

TOWN OF WELLESLEY



ADVISORY COMMITTEE LETTER Special Town Meeting, Monday, October 21, 2024, at 7:00 pm Katherine L. Babson Jr. Auditorium Wellesley High School 50 Rice Street

TERM ENDS 2025

Shawn Baker
Christina Dougherty
Patti Quigley, Chair
Tamara Sielecki
Gail Sullivan, Vice Chair

TERM ENDS 2026

Hanna Bonin
Philip Jameson
Jay Prosnitz, Secretary
Lucienne Ronco
Donna Stoddard

TERM ENDS 2027

Mark Benjamin
Jason Bock
Kenneth Largess
Penny Rossano
Douglas Wilkins

To the Citizens of the Town of Wellesley:

October 4, 2024

Special Town Meeting will convene on Monday, October 21, 2024 at 7 PM in the Katherine L. Babson Jr. Auditorium at the Wellesley High School. The proceedings may be followed on Wellesley Media Corporation's Government Channel (Comcast Channel 8, Verizon Channel 40). The Special Town Meeting will also be live streamed at www.wellesleymedia.org/live-streaming.

I am writing on behalf of the Advisory Committee to provide an overview of the significant matters that Town Meeting will consider at Special Town Meeting:

- **Article 3** – Funding for the HVAC repairs/reconstruction at the Warren Building at 90 Washington Street.
- **Article 4** – Funding for the reconstruction of the DPW Fuel Depot at 20-30 Municipal Way.
- **Article 6** – The purchase of land at 2 Linden Street and 139 Weston Road to make improvements to the Linden Street and Weston Road intersection.
- **Article 15** – Amendments to the Zoning Bylaws to comply with MBTA Communities Law and after the Attorney General and the State's Executive Office of Housing & Livable Communities (EOHLC) provided additional compliance requirements.
 - An amendment to the Zoning Bylaw to modify unit and height caps in the 40R overlay district at Wellesley Park (Motion 1).
 - An amendment to the Zoning Bylaw to create a new submittal procedure for Site Plan Review for MBTA Communities while recognizing approval can be conditioned, but not unreasonably withheld; to establish language consistent with Special Use Permits; and to clarify that a Site Plan is not a Special Permit (Motion 2).
 - An amendment to the Zoning Bylaw to clarify Site Plan Review for MBTA projects, which are now Major Construction Projects, will no longer require a Special Permit and adds a provision that the Zoning Board of Appeals (ZBA) establishes Rules and Regulations for Site Plan submittals (Motion 3).
- **Article 16** – An amendment to the Zoning Map adding the Residential Incentive Overlay District to the property located at 6-14 Washington Court.
- **Article 17** – An amendment to the Zoning Map adding the Residential Incentive Overlay District to the properties located at 35-37 Walnut Street, 47 Walnut Street, and 49 Walnut Street.

The Advisory Committee will post its Report to the October, 2024 Special Town Meeting at [2024 Special Town Meeting](#) on or about October 14, 2024. The Report contains the Advisory Committee's recommendations, and all related board and committee reports to the October, 2024 Special Town Meeting. Copies of the Report will be available at 888 Worcester Street, Suite 140 (temporary Town Hall location), Wellesley Free Library main branch, or by request to advisorycommittee@wellesleyma.gov. Should any significant changes to the motions be proposed, the Advisory Committee will provide a Supplemental Report either before or at Special Town Meeting.

The Advisory Committee appreciates the dedication, expertise, and knowledge of all those who presented to us as we prepared for Special Town Meeting. The Advisory Committee is also grateful for the many hours that elected and appointed officials, Town employees, and other concerned citizens devote to making our Town run efficiently and effectively and who share a common goal of making Wellesley a better place to live.

The Advisory Committee always welcomes input, whether through the Citizen Speak opportunities that are available at our meetings or via email at advisorycommittee@wellesleyma.gov.

Sincerely,
Patti Quigley, Chair
Advisory Committee



Advisory Committee
Town Hall
525 Washington Street
Wellesley, MA 02482

**RESIDENTIAL CUSTOMER
WELLESLEY, MA**

TOWN OF WELLESLEY



Advisory Committee Letter