



## TOWN MEETING

### **MOTION TO CONDUCT SPECIAL TOWN MEETING REMOTELY VIA ZOOM VIDEO CONFERENCING PLATFORM**

Move, that pursuant to the Acts of 2020, Chapter 92 and the Acts of 2021, Chapter 20, and before taking any other vote at this Special Town Meeting, the Town Meeting Members hereby vote to continue conducting this Special Town Meeting remotely by means of Zoom video conferencing platform and to address the articles included in the Special Town Meeting Warrant.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature



## TOWN MEETING

**ARTICLE:**        1

**MOTION:**        1

No motion.

Approved:

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Date

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Moderator's Signature

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Sponsor's Signature



# TOWN MEETING

**ARTICLE: 2**

**MOTION: 1**

That the Town appropriate \$57,155,000.00 (FIFTY SEVEN MILLION ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS) as follows:

(1) \$54,355,000.00 (FIFTY FOUR MILLION THREE HUNDRED FIFTY FIVE THOUSAND DOLLARS) to be expended under the direction of the Permanent Building Committee for construction, architectural and engineering construction administration, and project management, related to the reconstruction of the Hunnewell Elementary School located at 28 Cameron Street including all associated, incidental or related costs and, for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with M.G.L. c. 44, §7(1), or any other enabling authority and to issue bonds or notes of the Town therefor, provided, however, that this appropriation and debt authorization be contingent upon passage of a Proposition 2½ debt exclusion question pursuant to M.G.L. c. 59, §21C(k). Any premium received by the Town from the sale of any bonds or notes authorized by this vote, less the costs of issuance of the bonds or notes paid from the premium, and any accrued interest may be applied to pay project costs in accordance with M.G.L. c. 44, §20 and the amount authorized to be borrowed to pay those costs shall be reduced by the same amount applied, and

(2) \$2,800,000.00 (TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS), to be expended under the direction of the School Committee, for increases in School Department operating costs substantially attributable to the relocation of students from Hunnewell School to other school buildings or facilities during such reconstruction; provided, however, that no such funds may be utilized for any purpose that will continue beyond the date that such reconstructed Hunnewell School is substantially complete and placed into service, said sum to be raised by a transfer from Free Cash as certified as of June 30, 2021.

Approved:

\_\_\_\_\_ Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature



# TOWN MEETING

**ARTICLE: 3**

**MOTION: 1**

That the Town appropriate the amount of \$70,000,000.00 (SEVENTY MILLION DOLLARS) for the purpose of paying costs for the design, construction, equipping, and furnishing of a new replacement facility for the existing John D. Hardy Elementary School Project located at 293 Weston Road, inclusive of all building and mechanical systems and associated site work improvements including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Wellesley Permanent Building Committee. To meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) Thirty four and ninety one hundredth percent (34.9%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; [provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½)]; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c.44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Approved:

\_\_\_\_\_ Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature



# TOWN MEETING

**ARTICLE: 4**

**MOTION: 1**

That the Town vote to transfer three parcels of land acquired for general municipal purposes at the April 9, 2018, Special Town Meeting, to the care, custody, and control of the School Committee for school purposes to be added to the land area of the Hardy School, said parcels are described as follows:

Parcel 1: the real property commonly known and referred to as 818 Worcester Street, said property currently being identified as Parcel No. 159-74, see deed recorded in Norfolk Registry of Deeds Book 32385, Page 82;

Parcel 2: the real property commonly known and referred to as 822 Worcester Street, said property currently being identified as Parcel No. 159-75, see deed recorded in Norfolk Registry of Deeds Book 26213, Page 341;

Parcel 3: the real property commonly known and referred to as 826 Worcester Street, currently identified as Parcel No. 171-76, see deed recorded in Norfolk Registry of Deeds Book 28602, Page 260;

said transfer subject to an affirmative vote of the voters at an election to exclude from the limitations imposed by Proposition 2 1/2, G.L. c.59, §21C, the amounts required to pay for any bonds or notes issued pursuant to Article 3 of this Special Town Meeting.

Approved:

\_\_\_\_\_

Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature



## TOWN MEETING

**ARTICLE: 5**

**MOTION: 1**

That the sum of \$164,838.00 (ONE HUNDRED SIXTY FOUR THOUSAND EIGHT HUNDRED THIRTY EIGHT DOLLARS) be appropriated and added to the amounts appropriated under Motion 2 of Article 8 of the Warrant for the 2021 Annual Town Meeting to the Select Board for Facilities Management Department (FMD); said sum to be raised by a transfer from Free Cash as certified as of June 30, 2021, and allocated as follows:

192	Facilities Management Department	
	Personal Services	\$ 158,606.00
	Expenses	\$ 6,232.00

and in support thereof, that the agreed upon Pay Schedules for the FMD Custodian Union, AFSCME Council 93, Local 49, are as follows:


**FMD Custodian Union, AFSCME, Council 93, Local 49– rate per hour**
**Effective July 1, 2020**

Job Group	Job Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
15	Custodian	\$20.01	\$20.91	\$21.85	\$22.86	\$23.86	\$24.94
17	Elementary Head Custodian Night Supervisor	\$23.96	\$25.02	\$26.14	\$27.30	\$28.57	\$29.83
18	Inventory & Equipment Tech.	\$24.93	\$26.05	\$27.22	\$28.44	\$29.75	\$31.06
22	Facility Supervisor	\$28.66	\$30.26	\$31.66	\$32.38	\$33.08	\$33.81
23	Electrician/HVAC/Plumber/ Carpenter/Painter/HVAC Controls Tech/Maintenance Craftsman	\$29.77	\$31.23	\$32.82	\$34.43	\$36.15	\$37.97
24	HVAC & BAC System Admin.	\$31.25	\$32.79	\$34.46	\$36.15	\$37.96	\$39.86

**Effective July 1, 2021**

Job Group	Job Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
15	Custodian	\$20.41	\$21.33	\$22.29	\$23.32	\$24.34	\$25.44
17	Elementary Head Custodian Night Supervisor	\$24.44	\$25.52	\$26.66	\$27.85	\$29.14	\$30.43
18	Inventory & Equipment Tech.	\$25.43	\$26.57	\$27.76	\$29.01	\$30.35	\$31.68
22	Facility Supervisor	\$29.23	\$30.87	\$32.29	\$33.03	\$33.74	\$34.49
23	Electrician/HVAC/Plumber/ Carpenter/Painter/HVAC Control Tech/Maintenance Craftsman	\$30.37	\$31.85	\$33.48	\$35.12	\$36.87	\$38.73
24	HVAC & BAC System Admin.	\$31.88	\$33.45	\$35.15	\$36.87	\$38.72	\$40.66

**Effective July 1, 2022**

Job Gro	Job Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
15	Custodian	\$20.82	\$21.76	\$22.74	\$23.79	\$24.83	\$25.95
17	Elementary Head Custodian Night Supervisor	\$24.93	\$26.03	\$27.19	\$28.41	\$29.72	\$31.04
18	Inventory & Equipment Tech.	\$25.94	\$27.10	\$28.32	\$29.59	\$30.96	\$32.31
22	Facility Supervisor	\$29.81	\$31.49	\$32.94	\$33.69	\$34.41	\$35.18
23	Electrician/HVAC/Plumber/ Carpenter/Painter/HVAC Control Tech/Maintenance Craftsman	\$30.98	\$32.49	\$34.15	\$35.82	\$37.61	\$39.50
24	HVAC & BAC System Admin.	\$32.52	\$34.12	\$35.85	\$37.61	\$39.49	\$41.47

Approved:

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 Date

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 Moderator's Signature

 \_\_\_\_\_  
 Sponsor's Signature



# TOWN MEETING

**ARTICLE:           6**

**MOTION:           1**

That the Town appropriate \$ 6,800,000.00 (SIX MILLION EIGHT HUNDRED THOUSAND DOLLARS) for the purpose of financing the procurement, engineering, leasing and/or construction of water treatment facilities and related equipment, and for all costs incidental and related thereto, and for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum and issue bonds or notes therefor under Chapter 44 of the General Laws, or any other enabling authority; and further, to authorize the Town Treasurer, with the approval of the Select Board, to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (MWRA) and in connection therewith to enter into a loan agreement and financial assistance agreement with the MWRA; and that the Board of Public Works is authorized to expend all funds available for the project and to take any other action necessary to carry out the project, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such cost by a like amount.

Approved:

\_\_\_\_\_

Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature



TOWN OF WELLESLEY



MASSACHUSETTS



## TOWN MEETING

**ARTICLE:        7**

**MOTION:        1**

That the Town appropriate \$150,000.00 (ONE HUNDRED FIFTY THOUSAND DOLLARS) for supplemental legal costs, said sum to be taken from Free Cash, as certified as of July 1, 2021, and added to the amount appropriated to the Select Board–151 Law under Motion 2 of Article 8 of the Warrant for the 2021 Annual Town Meeting.

Approved:

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Date

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Moderator's Signature

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Sponsor's Signature



## TOWN MEETING

**ARTICLE: 8**

**MOTION: 1**

No motion.

Approved:

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Date

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Moderator's Signature

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Sponsor's Signature



# TOWN MEETING

**ARTICLE: 9**

**MOTION: 1**

That the Town amend the Zoning Bylaws to permit outdoor dining in certain business and commercial districts without requiring a Special Permit and to make certain other changes to the provisions for dining in business and commercial districts by:

I. Amending Section 9B.B.2 to read in its entirety as:

2. Restaurant, tea room, café, or other eating place for the sale of any food or beverage, and outside dining area accessory to any such restaurant, tea room, café, or other eating place; drive through windows where food or beverage is purchased by customers in vehicles are not allowed;

II. Amending Section 9C.A.3 to read in its entirety as:

3. Restaurant, tea room, café, or other eating place for the sale of any food or beverage, and outside dining area accessory to any such restaurant, tea room, café, or other eating place; drive through windows where food or beverage is purchased by customers in vehicles are not allowed;

III. Deleting Section 9C.A.13.I in its entirety;

IV. Amending Section 11.A.3 to read in its entirety as:

3. Restaurant, tea room, café, or other eating place for the sale of any food or beverage, and outside dining area accessory to any such restaurant, tea room, café, or other eating place.

and

V. Deleting Section 11.A.13.I in its entirety.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature



# TOWN MEETING

**ARTICLE: 10**

**MOTION: 1**

That the Town authorize the Select Board (the "Board") to waive the right of first refusal under the Comprehensive Permit issued pursuant to M.G.L. c. 40B by the Wellesley Zoning Board of Appeals on April 4, 1977, with regard to the refinancing from Massachusetts Finance Agency ("MassHousing") of a multi-family residential community known as Glen Grove, located at 50 Grove Street, by PRI Glen Grove, LLC (the "Owner"), such authorization to be conditioned on the Board's negotiating an agreement (the "Agreement") with the Owner, which includes the following elements:

- Commitment from the Owner to make reasonable best efforts to continue to renew the project-based Housing Assistance Payment Contract pursuant to Section 8 of the United States Housing Act of 1937, as amended, for a period of not less than sixty (60) years or such other maximum affordability period required by Massachusetts Housing Finance Agency ("MHFA") as a condition of MHFA's financing of the sale of the property;
- Such waiver to be limited to and valid only for the proposed refinance transaction, the principal terms of which are to be reaffirmed in the Agreement;

and such other terms and conditions as the Board determines to be in the Town's best interest.

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Moderator's Signature

\_\_\_\_\_  
Sponsor's Signature

TOWN OF WELLESLEY



MASSACHUSETTS

## TOWN MEETING

**ARTICLE: 11**

**MOTION: 1**

CITIZEN PETITION