

TOWN OF WELLESLEY



MASSACHUSETTS

**WARRANT
for the
SPECIAL TOWN MEETING
May 13, 2019**

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)

Thursday, April 11, 2019 at 7:00 P.M. at Town Hall

PLANNING BOARD PUBLIC ZONING HEARING (WARRANT ARTICLES)

Wednesday, April 10, 2019 at 6:30 P.M. at Town Hall

Commonwealth of Massachusetts
Norfolk, ss.

To any Constable of the Town of Wellesley in the County of Norfolk,

GREETINGS:

In the name of the Commonwealth aforesaid, you are hereby required to notify the qualified Town Meeting Members of said Town of Wellesley to meet in the

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**Wellesley Middle School Auditorium
50 Kingsbury Street
May 13, 2019**

at 7:00 P.M. at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members, in accordance with Chapter 202 of the Acts of 1932, as amended, and subject to referendum as provided therein:

**ARTICLE 1
Board of Selectmen
Town Reports**

To see if the Town will vote to choose a Moderator to preside over said meeting and to receive reports of town officers, boards and committees, including the Report of the Advisory Committee; or take any other action in relation thereto.

ARTICLE 2
Board of Selectmen
Smart Growth Zoning (40R) – Wellesley Office Park

To see if the Town will vote to amend the Zoning Bylaw to adopt two new sections; Section XIVJ (14J) Smart Growth Overlay Districts and Section XIVJ.1. (14J.1) Wellesley Park Smart Growth Overlay District, or take any other action in relation thereto.

ARTICLE 3
Board of Selectmen
Smart Growth Zoning (40R) Map Amendments
Wellesley Office Park

To see if the Town will vote to amend the Zoning Map to rezone properties located at 20 William Street, 40 William Street, 45 William Street, 55 William Street, 60 William Street, 65 William Street, 80 William Street, and 100 William Street (Assessor's Parcel ID#s 2-1, 4-1-A, 3-4, 3-3, 3-1, 3-2, 3-1-B, 3-1-A), the area to be rezoned totaling approximately 26 acres in area, into the Wellesley Park Smart Growth Overlay District; the underlying zoning of the properties would remain unaffected, or take any other action in relation thereto.

ARTICLE 4
Board of Selectmen
Residential Incentive Overlay Amendment
Delanson Circle & 140, 148 Weston Road Projects

To see if the Town will vote to amend the Zoning Bylaw to modify Section XIVF (14F) Residential Incentive Overlay for the purposes of allowing its application over a greater number of zoning districts, allowing for additional levels of residential density, and making other associated changes, or take any other action in relation thereto.

ARTICLE 5
Board of Selectmen
Yard Regulations Amendment
Delanson Circle & 140, 148 Weston Road Projects

To see if the Town will vote to amend the Zoning Bylaw to modify Section XIX (19) Yard Regulations to provide for exemption of parcels in the Residential Incentive Overlay district from certain dimensional requirements, or take any other action in relation thereto.

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ARTICLE 6
Board of Selectmen
Zoning Map Amendment - RIO
Delanson Circle & Weston Road Projects

To see if the Town will vote to amend the Zoning Map to rezone properties to the Residential Incentive Overlay district located at:

- 1-3 Delanson Circle, 2-4 Delanson Circle, 6 Delanson Circle, 8 Delanson Circle, 5-7 Delanson Circle, 12-18 Hollis Street (Assessor's Parcel ID#s 123-13, 123-9, 123-10, 123-11, 123-12, 123-14), the area to be rezoned totaling approximately 82,000 square feet in area, into the Residential Incentive Overlay district; and
- 112 Weston Road, 134 Weston Road, 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessor's Parcel ID#s 137-36, 150-1, 149-1, 149-2, 149-3, 149-4), the area to be rezoned totaling approximately 155,000 square feet in area, into the Residential Incentive Overlay district.

Or take any other action in relation thereto.

ARTICLE 7
Board of Selectmen
Zoning Map Amendment- General Residence
Delanson Circle & Weston Road Projects

To see if the Town will vote to amend the Zoning Map to rezone property located at:

- 6 Delanson Circle (Assessor's Parcel ID# 123-10) and portions of properties located at 2-4 Delanson Circle and 8 Delanson Circle (Assessor's Parcel ID#s 123-9 and 123-11), the area to be rezoned totaling approximately 20,000 square feet in area, from the Single Residence District and 10,000 Square Foot Area Regulation District to the General Residence District; and
- 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessor's Parcel ID#s 149-1, 149-2, 149-3, 149-4), the area to be rezoned totaling approximately 77,000 square feet in area, from the Single Residence District and 15,000 Square Foot Area Regulation District to the General Residence District.

Or take any other action in relation thereto.

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ARTICLE 8
Board of Selectmen
Zoning Bylaw Amendment- List of Zoning Districts

To see if the Town will vote to amend the Zoning Bylaw to modify Section 1 to add to the list of zoning districts the Smart Growth Overlay Districts, Wellesley Park Smart Growth Overlay District and Commercial Recreation Overlay District, or take any action in relation thereto.

ARTICLE 9
Board of Health/Board of Selectmen
Funding for Mental Health and Social Services

To see what funds, if any, the Town will appropriate to fund Mental Health and Social Services for fiscal year 2020,

Or take any other action in relation thereto.

ARTICLE 10
Board of Selectmen
General Bylaw Amendment- Notice of Town Meeting

To see if the Town will vote to amend the General Bylaws to modify Article 8.10. Notice of Town Meeting to change of the locations of the posting of attested copies of warrants from Wellesley Square to the Police Station.

Or take any other action in relation thereto.

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And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town and by causing this warrant to be posted on the Town of Wellesley website (www.wellesleyma.gov) at least fourteen days before the date on which the meeting is to be held.

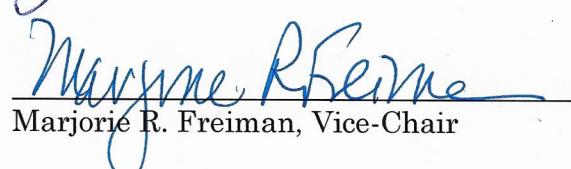
Hereof fail not and make due return of this Warrant and your doings thereon unto the Town Clerk at or before the time of holding said meeting.

Given under our hands this 4 day of April 2019.

Board of Selectmen



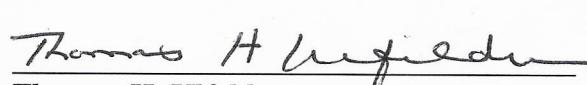
Jack Morgan, Chair



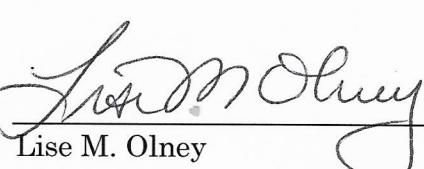
Marjorie R. Freiman, Vice-Chair



Elizabeth Sullivan Woods, Secretary



Thomas H. Ulfelder



Lise M. Olney

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A true copy, Richie
Attest: Constable, Town of Wellesley

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA April 4, 2019

I have this date caused the within warrant to be served by posting two copies in two conspicuous places in the Town, *i.e.*, the Town Hall and Wellesley Square, and causing the warrant to be posted to the Town of Wellesley website.

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