

Approved: June 28, 2023

**Select Board Meeting: May 2, 2023**

**Present: Olney, Ulfelder, Sullivan Woods, Aufranc, Lanza**

**Also Present: Jop, Frigulietti**

**Meeting Documents:**

1. Agenda
2. Draft Select Board Calendar
3. Proposed Resolution – Pride Month
4. Select Board Guidelines on Resolutions and Citation Requests
5. Draft Cliff Road Presentation
6. Peter Covo CV
7. Request for Babson College Special Campus Police Appointment
8. Draft Code of Conduct Policy
9. Draft Select Board Group Norms
10. One Day Special License Applications: Wellesley College, Babson College, Wellesley Country Club
11. Animal Control Report
12. Police Commendations

**1. Call to Order**

Ms. Olney, Chair, called the Select Board to order at 6:30 pm.

Ms. Olney announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at [wellesleymedia.org](http://wellesleymedia.org).

**2. Citizen Speak**

None.

**3. Presentation on Proposed Development at 8 Cliff Road**

Mr. Holland, Mr. Sheen, and Mr. King of the development team, joined the meeting.

Ms. Jop provided an overview of the acquisition of parcels on Cliff Road and the development strategies for the parcels under consideration by the development team. She noted that the developers have named the project 8 Cliff Road. She noted that the team had met with the Wellesley Housing Development Corporation. Ms. Jop stated that the project had been developed to a point ready to be presented to the Board to determine the potential next steps in the process.

Mr. Sheen provided an overview of the proposed development on Cliff Road. He stated that the development team had been working on the project for the past 18 months and had acquired several contiguous parcels. He stated that the current plan included using the main driveway off Cliff Road adding that the garage would be further into the site to be less visible from the street. He noted the secondary access for visitors and a limited number of units on Route 9. Mr. Sheen added that the team had conversations with MLP and Fire regarding various aspects including the potential to be a fossil fuel free site. He continued to review design elements proposed for the site. He stated that the proposal currently stands at 60 market rate units and 9 affordable units, adding that the WHDC had expressed a desire to see more affordable units included. Mr. Holland briefly reviewed the team's interest in working towards additional

sustainable options for the project. He added that there was a larger mix of three bedroom units as those units appeared to be more desirable for commuters as well as small families. The Board discussed the proposed project and design elements used in the proposed plan. Ms. Jop briefly noted how the project could fit within the MBTA Communities guidelines or potential for a special permit for a residential incentive overlay district. The Board asked questions about the proposal including traffic impacts, communications with the neighbors, the number of affordable units, the anticipated pricing of the units, and the traffic circulation anticipated on site. It was noted that this was the first time the Board was seeing the proposal.

Ms. Garber of 3 Garden Road joined the meeting. She stated that she had been unaware of the project and believed that the traffic could be dangerous at times and expressed concern regarding the density of the project and the design of the driveway to the site. She asked that her neighborhood be contacted for updates on the project.

Ms. Posey joined the meeting and expressed concerns regarding stormwater runoff and drain management and asked for additional information how those would be managed on the site.

Mr. Rappaport of 7 Bradford Road joined the meeting. He asked for additional information regarding the garage and how it would be constructed.

Ms. Olney stated that Ms. Lanza and Mr. Ulfelder would be the point Board members for the project. She added that interested community members could send emails to the Select Board email and request email updates on the project.

#### **4. Discuss and Vote Appointments**

Mr. Becker, Chair of the ZBA joined the Board.

Mr. Ulfelder stated that Mr. Covo who was the recommended appointee to replace Mr. Seegal is a cousin and while he is not required to recuse himself he felt it appropriate on this matter and would recuse himself from the matter.

Ms. Jop stated that Mr. Seegal had resigned from the ZBA after 22 years of service. She noted the process of reviewing interested parties for the Alternate Member of the Zoning Board. Mr. Becker provided a review of Mr. Covo's background and interest in serving on the ZBA. He noted that four members interviewed Mr. Covo. The Board discussed the request to appoint Mr. Covo to the ZBA.

Ms. Jop noted the request from Babson Police to appoint a newly hired officer to the position of Campus Special Police Officer.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to Peter Covo to the Zoning Board of Appeals as an alternate member for a term to expire on June 30, 2026.**

**Sullivan Woods – Aye**

**Olney – Aye**

**Ulfelder – Recused**

**Aufranc – Aye**

**Lanza – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to appoint Shawn Powers as a Special Police Officer with a term to expire on June 30, 2024.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

#### **5. Discuss and Vote Code of Conduct Policy**

Ms. Olney noted that the Board had not discussed the policy on camera for several meetings. She reviewed the background of the intent of forming an official policy as a roadmap for current and new members. Ms. Olney stated that Ms. Lanza had proposed an alternative document to the code of conduct titled Select Board Group Norms which had been discussed at the previous meeting. Ms. Olney stated that the former Chair, Ms. Freiman, had submitted comments in favor of the Board adopting the original draft code of conduct and Ms. Jop read the statement into the record.

Ms. Searle, former Select Board Chair, joined the meeting. She stated that she supported Ms. Freiman's comments and believed the code of conduct was a document she would have approved while serving on the Board. She added that the Select Board had adopted a code of conduct for public participation and believed the current drafted code of conduct was an extension of the same expectation of conduct.

Ms. Babson, former Select Board Chair, joined the meeting. Ms. Babson stated she was in agreement with the comments submitted by Ms. Freiman and stated by Ms. Searle. She stated she believed the drafted code of conduct sets expectations of how to communicate with staff, other Boards, and the public.

Ms. Lanza reviewed her concerns regarding the drafted code of conduct and the purpose for drafting the group norms document. The Board discussed the norms document, some members felt that the group norms did not cover all necessary elements of Board conduct and interactions and requested that the Board return to considering the original code of conduct document. Some members felt that additional items could be included in the group norms document without as many sections as the drafted code of conduct. The Board continued its discussion of the code of conduct and the group norm documents. Ms. Olney asked the Board to vote on the documents. Ms. Lanza stated that based on the conversations regarding the group norms document she felt a vote was not necessary as the majority of the Board did not view the document favorably. The Board continued to review and discuss the drafted code of conduct. Ms. Sullivan Woods proposed an amendment regarding the administrative chain of command of Select Board staff. The edits were made and shown on the screen in the draft document. Ms. Lanza noted another change agreed upon at a previous meeting was not reflected in the proposed document, the change was made and shown on the screen. Ms. Lanza stated that she believed the proposed code of conduct was in conflict with the DEI and anti discrimination policies of the Board; other communities and government bodies in the country had recently misused policies of this sort to discriminate against minority/disadvantaged groups.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (4-1) to accept the proposed change to the code of conduct policy lines 90 through 91.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – No**

**Aufranc – Aye**

**Lanza – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (4-1) to approve the Wellesley Select Board Code of Conduct dated May 2, 2023 as projected on the screen and updated at this meeting.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – No**

## **6. Executive Director’s Update**

Ms. Jop provided a brief update on the new Fire Chief search and the next steps in the process. She reviewed the one day special licenses submitted for the annual events at Wellesley College, Babson College, and the Wellesley Country Club. Ms. Aufranc recused herself from the vote on the Wellesley Country Club as she and her husband were currently applying for membership.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to authorize the one day licenses for the Wellesley College Reunion Weekend as identified in the Chart titled Wellesley College One Day License events May 26, 2023 and Wellesley College One Day License events May 27, 2023.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to four one day licenses for Babson College Graduation on May 11, 2023 through May 13, 2023.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (4-0) to approve the one day licenses for the Wellesley Country Club on July 13, July 14, and July 15 from 11 am to 6 pm.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Recused**

**Lanza – Aye**

## **7. Update on Climate Action Committee Recent Initiatives**

Ms. Olney stated that a letter was circulated to the Board regarding legislative advocacy the Climate Action Committee was working on. She asked that the Board review the information and would provide an update at another meeting.

**8. Executive Session M.G.L c. 30A §21A, exemption #3 discuss litigation with respect to Springfield Water and Sewer Commission, et al v. DEP (2384 CV 00443B); and #3 to conduct strategy with respect to AFSME Local 335, Production and Supervisory Units (DPW), WFL Staff Association and Supervisor Association (Library), and Local 1795, IAFF (Firefighters); and #2 to conduct strategy sessions in preparation for negotiations with non-union personnel (Chief J. Pilecki).**

Ms. Olney requested a motion that the Board vote to convene in Executive Session for the purposes of discussing litigation, union negotiations with the Firefighters, Library Association Unions, and Department of Public Works Unions and to conduct strategy in preparation of negotiations with Chief Pilecki and declared that having such discussions in Open Session would have a detrimental effect on the Town's position.

**At 9:04 pm upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to enter Executive Session under M.G.L c. 30A §21A, exemption #3 to discuss litigation with respect to Springfield Water and Sewer Commission, et al v. DEP (2384 CV 00443B) and to invite Meghan Jop, Dave Cohen and Town Counsel Ivria Fried to join; and to enter executive session to discuss strategy with respect to union negotiations and AFSME Local 335 Production and Supervisory Units, Local 1795 International Association of Firefighters WFL Staff Association and Supervisor Association and to invite Meghan Jop, Scott Szczebak, Dave Cohen, Jamie Jurgenson, Marla Robinson, and Nat Brady to join; and further under M.G.L c. 30A §21A, exemption #2 to conduct strategy sessions in preparation for negotiations with non-union personnel (Chief J. Pilecki) and to invite Meghan Jop to join as the Chair had declared that having such discussion in open session would have a detrimental effect on the Town's position. Following the adjournment of executive session, the Board would return to open session for the sole purpose of adjourning the meeting.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to exit Executive Session and Return to Open Session for the sole purpose of adjourning.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

The meeting was adjourned at 11:13 pm

The next regular meeting is scheduled for May 16, 2023 at 6:00 pm.