

Approved: June 21, 2022

Select Board Meeting: May 9, 2022

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

Also Present: Jop, Frigulietti

Meeting Documents:

1. Agenda
2. Draft Select Board Calendar
3. Environmental Partners Hardy Traffic Peer Review
4. BETA Traffic Impact Assessment Response to Comments – Hardy School
5. Draft recommendation re: Beacon Properties PSI 22-02
6. Parklet renderings
7. Wellesley Country Club One Day License Requests
8. Police Commendations
9. Tri-State Trek
10. Mass Historic Commission Letter on Town Hall

1. Call to Order

Mr. Ulfelder, Chair, called the meeting to order at 6:00 pm online.

Mr. Ulfelder 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.

2. Citizen Speak

None.

3. Joint Meeting with Planning Board for presentation and discussion on Sustainable Mobility Plan

Ms. Nisenson of WGI, , joined the Board.

Mr. McCauley, Planning Department Director, Mr. Arbeene, Planner; Planning Board members, Mr. Roberti, Ms. Woodward, Ms. Mallett, Mr. Taylor, and Mr. Charney (joined 6:15) joined the Board.

Mr. Roberti called the Planning Board to order at 6:02pm.

Ms. Jop briefly reviewed the background of the sustainable mobility plan and organizing committee. Ms. Nisenson provided a detailed overview of the need for engaging in sustainable mobility, noting Wellesley's emission goals and how the goals would be impacted by various mobility initiatives. She further reviewed the vision and goals of the plan including encouraging sustainable modes of transportation. Ms. Nisenson noted new state initiatives that include funding sources for various local programs including complete streets and trails. She reviewed the strategies for the plan and overall priorities to encourage engagement in various mobility options, noting some actions the Town has already taken to connect transportation options with the public. Ms. Nisenson provided a review of the projects the Town could undertake to put the Plan into action, including covered bike racks and promotion of busses and microtransit. She discussed options for funding sources for implementation of projects as well as tips for successfully securing funding.

The Board discussed the presentation, the Plan, and the events being held to encourage public participation. Ms. Aufranc and Ms. Jop reviewed discussed several of the projects in process and funding received through grants. The Board continued to discuss the Plan and implementation strategies.

The Planning Board adjourned their meeting.

4. Discuss Traffic and Pedestrian Recommendation for PSI-22-01 Hardy Elementary School at 293 Weston Road

Ms. Davis of Environmental Partners; Mr. Pitkin and Mr. De Ruiter of SMMA; Mr. D'Amico of Compass; Ms. Mirick, School Committee Chair, Mr. Ho of Beta Group; and Chief Pilecki joined the Board

Ms. Jop stated that while the Planning Board is the permitting agency for projects of significant impact, the Select Board was responsible for submitting a recommendation for traffic, pedestrian, and bicycle safety. She reviewed the thresholds and data used for the traffic impact assessment and the peer review process for PSI.

Mr. Pitkin and Mr. De Ruiter provided an overview of the Hardy School site and building configuration currently proposed as well as the traffic improvements made to the site design. Mr. De Ruiter noted the study area intersections, the current conditions of the site and intersections, and the improvement plan to enhance walkability and traffic flow. He provided a detailed review of the safety evaluation including crash data and anticipated changes in traffic patterns after project completion. He noted the circulation patterns and access points for pick up and drop off. Mr. De Ruiter provided an overview of the mitigation measures to enhance mobility and traffic flow including the new design to the driveway on Route 9 and signalization.

Ms. Davis stated that the peer review conducted by BETA had been addressed. She added that none of the comments in the peer review impacted the outcome of the study and most comments focused on the signalization of Hardy Road. Ms. Jop stated that the existing pedestrian access had been a focus of discussion if the access point should remain as it was or if it should be redesigned. The Board discussed at length the traffic analysis, recommendations, and concerns regarding heavy traffic at pick up and drop off. The Board discussed the traffic queue, expressed concerns regarding congestion in the neighborhood and pedestrian safety, as well as suggesting additional options to increase safety and traffic flow. Mr. Ulfelder thanked the project proponents for their availability to discuss the traffic and pedestrian impacts at length, noting the discussion had gone longer than anticipated. He stated that the discussion would be continued to the next Board meeting when the Board would vote on the recommendations.

5. Discuss and Vote Traffic and Pedestrian Recommendations for PSI-22-02 Beacon Capital Partners at 93 Worcester Street

Mr. Himmelberger, Counsel for the applicant Beacon Capital; Mr. Dirk of Vanasee & Associates traffic consultant; Mr. Koder, Mr. Tinory of Beacon Capital; Ms. Schultz of Sullivan & Worcester; and Ms. Harrington of Richmond Group joined the meeting.

Ms. Jop stated that the PSI was regarding a change of use application seeking to convert 40,000 square feet of office space to laboratory space. Mr. Koder provided an overview of the application for constructing life science space at 93 Worcester Street. He stated the space was intended to be built out for research lab space, noting that life science spaces were highly regulated by the State and considered safe. He described the types of tenants that were expected in the space and noted other life science spaces managed by Beacon. Ms. Harrington provided a review of the location of the site for the conversion of the

space and design of the space and proposed floor plans within the building. She stated that laboratory space was proposed to take up 15% of the building. Mr. Dirk provided an overview of the traffic impact assessment. He stated that the average daily traffic would be increased however not impact peak commuting times as the volume would be dispersed throughout the day. He continued to review the traffic impact study noting public transportation opportunities and potential for shared shuttle service. Ms. Davis stated that the peer review comments were minimal and provided an overview of the summary. The Board discussed the traffic study and the square footage to be converted to lab space. Ms. Jop stated that the Board had received one resident email expressing traffic concerns for the neighborhood from traffic in off peak time and from large trucks and deliveries.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve the draft letter to the Planning Board.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

6. Discuss and Vote Summer Commercial Parklet Locations

Ms. Frigulietti provided a review of the proposed parklet locations. She stated that one location was on Grove Street utilizing two spaces which had been reviewed and approved by abutters and internal departments. She noted that one space was a handicap space that was relocated. Ms. Frigulietti stated that the intersection of Cross Street and Central Street had been targeted for a public amenities and gathering space using funds from the \$100,000 earmark for such a space. She provided a review of the space and types of barriers and amenities to be included in the space. She noted that for the larger space was intended to be closed and publicly activated through the summer. The Board discussed the parklet locations, notifications to the community regarding closures, and the amenities plan.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to authorize the parklet along Grove Street in the vicinity of 8 Grove Street effective May 15th through November 15th.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to authorize the parklet at Cross/Central Street effective June 1st and to be reevaluated by the Board by September 1st.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

7. Executive Director's Update

Ms. Jop stated that Ms. Hawkinson would be leaving her role as Public Information Officer, she noted some of Ms. Hawkinson's accomplishments in the role. The Board acknowledged Ms. Hawkinson's work and thanked her for contributions to the Town. Ms. Jop stated that Ms. Lamarre, Town payroll manager, had worked with the schools and reviewed payroll and leave information to submit to the Commonwealth for COVID related leave reimbursements. She added that the Town would be reimbursed over \$200,000 due to the diligence of Ms. Lamarre and the school administration. Ms. Jop reminded the community that the MassBay parking lot would be repaved and the school busses would be parked at various schools.

Ms. Jop reviewed the one day special license request from Wellesley Country Club.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve the one day licenses for the Wellesley Country Club on July 14, July 15, and July 16 from 11 am to 6 pm.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

8. New Business and other Correspondence

Ms. Sullivan Woods reminded the community that Wellesley Wonderful Weekend would begin on the evening of May 19th and events would continue through the evening of Sunday May 22nd. She briefly noted some of the events that would take place throughout the weekend.

9. Executive Session under M.G.L c. 30A §21A, exemption #2 to conduct strategy sessions in preparation for negotiations with nonunion personnel Sheryl Strother

Mr. Ulfelder requested a motion that the Board vote to convene in Executive Session for the purposes of conducting strategy for negotiations as having a meeting in open session may be detrimental to the Town's bargaining position.

At 9:43pm upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to enter Executive Session under M.G.L c. 30A §21A, exemption #2 to conduct strategy sessions in preparation for negotiations with nonunion personnel Sheryl Strother as the Chair has declared having such discussion in open session would be detrimental and to invite Meghan Jop to join the meeting. Following the adjournment of Executive Session the Board will return to Open Session for the sole purpose of adjourning the meeting.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to exit Executive Session and return to Open Session.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

The meeting was adjourned at 10:08 pm

The next regular meeting is scheduled for May 23, 2022 at 6:00 pm.