

Approved: September 20, 2021

Select Board Meeting: August 24, 2021

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

Also Present: Jop, Frigulietti

Warrants approved: none

Meeting Documents:

1. Agenda
2. SB Draft Calendar
3. Presentation material from Ed Chazen
4. Legal Opinion from Town Counsel
5. Grievance Letter
6. Pickerel Road Causeway Restoration Project Proposal

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

Ms. Marlene Allen, COA Board Chair, addressed the Board. She stated that she was present on behalf of the COA Board requesting the Select Board and Board of Health issue an immediate mask mandate and vaccination mandate specifically for the Tolles Parsons Center. She noted that the Select Board and Board of Health would be meeting later that week and hoped for additional guidance and mandates following that meeting.

Ms. Rosefsky, COA Board Secretary, addressed the Board. She stated that the COA had started a slow return to in person programming using Board of Health guidelines and regulations. She referenced the COA Board letter submitted to the Select Board and the Board of Health.

3. 219 Washington Street Feasibility Study Presentation by Ed Chazen

Mr. Chazen joined the meeting.

Mr. Ulfelder stated that currently, the Wellesley Friendly Aid had not indicated that they wished to sell 219 Washington Street, however, they had been involved in the discussions regarding alternative uses for the property. Ms. Jop stated that Mr. Chazen was a resident, former Planning Board member, and a real estate professional, noting that he is currently a professor at Boston College. She stated that Mr. Chazen had approached the Town to study the site and that Boston College had paid for half of the study. Ms. Jop added that Mr. Chazen had interviewed approximately forty people during the study and each had been invited to attend the meeting.

Mr. Chazen reviewed his presentation of his study findings, proposing a Wellesley Community Arts Center for the space at 219 Washington Street. He reviewed his background living and volunteering in Wellesley, noting specific projects in town that he had worked on. Mr. Chazen stated that one of the goals

of the project was to analyze an existing site for better use using market research to hear community needs and priorities. He added that a key objective was to find the greatest good for the greatest number of people and identify potential funding sources. Mr. Chazen reviewed his techniques for studying the property, collecting data, analyzing trends, and the interviews he had conducted. He provided a review of the site including nearby Town buildings and landmarks. He noted the existing site information including total land area, size and age of the building, lot coverage, zoning, and assessment information. Mr. Chazen stated the site does not meet current ADA requirements and noted additional improvements, including parking circulation and an inefficient parking lot design. He noted the walkability of the location and that there are no residences abutting the property, although it is zoned residential. Mr. Chazen reviewed his demographic analysis and organizations that were interviewed for the study including the owners of the site. He stated that the interviews had made it clear that there is a strong desire for modern community art space, club meeting space for youth and teen groups, and community group meetings spaces. He noted several community art centers in nearby towns including Concord, Pembroke, and Dover; and the financial impacts and funding sources of each. Mr. Chazen reviewed additional arts centers and improvements made to create use and flexibility within the buildings.

Mr. Chazen continued to review his proposal for the site at 219 Washington Street. He stated that the proposed building would total 24,000 square feet, with 20,400 usable square feet in a rectangular footprint. He added that the current parking proposal included 60 onsite parking spaces with the potential to utilize nearby parking at the church for 40 additional vehicles. He stated that the estimated cost was \$18 million, subject to full engineering review and design study. Mr. Chazen continued to review the proposed design and layout for both floors and for the open space. He then reviewed potential funding sources for the project such as a debt exclusion, a private capital campaign, or a mix of private and public funds. Mr. Chazen reviewed the challenges and opportunities for creating a community arts center identified during the study.

The Board discussed the study and presentation. Mr. Chazen noted additional uses for the site that were considered as part of the study and stated his conclusion that the best community impact came from an art center with meeting space.

Mr. Kelley addressed the Board. He stated that during the Unified Plan steering committee meetings, a community arts center had been identified as a community need. He added that the property had been zoned for a single-family residence and a single family home had originally been located on the property.

Ms. Darlene Howland, President of Wellesley Players, addressed the Board. She stated that she had felt her children had missed out by not having a community arts center in town and supported Mr. Chazen's proposal. She noted that the Wellesley Players had no space to meet and practice.

Ms. Cogill of Wellesley Friendly Aid addressed the Board. She stated she believed the project proposal had great potential and that she looked forward to seeing how the Town would move forward with the study proposal.

Mr. Mansfield of Wellesley Friendly Aid addressed the Board. He stated that the Wellesley Friendly Aid Board had not had a chance to discuss and consider the proposal and looked forward to seeing whether the project moved forward.

Ms. Jop stated that the meeting would be available on wellesleymedia.org and the presentation would be available on the Select Board website. Mr. Ulfelder thanked Wellesley Friendly Aid for joining and participating in the meeting and thanked Mr. Chazen for his time and proposal.

Mr. Ulfelder reminded the public that the following evening the Advisory Committee would be reviewing and discussing the Hardy and Hunnewell School Presentation at 6:30 pm and the meeting would be streamed by Wellesley Media and available on their website for later viewing.

4. Discuss and Vote Appointment of Executive Director on Personnel Matter

Ms. Jop stated that another personnel matter had arisen at the Fire Department and the Chief and Assistant Chief had recused themselves. She added that she had spoken to Counsel regarding the matter and materials would be disseminated to the Board.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to appoint Meghan Jop to oversee a personnel matter at the Fire Department as the Board of Fire Engineers designee.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

5. New Business and Other Correspondence

The meeting was adjourned at 7:41pm.

The next regular meeting is scheduled for August 31, 2021, at 6:00 pm online.