

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

ELLEN F. GIBBS, CHAIR
JACK MORGAN, VICE CHAIR
MARJORIE R. FREIMAN, SECRETARY
ELIZABETH SULLIVAN WOODS
THOMAS H. ULFELDER

FACSIMILE: (781) 239-1043
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BLYTHE C. ROBINSON
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

SELECTMEN'S MEETING

TENTATIVE AGENDA AMENDED

Wellesley Town Hall – Juliani Room

7:00 P.M. Monday, May 7, 2018

Amended items Underlined/Crossed Out

1. 7:00 Citizen Speak
2. 7:05 Executive Director's Update
 - Approval of minutes
3. 7:10 Approve Conservation Restriction for Hunnewell Land
4. 7:20 Approve Purging of Parking Penalties
5. 7:30 Discuss and Approve Wellesley Square Parking waivers
 - July Jubilation
 - Moms Day Out
6. 7:45 Approve Smith and Wollensky Parking request
7. ~~8:00 Discuss Wellesley Country Club Sudbury Aqueduct~~
8. **8:00 Discuss Special Town Meeting Preparation**
9. 8:20 New Business and Correspondence

Next Meeting Dates: Friday, May 11, 2018 8:30 am – Retreat
Monday, May 21, 2018 7:00 pm

MOTIONS

2. **MOVE** that the Board approve the minutes of the meetings held on April 19, 23, 24 and 30, 2018.

3. **MOVE** that the Board approve the proposed Conservation Restrictions for parcels 194-24 and 186-4 fronting Pond Road, which are partially located within the Town of Wellesley, owned by the Estate of Mary Palmer and the Trustees of Hunnewell Estates, to the Trustees of Reservations in perpetuity.

4. **MOVE** that the Board vote to purge all accumulated parking ticket penalties and fines from January 1, 1983 through December 31, 2009.

5. **MOVE** to approve free meter parking in Wellesley Square for July Jubilation on Saturday July, 21, 2018 from 9:30 am to 4:30 pm.

MOVE to approve free meter parking in Wellesley Square for Mom's Day Out from 10 am to 6 pm on Friday September 14, 2018 and Saturday September 15, 2018.

6. **MOVE** to approve to exclusive use of parking meters CH028-CH031 and WQ117 WQ127 on May 23rd from 12:00 pm to 8:00 pm in Wellesley Square for the opening of Smith and Wollensky's.

5/3/2018

Black regular agenda items

Board of Selectmen Calendar – FY17

Date	Selectmen Meeting Items	Other Meeting Items
5/11 Friday	Annual Retreat – DPW training room	
5/14 Monday	No Meeting	
5/21 Monday	Meeting Authorize Issuance of Bonds/Notes for debt Executive Session – approve executive session minutes Review Draft Capital Policy Waterstone of Wellesley Compliance Report Cooks Window change of owner	
5/28 Monday	TOWN HALL CLOSED (Memorial Day)	
5/29 Tuesday	Meeting	
5/31 Thursday		Memorial Day Events
6/4 Monday	No Meeting	
6/5 Tuesday	STM #2	
6/6 Wednesday	STM #2	
6/8 Friday	Retreat – DPW training room	
6/11 Monday	Meeting Diversity Program w/WOW? Alcohol regulations BOS Appointments Youth Commission Appointment(?)	
6/12 Tuesday		HPP Community Forum
6/18 Monday	Meeting Quarterly Traffic Committee Update Discuss Complete Streets Policy Police Quarterly Update Year End Transfers - Or 6/25 BOS Appointments	
6/25 Monday	Meeting	
7/2 Monday	Meeting	
7/4 Wednesday	TOWN HALL CLOSED (INDEPENDENCE DAY)	
7/9	Meeting	

5/3/2018

Black regular agenda items

<i>Date</i>	<i>Selectmen Meeting Items</i>	<i>Other Meeting Items</i>
<i>Monday</i>		
<i>7/16</i> <i>Monday</i>	Meeting	
<i>7/23</i> <i>Monday</i>	Meeting	
<i>7/30</i> <i>Monday</i>	Meeting	
<i>8/6</i> <i>Monday</i>	Meeting	
<i>8/13</i> <i>Monday</i>	Meeting	
<i>8/20</i> <i>Monday</i>	Meeting	
<i>8/27</i> <i>Monday</i>	Meeting	
<i>9/3</i> <i>Monday</i>	TOWN HALL CLOSED (LABOR DAY)	
<i>9/10</i> <i>Monday</i>	Meeting	
<i>9/17</i> <i>Monday</i>	Meeting	
<i>9/24</i> <i>Monday</i>	Meeting	
<i>10/1</i> <i>Monday</i>	Meeting	
<i>10/8</i> <i>Monday</i>	TOWN HALL CLOSED (COLUMBUS DAY)	
<i>10/15</i> <i>Monday</i>	Meeting	

Notes

Quarterly updates

- *Traffic Committee (Deputy Chief Pilecki)*
- *Facilities Maintenance (Joe McDonough)*
- *Wellesley Club Dates 1/22/18, 3/5/18*

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This meeting is on Monday at its regularly scheduled time of 7:00 PM in the Juliani Room at Town Hall.

1. Citizen Speak

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EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

MEMORANDUM

DATE: May 4, 2018
TO: Board of Selectmen
FROM: Blythe C. Robinson, Executive Director
SUBJECT: Weekly Report

Below are various activities of our office and various departments that I would like to bring to your attention.

- FY 19 State Budget Earmarks – good news about our budget requests, Rep. Peisch's office has let us know that the requests for fire safety equipment and the study for a trail connector are both still in the state budget. We'll be reaching out to Senator's Creem and Ross to let them know that these are important to the Town and we'd appreciate their help in making sure they stay in the budget when it is finalized.
- Water Registration Act litigation – Town Counsel has let us know that the Court has scheduled a hearing on the Towns' Motion for Judgment on the Pleadings and the Department's Cross-Motion for Summary Judgment on May 15th with Judge Krupp. The motions seek a judgment based on the facts in the record. We'll let you know the results afterwards.
- Included in your packet is a memo and spreadsheet from FMD outlining the various punch list items to complete the TPC project. Most of the items are in process to be completed. The more significant ones are highlighted in Joe's email, such as the sewer line. Should that need to be replaced closeout could be delayed into early fall.
- NPDES Permit – it is the time of year when every Town must submit their report under the National Pollutant Discharge Elimination System (NPDES). The report details the Town's activities over the past year to reduce pollutants discharging from catch basins and storm drains into streams, rivers and ponds. The Town had done a self-assessment

and identified actions needed to address various issues, thus each year we need to report progress towards those actions. Should you like a copy of the report please let us know.

- Included in your FNM is Moody's Investor Services' annual comment report on the Town of Wellesley and affirmation of our Aaa rating. Overall the report is positive for the Town and we have a stable outlook due in large part to the economy and our tax base. They do point out that our fund balance, debt and pension obligations are solid or manageable, but not as strong as other communities that also have an Aaa rating. Having said that, Moody's holds a very high standard for these categories and there are extremely few communities who meet this requirement, and almost impossible in New England given our taxing structure. The board has expressed some interest in increasing our reserves, and this is good justification to do so at a pace the Town can manage.
- Included in your packet is an email from Meghan that provides an update on 900 Worcester, the 135 Great Plain Avenue 40B project, and the Traffic Committee's recent meeting regarding the Great Plain Avenue intersection redesign.
- Also included in your packet is an updated FY18 budget report. At this point in the year salaries should be about 81.5% expended. The two budgets we're keeping an eye on are Fire (on track right now) and FMD. FMD had a fair amount of overtime this year through the winter, and no unfilled positions to make up the slack. We will need some year-end transfers in June. At this point compensated absences is over budget due to a disability retirement that came through since the ATM warrant was finalized for a firefighter. There is a shortfall in DPW winter maintenance of about \$23K which we will ask them to absorb from other areas.
- The ATM debrief meeting between Don, KC, Tom and I did not take place this week as Don had a conflict. If you have any thoughts on things we can improve on for next year's ATM please let me know and I'll share those when the meeting is rescheduled.
- Sandy Hobson returned to work on April 26th. She seems to be doing well, and having her back is a great resource for Cay to learn the things that she'll need to take over. Sandy will be with us until the end of June.
- The Green Communities grant projects are off and running. DOER has received all of the required paperwork from us and has given us an effective date to spend money as of April 30th. Relevant staff met last week and we have a plan to get both of the projects done, and expect to do so by early fall. That timing is important so that we can be ready to submit for our first competitive grant at the end of the year.
- Bids came in to Public Works this week for both the Hunnewell bathrooms and the high school project including the team room and bathrooms. According to DPW there were two bidders. Both bidders were almost 4 times more, in excess of \$ 300,000 for each building, than we expected. On recommendation from Town Counsel, the DPW Board will vote to not award this Friday morning and then we will be able to query the vendors to try to determine why the bids were so high. If we can get a clear picture from them, we will revise the RFP accordingly and rebid. If we cannot get a clear picture, they are not sure what the next steps will be.
- The West Suburban Veterans District is coming up on our one-year anniversary from which we were given approval by the State to reduce our staffing from three employees

to two. The State had approved this change on the condition that our caseload remained low and that two persons would be sufficient to service our clients. Our caseload continues to be stagnant and all four towns believe that we can provide excellent service as staffed. Thus we'll be asking the State to approve this for at least another year.

- The response to the ad for the Project & Communication Manager is strong – HR tells me they have received 86 applications as of now, the closing date is May 13th.
- The annual audit process is underway. The auditors have been at Town Hall this week conducting testing on the retirement board, school grants and budget reconciliation. Once this is done they will return in September for further work.

2. **Executive Director's Update**

There are several sets of minutes in your packet that are ready for approval from April meetings.

MOVE that the Board approve the minutes of the meetings held on April 19, 23, 24 and 30, 2018.

1 **Approved:**

2
3 **Board of Selectmen Meeting: April 19, 2018**

4 **Present: Gibbs, Freiman, Sullivan Woods, Morgan, Ulfelder**

5 **Also Present: Robinson, Jop**

6
7 **Warrants approved: 2018-040 \$3,916,036.99**

8
9 **Minutes approved:**

10 March 12, 2018

11 March 19, 2018

12 March 26, 2018

13 March 27, 2018

14 April 2, 2018

15 April 3, 2018

16 April 9, 2018

17 April 10, 2018

18
19 **Meeting Documents:**

20 1. Agenda

21 2. Draft BOS meeting minutes from March 12, 2018

22 3. Draft BOS meeting minutes from March 19, 2018

23 4. Draft BOS meeting minutes from March 26, 2018

24 5. Draft BOS meeting minutes from March 27, 2018

25 6. Draft BOS meeting minutes from April 2, 2018

26 7. Draft BOS meeting minutes from April 3, 2018

27 8. Draft BOS meeting minutes from April 9, 2018

28 9. Draft BOS meeting minutes from April 10, 2018

29 10. Gifts made to Council on Aging

30 11. Health Insurance Memorandum of Agreement

31 12. Order of Taking 818 – 822 Worcester Street

32 13. Order of Taking 826 Worcester Street

33 14. Correspondence re: Qdoba

34 15. Correspondence re: MA Sustainable Materials Recovery Program

35
36 **1. Call to Order and Citizen Speak**

37
38 Ms. Gibbs, Chair, called the meeting to order at 10:05 am.

39 **Citizens Speak:**

40 None.

41 **2. Executive Director's Report**

42 Ms. Robinson introduced the minutes listed on the agenda and the gift for the COA that required the Boards
43 approval.

44
45 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**
46 **minutes of the March 12, 19, and 26, as well as April 2, 3, 9, and 10, 2018 meetings.**

47 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to accept a gift**
48 **of \$569.60 from Springwell for Title II grant funds for December 2017 transportation rides.**

49
50 **3. Discussion Annual Town Meeting Business**
51

52 Mr. Morgan provided an update for the second Special Town Meeting. He informed the Board that the
53 SBC has been updating schedules and work plans. The SBC was scheduled to make a presentation to the
54 Advisory Committee at its regular meeting, Wednesday, April 25th. Advisory will be posting for a public
55 hearing on May 2nd.

56
57 Ms. Robinson added that the Special Town Meeting warrant has been drafted and Town Counsel had
58 advised that it must be executed prior to May 2nd but should first be sent to MSBA to review the language.
59 She stated that there are three articles currently in the warrant. The Board discussed of process of
60 appointing the Moderator or Town Clerk for the Special Town Meeting if needed.

61
62 The Board reviewed their remaining articles for the annual town meeting. Ms. Robinson stated that
63 Article 22 will be sent out and copies made available at Town Meeting on Monday, April 23rd. Ms.
64 Sullivan Woods inquired if the Board would receive updated figures regarding the parking revenue
65 account.

66
67 Ms. Gibbs stated that Article 19 had been challenging for both the Selectmen and the Trustees. Ms.
68 Freiman noted that the Board and the Trustees are in intractable positions. She proposed that the
69 Selectmen not oppose the motion but would need to rework the Town Wide Financial Plan and the
70 Trustees would withdraw Article 20 if Article 19 was passed.

71
72 Mr. Morgan stated that both the Selectmen and the Trustees held firm positions and there had been a clear
73 majority at Town Meeting in favor of the Town funding the project. He added that as the chief executive
74 board, the Selectmen have to put the Town's interest first and supported Ms. Freiman's suggestion.

75
76 Ms. Sullivan Woods asked if the Board had done an analysis on what the finances looked like and where
77 the funding would come from. She believed it would be helpful to understand if funding source would be
78 free cash or inside the levy borrowing. Ms. Robinson responded that if the project would be inside the
79 levy debt then the Town would be above the debt policy in out years for capital. Ms. Freiman added that
80 there would be projects in the capital plan that would have to be moved, but her position was to not
81 oppose Article 19. Mr. Morgan stated that if Town Meeting decides to go forward with the library project
82 there is not room in the Town finances to do everything proposed and there must be recognition that some
83 projects will be deferred or not completed.

84
85 Ms. Gibbs stated that this decision has nothing to do with how we feel about the Library and its success.
86 We support the Library and it is our responsibility to do what we have to financially in order to make
87 projects possible. Ms. Freiman reiterated that her comments were about the process, that this along with
88 the Town's finances are her sole concern. She also noted that the Trustees would like to begin
89 fundraising and having a design for the project would help them. She added that funding cannot be
90 subtracted from what is in the capital plan to make the project appear to cost less adding that funding for
91 the project would need to be sorted out.
92

93 Mr. Ulfelder said he is proud to be a Board member and have the opportunity to show leadership and to
94 exercise the Board's responsibility to the residents and the visitors of the library. He noted the challenge
95 of listening to the debate and seeing perceived conflicts between the projects the Town prioritizes. He
96 added that his view had been purely on the financial impact of the project and concerns over the OPM and
97 finances. The Board continued to discuss the project and how it would be funded. The Board agreed that
98 the individual Boards must take responsibility of making sure their projects are submitted in the capital
99 planning process. Ms. Robinson added that the capital process policy would need to be discussed in the
100 future.

101

102 **4. Ratify Health Insurance Memorandums of Agreement**

103 Ms. Robinson provided background to the successor health agreements for the next three years and asked
104 for the Board to approve that the Chair execute the agreements on the Boards behalf.

105

106 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to ratify the**
107 **Memorandum of Agreement with each of the Town's 11 employee unions for successor health**
108 **insurance plans for the period of July 1, 2018 – June 30, 2021 and authorize the Chair to execute the**
109 **documents.**

110 **5. Authorize Order of Taking – 818-826 Worcester Street**

111 Ms. Robinson reviewed the final steps of the acquisition that was approved at the Special Town Meeting
112 including the execution of the Order of Taking for the properties.

113 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to acquire by**
114 **eminent domain the properties located 818-822 Worcester Street and 826 Worcester Street pursuant**
115 **to a vote of Town Meeting under article 2 of the April 9, 2018 Special town Meeting and to execute**
116 **Orders of Taking for said properties.**

117

118 **6. New Business and Correspondence**

119 The Board agreed to the updated meeting time of 6:15pm for Monday, April 23rd.

120

121 The meeting was adjourned at 10:47 am

1 **Approved:**

2
3 **Board of Selectmen Meeting: April 23, 2018**

4 **Present: Gibbs, Freiman, Sullivan Woods, Morgan, Ulfelder**

5 **Also Present: Robinson, Jop**

6
7 **Warrants approved: 2018-041 in the amount of \$3,909,823.26**

8
9 **Meeting Documents:**

- 10 1. Agenda
- 11 2. BOS Calendar
- 12 3. Executive Director's Weekly Report
- 13 4. Correspondence from NRC re: Rachel Carson Day Request
- 14 5. Correspondence from Enku Kebede-Francis re: Rachel Carson Day Request
- 15 6. Rachel Carson Day Proclamation
- 16 7. Rho Epsilon Omega Day Proclamation
- 17 8. Draft Warrant for June 5th Special Town Meeting
- 18 9. Correspondence re: Board of Registrars
- 19 10. Mass Law, Chapter 51 Section 23 re: Registrars
- 20 11. Mass Law, Chapter 51, Section 15 re: Board of Registrars
- 21 12. Notice of Green Cleaning Award to Wellesley Public Schools'
- 22 13. Green Cleaning Award
- 23 14. Notice to Abutters
- 24 15. Correspondence re: Route 9/Kingsbury

25
26 **1. Call to Order and Citizen Speak**

27
28 Ms. Gibbs, Chair, called the meeting to order at 6:15 pm.

29 **Citizens Speak:**

30 None.

31 **2. Executive Director's Report**

32 Ms. Robinson noted for the Board that there were two proclamations for approval. Given the timing of the
33 Rho Epsilon Omega sorority anniversary this weekend she asked the Board to take action to approve both
34 at the meeting.

35
36 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**
37 **Proclamation designating May 27, 2018 as Rachel Carson Day in Wellesley.**

38 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**
39 **Proclamation designating April 28, 2018 Rho Epsilon Omega Day in Wellesley.**

40
41 **3. Discuss Annual Town Meeting Preparation**

42
43 The Board did not have any items to discuss for Annual Town Meeting.

44
45 **4. Review Draft of Warrant for June 5th Special Town Meeting**

46 The Board discussed the draft Special Town Meeting (STM) Warrant. Ms. Robinson noted she will be
47 asking the Board to sign the Warrant at the April 30, 2018 meeting, as the Advisory Committee has
48 scheduled the public hearing on the STM for May 2, 2018. Ms. Robinson noted that Town Counsel has
49 sent the draft to the MSBA and is awaiting feedback on the language.

50
51 Mr. Morgan noted the language for the Warrant and motion shall only indicate the Upham School, as the
52 Upham School was the selected property for the program. Mr. Morgan briefly discussed several hurdles
53 the Town is facing in clarifying the process going forward with the MSBA.

54 While the Town and the MSBA had several discussions with the MSBA last fall and winter, it appears
55 that there was a lack of understanding of the intention of the Town to consolidate from three HHU
56 schools to 2 in the context of a full redistricting. The Town is continuing discussions with the MSBA.

57

58 **5. Discuss Stipend for Town Clerk**

59 Ms. Robinson reviewed the Town Clerk stipend noting in the transition of Town Clerk from Kathy Nagle
60 to KC Kato, she was made aware that the Town Clerk has for many years been receiving a stipend for her
61 duties related to the Registrar of Voters. The payroll clerk correctly inquired whether the stipend should
62 continue as there was a change of Town Clerk. Ms. Robinson stated the budget includes \$2,600 for these
63 positions. Ms. Robinson confirmed that during her tenure Kathy Nagle received \$1,700 per year, and the
64 three Registrars received \$100 each per election that was held.

65 Given the modest stipend amount, the Board was inclined to continue the longstanding practice of
66 allowing the stipend.

67 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to authorize an**
68 **annual stipend for the Town Clerk serving as a member of the Board of Registrars in the amount of**
69 **\$1,700.**

70 **6. New Business and Correspondence**

71 **16 Mount View Road**

72 Ms. Robinson informed the Board of an incident at 16 Mount View Road where a retaining wall has
73 collapsed on to the abutting property. A year ago the building inspector requested a certified engineer to
74 sign off on the construction of the retaining wall located on the property. The building inspector never
75 received notice of a change to the wall. Last Thursday, following the collapse the structural engineer who
76 signed off on the original design met on site with the building inspector and verified what was currently
77 on site was not the approved design. The Town is working with the builder Dean Behrend, building
78 inspector, property owner, and abutter to resolve all issues

79

80 The Board asked if there had been past complaints from abutters. Ms. Robinson stated the Engineering
81 Division indicated the neighbor had called with regards to drainage and concerns on the wall. Dave
82 Hickey, Mike Grant, and Town Counsel met to review the project. The builder, Mr. Behrend is in
83 violation of the provisions of zoning and the building code relative to retaining walls. A stop work order
84 will be issued for the property, followed by a required engineered plan on how best to resolve the wall
85 collapse. The Town is also exploring the Town's rights to hire an engineer for peer review.

86

87 **900 Worcester Street**

88 Ms. Jop and Mr. Ulfelder gave a brief update on a recent meeting held on Thursday, April 19, 2018 with
89 several of the direct abutters to the 900 Worcester Street Project. Ms. Jop stated the neighbors are
90 extremely upset of the tree removal on the site and the lack of screening that remains between their
91 properties and the new recreation building. The neighbors raised concerns over screening, noise
92 abatement, and communications with the developer. Ms. Jop indicated the developer Brian Devellis has

93 responded promptly to calls and a second meeting has been scheduled with the developer, neighbors, and
94 town representatives for Wednesday, April 25, 2018.

95

96 **Kingsbury/Route 9 Intersection**

97 Ms. Robinson gave a brief update on the Kingsbury/Route 9 intersection. MassDOT continues to
98 investigate whether the guardrail can be installed on the north and south sides of the intersection. And
99 following inspection will update the Town on plans moving forward.

100

101 The Board asked Ms. Robinson to verify the neighbors are updated on any new information.

102

103 **The meeting was adjourned at 6:55 pm.**

1 **Approved:**

2
3 **Board of Selectmen Meeting: April 23, 2018**

4 **Present: Gibbs, Freiman, Sullivan Woods, Morgan, Ulfelder**

5 **Also Present: Robinson, Jop**

6
7 **Warrants approved:**

8
9 **Meeting Documents:**

- 10 1. Agenda
- 11 2. Correspondence re: S.C. Vote on Medicaid Billing
- 12 3. Letter re: Payment of Medicaid Billing Services
- 13 4. NEMB invoice
- 14 5. Correspondence re: Lincoln Circle License Agreement
- 15 6. Draft License Agreement: Lincoln Circle

16
17 **1. Call to Order and Citizen Speak**

18
19 Ms. Gibbs, Chair, called the meeting to order at 6:15 pm.

20 **Citizens Speak:**

21 None.

22 **2. Approve SPED Stabilization fund expenditure**

23
24 Ms. Robinson noted the School Department has hired New England Medical Billing to try and recover
25 Medicaid reimbursements for some special education services. The reimbursable funds recovered are
26 transferred to the Special Ed Stabilization Fund. Expenditures from the SPED stabilization fund require
27 approval of both the Board of Selectmen and the School Committee. The Town has received the bill for
28 services from New England Medical Billing and is seeking to pay that from the SPED Stabilization. The
29 School Committee has already acted on this item. The Board raised several questions on process, but
30 agreed this payment was appropriate.

31 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**
32 **disbursement of \$1,886.76 from the SPED Stabilization Fund.**

33
34
35 **3. Discuss Lincoln Circle License Request**

36
37 Ms. Jop stated that the Selectmen Staff has been working with the residence of Lincoln Circle for about a
38 year and a half on a pilot program to install a center landscape island in the existing cul-de-sac in Lincoln
39 Circle. The neighbors would like to install a small garden within the public way layout. The plans have
40 been reviewed by the DPW including Dave Hickey, Mike Pakstis, and Cricket Vlass. Town Counsel has
41 been working on a licensing agreement with the residents. As we have progressed on the licensing
42 agreement, it became clear that some of the Town's insurance requirements make it difficult to move the
43 project along given the additional expense.

44
45 Town Counsel, Tom Harrington, explained to the Board that the homeowners' have worked with
46 insurance companies to find a policy to work, but given the unique nature of the request to insure a small

47 garden within a public way the costs are in the range of \$3000 a year. Mr. Harrington discussed the
48 existing protections the Board has on the right of way, and discussed possible modifications to the
49 license. The Board questioned how the licensing agreement carries forward. Mr. Harrington stated the
50 licensing agreement would follow the deeds. The Board had concerns that should properties be sold, that
51 the new owners would not proceed with the insurance, bond, and license requirements and that the
52 maintenance of the island would fall to disrepair.

53

54 The Board noting the brief meeting time before Town Meeting, asked this agenda item to be carried
55 forward to a regular meeting in May.

56

57

58 **4. Discuss Annual Town Meeting Preparation**

59 The Board discussed the proposed amendment by Tad Heuer on Article 32, motion 5 which proposes to
60 strike the section that would allow the Town Clerk to make non-substantive corrections for the purpose of
61 addressing formatting, ordering, numbering, alphabetization, and cross-reference errors within the Town's
62 bylaws. The Board considered whether they wanted to support the amendment. After a brief discussion
63 the Board determined that they would proceed with the original proposal and let Town Meeting decide
64 whether to accept the amendment.

65

66 **5. Appoint New Members to School Building Committee**

67 Mr. Morgan stated in order to meet the MSBA School Building Committee (SBC) guidelines, it was
68 determined the existing SBC should be expanded. Mr. Morgan reviewed the new voting members proposed
69 which include Thomas Ulfelder, Board of Selectmen, Matt Kelley, School Committee, Heather Sawitsky
70 former Town Moderator and former Chair of Advisory, and Virginia Ferko, former Chair of Advisory. Mr.
71 Morgan noted Cynthia Mahr, the new Assistant Superintendent is also being recommended as a non-voting
72 member.

73 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to appoint**
74 **Thomas Ulfelder, Matt Kelley, Heather Sawitsky, and Virginia Ferko as voting members to the**
75 **School Building Committee and to appoint Cynthia Mahr, Jeffrey Dees, Charlene Cook, and Ellen**
76 **Quirk as non-voting members to the School Building Committee, the non-voting members shall not**
77 **be included when calculating a quorum of members.**

78 **6. New Business and Correspondence**

79 None.

80

81 **The meeting was adjourned at 7:00 pm**

82

1 **Approved:**

2
3 **Board of Selectmen Meeting: April 30, 2018**

4 **Present: Gibbs, Freiman, Sullivan Woods, Morgan, Ulfelder**

5 **Also Present: Robinson**

6
7 **Warrants approved: 2018-042 \$1,561,964.54**

8
9
10 **Meeting Documents:**

- 11 1. Agenda
- 12 2. BOS Calendar
- 13 3. Executive Director's Weekly Report
- 14 4. Council on Aging Gift information
- 15 5. Babson One Day License for 5/18/18
- 16 6. Babson One Day License for 6/8/18
- 17 7. SBC Charge
- 18 8. Correspondence regarding MSBA
- 19 9. Draft Special Town Meeting Warrant
- 20 10. 3rd Quarter Parking Meter Collection Report
- 21 11. Correspondence from Arbor Day Foundation
- 22 12. Correspondence from Kevin Collins
- 23 13. Correspondence from David Himmelberger
- 24 14. Correspondence from BAA
- 25 15. Correspondence from Henry Lyman

26
27 **1. Call to Order and Citizen Speak**

28
29 Ms. Gibbs, Chair, called the meeting to order at 7:00 pm.

30 Ms. Gibbs first thanked everyone involved with the Annual Town Meeting for their work that resulted in
31 a successful meeting. She specifically acknowledged the Moderator and Town Clerk as this was their
32 first meeting.

33 Ms. Gibbs made several announcements. First, the Advisory Committee will hold a public hearing on
34 May 2nd on the Warrant Articles for the June Special Town Meeting; in the Juliani Room at 7:00 pm.
35 Secondly, on Thursday May 3rd the 2nd of three community forums will be held as part of the Town's
36 housing production plan; at the Sprague School Gym at 7:00pm. She encouraged those interested in the
37 housing production plan to review the PowerPoint presentation on the Town's website.

38 **Citizens Speak:**

39 None.

40 **2. Executive Director's Report**

41 Ms. Robinson reviewed the gifts for the Council on Aging for the Boards approval, as well as two one-day
42 licenses for Babson College.

43
44 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**
45 **following on-day licenses for events at Babson College:**

- 46 • **The GSC Friends and Family Event on May 18th in Olin Hall**
47 • **The Alumni Dinner en Blanc in Barefoot Park on June 8th**

48
49 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to accept the**
50 **following donations to the Council on Aging from the Friends of the Council on Aging:**

- 51 • **\$899.99 for workstation panels in the COA administrative suite**
52 • **\$1,071.00 for the March 2018 Senior Lunch Program**

53
54 **3. Discuss Elementary School Projects, Process, and revised Charge to the SBC**
55

56 Mr. Morgan provided an update to the Board regarding the school projects. He and others from the
57 School Building Committee, School Committee, Planning Board, and Facilities Management provided an
58 extensive update and presentation to The Advisory Committee on April 25th. He encouraged those
59 interested in the projects to review the video of that meeting as it provided a detailed update of the current
60 projects. He noted that he received support from the Advisory Committee and received feedback on ways
61 the presentation could be improved. Ms. Freiman also encouraged Town Meeting Members to review
62 the meeting video specifically because the order and process of the school projects is different because the
63 MSBA is involved.

64
65 Ms. Sullivan Woods asked if the MSBA site selection process ambiguity will be cleared up before the
66 Special Town Meeting. Mr. Morgan responded that he does not believe that the Town will have clear
67 answers for many of the issues prior to the Special Town Meeting. He added that the MSBA has a rigid
68 process for site eligibility which is just beginning as well as the selection of the project team, and scope of
69 feasibility which won't begin until late fall or winter. He noted that there is going to be less dialogue with
70 the MSBA than he had originally expected.

71
72 Mr. Morgan echoed a statement made by Ms. Gray, Chair of the School Building Committee, which she
73 had stated; "We remain committed to a path forward that will allow us to explore the viability of both
74 Hardy and Upham sites in a way that we have repeatedly described them to the community."
75

76 Ms. Gibbs asked if Town Meeting will have the information necessary to take action on the articles. Mr.
77 Morgan noted that article two requests funding from Town Meeting for \$2.5-million dollars, the
78 estimated cost to complete the feasibility study and schematic design phases of the project. He added that
79 the language of the article allows the Town to be eligible for MSBA funding but that MSBA has been
80 clear that they are not committed to accepting the Town to the program or for reimbursement. Mr.
81 Morgan stated that they are asking Town Meeting to go ahead with the project while working to get
82 MSBA funding, but the projects are not contingent on obtaining MSBA funding.

83
84 Ms. Sullivan Woods expressed concern that the wording of the warrant article does not give the indication
85 of looking at additional sites. She believed that the MSBA always reviewed multiple sites that might be
86 appropriate. She asked if there was something the Town can reasonably do that fits with the MSBA
87 process to signal to Town Meeting that it is more than one site and one location. She suggested the
88 warrant should be more general and the motion more specific. Mr. Morgan responded that the MSBA
89 process description includes looking at alternative sites but in order to be accepted into the program the
90 Town must use language, which has been approved by the MSBA, in the warrant and the motion. He

91 added that Town Meeting can decide to amend the language or vote it down but if they do the Town will
92 not be eligible for the MSBA funding.

93
94 Ms. Robinson added that the MSBA leaves it to the individual community to decide if it is appropriate to
95 specify the amount of money in the warrant. The MSBA expects each community to look to their by-laws
96 to determine if additional language needs to be added; in Wellesley's case, schematic design involves the
97 PBC and therefore was appropriate to be included. She added that MSBA is emphatic that the language
98 they provide for the warrant and the motion must be exceedingly close to what is written or MSBA must
99 approve it. She confirmed that Town Counsel, the MSBA and Bond Counsel all concur on the language
100 of these articles.

101 Mr. Morgan stated that the Town has been clear that the funding and commitment will explore both sites.
102 He added that he cannot provide complete assurance to Town Meeting that the MSBA will agree to the
103 process. He expressed confidence that what the Town is doing is reasonable and consistent with MSBA
104 guidelines. He stated that we are not asking Town Meeting to commit to the process of MSBA, but to go
105 forward with the process that is in the best interest of the Town. Ms. Freiman suggested adding a brief
106 primer on the order in which decisions are made be posted with the Warrant on the website and included
107 in the Advisory Book for Town Meeting Members.

108
109 The Board continued to discuss the language of the Warrant as well as the MSBA requirements and
110 processes.

111
112 **4. Discuss and Execute Warrant for Special Town Meeting – June 5th**

113
114 Ms. Gibbs noted that the Board had discussed the warrant at length. The Board had no additional
115 questions or comments regarding the warrant for Special Town Meeting.

116
117 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to execute the**
118 **Special Town Meeting warrant for June 5, 2018.**

119 **5. New Business and Correspondence**

120 Ms. Gibbs requested the Board provide individual summer schedules to prepare for Selectmen meeting
121 schedules.

122
123 The meeting was adjourned at 7:49pm.

3. Approve Conservation Restriction for Hunnewell Land

The Town has received a request from David Santomenna (Trustees of Reservations) and Tom Hunnewell to place a Conservation Restriction on 36.262 acres of land, of which only a small portion is in Wellesley off of Pond Road. The CR has been presented to both the Natick and Wellesley Conservation Commissions and has been recommended for approval. The Wellesley NRC voted approval in February 2017. The Natick BOS conditionally approved pending Town Counsel review on April 30, 2018. The restrictions proposed are the last of a series of restrictions donated to the Trustees of Reservations by extended Hunnewell family members. The properties are all located within the Hunnewell Estates National Register Historic District. Should the Board approve the CR, the Trustees of Reservations have the responsibility for annual monitoring and for enforcing all restrictions. The proposed CRs are perpetual. Town Counsel has reviewed the draft CR and was fine with the proposed language. In the FNM are the following materials:

- Conservation Restriction Application Form
- Conservation Restriction Text
- Maps indicating portions of land (highlighted) in Wellesley that are in proposed CR
 - Orange highlighting shows new CR in Wellesley
 - Pink highlighting shows existing CR in Wellesley
- NRC Minutes approving the CR

MOVE that the Board approve the proposed Conservation Restrictions for parcels 194-24 and 186-4 fronting Pond Road, which are partially located within the Town of Wellesley, owned by the Estate of Mary Palmer and the Trustees of Hunnewell Estates, to the Trustees of Reservations in perpetuity.

APPENDIX B

DATE:
MUNICIPALITY:
NUMERIC ASSIGNMENT:
(Agency use only)

EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS
DIVISION OF CONSERVATION SERVICES
100 Cambridge Street, 9th Floor
Boston, MA 02114
(617) 626-1011

CONSERVATION RESTRICTION APPLICATION FORM ¹

Pursuant to the provisions of G.L. c. 184, §32, the Secretary of Environmental Affairs is hereby requested to approve a conservation restriction as described below.

A. GENERAL INFORMATION

1. GRANTOR:

Name: Morgan Palmer
Address: c/o Arnold Hunnewell, Simonds, Winslow, Willis & Abbott, 50 Congress Street, Suite 925, Boston, MA 02109
Telephone Number: 617-523-1691
Contact Person: Tom Hunnewell

2. GRANTEE:

Name: The Trustees of Reservations
Address: 572 Essex Street, Beverly, MA 01915
Telephone Number: 978-921-1944 x1918
Contact Person: David T. Santomena

3. TYPE OF RESTRICTION:

a. Conservation only:

b. Joint Restriction:

Type: Agricultural Historical Watershed

It is possible for a restriction to fit into more than one category, requiring more than one approval. If a joint restriction, has the approval process been started with either the Commissioners of Food and Agriculture, MDC or the Massachusetts Historical Commission? ⁱⁱ Yes No

4. STATE FUNDS INVOLVED yes no

- CPA
- Grant (type) _____
- Other _____

5. PUBLIC OFFICIALS:

State Representative(s) Alice Peisch
State Senator(s) Richard Ross
Other involved Official(s) _____

6. GRANTOR'S INTENT

- a. Charitable contribution: Yes No
Do you intend to claim an IRS income tax deduction? Yes No

- b. Required as part of municipal or state permitting process: Yes No
 - 1. Is this restriction required by M.G.L., c. 40A §9 special permit? Yes No
(Please attach a copy of the permit(s) as an exhibit.)
 - 2. Is it required by M.G.L., c. 131, §40 Wetlands Order of Conditions? Yes No
(Please attach a copy of the Order of Conditions.)
 - 3. Other? Yes No
Please explain:
- c. Other: Please explain (for example, sale of a C.R. to a public agency):

- d. Is this a perpetual restriction? Yes No
If less than permanent, for how many years? _____ yrs.

B. PUBLIC BENEFIT ⁱⁱⁱ

- 1. Is the restriction for the preservation of land areas for outdoor recreation by, or the education of, the general public? Yes No
- 2. Is the restriction for the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystems? Yes No
- 3. Is the restriction for the preservation of open space (including farmland and forest land) where such preservation is:
 - a. pursuant to a clearly delineated federal, state, local governmental policy and will yield a significant public benefit? Yes No
 - b. for the scenic enjoyment of the general public and will yield a significant public benefit? Yes No
- 4. Is the property historically significant? One that meets National Register Criteria or is within a registered historic district or contributes to the integrity of an historic building or property? Yes No
- 5. Other public benefit? (if yes, please explain below) Yes No

C. SITE DATA (Note: If the restriction lies in more than one community, this Site Data form must be completed for that portion of the restriction within each community.)

Location:

1. Municipality: Wellesley & Natick
Dorset Lane (Natick)

Street Location: Off Pond Road (Wellesley) and

2. Grantor's Registry of Deeds Book # Multiple Deeds, see Plan Page #

3. Assessors Map # 38 (Natick) & 186 (Wellesely) Lot # 1 & 1A (Natick), 4 (Wellesley)
4. New Site
 Addition to existing restricted area Please specify: Abuts multiple exiting CR's on Hunnewell Estate

Zoning: (Check all that apply.)

Commercial Industrial Residential

Title:

Is there a mortgage? Yes No
 (if "Yes" then assent of mortgagee(s) is required.)
 Does applicant have clear title? Yes No
 If not, please explain:

Encumbrances:

Is the property encumbered by any easement(s)? Yes No
 Please explain: Utility easement, view easement, pipeline easement. Pleas refer to plan.

Geographic Information:

1. Total acres covered by restriction: 36.262 acres
2. Cover:
 Acres in A. Upland Forest 29.5 B. Open (field, pasture, etc.) 6.262
 C. Vegetated Wetland 0.5 D. Water
3. Topography:
 Acres in A. Flat B. Hilly
 C. Rolling 236.262 D. Mountains
4. Waterfront:
 Feet on A. Ocean B. River
 C. Stream D. Lake
 Please identify water body:

General Information:

1. Are there any improvements existing on the property to be permitted after execution of the C.R.? Yes No
 If yes, explain in detail:
2. Is the property currently under any of the preferential real estate tax assessment programs? If yes, which one: c. 61 c. 61A c. 61B Yes No
3. If the property is under agricultural use, is the soil considered prime or of statewide agricultural significance? (If yes, USDA Soil Conservation Service data must be provided.) Yes No
4. Is the property adjacent to any public or quasi-public land or buildings? Yes No
 Describe briefly: The Premises abut TTOR's Castle Hill Reservation to the west.
5. Does the property lie within an historic district, include an archaeological or rare species site, fall within a Department of Environmental Management designated scenic landscape, river, or within an Executive Office of Environmental Affairs designated Area of Critical Environmental Concern, a Zone II of a public water supply, etc.? Yes No

Please explain: The Property is included in the National Register of Historic Places as part of the "Hunnewell Estates Historic District".

6. Will public access be allowed?

Yes No

If yes, explain any limitations, type, etc.:

Prepared by: David T. Santomenna

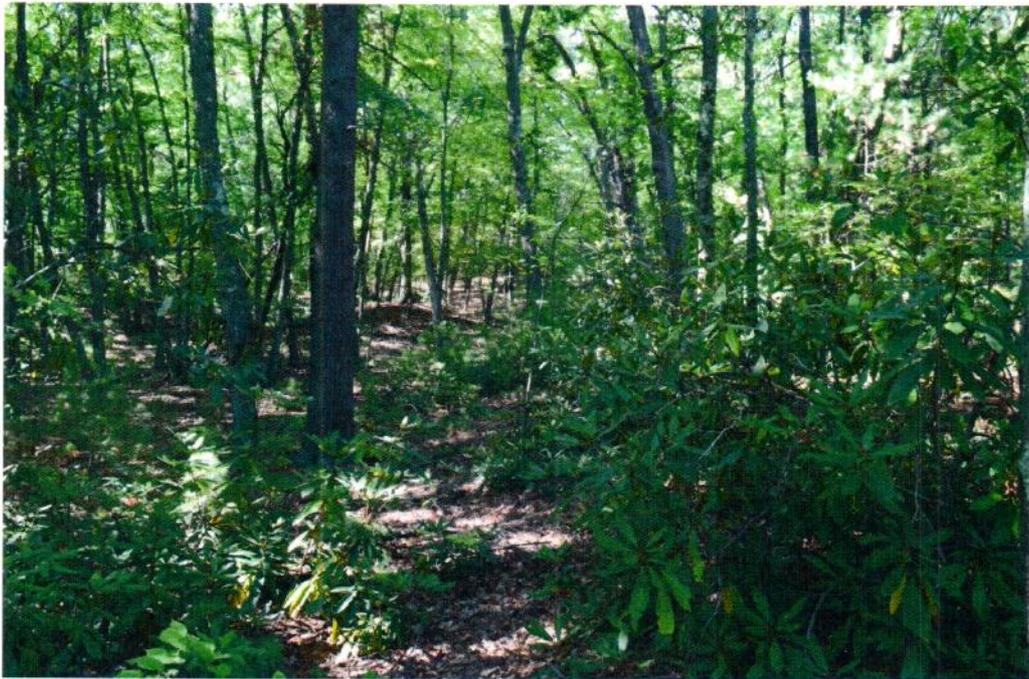
Address: Trustees of Reservations, Long Hill, 572 Essex Street, Beverly, MA 01915

Telephone Number: 978-921-1944 x 1918 Email: dsantomenna@ttor.org

Morgan Palmer CR Photos
Natick/Wellesley



View looking west along East Central Street (Route 135)



Interior view looking south from Pond Street

Morgan Palmer CR Photos—cont.



Looking north along Pond Road



View looking north from Driveway (Lot8)

Morgan Palmer CR Photos—cont.



Interior view looking east toward Pond Road

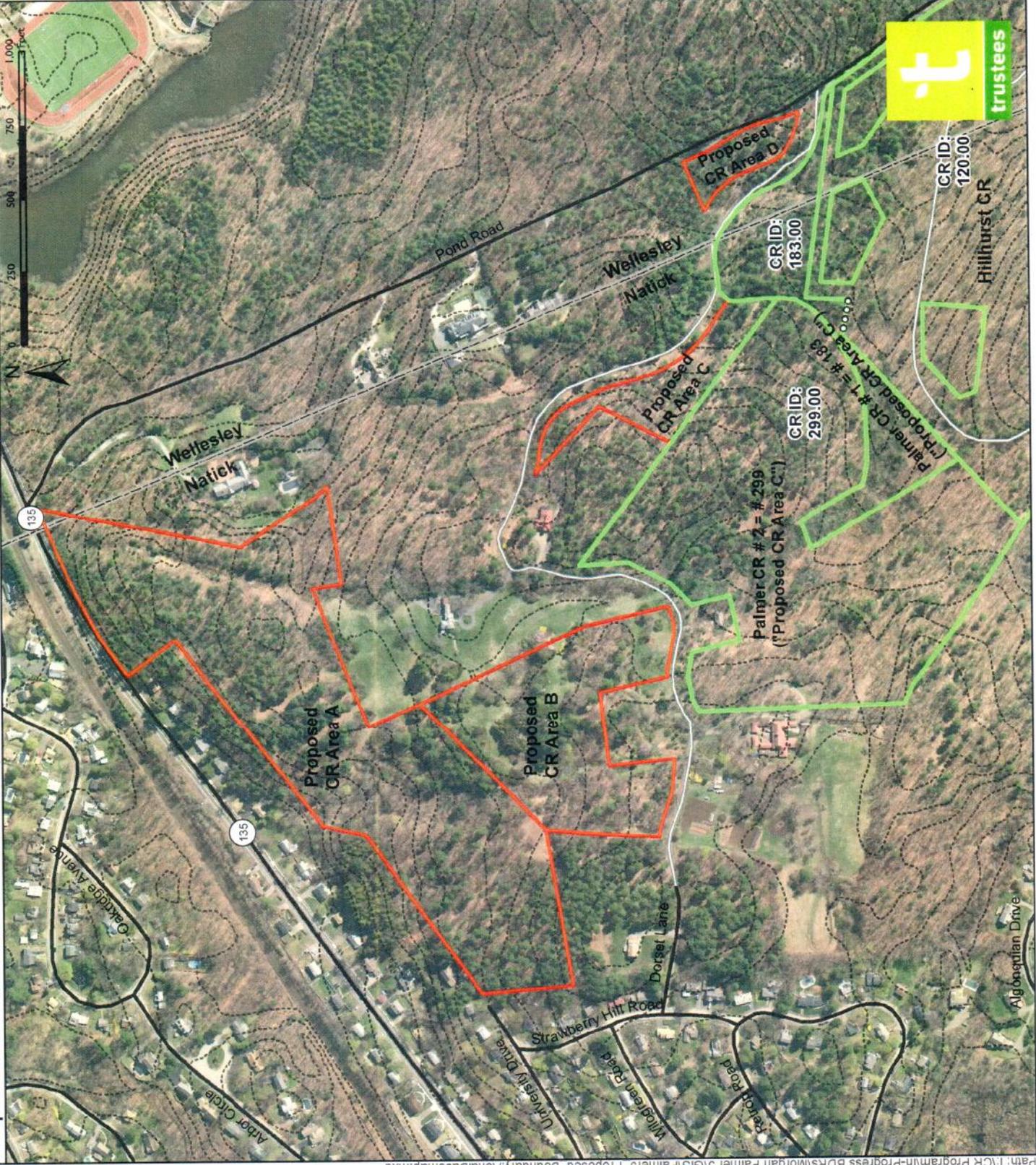


View looking north toward East Central Street

Proposed Conservation Restriction Aerial Map - Morgan Palmer CR # 3 - Natick & Wellesley, MA

LEGEND

-  Existing CR Boundary
-  Proposed Palmer # 3 CR
-  Town Boundary
-  Contour (10 ft)
-  Road
-  Driveway



2013 Aerial Photography provided by MassGIS. CR boundaries by The Trustees of Reservations, as shown on CR Plan, Palmer Estate, Dorset Ln, Feldman Land Surveyors, August 5, 2016.

Path: I:\CR Program\In-Progress BDRs\Morgan Palmer 3\GIS\Palmer3 Proposed Boundary AerialBaseMap.mxd

Grantor: Arnold W. Hunnewell, Jr., personal representative of the Estate of Morgan Palmer (Middlesex County Probate Court Docket No. M117P5310EA)

Grantee: The Trustees of Reservations

Address of Restricted Area: Off Dorset Lane, Natick & Wellesley

For Grantor's title see: Multiple Deeds, Middlesex & Norfolk County Registries of Deed, as described in Exhibit A.

CONSERVATION RESTRICTION

Arnold W. Hunnewell, Jr., personal representative of the Estate of Morgan Palmer (Middlesex County Probate Court Docket No. M117P5310EA, his permitted successors and assigns, (the "Grantor"), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, grants with quitclaim covenants to The Trustees of Reservations, a Massachusetts charitable corporation established under Chapter 352 of the Acts of 1891, its permitted successors and assigns (the "Grantee"), for nominal consideration, in perpetuity and exclusively for conservation purposes, the following Conservation Restriction ("Restriction") on land owned by Grantor (the "Property") located in Natick and Wellesley. The Restriction provided for herein applies to a portion of the Property, which portion is referred to herein as the "Restricted Area" and is shown on the plan referred to below in this paragraph as Proposed Conservation Areas A (23.019 acres), B (9.958 acres) and C (2.994 acres). The Property and the Restricted Area are shown on a plan recorded herewith in the Middlesex and Norfolk County Registries of Deeds, by Feldman Land Surveyors, dated August 31, 2017, entitled "Conservation Restriction Plan, Palmer Estate, Dorset Lane, Natick, Mass, (Middlesex County), Wellesley, Mass, (Norfolk County), hereinafter (the "Plan"). A reduced copy of Sheet 1 of the Plan is attached hereto as Exhibit B., and a reduced copy of Sheet 2 of the Plan is attached as Exhibit C. For Grantee's title to the Property, see Exhibit A.

I. PURPOSES:

This Restriction is defined in and authorized by Sections 31-33 of Chapter 184 of the General Laws and otherwise by law. The purpose of this Restriction is to assure that the Restricted Area will be maintained in perpetuity for conservation purposes, in a natural, scenic and undeveloped condition, and to prevent any use or change that would materially impair or interfere with its conservation and preservation values ("conservation values").

The conservation values include the following:

- **Open Space Preservation.** The Restricted Area contains approximately 33.362 acres of wooded upland, open meadow, and deciduous wooded swamp and is a significant natural area which qualifies as a "...relatively natural habitat of fish, wildlife, or plants, or similar ecosystem," as that phrase is used in P.L. 96-541, 26 USC 170(h)(4)(A)(ii), as amended, and in regulations promulgated thereunder.
- **Scenic Protection.** The Restricted Area is located within a "Noteworthy Landscape" as identified in the 1982 Massachusetts Landscape Inventory Report, compiled by the Massachusetts Department of Environmental Management; protection of the Restricted Area qualifies as "the preservation of open space (including farmland and forest land) where such preservation is for the scenic enjoyment of the general public" as that phrase is used in P.L. 96-541, 26 USC 170(h)(4)(A)(iii)(I), as amended, and in regulations promulgated thereunder.
- **Protection of Wildlife Habitat.** According to the Massachusetts Natural Heritage and Endangered Species Program, the Restricted Area contains approximately 0.365 acres of Deciduous Wooded Swamp; 0.20 acres of Shallow Marsh, Meadow or Fen, wetland and an approximately ½ acre Potential Vernal Pool.
- **Historic Preservation.** The Property is included in the National Register of Historic Places as part of the "Hunnewell Estates Historic District" by protecting the scenic qualities of the Restricted Area both its historic landscape and historic setting will be preserved, which qualifies as the "...the preservation of an historically important land area or a certified historic structure" as that phrase is used in P.L. 96-541, 26 USC 170(h)(4)(A)(iv), as amended, and in regulations promulgated thereunder.
- **Contiguous Open Space.** The Property abuts or is proximate to 13 additional perpetual conservation restrictions held by Grantee on land within the Hunnewell Estates Historic District, encumbering in the aggregate 166.6 acres; the protection of the Property therefore expands and enhances an existing well-established conservation area.
- **Conformity with Established Plans (Wellesley).** The protection of the Restricted Area via a Conservation Restriction is consistent with and advances the goals of the Town of Wellesley's current Open Space and Recreation Plan, specifically Goal I: Preserve open space for habitat protection and enhancement of community character; Objective E: Continue to protect and enhance open space in Wellesley: Continue to identify important open space properties and work with property owners to obtain conservation restrictions.
- **Conformity with Established Plans (Natick).** The protection of the Restricted Area via a Conservation Restriction is consistent with and advances the goals of the Town of Natick's current Open Space and Recreation Plan, specifically Goal I: Protect Natick's open spaces, including lakes, rivers, streams, woodlands, farms and parks that can be enjoyed by future

generations: Objective IA Protect privately held open space through acquisition, conservation restrictions, easements, and other means; IF, prioritize areas that enhance existing open spaces, by creating larger contiguous parcels or connecting existing open space, neighborhoods, trail or wildlife corridors; areas of historic significance.

- Forest Protection. All of the wooded portion of the Restricted Area is mapped as Prime Forest 3 by the UMass Department of Natural Resources Conservation,

The conservation values of the Premises and the public benefits of this Conservation Restriction are described in more detail in a **Baseline Documentation Report (BDR)** to be kept on file at the office of Grantee, with a copy provided to the Grantor, and incorporated herein by this reference. Grantor and Grantee hereby acknowledge that this Report provides an accurate representation of the condition and the values of the Premises at the time of the granting of this Conservation Restriction and is intended to serve as an objective information baseline for subsequent monitoring of compliance with the terms of this Conservation Restriction as described herein. Notwithstanding the BDR, the parties may utilize any other evidence of the condition of the Premises at the time of this grant, should the BDR be unavailable or if it does not adequately address the issues presented.

II. PROHIBITED ACTS AND USES, EXCEPTIONS THERETO, AND PERMITTED USES

A. Prohibited Acts and Uses

Subject to the exceptions set forth herein, the Grantor will not perform or allow the following acts and uses which are prohibited on, above, and below the Restricted Area:

- (1) Constructing, placing or allowing to remain any temporary or permanent building, tennis court, landing strip, mobile home, swimming pool, asphalt or concrete pavement, sign, fence, billboard or other advertising display, antenna, utility pole, tower, conduit, line or other temporary or permanent structure or facility on, above or under the Restricted Area;
- (2) Mining, excavating, dredging or removing from the Restricted Area of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit or otherwise make topographical changes to the area;
- (3) Placing, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever or the installation of underground storage tanks;
- (4) Cutting, removing or otherwise destroying trees, grasses or other vegetation;

- (5) Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, or archaeological conservation;
- (6) Use, parking or storage of vehicles including motorcycles, mopeds, all-terrain vehicles, trail bikes, or any other motorized vehicles on the Restricted Area except for vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) in carrying out their official duties;
- (7) Subdivision or conveyance of a part or portion of the Restricted Area (as compared to conveyance of the Restricted Area in its entirety which shall be permitted), and no portion of the Restricted Area may be used towards building or development requirements on this or any other parcel; provided, however, that any portion or portions of the Property may be subdivided in order to create separate buildable lots within the portion of the Property shown on the Plan as Proposed Lots 1 and Lots 3 through 8;
- (8) The use of the Restricted Area for more than *de minimis* commercial recreation, business, residential or industrial use;
- (9) The disruption, removal, or destruction of any stone walls, granite fence posts or town bounds on the Restricted Area;
- (10) Any other use of the Restricted Area or activity thereon which is inconsistent with the purpose of this Restriction or which would materially impair its conservation values.
- (11) The existence within Proposed Lot 1 of more than one residential dwelling structure, together with such outbuildings, sheds, garages or other improvements as are customary with respect to such permitted residence.
- (12) The existence within Proposed Lot 2 of more than one residential dwelling structure, together with such outbuildings, sheds, garages or other improvements as are customary with respect to such permitted residence.
- (13) The existence within Proposed Lot 6 of more than one residential dwelling structure, together with such outbuildings, sheds, garages or other improvements as are customary with respect to such permitted residence.

B. Reserved Rights and Exceptions

The Grantor reserves the right to conduct or permit the following activities and uses on the Restricted Area, but only if such uses and activities do not materially impair the conservation values or purposes of this Restriction:

- (1) Recreational Activities. Fishing, boating, hunting, hiking, horseback riding, cross-country skiing and other non-motorized outdoor recreational activities that do not materially alter the

landscape, do not degrade environmental quality, or do not involve more than minimal use for commercial recreational activities;

(2) Vegetation Management. A. In accordance with generally accepted forest management practices, selective minimal removal of brush, pruning and cutting to prevent, control or remove hazards, disease, insect or fire damage, or to preserve the present condition of the Restricted Area, including vistas as documented in the Baseline Survey, woods roads, fence lines and trails and meadows; B. The harvesting of (i) trees to provide firewood or construction materials for use on the Restricted Area, including, without limitation, limited commercial timber production in accordance with a plan that is designed to protect the conservation values of the Restricted Area, including, without limitation, scenic and wildlife habitat values, prepared by a professional forester in accordance with the requirements of M.G.L. Chapter 6I and (ii) cultivation and harvesting of vegetation in accordance with M.G.L. Chapter 6IA;

(3) Non-native or nuisance species. The removal of non-native or invasive species, the interplanting of native species, and the control of species in a manner that minimizes damage to surrounding, non-target species and preserves water quality;

(4) Composting. The stockpiling and composting of stumps, trees and brush limbs and similar biodegradable materials originating on the Restricted Area, provided that such stockpiling and composting is in locations where the presence of such activities will not have a deleterious impact on the purposes (including scenic values) of this Restriction. No such activities will take place closer than one hundred (100) feet from any wetland, waterbody or stream. All exercise of this Reserved Right shall take into account sensitive areas and avoid harm to nesting species during nesting season;

(5) Wildlife Habitat Improvement. With the prior written permission of Grantee, measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, or rare or endangered species including selective planting of native trees, shrubs and plant species;

(6) Archaeological Investigations. The conduct of archaeological activities, including without limitation survey, excavation and artifact retrieval, following submission of an archaeological field investigation plan and its approval in writing by Grantee and the State Archaeologist of the Massachusetts Historical Commission (or appropriate successor official);

(7) Trails. The use, construction, maintenance, marking, and clearing of trails for pedestrian and equestrian use, including, with prior written consent of the Grantee, as provided for herein, the construction, use, maintenance, repair and replacement of boardwalk trails or footbridges where such use is consistent with the purposes of this Restriction;

(8) Signs. The erection, maintenance and replacement of signs with respect to hunting, trespass, trail access, identity and address of the occupants, sale of the Restricted Area, the Grantee's interest in the Restricted Area (subject to Grantor's prior approval, which may be withheld in the Grantor's sole discretion), and the protected conservation values;

(9) Roads. The maintenance of presently existing roads located on the Restricted Area in their present condition or as reasonably necessary for the uses permitted herein, and, with the prior written permission of Grantee, the construction of new roads for such purposes;

(10) Use by non-profit for open space. The right of a qualified non-profit charitable organization (within the meaning of 501(c)(3) of the Internal Revenue Code, whose primary purposes include conservation purposes to use and maintain the Restricted Area as a public open space reservation for outdoor recreational and educational uses, should such use occur in the future, including limited, unenclosed and unpaved parking areas, access drives, minor recreational and educational structures including but not limited to signs, information kiosks, and other interpretive elements, and other provisions for visitation by the public, and subject to appropriate rules and regulations, and to provide suitable interpretation of the natural and cultural history of the Restricted Area and the surrounding area. Said right shall include the right to construct and maintain limited, unenclosed and unpaved parking area and structures appurtenant to public use, including but not limited to signs, information kiosks, and other interpretive elements, provided that such construction and maintenance does not otherwise have a deleterious impact on the conservation values of the Restricted Area. Such right shall also include the right to use motorized vehicles as part of the routine maintenance of the property and for purposes of occasionally providing tours of the Restricted Area for physically impaired visitors, where such tours are supervised by staff of said qualified non-profit organization. Each of the foregoing may only be exercised upon and following the prior written approval of both the Grantee and the Grantor.

(11) Permits. The exercise of any right reserved by Grantor under this Paragraph B shall be in compliance with zoning, the Wetlands Protection Act, and all other applicable federal, state and local laws, rules, regulations, and permits. The inclusion of any reserved right requiring a permit from a public agency does not imply that the Grantee or the Commonwealth takes any position whether such permit should be issued.

(12) Inasmuch as this Restriction does not apply to Proposed Lots I through and including 8, the development, subdivision, conveyance or any other use of such portions of the Property (subject to paragraphs 11 – 13 of Section A above).

C. Notice and Approval. Whenever notice to or approval by Grantee is required, Grantor shall notify Grantee in writing not less than 60 days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the purposes of this Restriction. Where Grantee's approval is required, Grantee shall grant or withhold approval in writing within 60 days of receipt of Grantor's request. Grantee's approval shall not be unreasonably withheld, but shall only be granted upon a showing that the proposed activity shall not materially impair the purposes of this Restriction.

Failure of Grantee to respond in writing within 60 days shall be deemed to constitute approval by Grantee of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after 60 days in the notice, the requested activity is not prohibited herein, and the activity will not materially impair the conservation values or purposes of this Restriction.

III. LEGAL REMEDIES OF THE GRANTEE

A. Legal and Injunctive Relief

The rights hereby granted shall include the right to enforce this Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, including, without limitation, relief requiring restoration of the Restricted Area to their condition prior to the time of the injury complained of (it being agreed that the Grantee will have no adequate remedy at law). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Restriction. Grantee agrees to cooperate for a reasonable period of time prior to resorting to legal means in resolving issues concerning violations provided Grantor ceases objectionable actions and Grantee determines there is no ongoing diminution of the conservation values of the Restriction.

Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including reasonable counsel fees) incurred in enforcing this Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof, provided that a violation of this Restriction is acknowledged by Grantor or determined by a court of competent jurisdiction to have occurred. In the event of a dispute over the boundaries of the Conservation Restriction, Grantor shall pay for such survey work as shall be reasonably necessary, and to have the boundaries permanently monumented.

B. Non-Waiver

Enforcement of the terms of this Restriction shall be at the discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

C. Disclaimer of Liability

By acceptance of this Restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Restricted Area pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws and regulations, or acts not caused by the Grantee or its agents.

D. Acts Beyond the Grantor's Control

Nothing contained in this Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Restricted Area resulting from causes beyond the Grantor's control, including but not limited to fire, flood, storm and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Restricted Area resulting from such causes. In the event of any such occurrence, the Grantor and Grantee will cooperate in the restoration of the Restricted Area, if desirable and feasible.

IV. ACCESS

The Grantor hereby grants to the Grantee, or its duly authorized agents or representatives, the right to enter the Restricted Area upon reasonable notice and at reasonable times, for the purpose of inspecting the Restricted Area to determine compliance with or to enforce this Restriction. The Grantor also grants to the Grantee, after notice of a violation and failure of the Grantor to cure said violation, the right to enter the Restricted Area for the purpose of taking any and all actions with respect to the Restricted Area as may be necessary or appropriate to remedy or abate any violation hereof, including but not limited to the right to perform a survey of boundary lines.

V. EXTINGUISHMENT

A. If circumstances arise in the future such as render the purpose of this Restriction impossible to accomplish, this restriction can only be terminated or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law after review and approval by the Secretary of Energy and Environmental Affairs. If any change in conditions ever gives rise to extinguishment or other release of the Restriction under applicable law, then Grantee, on a subsequent sale, exchange, or involuntary conversion of the Restricted Area,

shall be entitled to a portion of the proceeds in accordance with paragraph B below, subject, however, to any applicable law which expressly provides for a different disposition of the proceeds. Grantee shall use its share of the proceeds in a manner consistent with the conservation purpose of this grant.

B. Proceeds. Grantor and Grantee agree that the donation of this Restriction gives rise to a real property right, immediately vested in the Grantee, with a fair market value that is at least equal to the proportionate value that this Restriction bears to the value of the unrestricted property at that time. Such proportionate value of the Grantee's property right shall remain constant. Any proceeds will be distributed only after complying with the terms of any gift, grant, or other funding requirements.

C. Grantor/Grantee Cooperation Regarding Public Action

Whenever all or any part of the Restricted Area or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action. All related expenses incurred by the Grantor and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Grantee in accordance with paragraph V. B. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Grantee shall use its share of the proceeds like a continuing trust in a manner consistent with the conservation purposes of this grant.

VI. ASSIGNABILITY

A. Running of the Burden

The burdens of this Restriction shall run with the Restricted Area in perpetuity, and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Restricted Area.

B. Execution of Instruments

The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Restriction; the Grantor, on behalf of herself and her successors and assigns, appoint the Grantee their attorney-in-fact to execute, acknowledge and deliver any such instruments on her behalf. Without limiting the foregoing, the Grantor and her successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit

The benefits of this Restriction shall run to the Grantee, shall be in gross and shall not be assignable by the Grantee, except in the following instances:

As a condition of any assignment, the Grantee shall require that the purpose of this Restriction continues to be carried out; that the Assignee is not an owner of the fee in the Property, and the Assignee, at the time of the assignment, qualifies under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and is a donee eligible to receive this Restriction under Section 32 of Chapter 184 of the General Laws of Massachusetts. Any assignment will comply with article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

VII. SUBSEQUENT TRANSFERS

The Grantor agrees to incorporate by reference the terms of this Restriction in any deed or other legal instrument by which he divests himself of any interest in all or a portion of the Restricted Area, including a leasehold interest and to notify the Grantee within 20 days of such transfer. Failure to do any of the above shall not impair the validity or enforceability of this Restriction. Any transfer will comply with article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

The Grantor shall not be liable for violations occurring after their ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this CR shall survive the transfer. Any new owner shall cooperate in the restoration of the Restricted Area or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

VIII. ESTOPPEL CERTIFICATES

Upon request by the Grantor, the Grantee shall, within thirty (30) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance with any obligation of the Grantor contained in this Restriction.

IX. NON MERGER

The parties intend that any future acquisition of the Restricted Area shall not result in a merger of the Restriction into the fee. The Grantor agrees that it will not grant, and the Grantee agrees that it will not take title, to any part of the Restricted Area without having first assigned this Restriction to a non-fee owner to ensure that merger does not occur and that this Restriction continues to be enforceable by a non-fee owner.

X. EFFECTIVE DATE

This Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative Approvals required by Section 32 of Chapter 184 of the General Laws have been obtained, and it has been recorded in a timely manner in the Middlesex South District and Norfolk Registries of Deed.

XI. NOTICES

Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage pre-paid, addressed as follows:

To Grantor: The Cedars Trust
c/o Arnold W. Hunnewell, Jr., Trustee
Simonds, Winslow, Willis & Abbott
50 Congress Street; Suite 925
Boston, MA 02109

To Grantee: The Trustees of Reservations
200 High Street
Boston, MA 02110

or to such other address as any of the above parties shall designate from time to time by written notice to the other or, if notice is returned to sender, to an address that is reasonably ascertainable by the parties.

XII. GENERAL PROVISIONS

A. Controlling Law

The interpretation and performance of this Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

Any general rule of construction to the contrary notwithstanding, this Restriction shall be liberally construed in favor of the grant to effect the purpose of this Restriction and the policy and purposes of Massachusetts General Laws Chapter 184, Sections 31-33. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the purpose of this Restriction that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability

If any provision of this Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provision of this Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the parties with respect to this Restriction and supersedes all prior discussions, negotiations, understandings or agreements relating to the Restriction, all of which are merged herein.

XIII. MISCELLANEOUS

A. Pre-existing Public Rights. Approval of this Restriction pursuant to M.G.L. Chapter 184, Section 32 by any municipal officials and by the Secretary of Energy and Environmental Affairs is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Restricted Area, and any such pre-existing rights of the public, if any, are not affected by the granting of this Restriction. For the avoidance of doubt, this Restriction does not create or grant any rights in favor of the public or any third party to access the Restricted Area or any other portion of the Property.

B. Homestead

The Grantor attests that there is a residence abutting the Restricted Area (including exclusions) that is occupied or is intended to be occupied as a principal residence by a spouse, former spouse, or children of the Grantor, on or abutting the Restricted Area, who have signed and notarized a separate release and subordination of their homestead rights to this Restriction, which will be recorded herewith.

C. Attached hereto and incorporated herein by reference are the following:

Signature pages: Grantor, Grantee, Town of Natick, Town of Wellesley, Executive Office of Energy and Environmental Affairs, Exhibit A, Exhibit B, Exhibit C.

No documentary stamps are required, as this Restriction is a gift.

Executed under seal this _____ day of _____, 2018.

Arnold W. Hunnewell, Jr., personal
representative

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this ____ day of _____, 2018, before me, the undersigned notary public, personally appeared Arnold W. Hunnewell, Jr., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public

My commission expires:

ACCEPTANCE OF GRANT

The above Restriction is accepted this _____ day of _____, 20__.

THE TRUSTEES OF RESERVATIONS

By _____

Its _____

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

_____, 20__

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and that they are authorized to do so on behalf of the Corporation.

Notary Public
My commission expires:

APPROVAL OF SELECTMEN

We, the undersigned, being a majority of the Selectmen of the Town of Natick, Massachusetts, hereby certify that at a meeting duly held on _____, 20__ the Selectmen voted to approve the foregoing Restriction to The Trustees of Reservations pursuant to M.G.L. Chapter 184, Section 32.

Selectmen

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

_____, 20__

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, _____,

_____, _____, and

_____, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires:

APPROVAL OF SELECTMEN

We, the undersigned, being a majority of the Selectmen of the Town of Wellesley, Massachusetts, hereby certify that at a meeting duly held on _____, 20__ the Selectmen voted to approve the foregoing Restriction to The Trustees of Reservations pursuant to M.G.L. Chapter 184, Section 32.

Selectmen

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

_____, 20__

On this ____ day of _____, 200_, before me, the undersigned notary public, personally appeared _____, _____, _____, _____, and _____, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires:

APPROVAL BY SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS

COMMONWEALTH OF MASSACHUSETTS

The undersigned, Secretary of the Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Restriction to The Trustees of Reservations has been approved in the public interest pursuant to M.G.L. Chapter 184, Section 32. Any proposed modification, release, or partial release to this conservation restriction must be approved by the then-acting Secretary of EOEEA in accordance with MGL Chapter 184 Section 32 and the then-current EOEEA policy that maintains the conservation values of Conservation Restrictions.

Date: _____, 20__

Secretary of Energy and Environmental Affairs

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

_____, 20__

On this ____ day of _____, 200_, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires:

Exhibit A

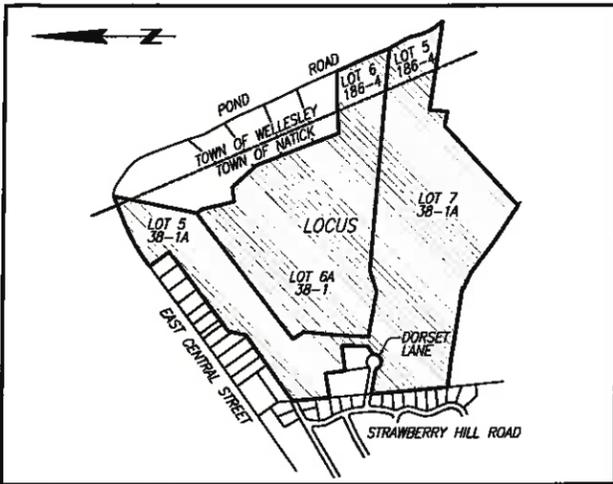
For Grantor's title to the Premises, see the following eight (8) deeds recorded with the Middlesex County Registry of Deeds in:

Book 6579, Page 152;
Book 6579, Page 161;
Book 6583, Page 522;
Book 6675, Page 196;
Book 6755, Page 505,
Book 6880, Page 464;
Book 6929, Page 211; and
Book 7089, Page 203.

See also those eight (8) deeds recorded with the Norfolk County Registry of Deeds in:

Book 2344, Page 338;
Book 2344, Page 341;
Book 2375, Page 134;
Book 2436, Page 324;
Book 2480, Page 311;
Book 2579, Page 308;
Book 2600, Page 21; and
Book 2705, Page 199.

See also Estate of Mary H. Palmer (Middlesex County Probate Court Docket No. 95P3123EP) and Estate of Morgan Palmer (Middlesex County Probate Court Docket No. M117P5310EA).



LOCUS MAP NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 79°29'49" E	18.45'
L2	N 86°21'56" W	18.11'
L3	N 72°54'17" W	27.21'
L4	N 64°38'29" W	33.52'
L5	N 56°20'04" W	145.49'
L6	N 49°20'56" W	70.76'
L7	N 38°15'18" W	43.35'
L8	S 33°02'47" E	40.68'
L9	N 24°56'47" W	48.03'
L10	N 21°26'10" W	63.02'
L11	S 19°30'22" E	10.12'
L12	N 21°30'10" W	124.86'
L13	N 20°34'28" W	132.31'
L14	S 15°39'56" E	70.64'
L15	N 18°08'36" W	74.39'
L16	S 29°35'59" E	94.27'
L17	N 27°58'54" W	203.52'
L18	N 23°52'43" W	175.85'
L19	N 24°01'12" W	140.11'
L20	N 23°38'08" W	91.52'
L21	N 26°08'07" W	140.24'
L22	N 24°45'09" W	210.83'
L23	N 22°10'13" W	132.21'

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
 BOOK 13620 PAGE 125
 BOOK 18591 PAGE 028
 BOOK 19276 PAGE 588
 BOOK 19276 PAGE 617
 BOOK 19367 PAGE 417
 BOOK 19357 PAGE 427
 BOOK 20107 PAGE 501
 BOOK 21998 PAGE 580
 BOOK 22438 PAGE 053
 BOOK 22998 PAGE 411
 BOOK 25386 PAGE 302
 BOOK 26301 PAGE 416
 BOOK 27601 PAGE 571
 BOOK 28311 PAGE 533
 BOOK 30378 PAGE 580
 BOOK 33378 PAGE 586
 BOOK 30536 PAGE 298
 BOOK 31013 PAGE 607
 BOOK 33480 PAGE 131
 BOOK 35594 PAGE 399
 BOOK 42254 PAGE 397
 BOOK 43500 PAGE 119
 BOOK 44579 PAGE 378
 BOOK 44904 PAGE 434
 BOOK 45520 PAGE 018
 BOOK 45890 PAGE 054
 BOOK 49204 PAGE 375
 BOOK 51357 PAGE 191
 BOOK 53872 PAGE 457
 BOOK 54276 PAGE 181
 BOOK 54402 PAGE 595
 BOOK 55485 PAGE 243
 BOOK 57510 PAGE 471
 BOOK 57732 PAGE 108
 BOOK 59542 PAGE 249

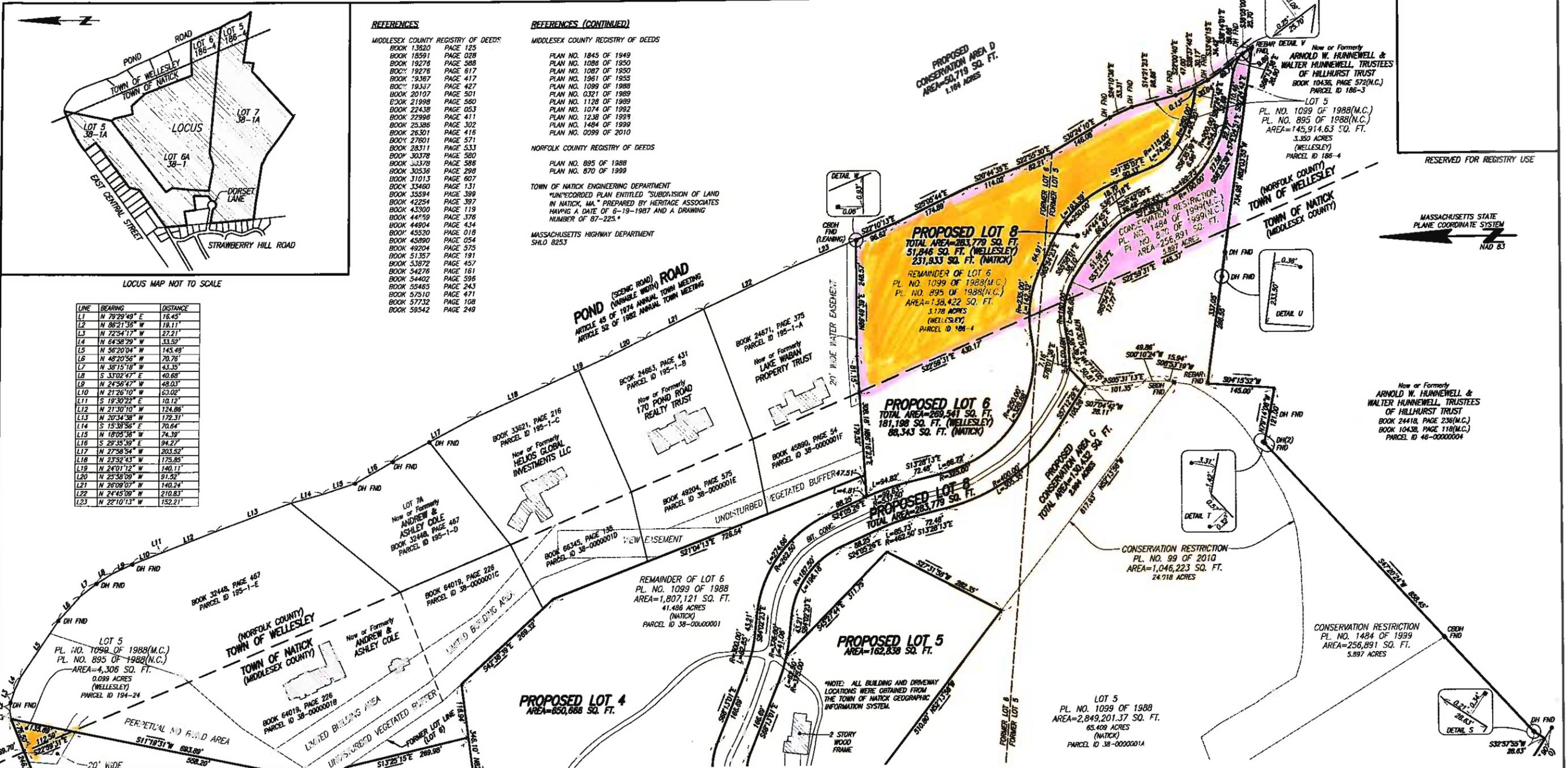
REFERENCES (CONTINUED)

MIDDLESEX COUNTY REGISTRY OF DEEDS
 PLAN NO. 1845 OF 1949
 PLAN NO. 1086 OF 1950
 PLAN NO. 1087 OF 1950
 PLAN NO. 1961 OF 1955
 PLAN NO. 1089 OF 1988
 PLAN NO. 0321 OF 1989
 PLAN NO. 1128 OF 1989
 PLAN NO. 1074 OF 1992
 PLAN NO. 1238 OF 1999
 PLAN NO. 1484 OF 1999
 PLAN NO. 0099 OF 2010

NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN NO. 895 OF 1988
 PLAN NO. 870 OF 1999

TOWN OF NATICK ENGINEERING DEPARTMENT
 "UNRECORDED PLAN ENTITLED 'SUBDIVISION OF LAND IN NATICK, MA.' PREPARED BY HERITAGE ASSOCIATES HAVING A DATE OF 6-19-1987 AND A DRAWING NUMBER OF 87-225."

MASSACHUSETTS HIGHWAY DEPARTMENT
 SHLD 8253



CONSERVATION RESTRICTION PLAN
 PALMER ESTATE
 DORSET LANE
 NATICK, MASS.
 (MIDDLESEX COUNTY)
 WELLESLEY, MASS.
 (NORFOLK COUNTY)

FELDMAN LAND SURVEYORS
 152 HAMPDEN STREET
 BOSTON, MASS. 02119

AUGUST 31, 2017
 PHONE: (617)357-9740
 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

SCALE: 1"=100'

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DRAFT 08-31-17

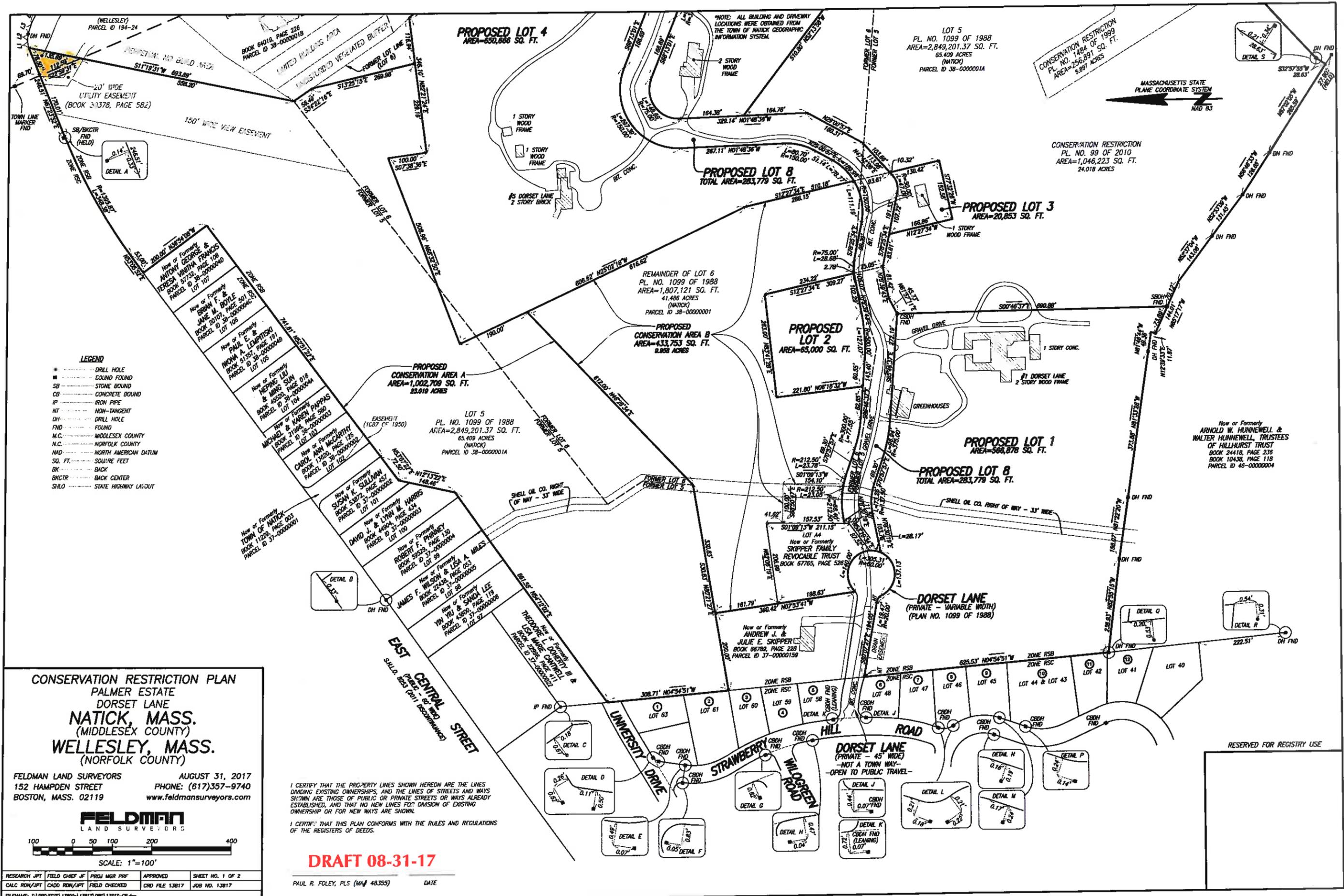
PAUL P. FOLEY, PLS (MA# 48355) DATE

- ABUTTERS' LIST (FROM SHEET 1 OF 2)
- 1 Now or Formerly NATHAN DOHM & JENNIFER HEALEY BOOK 33480, PAGE 131 PARCEL ID 37-00000023
 - 2 Now or Formerly ERIC D. & ELIZABETH J. BERMAN BOOK 54402, PAGE 596 PARCEL ID 37-00000025
 - 3 Now or Formerly HYUN CHUNG UHM & PAUL S. KANG BOOK 44558, PAGE 576 PARCEL ID 37-00000026
 - 4 Now or Formerly CHAD F. & KELLY J. GRILLER BOOK 64116, PAGE 431 PARCEL ID 37-00000027
 - 5 Now or Formerly PAUL & MELISSA STEPHENS BOOK 55485, PAGE 243 PARCEL ID 37-00000028
 - 6 Now or Formerly STEPHEN F. & SANDRA VOGEL BOOK 38272, PAGE 296 PARCEL ID 37-00000030
 - 7 Now or Formerly TIMOTHY P. & JANE A. ROSE BOOK 27601, PAGE 571 PARCEL ID 37-00000031
 - 8 Now or Formerly KATALIN POPOVICI & MARIUS BONACIU BOOK 57510, PAGE 471 PARCEL ID 37-00000032
 - 9 Now or Formerly DENNIS & MAURA S. GAUGHAN BOOK 30536, PAGE 298 PARCEL ID 37-00000033
 - 10 Now or Formerly JASON T. & ELIZABETH F. MAZZOLA BOOK 64194, PAGE 577 PARCEL ID 45-00000035
 - 11 Now or Formerly PAUL C. & LINDA M. SULLIVAN BOOK 26301, PAGE 416 PARCEL ID 45-0000004
 - 12 Now or Formerly RICHARD M. BOWER & ELENA ANN DEOLLOQUI BOOK 18158, PAGE 028 PARCEL ID 45-00000065

- LEGEND**
- DRILL HOLE
 - BOUND FOUND
 - SB STONE BOUND
 - CB CONCRETE BOUND
 - IP IRON PIPE
 - NT NON-TANGENT
 - DH DRILL HOLE
 - FND FOUND
 - M.C. MIDDLESEX COUNTY
 - N.C. NORFOLK COUNTY
 - NAD NORTH AMERICAN DATUM
 - SQ. FT. SQUARE FEET
 - BK BACK CENTER
 - BACK CENTER
 - SHLD STATE HIGHWAY LAYOUT
- MIDDLESEX COUNTY REGISTRY OF DEEDS**
 OWNERSHIP RESIDES WITH MORGAN PALMER VIA A WILL BY MARY PALMER, DOCKET NUMBER 95P 3123 EP.
- BOOK 6579, PAGE 152; BOOK 6579, PAGE 161; BOOK 6583, PAGE 522; BOOK 6675, PAGE 196; BOOK 6755, PAGE 505; BOOK 6880, PAGE 484; BOOK 6929, PAGE 211; BOOK 7085, PAGE 203; BOOK 19276, PAGE 588; BOOK 19276, PAGE 617; BOOK 19367, PAGE 417; AND BOOK 19387, PAGE 427.
- NORFOLK COUNTY REGISTRY OF DEEDS**
 BOOK 2344, PAGE 337; BOOK 2344, PAGE 338; BOOK 2344, PAGE 341; BOOK 2344, PAGE 332; BOOK 2375, PAGE 134; BOOK 2436, PAGE 324; BOOK 2480, PAGE 310; BOOK 2480, PAGE 311; BOOK 2579, PAGE 308; BOOK 2800, PAGE 21; BOOK 2705, PAGE 189; BOOK 8071, PAGE 317; BOOK 8071, PAGE 342; BOOK 8112, PAGE 590; AND BOOK 8112, PAGE 600.

RESEARCH JPT	FIELD CHIEF JF	FIELD MGR PPF	APPROVED	SHEET NO. 2 OF 2
CALC RDM/JPT	CADD RDM/JPT	FIELD CHECKED	CRD FILE 13817	JOB NO. 13817

FILENAME: S:\PROJECTS\13800\13817\DWG\13817-CR.dwg



CONSERVATION RESTRICTION PLAN
 PALMER ESTATE
 DORSET LANE
NATICK, MASS.
 (MIDDLESEX COUNTY)
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I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DRAFT 08-31-17

PAUL R. FOLEY, PLS (MA# 48355) DATE

RESEARCH JPT	FIELD CHIEF JF	FIELD MGR PRF	APPROVED	SHEET NO. 1 OF 2
CALC ROM/JPT	CADD ROM/JPT	FIELD CHECKED	CND FILE 13817	JOB NO. 13817
FILENAME: S:\PROJECTS\13809\13817\DWG\13817-DR.dwg				

RESERVED FOR REGISTRY USE

NATURAL RESOURCES COMMISSION
MEETING MINUTES
February 28th, 2017, 7:30 PM
NRC, Lower Level, Town Hall

Approved 3.28.2017

Attending: Lise Olney, Chair; Raina McManus, Vice Chair; Joan Gaughan, Secretary; Heidi Gross; Stephen Murphy; Brandon Schmitt, Director;

Guests: David Santomenna, Trustees of Reservations. Denny Nackoney, Trails Committee

Public Speak

No one attended public speak

CR @ Parcel 186-4

David Santomenna, Associate Land conservation manager from the Trustees of Reservations appeared to describe a land conservation restriction from Morgan Palmer, which is the last large unprotected parcel of land owned by the Hunnewells. The proposed CR is just over 1 acre in Wellesley, The board reviewed and certified the conservation value of the CR, and signed the certification paperwork after the documentation was read by Mr. Schmitt. The CR itself will be granted to and administered by the Trustees.

New Business/Continuing Business/Liaison Reports

- Liaison Reports: Trails: Ms. Gaughan described a proposed senior project to write and install poetry along the Wellesley trail system. The board discussed the project and agreed that a permanent project was not acceptable but a temporary sign might work.
- Town Hall Dr. Morton Memorial: Mr. Schmitt reviewed updated plans for the Town Hall memorial that would include an expansion of the planting bed, addition of plant materials, and the inclusion of a boulder and plaque. Mr. Schmitt reviewed a draft letter of support to the DRB for the project and the board approved.
- Memorial Grove Update: Mr. Schmitt reviewed one update to the proposed memorial, which would involve moving the primary signage from the middle of the grove to the pond side of the path. Ms. Gaughan explained that she had some concerns about too many stone benches, but was satisfied with the location of the proposed memorial bench.
- Softball Field/Hunnewell Field: Mr. Schmitt presented a wish list developed by the softball players to improve the softball fields at Hunnewell field. The board was receptive to some of the improvements, but not lighting or sound. Ms. McManus asked that we confirm that the field lighting is scheduled properly.
- Wetlands Appointment Process: There were no updates for this item.
- Update on eco-landscaping event: Mr. Schmitt reported that a sign invoice for Chip Osborne has been received, and Ann McGovern, who will be presenting on Compost, has provided additional information.
- Gas Leaks Forum: Ms. Olney and Mr. Morgan discussed the Gas Leaks forum. Ms. Olney will send what she has so far with the agenda to Mr. Morgan and have Marjorie review and pass along any comments. The forum will occur on the 21st, and the tagging event will occur on the 11th. New HEET data will be provided on March 2. Leaks will be distributed to coordinators and the leaks will be flagged on a nearby or public shade tree. Pamphlets will be distributed to nearby homes.
- Lower Falls Parking: The board discussed the Request for Information about the Lower Falls parking proposal. Mr. Morgan gave background to the RFI, around 2003 the Town rejected a proposal by the owner of the Papparazzi to install a decked parking lot. The other was the conclusion of the Public-private partnership for 900 Worcester St. The success of the RFI with no cost to the Town encouraged

the Selectmen to pursue a similar proposal. New proposal included a potential to put commercial space in the lower levels of the structure. The board discussed the possibility of a Town-wide

Director's Report

- Contract Updates: This item was not discussed
- Project Updates: Mr. Schmitt explained that Tree Planting season was underway, and the NRC would be scheduling appointments with residents shortly. Mr. Schmitt also reported that a large Dawn Redwood from Police Station property had been transplanted to Morton park.
- Permits: Mr. Schmitt reviewed a permit request from Marathon sports to host a Run and Yoga event at Phillips park. The board agreed that they should be charged a permit fee as a for-profit entity.
- Staffing Update: Mr. Schmitt reported that Danielle and Julie have both been doing excellent and the office was now fully staffed.
- Policy manual: Mr. Schmitt advised the board that the Community Garden Rules may be changed to make them more flexible in terms of the registration and payment, and he would review those with them at a future date.

Other items not anticipated prior to posting

N/A

Approve February 6, 2017 Minutes

After a motion was made and seconded, the board voted 4-0 (H. Gross abstained) to approve the minutes as amended.

ADJOURNMENT

The meeting adjourned at 9:35PM

4. Approve Purging of Parking Penalties

At this year's annual town meeting article 27 was approved that had the effect of purging all parking fines unpaid to the town for the period of 1983 through 2009 which totaled \$163,755 that otherwise could not be sent to a collection agency. This total represented the original face amount of the outstanding tickets issued during this period. Over the years as those parking tickets went unpaid, penalties also accrued, and today they total \$366,160. It is the opinion of Town Counsel that the Selectmen have the authority to waive accumulated penalties, but not the amount of the original ticket. That is why we are addressing this matter in two parts. Now that Town Meeting has authorized the purging of the original tickets, it is appropriate that the Board take up the penalties, thus I am asking the Board to authorize the purging of this amount. Our parking ticket processing vendor will continue to collect all fines and penalties from 2010 to present, and will also utilize a collection agency to follow up on all tickets that can legally be processed in this manner. You might recall that the amount first discussed was slightly higher (\$366,300) however our vendor tells me that 10 tickets from this period were paid in recent weeks, which brought the total down slightly.

Going forward we anticipate addressing this at regular intervals to ensure it does not grow this large in the future. A copy of the latest report from our vendor is included in your packet.

MOVE that the Board vote to purge all accumulated parking ticket penalties and fines from January 1, 1983 through December 31, 2009.

Tickets Issued Prior to 2010

States	Total Tickets	Fine Amount	Penalties	Due
Cannot go to collections	13,053	\$163,655.00	\$366,160.00	\$497,778.50
Can go to collections	1,203	\$16,130.00	\$18,545.00	\$32,530.00
Totals	14,256	\$179,785.00	\$384,705.00	\$530,308.50

5. Discuss and Approve Wellesley Square Parking waivers

- **Review July Jubilation Free Parking Request** –The Wellesley Square Merchant’s Association have made their annual request for free parking for July Jubilation on July 21, 2018 from 9:30 am to 4:30 pm to further encourage people to come down and enjoy the events and do some shopping. Staff estimates that the revenue reduction for this one-day event is approximately just under \$1,500.
- **Review Mom’s Day Out Parking Request** – The Wellesley Square Merchant’s Association have made their annual request for free parking for Mom’s Day Out This event became a two-day event in 2016. Last year, the Town authorized free parking between the hours of 10 am to 6 pm for Friday, and all day on Saturday. The Town only charges for on street meters on Saturdays. Terry Connolly ran an analysis last year that indicated a revenue reduction of \$1,180 for a typical Friday and an additional \$680 for Saturday, totaling \$1,860. Rates in the Square have not changed.

A parking map indicated which meters would be free for the events is included in your packet.

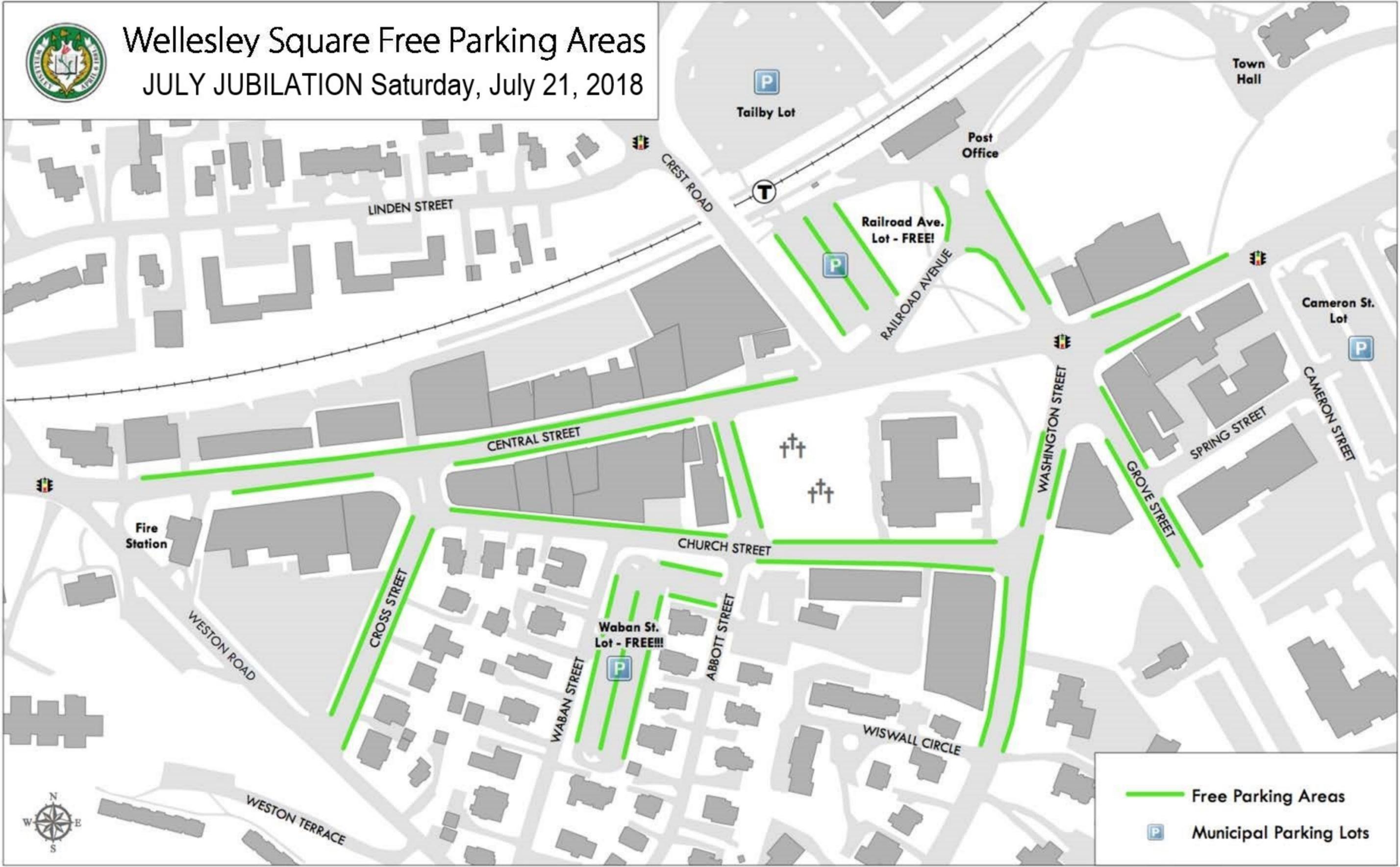
MOVE to approve free meter parking in Wellesley Square for July Jubilation on Saturday July, 21, 2018 from 9:30 am to 4:30 pm.

MOVE to approve free meter parking in Wellesley Square for Mom’s Day Out from 10 am to 6 pm on Friday September 14, 2018 and Saturday September 15, 2018.



Wellesley Square Free Parking Areas

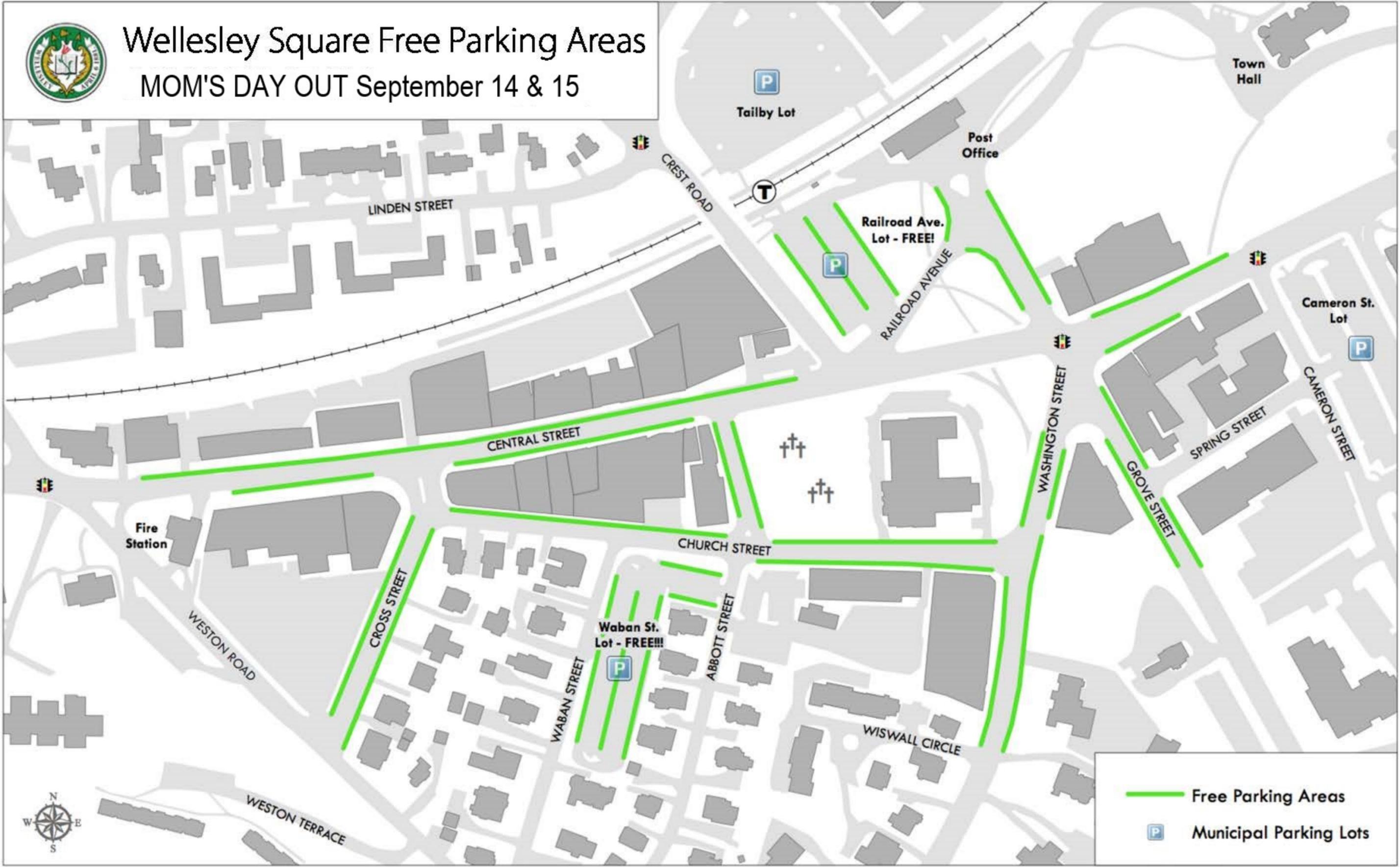
JULY JUBILATION Saturday, July 21, 2018





Wellesley Square Free Parking Areas

MOM'S DAY OUT September 14 & 15



-  Free Parking Areas
-  Municipal Parking Lots

6. Approve Smith and Wollensky Parking request

Smith and Wollensky has announced that they plan to open on Wednesday, May 23rd. They have asked that the Board to consider whether they can reserve several on street meters from 4 pm to 8 pm to allow for Valet. In the 4-hour period they expect several hundred people. Should the Board be inclined to support this request, the Town would likely need to reserve these spaces beginning at 12:00 pm to allow time for existing parkers to vacate the spaces. Smith and Wollensky's ideal approval would be to reserve spaces along Washington Street as well as Church Street. I have inserted a map indicating 15 parking spaces for your consideration, which are highlighted in yellow and are numbered CH028-CH031 and WQ117-WQ127. Smith and Wollensky's would pay the Town the revenue lost for the meters, and the cost of preparing "special event" bags for the meters.

MOVE to approve to exclusive use of parking meters CH028-CH031 and WQ117 WQ127 on May 23rd from 12:00 pm to 8:00 pm in Wellesley Square for the opening of Smith and Wollensky's.

Zone 2326 CHURCH STREET

CH042 CH041 CH040 CH039 CH038 CH037 CH036 CH035 CH034 CH033 CH032

CH031 CH030 CH029 CH028

32 30 26 24 22 20 16 14 12

8

573

575

577

579

583

587

591

593

595

Zone 2331

WO125 WO126 WO127
WO124
WO123
WO122
WO121
WO120
WO119
WO118
WO117
WO092 WO091

STREET

WISWALL CIRCLE

ABBOTT

CHURCH STREET						
Max. Time Limit (hours)	# of Single Meters	# of Double Meters	Spaces w/ Single Meters	Spaces w/ Double Meters	# of Spaces by Max. Time Limit	Total Paid Spaces
2	4	19	4	38	42	42
Handicapped					0	

8

10

17 15 11 9 7 5

20

18

1

7. Discuss Special Town Meeting Preparation

Jack will give an update on the Special Town Meeting Warrant language. There are no documents associated with this item.

8. **New Business and Correspondence** - Other Documents: The Board will find documents the staff are not seeking action on, but is for informational purposes only. Please find the following:

- ❖ April Budget Report FY18
- ❖ Moody's Comment Report – Wellesley, MA
- ❖ TPC Closeout – Email from Joe McDonough & Punch List Spreadsheet
- ❖ Email from Meghan Jop – 900 Worcester, 135 Great Plain Avenue & Great Plain Avenue Intersection Updates

Salary metric 81.5%



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Town of Wellesley
YTD 2018

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FOR 2018 13

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
122 BOARD OF SELECTMEN							
1 PERSONAL SERVICES	456,591	3,981.00	460,572.00	363,211.65	.00	97,360.35	78.9%
2 EXPENSES	28,925	.00	28,925.00	22,183.70	.00	6,741.30	76.7%
4 CAPITAL IMPROVEMENTS	75,000	.00	75,000.00	21,250.24	.00	53,749.76	28.3%
5 OTHER PROGRAMS	325,000	-325,000.00	0	.00	.00	.00	.0%
6 SPECIAL PURPOSE	0	160,500.00	160,500.00	20,000.00	.00	140,500.00	12.5%
9 CONTINUED APPROPRIATIONS	13,978	.00	13,978.00	.00	.00	13,978.00	.0%
TOTAL BOARD OF SELECTMEN	899,494	-160,519.00	738,975.00	426,645.59	.00	312,329.41	57.7%
125 GREEN RIBBON COMMITTEE							
2 EXPENSES	1,500	.00	1,500.00	600.00	.00	900.00	40.0%
TOTAL GREEN RIBBON COMMITTEE	1,500	.00	1,500.00	600.00	.00	900.00	40.0%
126 SUSTAINABILITY DEPARTMENT							
1 PERSONAL SERVICES	17,780	352.00	18,132.00	14,552.97	.00	3,579.03	80.3%
TOTAL SUSTAINABILITY DEPARTMENT	17,780	352.00	18,132.00	14,552.97	.00	3,579.03	80.3%
131 ADVISORY COMMITTEE							
1 PERSONAL SERVICES	7,000	.00	7,000.00	3,358.00	.00	3,642.00	48.0%
2 EXPENSES	25,000	.00	25,000.00	8,670.29	.00	16,329.71	34.7%
8 ENCUMBRANCES	4,095	.00	4,094.96	4,094.96	.00	.00	100.0%
TOTAL ADVISORY COMMITTEE	36,095	.00	36,094.96	16,123.25	.00	19,971.71	44.7%
132 RESERVE FUND							
2 EXPENSES	175,000	.00	175,000.00	.00	.00	175,000.00	.0%



RESERVE FUND	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL RESERVE FUND	175,000	.00	175,000.00	.00	.00	175,000.00	.0%
133 FINANCIAL SERVICES							
1 PERSONAL SERVICES	427,316	4,521.00	431,836.81	351,917.67	.00	79,919.14	81.5%
2 EXPENSES	10,200	.00	10,200.00	5,355.25	3,392.63	1,452.12	85.8%
TOTAL FINANCIAL SERVICES	437,516	4,521.00	442,036.81	357,272.92	3,392.63	81,371.26	81.6%
135 AUDIT COMMITTEE							
2 EXPENSES	58,200	.00	58,200.00	58,100.00	.00	100.00	99.8%
TOTAL AUDIT COMMITTEE	58,200	.00	58,200.00	58,100.00	.00	100.00	99.8%
141 BOARD OF ASSESSORS							
1 PERSONAL SERVICES	269,432	3,157.00	272,589.00	218,683.71	.00	53,905.29	80.2%
2 EXPENSES	82,450	.00	82,450.00	53,846.36	.00	28,603.64	65.3%
TOTAL BOARD OF ASSESSORS	351,882	3,157.00	355,039.00	272,530.07	.00	82,508.93	76.8%
145 TREASURER/COLLECTOR							
1 PERSONAL SERVICES	312,202	3,788.00	315,990.43	251,045.77	.00	64,944.66	79.4%
2 EXPENSES	126,450	.00	126,450.00	79,326.50	.00	47,123.50	62.7%
8 ENCUMBRANCES	1,100	.00	1,100.00	874.53	.00	225.47	79.5%
TOTAL TREASURER/COLLECTOR	439,752	3,788.00	443,540.43	331,246.80	.00	112,293.63	74.7%
151 LAW							
2 EXPENSES	325,000	.00	325,000.00	118,149.40	.00	206,850.60	36.4%
TOTAL LAW	325,000	.00	325,000.00	118,149.40	.00	206,850.60	36.4%



	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
152 HUMAN RESOURCES BOARD							
152 HUMAN RESOURCES BOARD							
1 PERSONAL SERVICES	297,879	4,900.00	302,779.00	247,038.31	.00	55,740.69	81.6%
2 EXPENSES	37,250	.00	37,250.00	22,255.74	.00	14,994.26	59.7%
6 SPECIAL PURPOSE	170,000	-125,418.00	44,582.00	4,965.00	.00	44,582.00	.0%
8 ENCUMBRANCES	4,965	.00	4,965.00	4,965.00	.00	.00	100.0%
TOTAL HUMAN RESOURCES BOARD	510,094	-120,518.00	389,576.00	274,259.05	.00	115,316.95	70.4%
155 INFORMATION TECHNOLOGY							
155 INFORMATION TECHNOLOGY							
1 PERSONAL SERVICES	656,327	13,999.00	670,326.00	478,152.83	.00	192,173.17	71.3%
2 EXPENSES	395,750	.00	395,750.00	317,715.23	3,400.00	74,634.77	81.1%
4 CAPITAL IMPROVEMENTS	106,666	.00	106,666.00	76,664.00	.00	30,002.00	71.9%
6 SPECIAL PURPOSE	-293,709	.00	-293,709.00	-244,740.00	.00	-48,969.00	83.3%
8 ENCUMBRANCES	9,808	.00	9,807.78	9,807.78	.00	.00	100.0%
9 CONTINUED APPROPRIATIONS	167,761	.00	167,761.30	127,011.75	28,000.00	12,749.55	92.4%
TOTAL INFORMATION TECHNOLOGY	1,042,603	13,999.00	1,056,602.08	764,611.59	31,400.00	260,590.49	75.3%
161 TOWN CLERK							
161 TOWN CLERK							
1 PERSONAL SERVICES	232,227	5,152.00	237,379.00	173,931.33	.00	63,447.67	73.3%
2 EXPENSES	40,915	.00	40,915.00	20,731.67	.00	20,183.33	50.7%
TOTAL TOWN CLERK	273,142	5,152.00	278,294.00	194,663.00	.00	83,631.00	69.9%
171 NATURAL RESOURCES COMMISSION							
171 NATURAL RESOURCES COMMISSION							
1 PERSONAL SERVICES	205,889	2,738.00	208,627.00	163,579.35	.00	45,047.65	78.4%
2 EXPENSES	19,650	.00	19,650.00	10,476.48	113.16	9,060.36	53.9%
4 CAPITAL IMPROVEMENTS	141,500	.00	141,500.00	31,044.87	78,235.00	32,220.13	77.2%
8 ENCUMBRANCES	761	.00	761.02	750.12	.00	10.90	98.6%
9 CONTINUED APPROPRIATIONS	184,563	.00	184,563.20	73,970.24	6,260.00	104,332.96	43.5%
TOTAL NATURAL RESOURCES COMMISS	552,363	2,738.00	555,101.22	279,821.06	84,608.16	190,672.00	65.7%
172 MORSES POND							
172 MORSES POND							



172	MORSES POND	ORIGINAL APPROP	TRANFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2	EXPENSES	141,754	.00	141,754.00	26,599.20	17,000.00	98,154.80	30.8%
4	CAPITAL IMPROVEMENTS	40,000	.00	40,000.00	.00	.00	40,000.00	.0%
9	CONTINUED APPROPRIATIONS	34,726	.00	34,726.00	26,912.72	4,345.00	3,468.28	90.0%
	TOTAL MORSES POND	216,480	.00	216,480.00	53,511.92	21,345.00	141,623.08	34.6%
175	PLANNING BOARD							
1	PERSONAL SERVICES	230,858	30,703.00	261,561.00	194,808.36	.00	66,752.64	74.5%
2	EXPENSES	42,750	.00	42,750.00	20,221.28	11,785.71	10,743.01	74.9%
8	ENCUMBRANCES	250	.00	250.00	162.66	.00	87.34	65.1%
9	CONTINUED APPROPRIATIONS	38,994	.00	38,994.21	16,756.35	2,237.86	20,000.00	48.7%
	TOTAL PLANNING BOARD	312,852	30,703.00	343,555.21	231,948.65	14,023.57	97,582.99	71.6%
176	ZONING BOARD OF APPEALS							
1	PERSONAL SERVICES	53,269	1,066.00	54,335.00	44,302.90	.00	10,032.10	81.5%
2	EXPENSES	6,940	.00	6,940.00	3,778.47	.00	3,161.53	54.4%
8	ENCUMBRANCES	161	.00	160.74	45.12	.00	115.62	28.1%
	TOTAL ZONING BOARD OF APPEALS	60,370	1,066.00	61,435.74	48,126.49	.00	13,309.25	78.3%
180	HOUSING DEVELOPMENT CORP							
2	EXPENSES	6,000	.00	6,000.00	.00	.00	6,000.00	.0%
	TOTAL HOUSING DEVELOPMENT CORP	6,000	.00	6,000.00	.00	.00	6,000.00	.0%
185	PERMANENT BUILDING COMMITTEE							
6	SPECIAL PURPOSE	10,483	.00	10,483.35	6,659.15	1,040.85	2,783.35	73.4%
	TOTAL PERMANENT BUILDING COMMI	10,483	.00	10,483.35	6,659.15	1,040.85	2,783.35	73.4%
192	FACILITIES MANAGEMENT							



192	FACILITIES MANAGEMENT	ORIGINAL APPROP	TRANSFRS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1	PERSONAL SERVICES	4,269,376	87,970.00	4,357,345.83	3,560,954.56	.00	796,391.27	81.7%
2	EXPENSES	3,380,028	2,600.00	3,382,627.74	2,517,220.35	320,003.82	545,403.57	83.9%
4	CAPITAL IMPROVEMENTS	1,875,000	.00	1,875,000.00	531,000.22	37,259.14	1,306,740.64	30.3%
6	SPECIAL PURPOSE	50,000	.00	50,000.00	24,750.00	24,750.00	500.00	99.0%
8	ENCUMBRANCES	3,021	.00	3,021.18	2,443.14	.00	578.04	80.9%
9	CONTINUED APPROPRIATIONS	1,555,249	.00	1,555,249.15	404,702.89	43,913.65	1,106,632.61	28.8%
	TOTAL FACILITIES MANAGEMENT	11,132,674	90,570.00	11,223,243.90	7,041,071.16	425,926.61	3,756,246.13	66.5%
195	TOWN REPORTS							
2	EXPENSES	4,000	.00	4,000.00	4,000.00	.00	.00	100.0%
	TOTAL TOWN REPORTS	4,000	.00	4,000.00	4,000.00	.00	.00	100.0%
199	CENTRAL ADMINISTRATION SERVICE							
2	EXPENSES	29,000	.00	29,000.00	17,355.14	.00	11,644.86	59.8%
8	ENCUMBRANCES	448	.00	448.17	448.17	.00	.00	100.0%
	TOTAL CENTRAL ADMINISTRATION S	29,448	.00	29,448.17	17,803.31	.00	11,644.86	60.5%
210	POLICE							
1	PERSONAL SERVICES	5,355,872	91,227.26	5,447,099.31	4,305,368.65	.00	1,141,730.66	79.0%
2	EXPENSES	630,035	.00	630,035.00	538,451.65	19,096.56	72,486.79	88.5%
4	CAPITAL IMPROVEMENTS	92,843	.00	92,843.00	82,242.53	.00	10,600.47	88.6%
8	ENCUMBRANCES	46,639	.00	46,639.02	46,543.63	.00	95.39	99.8%
9	CONTINUED APPROPRIATIONS	6,420	.00	6,419.55	6,419.55	.00	.00	100.0%
	TOTAL POLICE	6,131,809	91,227.26	6,223,035.88	4,979,026.01	19,096.56	1,224,913.31	80.3%
211	PUBLIC SAFETY INSURANCE							
2	EXPENSES	100,000	.00	100,000.00	51,328.00	.00	48,672.00	51.3%
	TOTAL PUBLIC SAFETY INSURANCE	100,000	.00	100,000.00	51,328.00	.00	48,672.00	51.3%



FOR 2018 13

220 FIRE	ORIGINAL APPROV	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
220 FIRE							
1 PERSONAL SERVICES	4,933,025	97,161.00	5,030,185.96	4,104,139.26	.00	926,046.70	81.6%
2 EXPENSES	263,549	.00	263,549.00	176,413.18	20,624.91	66,510.91	74.8%
4 CAPITAL IMPROVEMENTS	79,000	.00	79,000.00	31,115.00	.00	47,885.00	39.4%
8 ENCUMBRANCES	79,461	.00	461.28	429.88	.00	31.40	93.2%
9 CONTINUED APPROPRIATIONS	89,611	.00	89,610.64	24,580.94	.00	65,029.70	27.4%
TOTAL FIRE	5,365,646	97,161.00	5,462,806.88	4,336,678.26	20,624.91	1,105,503.71	79.8%
241 BUILDING INSPECTION							
1 PERSONAL SERVICES	501,821	5,903.00	507,724.00	400,882.47	.00	106,841.53	79.0%
2 EXPENSES	26,150	.00	26,150.00	14,662.26	.00	11,487.74	56.1%
8 ENCUMBRANCES	850	.00	850.00	815.25	.00	34.75	95.9%
TOTAL BUILDING INSPECTION	528,821	5,903.00	534,724.00	416,359.98	.00	118,364.02	77.9%
244 SEALER OF WEIGHTS & MEASURES							
1 PERSONAL SERVICES	15,600	.00	15,600.00	8,378.93	.00	7,221.07	53.7%
2 EXPENSES	2,800	.00	2,800.00	1,313.32	.00	1,486.68	46.9%
TOTAL SEALER OF WEIGHTS & MEAS	18,400	.00	18,400.00	9,692.25	.00	8,707.75	52.7%
299 SPECIAL SCHOOL POLICE							
1 PERSONAL SERVICES	126,294	.00	126,294.00	55,631.34	.00	70,662.66	44.0%
2 EXPENSES	3,105	.00	3,105.00	1,208.00	.00	1,897.00	38.9%
TOTAL SPECIAL SCHOOL POLICE	129,399	.00	129,399.00	56,839.34	.00	72,559.66	43.9%
300 WELLESLEY PUBLIC SCHOOLS							



FOR 2018 13

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
300 WELLESLEY PUBLIC SCHOOLS							
8 ENCUMBRANCES	3,609,425	.00	3,609,424.98	3,555,672.57	.00	53,752.41	98.5%
TOTAL WELLESLEY PUBLIC SCHOOLS	3,609,425	.00	3,609,424.98	3,555,672.57	.00	53,752.41	98.5%
320 INSTRUCTIONAL SERVICES							
1 PERSONAL SERVICES	45,837,145	.00	45,837,145.00	32,663,790.16	.00	13,173,354.84	71.3%
2 EXPENSES	2,165,336	.00	2,165,336.00	873,047.47	644,864.54	647,423.99	70.1%
3 CAPITAL OUTLAY	100,489	.00	100,489.00	82,794.29	29,134.73	-11,440.02	111.4%
TOTAL INSTRUCTIONAL SERVICES	48,102,970	.00	48,102,970.00	33,619,631.92	673,999.27	13,809,338.81	71.3%
330 CENTRAL ADMINISTRATION							
1 PERSONAL SERVICES	790,910	.00	790,910.00	871,439.56	.00	-80,529.56	110.2%
2 EXPENSES	164,116	.00	164,116.00	102,392.03	4,773.17	56,950.80	65.3%
8 ENCUMBRANCES	36,124	.00	36,124.14	33,756.99	.00	2,367.15	93.4%
TOTAL CENTRAL ADMINISTRATION	991,150	.00	991,150.14	1,007,588.58	4,773.17	-21,211.61	102.1%
340 OPERATIONAL SERVICES							
1 PERSONAL SERVICES	1,508,001	.00	1,508,001.00	1,305,096.33	.00	202,904.67	86.5%
2 EXPENSES	937,852	.00	937,852.02	697,698.74	462,280.89	-222,127.61	123.7%
3 CAPITAL OUTLAY	1,908,764	.00	1,908,764.00	1,181,023.81	245,402.51	482,337.68	74.7%
6 SPECIAL PURPOSE	0	81,818.64	81,818.64	6,099.44	4,750.00	70,969.20	13.3%
8 ENCUMBRANCES	103,476	.00	103,476.08	61,776.25	.00	41,699.83	59.7%
9 CONTINUED APPROPRIATIONS	25,027	.00	25,026.65	25,026.65	.00	.00	100.0%
TOTAL OPERATIONAL SERVICES	4,483,120	81,818.64	4,564,938.39	3,276,721.22	712,433.40	575,783.77	87.4%
360 SPECIAL TUITION/TRANSPORTATION							
1 PERSONAL SERVICES	16,090,857	.00	16,090,856.81	11,766,623.59	.00	4,324,233.22	73.1%
2 EXPENSES	4,456,431	.00	4,456,431.00	2,868,462.42	2,199,227.66	-612,259.08	113.7%
8 ENCUMBRANCES	1,566,005	.00	1,566,004.69	1,100,028.97	.00	459,975.72	70.5%

These get encumbered at year end

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Town of Wellesley
YTD 2018

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FOR 2018 13

	ORIGINAL APPROP	TRANSFRS/ ADJSTWTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL SPECIAL TUITION/TRANSPOR	22,107,293	.00	22,107,292.50	15,736,114.98	2,199,227.66	4,171,949.86	81.1%
410 DPW - ENGINEERING DIVISION							
1 PERSONAL SERVICES	513,138	10,665.00	523,803.00	385,814.14	.00	137,988.86	73.7%
2 EXPENSES	64,139	.00	64,139.00	31,559.99	5,825.50	26,753.51	58.3%
4 CAPITAL IMPROVEMENTS	130,000	.00	130,000.00	7,066.12	.00	122,933.88	5.4%
8 ENCUMBRANCES	11,031	.00	11,031.27	10,881.67	.00	149.60	98.6%
9 CONTINUED APPROPRIATIONS	64,371	.00	64,371.43	496.97	.00	63,874.46	.8%
TOTAL DPW - ENGINEERING DIVISI	782,680	10,665.00	793,344.70	435,818.89	5,825.50	351,700.31	55.7%
420 DPW - HIGHWAY DIVISION							
1 PERSONAL SERVICES	1,010,424	32,892.00	1,043,316.00	848,349.93	.00	194,966.07	81.3%
2 EXPENSES	435,150	950.00	440,100.00	350,286.36	55,060.27	34,753.37	92.1%
4 CAPITAL IMPROVEMENTS	840,000	.00	840,000.00	487,257.89	5,958.92	346,783.19	58.7%
8 ENCUMBRANCES	3,624	.00	3,624.49	625.53	.00	2,998.96	17.3%
9 CONTINUED APPROPRIATIONS	860,780	.00	860,780.23	276,665.07	55,506.89	528,608.27	38.6%
TOTAL DPW - HIGHWAY DIVISION	3,153,979	33,842.00	3,187,820.72	1,963,184.78	116,526.08	1,108,109.86	65.2%
430 DPW - PARK DIVISION							
1 PERSONAL SERVICES	1,190,621	31,932.00	1,222,553.00	1,060,671.42	.00	161,881.58	86.8%
2 EXPENSES	364,570	850.00	365,420.00	243,346.35	52,443.75	69,629.90	80.9%
4 CAPITAL IMPROVEMENTS	228,000	.00	228,000.00	66,243.03	28,245.41	133,511.56	41.4%
8 ENCUMBRANCES	14,215	.00	14,215.18	12,955.36	.00	1,259.82	91.1%
9 CONTINUED APPROPRIATIONS	117,352	.00	117,352.20	34,577.29	15,116.93	67,657.98	42.3%
TOTAL DPW - PARK DIVISION	1,914,758	32,782.00	1,947,540.38	1,417,793.45	95,806.09	433,940.84	77.7%
440 DPW - RECYCLING & DISPOSAL DIV							
1 PERSONAL SERVICES	1,045,544	19,111.00	1,064,655.00	787,084.93	.00	277,570.07	73.9%
2 EXPENSES	1,222,235	.00	1,222,234.50	866,239.76	291,337.76	64,656.98	94.7%



	ORIGINAL APPROP	TRANSFERS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4 CAPITAL IMPROVEMENTS	55,000	.00	55,000.00	.00	.00	55,000.00	.0%
8 ENCUMBRANCES	108,388	.00	108,387.74	100,858.61	261.70	7,267.43	93.3%
9 CONTINUED APPROPRIATIONS	81,100	.00	81,100.31	10,825.43	.00	70,274.88	13.3%
TOTAL DPW - RECYCLING & DISPOS	2,512,267	19,111.00	2,531,377.55	1,765,008.73	291,599.46	474,769.36	81.2%
450 DPW - ADMINISTRATION DIVISION							
1 PERSONAL SERVICES	354,610	8,395.00	363,005.00	328,633.86	.00	34,371.14	90.5%
2 EXPENSES	23,968	.00	23,968.00	20,907.42	795.00	2,265.58	90.5%
3 CAPITAL OUTLAY	920,000	.00	920,000.00	375,628.97	441,095.91	103,275.12	88.8%
8 ENCUMBRANCES	768	.00	767.59	394.22	.00	373.37	51.4%
9 CONTINUED APPROPRIATIONS	642,725	.00	642,725.36	617,803.27	24,671.77	250.32	100.0%
TOTAL DPW - ADMINISTRATION DIV	1,942,071	8,395.00	1,950,465.95	1,343,367.74	466,562.68	140,535.53	92.8%
454 DPW - FLEET SERVICES DIVISION							
1 PERSONAL SERVICES	143,105	14,662.00	157,767.00	143,105.00	.00	14,662.00	90.7%
2 EXPENSES	43,462	400.00	43,862.00	43,462.00	.00	400.00	99.1%
TOTAL DPW - FLEET SERVICES DIV	186,567	15,062.00	201,629.00	186,567.00	.00	15,062.00	92.5%
456 DPW - WINTER MAINTENANCE							
5 OTHER PROGRAMS	348,703	500,000.00	848,703.00	861,413.05	10,458.47	-23,168.52	102.7%
TOTAL DPW - WINTER MAINTENANCE	348,703	500,000.00	848,703.00	861,413.05	10,458.47	-23,168.52	102.7%
458 DPW - STREET LIGHTING							
2 EXPENSES	246,876	.00	246,876.00	195,091.00	.00	51,785.00	79.0%
TOTAL DPW - STREET LIGHTING	246,876	.00	246,876.00	195,091.00	.00	51,785.00	79.0%
510 BOARD OF HEALTH							



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510	BOARD OF HEALTH	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1	PERSONAL SERVICES	429,129	5,225.00	434,354.00	337,807.68	.00	96,546.32	77.8%
2	EXPENSES	80,453	.00	80,453.00	52,468.31	.00	27,984.69	65.2%
8	ENCUMBRANCES	2,250	.00	2,250.00	1,357.25	.00	892.75	60.3%
	TOTAL BOARD OF HEALTH	511,832	5,225.00	517,057.00	391,633.24	.00	125,423.76	75.7%
523	MENTAL HEALTH SERVICES							
2	EXPENSES	245,691	.00	245,691.00	241,994.00	.00	3,697.00	98.5%
	TOTAL MENTAL HEALTH SERVICES	245,691	.00	245,691.00	241,994.00	.00	3,697.00	98.5%
541	COUNCIL ON AGING							
1	PERSONAL SERVICES	350,756	3,864.00	354,620.11	271,161.45	.00	83,458.66	76.5%
2	EXPENSES	114,866	.00	114,865.58	69,639.28	3,401.90	41,824.40	63.6%
4	CAPITAL IMPROVEMENTS	10,500	.00	10,500.00	862.64	.00	9,637.36	8.2%
8	ENCUMBRANCES	710	.00	710.20	628.20	.00	82.00	88.5%
9	CONTINUED APPROPRIATIONS	18,059	.00	18,058.96	735.00	.00	17,323.96	4.1%
	TOTAL COUNCIL ON AGING	494,891	3,864.00	498,754.85	343,026.57	3,401.90	152,326.38	69.5%
542	YOUTH COMMISSION							
1	PERSONAL SERVICES	81,106	1,473.00	82,579.00	66,097.79	.00	16,481.21	80.0%
2	EXPENSES	17,090	.00	17,090.00	12,324.77	.00	4,765.23	72.1%
	TOTAL YOUTH COMMISSION	98,196	1,473.00	99,669.00	78,422.56	.00	21,246.44	78.7%
543	VETERANS SERVICES							
2	EXPENSES	68,000	.00	68,000.00	68,000.00	.00	.00	100.0%
	TOTAL VETERANS SERVICES	68,000	.00	68,000.00	68,000.00	.00	.00	100.0%
610	WELLESLEY FREE LIBRARY							



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610 WELLESLEY FREE LIBRARY	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1 PERSONAL SERVICES	1,897,229	34,901.00	1,932,130.00	1,560,210.04	.00	371,919.96	80.8%
2 EXPENSES	536,977	4,406.00	541,383.00	474,513.00	3,240.00	63,630.00	88.2%
4 CAPITAL IMPROVEMENTS	100,612	.00	100,612.00	69,295.40	7,822.65	23,493.95	76.6%
9 CONTINUED APPROPRIATIONS	3,229	.00	3,228.65	1,228.65	.00	2,000.00	38.1%
TOTAL WELLESLEY FREE LIBRARY	2,538,047	39,307.00	2,577,353.65	2,105,247.09	11,062.65	461,043.91	82.1%
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630 RECREATION							
1 PERSONAL SERVICES	325,231	6,277.00	331,508.00	267,103.57	.00	64,404.43	80.6%
2 EXPENSES	26,500	.00	26,500.00	4,760.50	.00	21,739.50	18.0%
TOTAL RECREATION	351,731	6,277.00	358,008.00	271,864.07	.00	86,143.93	75.9%
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691 HISTORICAL COMMISSION							
2 EXPENSES	750	.00	750.00	360.62	.00	389.38	48.1%
TOTAL HISTORICAL COMMISSION	750	.00	750.00	360.62	.00	389.38	48.1%
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692 CELEBRATIONS							
2 EXPENSES	4,700	.00	4,700.00	4,700.00	.00	.00	100.0%
TOTAL CELEBRATIONS	4,700	.00	4,700.00	4,700.00	.00	.00	100.0%
<hr/>							
693 MEMORIAL DAY							
2 EXPENSES	2,500	.00	2,500.00	734.42	.00	1,765.58	29.4%
TOTAL MEMORIAL DAY	2,500	.00	2,500.00	734.42	.00	1,765.58	29.4%
<hr/>							
710 RETIREMENT OF DEBT PRINCIPAL							



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Town of Wellesley
YTD 2018

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710	RETIREMENT OF DEBT PRINCIPAL	ORIGINAL APPROP	TRANSFRS/ADJUSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2	EXPENSES	11,860,739	.00	11,860,738.78	2,552,000.00	.00	9,308,738.78	21.5%
	TOTAL RETIREMENT OF DEBT PRINC	11,860,739	.00	11,860,738.78	2,552,000.00	.00	9,308,738.78	21.5%
751	INTEREST ON DEBT							
2	EXPENSES	4,879,869	.00	4,879,869.22	3,253,331.27	.00	1,626,537.95	66.7%
	TOTAL INTEREST ON DEBT	4,879,869	.00	4,879,869.22	3,253,331.27	.00	1,626,537.95	66.7%
810	STATE & COUNTY ASSESSMENTS							
2	EXPENSES	1,239,372	.00	1,239,372.00	1,121,656.06	.00	117,715.94	90.5%
	TOTAL STATE & COUNTY ASSESSMEN	1,239,372	.00	1,239,372.00	1,121,656.06	.00	117,715.94	90.5%
910	CONTRIBUTORY PENSIONS							
2	EXPENSES	6,621,863	.00	6,621,863.00	6,621,863.00	.00	.00	100.0%
	TOTAL CONTRIBUTORY PENSIONS	6,621,863	.00	6,621,863.00	6,621,863.00	.00	.00	100.0%
911	NON-CONTRIBUTORY PENSIONS							
2	EXPENSES	18,714	.00	18,714.00	15,406.90	.00	3,307.10	82.3%
	TOTAL NON-CONTRIBUTORY PENSION	18,714	.00	18,714.00	15,406.90	.00	3,307.10	82.3%
912	WORKERS' COMPENSATION							
2	EXPENSES	517,860	.00	517,860.00	517,860.00	.00	.00	100.0%
	TOTAL WORKERS' COMPENSATION	517,860	.00	517,860.00	517,860.00	.00	.00	100.0%
913	UNEMPLOYMENT COMPENSATION							

These are booked in June



Town of Wellesley
YTD 2018

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913	UNEMPLOYMENT COMPENSATION	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2	EXPENSES	150,000	.00	150,000.00	150,000.00	.00	.00	100.0%
	TOTAL UNEMPLOYMENT COMPENSATIO	150,000	.00	150,000.00	150,000.00	.00	.00	100.0%
914	GROUP INSURANCE							
2	EXPENSES	17,576,288	.00	17,576,288.00	17,576,288.00	.00	.00	100.0%
	TOTAL GROUP INSURANCE	17,576,288	.00	17,576,288.00	17,576,288.00	.00	.00	100.0%
919	OTHER EMPLOYEE BENEFITS							
2	EXPENSES	3,432,000	.00	3,432,000.00	3,432,000.00	.00	.00	100.0%
	TOTAL OTHER EMPLOYEE BENEFITS	3,432,000	.00	3,432,000.00	3,432,000.00	.00	.00	100.0%
945	RISK MANAGEMENT							
2	EXPENSES	440,454	.00	440,454.00	365,897.75	.00	74,556.25	83.1%
8	ENCUMBRANCES	45,150	.00	45,150.00	.00	.00	45,150.00	.0%
	TOTAL RISK MANAGEMENT	485,604	.00	485,604.00	365,897.75	.00	119,706.25	75.3%
950	COMPENSATED ABSENCES							
1	PERSONAL SERVICES	90,000	30,000.00	120,000.00	135,988.53	.00	-15,988.53	113.3%
	TOTAL COMPENSATED ABSENCES	90,000	30,000.00	120,000.00	135,988.53	.00	-15,988.53	113.3%
	GRAND TOTAL	170,737,308	857,121.90	171,594,429.44	124,973,868.21	5,213,134.62	41,407,426.61	75.9%

** END OF REPORT - Generated by Strother, Sheryl - FIN **

ISSUER COMMENT

1 May 2018

RATING

General Obligation (or GO Related) ¹

Aaa Stable

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Town of Wellesley, MA

Annual Comment on Wellesley

Issuer Profile

The Town of Wellesley is located in Norfolk County in southeastern Massachusetts, approximately 15 miles west of Boston. Norfolk County has a population of 691,218 and a high population density of 1,730 people per square mile. The county's median family income is \$114,285 (1st quartile) and the December 2017 unemployment rate was 2.7% (1st quartile) ². The largest industry sectors that drive the local economy are health services, retail trade, and professional/scientific/technical services.

Credit Overview

The credit position for Wellesley is outstanding, and its Aaa rating is notably stronger than the US cities median of Aa3. The key credit factors include a very strong wealth and income profile, a large tax base and a healthy financial position. The credit position also reflects a manageable debt burden and a small pension liability.

Economy and Tax Base: The town has an exceptionally healthy economy and tax base, which are consistent with the assigned rating of Aaa. Wellesley's full value per capita (\$419,902) is materially above the US median, and increased dramatically between 2013 and 2017. In addition, the median family income equates to a robust 295.9% of the US level. Lastly, the total full value (\$11.7 billion) is much stronger than other Moody's-rated cities nationwide.

Finances: The town's financial position is very solid, but this factor is slightly weak in comparison to its Aaa rating. The cash balance as a percent of operating revenues (20.7%) is weaker than the US median, and this percentage remained flat between 2013 and 2017. Furthermore, Wellesley's fund balance as a percent of operating revenues (16.6%) is materially lower than the US median. Massachusetts local governments tend to have financial ratios lower than US medians because they generally derive a majority of revenues from stable property taxes and their financials typically incorporate school operations which are predictable.

Debt and Pensions: Overall, the debt and pension liabilities of the town are manageable, yet they are weak in relation to the assigned rating of Aaa. The net direct debt to full value (1.1%) is on par with the US median, and did not change from 2013 to 2017. In addition, the Moody's-adjusted net pension liability to operating revenues (0.78x) is favorably below the US median.

Management and Governance: Massachusetts cities have an Institutional Framework score ³ of Aa, which is high compared to the nation. Institutional Framework scores measure a sector's legal ability to increase revenues and decrease expenditures. Massachusetts cities

major revenue source, property taxes, are subject to the Proposition 2 1/2 cap which can be overridden with voter approval only. However, the cap of 2.5% still allows for moderate revenue-raising ability. Unpredictable revenue fluctuations tend to be minor, or under 5% annually. Across the sector, fixed and mandated costs are generally greater than 25% of expenditures. However, Massachusetts has public sector unions, which can limit the ability to cut expenditures. Unpredictable expenditure fluctuations tend to be minor, under 5% annually.

Sector Trends - Massachusetts Cities

Massachusetts cities will generally benefit from an expanding state economy. The vibrant expansion throughout the greater Boston region will continue to bolster most of the state, resulting in favorable employment trends relative to the nation as a whole. We expect the operating environment of cities to be favorable due to the growing residential and commercial real estate markets which will boost property tax revenues. However, Massachusetts cities will remain somewhat challenged by relatively low housing affordability and very high costs of doing business.

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on www.moodys.com for the most updated credit rating action information and rating history.

EXHIBIT 1

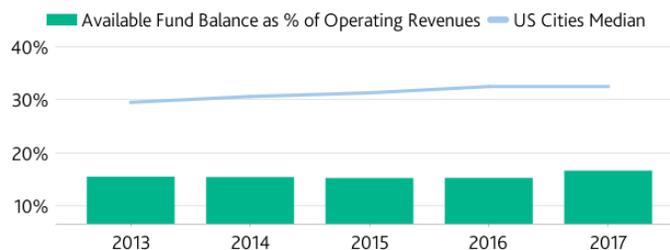
Key Indicators ⁴/₅ Wellesley

	2013	2014	2015	2016	2017	US Median	Credit Trend
Economy / Tax Base							
Total Full Value	\$9,773M	\$9,773M	\$10,212M	\$10,212M	\$11,749M	\$1,787M	Improved
Full Value Per Capita	\$342,892	\$338,686	\$354,223	\$353,280	\$419,902	\$88,380	Improved
Median Family Income (% of US Median)	288%	285%	291%	296%	296%	113%	Improved
Finances							
Available Fund Balance as % of Operating Revenues	15.5%	15.4%	15.2%	15.2%	16.6%	32.5%	Stable
Net Cash Balance as % of Operating Revenues	22.5%	19.9%	21.2%	19.4%	20.7%	35.4%	Stable
Debt / Pensions							
Net Direct Debt / Full Value	1.0%	1.0%	1.4%	1.4%	1.1%	1.2%	Stable
Net Direct Debt / Operating Revenues	0.70x	0.68x	0.99x	0.85x	0.78x	0.93x	Stable
Moody's-adjusted Net Pension Liability (3-yr average) to Full Value	1.2%	1.5%	1.5%	1.3%	1.1%	1.7%	Stable
Moody's-adjusted Net Pension Liability (3-yr average) to Operating Revenues	0.84x	1.00x	1.00x	0.83x	0.78x	1.46x	Stable
	2013	2014	2015	2016	2017	US Median	
Debt and Financial Data							
Population	28,504	28,858	28,832	28,909	27,982	N/A	
Available Fund Balance (\$000s)	\$21,762	\$22,336	\$22,489	\$24,916	\$28,467	\$7,221	
Net Cash Balance (\$000s)	\$31,634	\$28,867	\$31,395	\$31,760	\$35,443	\$7,930	
Operating Revenues (\$000s)	\$140,705	\$145,017	\$147,799	\$163,474	\$171,310	\$21,262	
Net Direct Debt (\$000s)	\$98,485	\$98,316	\$147,019	\$138,861	\$133,341	\$18,822	
Moody's Adjusted Net Pension Liability (3-yr average) (\$000s)	\$117,670	\$144,502	\$148,482	\$136,172	\$133,835	\$29,896	

Source: Moody's Investors Service

EXHIBIT 2

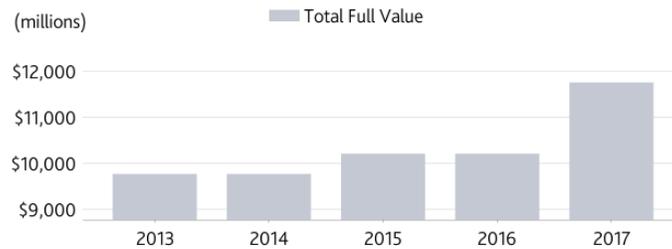
Available fund balance as a percent of operating revenues increased slightly from 2013 to 2017



Source: Issuer financial statements; Moody's Investors Service

EXHIBIT 3

Full value of the property tax base increased from 2013 to 2017



Source: Issuer financial statements; Government data sources; Offering statements; Moody's Investors Service

EXHIBIT 4

Moody's-adjusted net pension liability to operating revenues remained stable from 2013 to 2017



Source: Issuer financial statements; Government data sources; Offering statements; Moody's Investors Service

Endnotes

- The rating referenced in this report is the issuer's General Obligation (GO) rating or its highest public rating that is GO-related. A GO bond is generally backed by the full faith and credit pledge and total taxing power of the issuer. GO-related securities include general obligation limited tax, annual appropriation, lease revenue, non-ad valorem, and moral obligation debt. The referenced ratings reflect the government's underlying credit quality without regard to state guarantees, enhancement programs or bond insurance.
 - The demographic data presented, including population, population density, per capita personal income and unemployment rate are derived from the most recently available US government databases. Population, population density and per capita personal income come from the American Community Survey while the unemployment rate comes from the Bureau of Labor Statistics.
- The largest industry sectors are derived from the Bureau of Economic Analysis. Moody's allocated the per capita personal income data and unemployment data for all counties in the US census into quartiles. The quartiles are ordered from strongest-to-weakest from a credit perspective: the highest per capita personal income quartile is first quartile, and the lowest unemployment rate is first quartile.
- The institutional framework score assesses a municipality's legal ability to match revenues with expenditures based on its constitutionally and legislatively conferred powers and responsibilities. See [US Local Government General Obligation Debt \(December 2016\)](#) methodology report for more details.
 - For definitions of the metrics in the Key Indicators Table, [US Local Government General Obligation Methodology and Scorecard User Guide \(July 2014\)](#). Metrics represented as N/A indicate the data were not available at the time of publication.
 - The medians come from our most recently published local government medians report, [Medians - Tax Base Growth Reinforces Sector Stability as Pension Troubles Remain \(March 2017\)](#) which is available on Moodys.com. The medians presented here are based on the key metrics outlined in Moody's GO methodology and the associated scorecard.

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REPORT NUMBER

1117980

Robinson, Blythe

From: McDonough, Joseph
Sent: Tuesday, May 01, 2018 1:55 PM
To: Robinson, Blythe
Cc: Gagosian, Steve; Kennedy, Kevin; LaFrancesca, Abbie
Subject: TPC Closeout
Attachments: Punch List 050118.pdf

Blythe,

As discussed at Staff Meeting today, I'm emailing you this update on the close-out of Tolles-Parsons. The attached punch list of outstanding items was developed by FMD at PBC's request. Please review for specific information on each item. We are planning to complete some of these items with FMD staff and back-charging the project for OT labor and expenses. For the remaining items we are working with PBC and their OPM to have the contractor or their subcontractors complete the work. The more significant items are:

- **Certificate of Occupancy:** A temporary C of O is currently in place. The Building Inspector has held back the permanent C of O largely due to MAAB issues with the two drinking fountains. He approved a sketch from the architect today, so it appears that this issue will soon be resolved.
- **HVAC:** The heating, ventilation and air-conditioning (HVAC) system has not operated as intended from occupancy. This is a very complex technical issue, with many variables that could be contributing to the problems – including the VRF (variable refrigerant flow), ERV (energy recovery ventilation) and digital controls. FMD has been leading efforts to resolve the problem by preparing detailed independent analysis and active participation by me, our Operations Manager and our Controls Technician at weekly meetings with the design and construction team to try to resolve the issues. We are making progress in diagnosing the causes, but have not yet resolved the issue completely. We understand the importance of proper indoor air quality, so this is a priority to correct; however, most of the ability to resolve the problem is with the contractor.
- **Sewer Pipes:** We have not had any problems with sewer backups since we adjusted toilet flush valves, but we will continue to monitor until at least the end of warranty in September. Further backups will likely require removal and replacement of most of the sewer located in the corridors.

Please let me know if you need any additional information.

Thanks,
Joe

Joseph F. McDonough, P.E.
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From: Robinson, Blythe
Sent: Tuesday, May 01, 2018 9:26 AM

Tolles Parsons - COA Outstanding Punch List Items

Item	Location	Topic	Status	Action Steps	Assigned to	Notes
1	Café	Refrigerator in café - ordering	In process	Ordered by FMD	Steve Gagosian	Finish opening for unit is 23 7/8" x 32" x 18" (right hand swing required)
2	Kitchen	Kitchen doors	In process	Order and Install	Kevin Kennedy	Curtron Series 30 door reviewed & approved by Gayle & COA. Reach out to Dave (Nadeau Corp) and get a quote for install. Needs PBC approvals.
3	Kitchen	Kitchen chemical automatic feed	In process	COMPLETE (GC)		
4	Front Entrance	Grate at front entrance	In process	Order and Install	Kevin Kennedy	Vendor (Durkin Co) provided samples & received quote (3/27) for \$2,799 installed. Recived Gayle & COA acceptance (7323 Castle Gray). Needs PBC approvals.
5	Hallway	Hydration stations	In process	Re-Design Needed	Kevin Kennedy	Kevin to discuss the proposed side guards at each station with Mike Grant (BO). 2nd floor needs modification on left side.
6	Stair landing	Wood replacement to better match existing	In process	COMPLETE (GC)		
7	Common	Carpet/ flooring changes	In process	FMD to address	Kevin Kennedy	Cleaning scheduled for 4/13/18:Dawnmarie Cole and Joe Smus will do on O.T. Carpet replacement should be delayed until we know the sewer will not be an issue.
8	All	Building comfort – HVAC	In process	Meetings	VAV	Ongoing meetings to fix temperature issues. Two productive meetings held thus far (3/15 and 3/29). Next meeting is 4/19/18, ME to have a plan to address.
9	Game, Craft & Fitness Rooms	Occupancy sensors work intermittently	In process	To be addressed	Griffen Electric	FMD to request Griffen Electric to evalutate and remedy the condition.
10	Parking lot	Pooling of water in the parking lot	In process	To be addressed	GC	General contractor to repair - weather & asphalt plant opening dependent
11	1st floor bathrooms	Toilets backing up	In process	FMD to address	Kevin Kennedy	New higher flush valves installed on 3/28/18. Monitor up to and beyond warranty for backups. Video in August as a check.
12	2nd floor bathroom	Water in HP stall works intermittently	In process	On Hold	Steve Innis	Let's have Steve Innis investigate. Coord. Through Joe Morin. WO needed. If problem - backcharge PBC.
13	Fitness Center	Transition strip for dance floor	In process	FMD to address	Dawnmarie	Joe Murray investigated and it meets code. DawnMarie to add yellow visibility tape (about 6') to transition.
14	Various	Install permanent cores	In process	COMPLETE (FMD)		
15	Traffic	PSI Requirement - Traffic Counts	In process	COMPLETE (HSH)		

Meagher, Cathryn

From: Jop, Meghan
Sent: Tuesday, May 1, 2018 2:32 PM
To: Robinson, Blythe
Cc: Meagher, Cathryn
Subject: RE: BOS meeting follow up

From: Robinson, Blythe
Sent: Tuesday, May 1, 2018 9:28 AM
To: Jop, Meghan <mjop@wellesleyma.gov>
Cc: Meagher, Cathryn <cmeagher@wellesleyma.gov>
Subject: BOS meeting follow up

Meghan,

Would you please put together an update for this week's FNM on three topics?

1. 900 Worcester St – meeting last week and any new developments

Tom Ulfelder and I attended a meeting with the neighbors and the Wellesley Sports Center team which included Brian Devellis, Phil Cordeiro – site civil engineer, Ben Yeskey – Dacon Project Manager, and Joe Ehrenzweig Dacon Project Superintendent. The neighbors ran the meeting. Overall the tone of the meeting and outcomes was very positive. Brian agreed to hang balloons to show the height of the project, which was done on Saturday, April 28th. Joe Ehrenzweig reviewed all of the mechanical units and their placement on the building. He reviewed the previous acoustical study that was prepared and submitted to the ZBA. Brian agreed to meet individually with all of the direct abutters to discuss landscape and fencing options on their property. He agreed to have an architectural rendering prepared of the rear of the building from the Baystate Road neighborhood which is to include lighting, mechanical units, and exterior colors. Brian further agreed to transmit to a group email the two week look ahead that is prepared by Dacon to inform the neighbors what construction activities will be happening. I agreed the Town would prepare a 900 Worcester Street page that aggregates all of the approvals. I have begun this, and it is almost complete. Susan Hurwitz was a big help in moving the discussion along, and the neighbors in general are still upset over the trees, but are trying to move forward given the project is permitted.

2. 135 Great Plain Avenue – comprehensive permit

The Developer's gave a presentation and review of the proposed project, which can be viewed [here](#). The 44 unit project is a condominium project and will have 11 units (25%) that will count towards the Town's Subsidized Housing Inventory. The ZBA and the applicant approved peer review for Traffic using Beta Engineering, and architecture using Davis Square Architects. The meeting was continued to May 31st at 7:30 pm, at which time the ZBA will discuss and evaluate the project with town and peer review recommendations. There were several neighbors in attendance that had several comments on stormwater and traffic. At the meeting on May 31 the ZBA would like to review as many aspects of the project as possible that are ready for discussion. Comments for consideration by the ZBA must be submitted by May 24.

3. Status of the GPA intersection redesign?

Members of the Traffic Committee met with Michael Zehner on Monday, April 30th to review a refined rotary concept design. Michael was supportive of the design. The next steps will be to hold a meeting with abutters on the preliminary design to get feedback before a more refined design is prepared by VHB for review by the Board of Selectmen. The meeting will be scheduled for May 22nd at 7:00 pm in the Kingsbury Room at the Police Station. The Traffic Committee

anticipates a more refined plan being presented in the fall to the Board, with a follow up neighborhood meeting, and discussion on implementation/funding of the design at the 2019 ATM.

Thanks,
Blythe

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