

having such discussions in Open Session would have a detrimental effect on the Town's bargaining position and potential litigation.

At 6:35 pm - Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder the Board was polled and voted to enter into Executive Session under G.L. c. 30A, §21(A), exemption #2 – to discuss strategy with respect to contract negotiations with nonunion personnel (Scott Whittimore, Deputy Police Chief and Jeff Peterson, Assistant Fire Chief) and to invite Meghan Jop, Chief Pilecki, Chief DeLorie and Town Counsel Tom Harrington to participate and to enter Executive Session under G.L. c. 30A, §21(A), exemption #3 – to discuss potential litigation with respect to 16 Stearns Road and 680 Worcester Street as the chair has declared that discussion in an open meeting would have a detrimental effect on the litigating position of the Board and to invite Town Counsel Tom Harrington and Meghan Jop to participate. Following the adjournment of executive session, the Board will return to open session to discuss the remaining agenda items.

**Morgan – Aye
Freiman – Aye
Ulfelder – Aye
Sullivan Woods – Aye
Olney - Aye**

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder the Board was polled and voted to exit Executive Session and return to Open Session.

**Freiman – Aye
Morgan – Aye
Sullivan Woods – Aye
Ulfelder – Aye
Olney - Aye**

The Board returned to Open Session at 8:07 pm

3. Public Comment
None

4. Announcements

Ms. Sullivan Woods stated that July Jubilation was held the previous weekend and had been successful, despite the extreme heat. She thanked the Fire Department for working to cool off those who attended. She added that the Recreation Department would hold a public hearing on August 7th in the Great Hall at 7pm regarding their Morses Pond feasibility study. She stated the Tolles Parsons Center would be undergoing necessary repairs and the COA staff would be temporarily relocated between August 8-16 to the DPW training room. She thanked those who helped to assist during the time and coordinating for the temporary relocation. She noted that the Recreation Department had installed a pickle ball court at the Schofield School and had been in active use. She recognized the passing of the long term Veteran's Service Officer, Dick Dillon. She thanked those who assisted in the ceremony.

5. Executive Director's Report

Ms. Jop announced that the Town had received approval from DHCD for the Wellesley Office Park 40R and that the next step was for the Wellesley Office Park to submit an application with the ZBA for the housing portion of the project. She thanked the Fire Department for their assistance in a recent fire in

Natick. She noted that 900 Worcester Street had received a temporary certificate of occupancy for skating use. She updated the Board regarding the traffic consultant RFP process. She noted that Haskins Automotive had participated in an event that provided a vehicle to a family in need. She reviewed a gift from Wellesley Kiwanis for approval.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to accept the gift from Wellesley Kiwanis in the amount of \$3,500 for the 2019 Summertime Concert Series.

6. Discuss and Vote on Common Victualler Application – Babson College

Mr. Kilham of Chartwells came before the Board. Ms. Jop briefly reviewed the application for approval. Mr. Kilham described the Starbucks and noted that it would be operated by employees of Babson Dining.

Ms. Olney asked for clarification regarding the plan for reducing trash and single use cups. Mr. Kilham reviewed the recycling and composting plans that Babson participates in to reduce waste.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to approve the Common Victualler License to Babson College at 231 Forest Street, Centennial Café at Babson Commons Horn Library for the establishment of a Starbucks and to name Geoffrey Searl as manager.

7. Discuss FUTURE Act Resolution

Ms. Olney provided an overview of the proposed F.U.T.U.R.E. Act, H.2849/S.1940, sponsored by Sen. Creem, and Rep. Ehrlich and Rep. Minicucci. Ms. Olney asked the Board to consider passing a resolution of support for the bill after receiving input from the Sustainable Energy Committee in the fall. Ms. Olney noted that the Board had supported gas leak legislation in the past. She reviewed efforts over the past several years to bring attention to the leaks in Wellesley. She added that little progress has been made with National Grid reporting 197 leaks in Wellesley in 2015 and 261 leaks in 2018. She stated that the F.U.T.U.R.E. Act builds on previous gas leak legislation and seeks to improve gas safety and accelerate the repair of gas leaks, while making it possible for utility companies to begin to transition to renewable thermal energy. The Board discussed the legislation and suggested having further discussions with the Sustainable Energy Committee and with DPW regarding the bill and the gas leaks in Town.

Mr. Morgan left the meeting at 8:45pm

8. Discuss CHAPA Municipal Engagement Incentive Grant

Ms. Jop stated she and Ms. Olney had a conversation with the CHAPA Municipal Engagement Incentive Grant Director. She noted that CHAPA had created a program of assisting communities with the messaging and strategies around affordable housing that she believed would be helpful for the Town to work with. She asked for the Board's support in applying for the grant and stated the due date to apply would be August 9th. She reviewed some of the potential benefits of working with CHAPA should the Town receive the grant. The Board discussed the grant, its benefits, and how it would align with goals set out in the Unified Plan and the Housing Production Plan. The Board supported staff applying for the grant.

9. Project Updates

School Building Committee

Mr. Ulfelder stated that the SBC had met the previous week and reviewed and approved the parking plan and noted that the plan would move through permitting and could potentially be revised during that process. He added that the SBC had approved the Hunnewell feasibility study. He stated that SBC was continuing to discuss swing space options. He noted the St. Paul school would not be available and internal swing space would be considered. He noted that inflation projections had been issued and showed that the rate of inflation for construction had been higher than anticipated. He added that internal swing space may cost \$3.5 million for early Hunnewell, whereas the late Hunnewell construction could cost an additional \$13-14 million. He added that the next meeting for SBC would take place on August 1st and noted that there would be a discussion regarding options for internal swing space and possible cost impacts for early versus late Hunnewell. The Board discussed the Hunnewell project, the options for late and early Hunnewell, and the next steps for the Board with respect to the project.

Wellesley West Gateway

Mr. Ulfelder stated he and Ms. Jop spoke with Spear Street Developers to discuss the viability of the project. He noted that many factors and ongoing projects in Town make the original proposal undesirable. He stated that there were not additional options for housing on the site but the Town remained open to reviewing a new proposal for additional commercial space on the site. Ms. Jop stated that the Planning Board was planning to study the Cedar Street and Route 9 area for possible extension of the residential area to the Wellesley Office Park. She added there may be options for the Wellesley West Gateway site in the future. She reviewed some concerns of neighbors in the area concerning the original proposal and particularly in consideration of other projects in Town.

10. Discuss Adoption of “Select Board”

Ms. Freiman reviewed information from the Town Clerk who had gathered information from other towns that had and had not adopted the name “Select Board”. She reviewed the previous discussion and options. Ms. Jop noted that the list was compiled but was not a complete list of all towns in MA and staff would work to provide a full list of all towns in the state. The Board continued to discuss the terms “Select Board” and “Board of Selectmen” as well as options for proceeding. Ms. Freiman asked for a vote regarding this discussion to be added on the next agenda.

11. New Business and Correspondence

Mr. Ulfelder noted his objection to the letter included in materials from Norfolk County regarding a county tax. Ms. Jop reviewed how the tax funding is applied throughout the county.

Ms. Sullivan Woods asked for the Board’s meeting calendar to be adjusted.

The meeting was adjourned at 9:45 pm.

The next regular meeting is scheduled for Tuesday, August 13, 2019, at 7:00 pm in the Juliani Room.