

Approved: June 6, 2023

Select Board Meeting: May 16, 2023

Present: Ulfelder, Sullivan Woods, Aufranc, Lanza

Also Present: Jop, Frigulietti

Meeting Documents:

1. Agenda
2. Draft Select Board Calendar
3. Proposed Resolution – Pride Month
4. Existing Conditions Plan Quote - WHDC
5. CV, All Alcohol & Entertainment Applications – Karma
6. Alteration of Premises Application – Smith & Wollensky
7. Change in Manager Application – CK Shanghai
8. CV Takeout Application – Wellesley Variety
9. Alteration of Premises Application & Draft Access Agreement – Truly's 35 Grove Street
10. Alteration of Premises Application & Draft Access Agreement – JeJes Coffeehouse
11. Correspondence re: War Memorial Recipients
12. MassBay CC Press Release
13. PD Commendations
14. BC Student Presentation: Walnut Street

1. Call to Order

Mr. Ulfelder, Vice Chair, called the Select Board to order at the joint meeting at 6:00 pm.

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.

Mr. Ulfelder read a statement prepared by Ms. Olney who could not be present. Through the statement, Ms. Olney reported that the Board would not be taking up the proposed resolution regarding Pride Month as Reverend Robel had withdrawn the proposal based on issues that had been raised. The statement recognized the many positive statements sent to the Board from members of the community.

Ms. Sullivan Woods stated that the upcoming weekend was Wellesley Wonderful Weekend and highlighted some of the many events that would be happening throughout Town and thanked the Celebrations Committee and the many Town Departments for their hard work to make the event successful for the community.

2. Citizen Speak

None.

3. Update with Mass Bay Community College President Dr. David Podell

Dr. Podell joined the meeting. He stated that Mass Bay receives most of its students from Framingham and Boston areas. He provided an overview of the demographics and backgrounds of the majority of the students and the programs that drive the majority of the enrollment. Dr. Podell reviewed some of the important programs for students outside of academia including transportation, food insecurity, and childcare. He noted that the Wellesley community has been welcoming and helpful to the Mass Bay students. He stated that a new Mass Bay building in Framingham would be opening in the winter that would hold all of the health

science programs. The Board discussed the programming, student body makeup, and opportunities for students at Mass Bay. Dr. Podell continued to review the status, programming, student type, and funding for the school. The Board thanked Dr. Podell for the partnership with the Town and the value Mass Bay provides to the broader community.

4. Discuss and Vote WHDC Request for Expenditure for 156 Weston Road

Mr. O'Neil, Co-Chair of WHDC joined the meeting.

Ms. Jop provided a brief review of the property noting that WHDC had been reviewing opportunities and options for the best utilization of the house at 156 Weston Road. She noted the recommendation for an existing conditions plan submitted to the Board in the packet. Mr. O'Neil briefly noted the process of the scanning that was recommended. Ms. Jop stated that Board authorization would be necessary for the expenditure. The Board discussed the recommendation for the assessment.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to authorize the Wellesley Housing Development Corporation to expend \$2840 to produce existing condition plans of 156 Weston Road.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

5. Public Hearing to Discuss and Vote Common Victualler, All Alcohol, and Entertainment License for Karma at 165A Linden Street

Mr. Burke, Counsel for the Applicants; Applicants Iverson Guo and Allan Guo, and proposed manager, James Pratt joined the meeting.

Mr. Ulfelder opened the public hearing.

Ms. Aufranc recused herself from the discussion and vote as she is an abutter to an abutter to Linden Square South. She turned off her camera during this portion of the meeting.

Ms. Jop reviewed the application, noting that staff had worked with the restaurant and recommended approval. She added that approval should be contingent on final sign offs from the Health, Building, and Fire Department. Mr. Burke thanked the Board and the team was looking forward to opening in Wellesley.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Lanza, the Board was polled and voted (3-0) to close the public hearing.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Abstained

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Lanza, the Board was polled and voted (3-0) to approve the Common Victualler, All Alcohol, and Entertainment Licenses for establishment doing business as Karma at 165A Linden Street contingent upon final sign offs from the Building Department, Health Department, and Fire Department and to name James D. Pratt as Manager.

Sullivan Woods – Aye

Ulfelder – Aye
Aufranc – Abstained
Lanza – Aye

6. Public Hearing to Discuss and Vote to Amend the Common Victualler and All Alcohol Licensed Premises for Smith & Wollensky at 583 Washington Street

Mr. Ulfelder opened the public hearing.

Mr. Nevens, President of Smith & Wollensky joined the meeting. He noted that the restaurant had been able to use the back patio space under the emergency order and had received a temporary permit to occupy the space this season. He noted the improvements that were to be done as part of the process.

Ms. Jop stated that no abutters had contacted the office regarding the proposal. She added that staff recommended approval.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to close the public hearing.

Sullivan Woods – 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 proposed modification to the licensed premises to add a back patio seating area with 8 tables and not more than 32 seats, and to submit to the ABCC an alteration of premises application.

Sullivan Woods – Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

7. Discuss and Vote Change in Manager at CK Shanghai at 15-17 Washington Street

Mike Li, current manager, and Lily Lin, proposed manager, joined the meeting.

Ms. Jop reviewed the application noting that staff had conducted the initial background and recommended approval.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to modify the manager for LS & LZ inc. dba CK Shanghai at 15-17 Washington Street from Mike (Canchuan Li) to Jing Lin (Lily).

Sullivan Woods – Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

8. Discuss and Vote Takeout Common Victualler License for Wellesley Variety at 5 Forest Street

Hemal Patel, owner of Wellesley Variety, joined the meeting.

Ms. Jop briefly reviewed the application noting the new ownership and the addition of coffee and slushies to the daily options.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to approve a Takeout Common Victualler License for Wellesley Variety at 5 Forest Street and to name Hemal Patel as manager.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

9. Discuss and Vote Modification to Common Victualler Licensed Premises Area for Outdoor Seating and Access Agreement with Town for Trulys at 35 Grove Street

Ms. Jop reviewed the application, noting that the amendment was proposed outside of the original location at #35. She noted that the picnic tables had been outside for several years however an access agreement was needed for continuing the use. Ms. Jop stated that DPW was asked about the picnic tables and access agreement and DPW had noted how well maintained the area was by the owners and supported approval. The Board discussed the application noting that there had been no comments from the condo association, residents, and no complaints regarding trash.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to approve the modification to the licensed premises and to approve the access agreement for two picnic tables within the Grove Street right of way .

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

10. Discuss and Vote Modification to Common Victualler Licensed Premises Area for Outdoor Seating and Access Agreement with Town for JeJes Coffeeshouse at 259 Washington Street

Ms. Jop reviewed the application for two outdoor tables in front of the window of JeJes Coffeeshouse to add additional seating options.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to approve the alteration of premises for outdoor seating for Jejes Coffeeshouse for four seats and to approve an access agreement for the location on Town property.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

11. Executive Director's Update

Ms. Jop stated that the Wellesley Civil Discourse Initiative had held two dialogue sessions which received positive feedback and another session would be held. She added that the Town had two potential earmarks added to the State budget. Ms. Jop provided an update on the proposed project "8 Cliff Road"; she stated that a webpage had been created on the Town's website and a distribution list for interested community members was created to provide updates as the project moves forward. The Board expressed general

support for Ms. Jop to work with Ms. Aufranc and Ms. Olney to provide final approval on two letters of support for mobility projects that could potentially benefit Wellesley. Ms. Jop briefly described the studies and potential impacts for the Town.

Ms. Jop reviewed the request for approval for the War Memorial Scholarship awards. She noted the gift for acceptance to the NRC for maintenance of Bezanson Pond in Centennial Park. She stated that the Wellesley Square merchants had contacted the Town to request free parking for their annual events in July, September, and the holiday season.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to approve two War Memorial Scholarships in the amount of \$5000 to each of the two candidates identified by the Wellesley Scholarship Foundation

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to accept the gift of \$40,000 from the John E. Bezanson 2015 Revocable Trust to be held by the Natural Resources Commission for the maintenance and preservation of Bezanson Pond.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to approve free meter parking in Wellesley Square for July Jubilation on Saturday July 15, 2023, from 9:30 am to 4:30 pm.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to approve free meter parking in Wellesley Square for Parent’s Day Out from 10 am to 6 pm on Friday September 23, 2023, and Saturday September 24, 2023.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (4-0) to approve free holiday parking in 2-hour meters from November 20, 2023, through January 2, 2024.

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

The meeting was adjourned at 7:28 pm

The next regular meeting is scheduled for June 6, 2023 at 6:30 pm.