



None.

### **3. Executive Director's Update**

Ms. Jop recognized the Hunnewell School students that submitted letters of thanks to the many departments and the Board regarding the fire at the Hunnewell School. She updated the Board regarding the Fire Marshall's report from the fire. She updated the Board regarding the draft Fire Department Hiring Policy and noted that discussions had been ongoing and a revised draft policy was expected to be presented to the Board at the meeting on June 17th. She presented a draft proclamation for review and approval. She reviewed the gifts for Board acceptance for COA and DPW. She noted that the application for Second Hand Dealers license for approval was in compliance.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the proposed resolution for June 7, 2019 for a retiring Town employee.**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the gift in the amount of \$1,180 from the Friends of the Wellesley COA for the March Lunch.**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the gift of \$1,310 for a bench in Fuller Brook Park at the corner of Forest and Seaver Street from Maureen Donlon for a bench and plaque honoring her husband Ed Donlon.**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the Second Hand Dealer license to Scrap Gold to Green Cash operating at 64 Hastings Street, Unit 201 to expire April 30, 2020.**

Ms. Sullivan Woods thanked Mr. Oliveri the Veterans' Graves Officer for his work on the Memorial Day events held on May 30<sup>th</sup>.

Ms. Olney stated she would be holding office hours on Tuesday, June 4<sup>th</sup> between 9:00 and 11:00 a.m. in the third floor conference room of Town Hall.

### **4. Discuss Comments on MassDOT Capital Plan**

Ms. Jop reviewed the background of the MassDOT capital investment plan and noted the Town had not always pushed its projects forward with MassDOT and had been working to provide additional comments for the FY20 plan. She added that staff had drafted a letter regarding the Town's key initiatives for MassDOT to consider. She noted that the NRC submitted a letter to be included asking MassDOT to include an initiative for litter given the amount of trash that accumulates on Town property, parkland, and schools in close proximity to Route 9. She reviewed several initiatives included in the draft letter including sidewalk repair and maintenance along Route 9, and the Route 9 culvert. The Board discussed the draft and provided comments to be added to the letter.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the letter to MassDOT on the 2020-2024 CIP and to further authorize Jack Morgan to finalize said letter with the Executive Director, Meghan Jop.**

**5. Wellesley West Gateway Housing Proposal Presentation and Discussion**

Ms. Dunn and Mr. Mancini of Spear Street Capital joined the Board. Ms. Dunn briefly reviewed the background of Spear Street with relation to owning and operating office space in the Boston area and worldwide. She noted that Wellesley Gateway had been purchased in 2016 and it is fully leased primarily by Harvard Pilgrim and Aetna. She reviewed the background of the request to include additional housing density to the property. She noted retail and additional office space would not be appropriate at the site given the lack of parking; however, initial designs adding approximately 131 residential units would be appropriate. She reviewed the site plan proposal for the units, noting that 25% would be affordable. She noted that additional parking for both the units and the office space would be added to the existing parking deck.

Ms. Jop provided additional background regarding the proposal and the history of the site. She noted discussions with DHCD regarding the site and project proposal that created options for ways the Town could proceed under a 40R redevelopment for the site. She provided additional details for traffic and public transportation opportunities that would be available for the Town with this project. The Board discussed and commented on the project proposal. Ms. Dunn reviewed how the housing concept and overall landscape of the property in the proposal was designed.

Mr. Ward, attorney for Spear Street Capital joined the Board. He briefly discussed the Activity and Use Limitation “AUL” on the property that would require amendments from the state if the project were to move forward. The Board continued to discuss the proposal and its potential impacts for the Town.

Ms. Johnson, Planning Board Chair, joined the Board. She briefly reviewed some concerns she would like to have addressed regarding the site plan proposal.

Mr. Roberti of the Planning Board came before the Board. He noted concerns and issues including traffic and public transportation that would need to be reviewed during the permitting process.

**6. Joint Meeting with Planning Board – Reappoint Associate Planning Board Position**

Planning Board members Ms. Johnson, Mr. Roberti, Ms. Woodward, Ms. Mallett, and Mr. Pinto joined the Board for the joint meeting. Ms. Olson, Associate Planning Board member joined the Board.

Ms. Jop reviewed the original appointment of Ms. Olson to the Associate Member position on the Planning Board. She noted Ms. Olson had expressed interest in reappointment and the Planning Board recommended the reappointment.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Boards voted (10-0) to convene a Joint meeting with the Planning Board**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Boards voted (10-0) to elect Jack Morgan as chair of the joint meeting.**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Boards voted (10-0) to elect Catherine Johnson as secretary of the joint meeting.**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Boards voted (10-0) to appoint Sheila Olson as the Planning Board Associate Member for a term to expire June 30, 2021.**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Boards voted (10-0) to dissolve the joint meeting of the Board of Selectmen and Planning Board.**

**7. New Business and Correspondence**

None.

**8. Executive Session under M.G.L. c. 30A, §21(A), exemption #2 – to discuss strategy with respect to contract negotiations with nonunion personnel (Sheryl Strother, Finance Director)**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board was polled and voted (all Aye) to enter into Executive Session under MGL C. 30A §21(A), exemption #2 to discuss strategy with respect to contract negotiations with nonunion personnel Sheryl Strother, Finance Director and to invite Meghan Jop, Executive Director to participate.**

**Sullivan Woods – Aye,**

**Freiman – Aye,**

**Morgan -Aye,**

**Ulfelder – Aye,**

**Olney – Aye**

The Board entered executive session at 8:26 pm.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman the Board was polled and voted (all Aye) to exit Executive Session for the purpose of adjourning.**

**Sullivan Woods – Aye,**

**Freiman – Aye,**

**Morgan -Aye,**

**Ulfelder – Aye,**

**Olney – Aye**

The meeting was adjourned at 8:56 pm.

The next regular meeting is scheduled for Monday, June 17, 2019 at 7:00 pm in the Juliani Room.