

**TOWN OF WELLESLEY**



2026 JAN 21 AM 11:51

**WARRANT  
for the  
ANNUAL TOWN MEETING**

**ELECTION  
MARCH 3, 2026**

**ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)**

**February 25, 2026, at 7:30 P.M.**

**PLANNING BOARD PUBLIC ZONING HEARING (ZONING BYLAW AMENDMENTS)**

**February 9, 2026, at 6:30 P.M.**

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 voters of said Town of Wellesley to meet in their respective voting places on March 3, 2026:

The voters of Precinct A, in Upham Elementary School, 35 Wynnewood Road;

The voters of Precinct B, in Isaac Sprague School, 401 School Street;

The voters of Precinct C, in Upham Elementary School, 35 Wynnewood Road;

The voters of Precinct D, in Warren Building, 90 Washington Street;

The voters of Precinct E, in Warren Building, 90 Washington Street;

The voters of Precinct F, in Dana Hall School, Shipley Center, 142 Grove Street;

The voters of Precinct G, in Dana Hall School, Shipley Center, 142 Grove Street;

The voters of Precinct H, in Tolles Parsons Center, 500 Washington Street

at 7:00 A.M., at which time the polls in said precincts will be opened and remain open continuously until 8:00 P.M. on said day when they will be closed, during which time

aforesaid qualified voters of said Town may vote their ballots at the polling locations where the Election Officers, duly appointed and sworn for said precincts of said Town of Wellesley, in said meetings so assembled for the following:

To cast their votes in the Town Election for the election of candidates for the following offices:

<u>OFFICE</u>	<u>VACANCIES</u>	<u>TERM</u>
Select Board	Two	Three Years
Board of Assessors	One	Three Years
Board of Health	One	Three Years
Housing Authority	One	Four Years
Housing Authority	One	Two Years
Moderator	One	One Year
Natural Resources Commission	Two	Three Years
Trustees of the Wellesley Free Library	Two	Three Years
Planning Board	One	Five Years
Board of Public Works	One	Three Years
Board of Public Works	One	Two Years
Recreation Commission	One	Three Years
School Committee	Two	Three Years

and for **TOWN MEETING MEMBERS**, under the provisions of Chapter 202 of the Acts of 1932, as amended.

You are further required to notify the qualified Town Meeting Members of said Town of Wellesley to meet in the

**Wellesley High School Auditorium**  
**50 Rice Street**  
**Monday March 30, 2026**

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.** To receive and act on the reports of Town officers, boards, commissions, and committees, including the Annual Town Report, the Report to this Town Meeting of the Advisory Committee, and the Report of the Community Preservation Committee, and to discharge presently authorized special committees, or to take any other action in relation thereto.

**(Select Board)**

**ARTICLE 2.** To receive the Reports of the Select Board on the Town-Wide Financial Plan and Five-Year Capital Budget Program in accordance with Sections 19.5.2 and 19.16 of the General Bylaws, or to take any other action in relation thereto.

(Select Board)

#### APPROPRIATIONS – OPERATING AND OUTLAY

**ARTICLE 3.** To see if the Town will vote to act on certain articles set forth in this warrant by a single vote, pursuant to a consent agenda, or to take any other action in relation thereto.

(Select Board)

**ARTICLE 4.** To see if the Town will vote, in accordance with Section 31.7 of the General Bylaws, to amend Appendix Schedule A of Section 31.1 of the General Bylaws, which is the Town's Classification Plan, entitled "Job Classification by Groups," by establishing new job classifications, reclassifying current positions, and/or deleting existing classifications, copies of which Plan are available for inspection at the Human Resources Department, or to take any other action in relation thereto.

(Human Resources Board)

**ARTICLE 5.** To see if the Town will vote, in accordance with Sections 31.6 and Section 31.7 of the General Bylaws, to amend the Salary Plan, entitled "Salary Plan – Pay Schedule," copies of which are available for inspection at the Human Resources Department, and to authorize the Town to raise and appropriate, transfer from available funds, or borrow a sum of money for the purposes of complying with said Salary Plan, as so amended, or to take any other action in relation thereto.

(Human Resources Board)

**ARTICLE 6.** To see if the Town will vote to fix the salary and compensation of the Town Clerk, as provided by G.L. c. 41 § 108, or to take any other action in relation thereto.

(Select Board)

**ARTICLE 7.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to supplement or reduce appropriations approved by the 2025 Annual Town Meeting, or to take any other action in relation thereto.

(Select Board)

**ARTICLE 8.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money for the following:

- 1) The operation and expenses of certain Town departments, including capital outlay, maturing debt and interest, and the provision of a Reserve Fund;

- 2) Extraordinary maintenance, special capital projects, and other capital outlay items for the several Town departments;
- 3) Such purposes as may be voted contingent upon passage by the voters of referendum questions as authorized by Section 21C(g) of Chapter 59 of the General Laws;

and further to authorize the Board of Assessors to use any monies paid to the Town from the Wellesley Municipal Light Plant as an estimated receipt when computing the Fiscal Year 2026 Tax Rate, or to take any other action in relation thereto.

**(Select Board)**

**ARTICLE 9.** To see if the Town will vote to take the following actions:

Pursuant to G.L. c .44, §53E ½, to set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2026 as follows:

- a. Street Opening Maintenance Fund: \$225,000.00
- b. DPW Field Use Fund: \$200,000.00
- c. Turf Field Fund: \$150,000.00
- d. Tree Bank Fund: \$75,000.00
- e. Baler, Compactors, and other RDF Equipment Repair Fund: \$50,000.00
- f. Council on Aging Social and Cultural Programs Fund: \$140,000.00
- g. Teen Center Program Revenues Fund: \$100,000.00
- h. Library Room Rental Fund: \$35,000.00
- i. Lost/Damaged Library Materials Replacement Fund: \$20,000.00
- j. Brookside Community Gardens Fund: \$4,000.00
- k. Weston Road Gardens Fund: \$10,000.00
- l. Library Copier Fees Fund: \$20,000.00
- m. Cultural Council Revenues Fund: \$6,500.00
- n. Recreation Department Revolving Fund: \$2,000,000.00

or to take any other action in relation thereto.

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(Select Board)

**ARTICLE 10.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to the following Reserve and Stabilization Funds:

- Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting;
- Special Education Reserve Fund established by the vote taken under Article 10 at the 2017 Annual Town Meeting to pay, without further appropriation, for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation; and
- Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the Recycling and Disposal Facility (RDF) Baler, RDF Compactors, and other RDF equipment;

or to take any other action in relation thereto.

(Select Board)

**ARTICLE 11.** To see if the Town will vote to raise and appropriate, transfer from available funds, including the PFAS Settlement Proceeds Fund, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Water Program; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 12.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Sewer Program; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 13.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Stormwater Program; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 14.** To see if the Town will transfer from the PEG Access and Cable Related Fund a sum of money to be expended under the direction of the Wellesley Media Corporation for purposes of operating and managing the Town's public, educational, and

government access cable television services; or to take any other action in relation thereto.

(Select Board)

#### APPROPRIATIONS – SPECIAL CAPITAL PROJECTS

**ARTICLE 15.** To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2027 Community Preservation Budget, to appropriate or reserve for future appropriation, from Fiscal Year 2027 Community Preservation Fund annual revenues and reserves, sums of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year beginning July 1, 2026, to make debt service payments, to undertake community preservation projects as recommended by the Community Preservation Committee, and which recommendations may involve the transfer or borrowing of funds and expenditures, and to amend prior fiscal year Community Preservation Act appropriations and authorizations; or to take any other action in relation thereto.

(Community Preservation Committee)

**ARTICLE 16.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, rehabilitation, and repair and improvements of the High School Hunnewell Field Irrigation System, including 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 in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 17.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, remodeling, rehabilitation, of playgrounds including 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 in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 18.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction,

reconstruction, rehabilitation, and repair of Great Plain Avenue, including street, sidewalk and drainage repairs and improvements, and including 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 in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 19.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, rehabilitation, and repair of the intersection of Weston Road and Linden Street, including street, sidewalk and drainage repairs and improvements, and including 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 in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 20.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Facilities Management Department, for a feasibility study for the construction, reconstruction, replacement, and retrofitting, of the Department of Public Works Park, Highway and Fleet Maintenance Building, and Cold Storage Building located at 30 Municipal Way and a new Municipal Service Building including architectural and engineering services and 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 in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 21.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Planning Board, for the purpose of preparing and completing a Comprehensive Plan for the Town, including but not limited to community engagement, data collection and analysis, technical studies, consultant services, and preparation of final reports and recommendations; 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 Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

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**AUTHORIZATIONS**

**ARTICLE 22.** To see if the Town will authorize the Contributory Retirement Board to increase the maximum base on which the cost-of-living increase is calculated for retirees and beneficiaries of the Wellesley Contributory Retirement System by \$1,000 (ONE THOUSAND DOLLARS) each July 1 for the next 4 years resulting in a base change from \$21,000 (TWENTY ONE THOUSAND DOLLARS) to \$22,000 (TWENTY TWO THOUSAND DOLLARS) effective July 1, 2026, from \$22,000 (TWENTY TWO THOUSAND DOLLARS) to \$23,000 (TWENTY THREE THOUSAND DOLLARS) effective July 1, 2027, from \$23,000 (TWENTY THREE THOUSAND DOLLARS) to \$24,000 (TWENTY FOUR THOUSAND DOLLARS) effective July 1, 2028, and from \$24,000 (TWENTY FOUR THOUSAND DOLLARS) to \$25,000 (TWENTY FIVE THOUSAND DOLLARS) effective July 1, 2029, or take any other action in relation thereto.

(Contributory Retirement Board)

**ARTICLE 23.** To see if the Town will vote to add, modify, or delete certain personnel policies and procedures for Town employees not covered by collective bargaining agreements, or authorize the Human Resources Board to do the same, in accordance with Article 30.10 of the Town Bylaws Personnel Policies Nonunion Employees; or to take any other action in relation thereto.

(Human Resources Board)

**ARTICLE 24.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works for water and sewer line rehabilitation, and for any equipment or services connected therewith; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 25.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for water system improvements including design, construction, engineering, procurement, permitting, inspection, and contract administration for the installation of additional water treatment, and for any other equipment or services connected therewith; or to take any other action in relation thereto.

(Board of Public Works)

**ARTICLE 26.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for water system improvements including design, construction, engineering, procurement, permitting, inspection, and contract administration for

additional connections to the Massachusetts Water Resources Authority water supply, and for any other equipment or services connected therewith; or to take any other action in relation thereto.

**(Board of Public Works)**

**ARTICLE 27.** To see if the Town will vote to appropriate the sum of money received from the Commonwealth Transportation Infrastructure Fund (“Fund”) pursuant to St. 2016, c. 187, § 8(c)(i) for calendar year 2020, 2021, 2022, 2023, and 2024 to address the impact of transportation network services on municipal roads, bridges, and other transportation network services in the Town including the complete streets program established in Section 1 of Chapter 90 of the General Laws and other programs that support alternative modes of transportation; or to take any other action in relation thereto.

**(Select Board)**

**ARTICLE 28.** To see if the Town will vote to create a special purpose municipal stabilization fund establishing a reserve for acquiring interests in land for general municipal or other purposes in accordance with Section 5B of Chapter 40 of the General Laws; to dedicate all, or a percentage not less than 25 per cent, of a particular fee, charge or other receipt to said fund; and to raise and appropriate, transfer, or otherwise provide, a sum of money into such stabilization fund; or take any other action in relation thereto.

**(Natural Resources Commission)**

**ARTICLE 29.** To see if the Town will vote to authorize the:

1. transfer of care, custody, management, and control of certain parcels of land currently owned by the Town and under the jurisdiction of the Natural Resources Commission, located at 125 Barton Road, Wellesley, more particularly shown as the areas labeled “PE-1”, “PE-2” and “FIL-1” on the Massachusetts Water Resources Authority (MWRA) plan titled “Hegarty Pumping Station Connection Shaft Site, Acquisition/Easement Map”, prepared by WSP, a copy of which is on file with the Town Clerk (the “MWRA Parcels”), which are designated as protected open space pursuant to Article 97 of the Amendments to the Massachusetts Constitution, to the Board of Public Works;
2. transfer of care, custody, management, and control of certain parcel(s) of land currently owned by the Town and under the jurisdiction of the Board of Public Works to the Natural Resources Commission, as shown on the Town of Wellesley plan titled “Morses Pond, Proposed Article 97 Land Swap at Morses Pond Access Road”, a copy of which is on file with the Town Clerk, such parcel(s) to be permanently protected for open space purposes pursuant to Article 97;
3. Board of Public Works to declare available for disposition the “MWRA Parcels” and to dispose of said parcels for good and valuable consideration to the MWRA, in furtherance of its Metropolitan Water Tunnel Program to construct a shaft site and install subsurface piping with connection to the existing Hegarty Pump Station

thereby providing water redundancy for the Town; and, to authorize the Select Board to petition the General Court to enact legislation necessary to allow disposition of the MWRA Parcels, which are currently protected pursuant to Article 97 of the Amendments to the Massachusetts Constitution, and to undertake all actions required by the Public Lands Preservation Act (G.L. c. 3, § 5A), including dedication by the Town of replacement land, all as part of a land swap intended to preserve and enhance public open space;

said transfers to be subject to such terms and conditions as may be approved by the Natural Resources Commission and the Board of Public Works, including the execution of any necessary instruments; or to take any other action in relation thereto.

## **(Natural Resources Commission/ Board of Public Works)**

## AMEND GENERAL BYLAW

**ARTICLE 30.** To see if the Town will vote to amend Article 30 of the Town's Bylaws to assign to the Human Resources Board responsibility for Town personnel policies and procedures by: Repealing and replacing Section 30.10 in its entirety for purposes of transferring responsibility for the adoption, amendment, and repeal of personnel policies and procedures from Town Meeting to the Human Resources Board. A redlined copy of Article 30 reflecting such amendment shall be made available on the Town's website for inspection. Or to take any other action in relation thereto.

## **(Human Resources Board)**

## AMEND ZONING BYLAW

**ARTICLE 31.** To see if the Town will vote to amend Section 3.7.E.5.f.i of the Zoning Bylaw, relating to the Flood Plain or Watershed Protection Districts, with the insertions indicated with **bolded text**, as follows:

- i. In A, A1-30, AH, AE Zones, V1-30, VE, and V Zones, all Recreational Vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

or take any other action in relation thereto.

### **(Planning Board)**

**ARTICLE 32.** To see if the Town will vote to amend Sections 3.2 and 3.2.A of the Zoning Bylaw, relating to the Residential Incentive Overlay (RIO) zoning district, to identify in Section 3.2.B the land that may be included in the RIO by future zoning map changes as defined by its underlying base zoning classification, and to provide that an applicant

for the special permit required by Section 3.2.O must execute a development agreement with the Select Board prior to making application to the Planning Board; or take any other action in relation thereto.

(Planning Board)

## GENERAL

**ARTICLE 33.** To see if the Town will vote to rescind authorized and unissued loans, to authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, and/or to amend existing borrowing authorizations on unissued debt in order to allow the use of premiums for project costs and to reduce the amount of the borrowing so authorized in accordance with Section 20 of Chapter 44 of the Massachusetts General Laws, as amended by Section 67 of Chapter 218 of the Acts of 2016; or to take any other action in relation thereto.

(Select Board)

**ARTICLE 34.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Select Board, for the purpose of paying expenses related to the settlement of claims, actions, and proceedings against the Town; or to take any other action in relation thereto.

(Select Board)

**ARTICLE 35.** To see if the Town will vote to authorize the Select Board, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$50,000.00 (FIFTY THOUSAND DOLLARS), on such terms as it may deem advisable; or to take any other action in relation thereto.

(Select Board)

**ARTICLE 36.** To see if the Town will vote to authorize the Select Board to appoint one or more of its members as a fire engineer; or to take any other action in relation thereto.

(Select Board)



And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town, i.e., the Town Hall and Police Station, and by causing this warrant to be posted to the Town of Wellesley website ([www.wellesleyma.gov](http://www.wellesleyma.gov)) at least seven 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 20<sup>h</sup> of January 2026.

Marjorie R. Freiman  
Marjorie R. Freiman, Chair

Thomas H. Ulfelder  
Thomas H. Ulfelder, Vice Chair

Thomas H. Ulfelder, Vice Chair

Colleen E. Anne

Colette E. Aufranc, Secretary

Elizabeth Sullivan Woods  
Elizabeth Sullivan Woods

Elizabeth Sullivan Woods

KC III  
Kenneth C. Largess III

A true copy,

Attest:

## Constable, Town of Wellesley

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02481

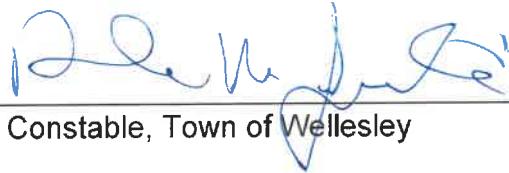
COMMONWEALTH OF MASSACHUSETTS

2026 JAN 21 AM 11:52

Norfolk, ss.

Wellesley, MA January 21, 2026

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 Police Station, and causing the Warrant and said request to be posted to the Town of Wellesley website.



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Constable, Town of Wellesley

COMMONWEALTH OF MASSACHUSETTS

ST. CLAIR RD  
TOWN OF WELLESLEY MA 02481  
WELLESLEY MA 02481

Norfolk, ss.

2026 JAN 21 AM 11:52

Wellesley, MA

On Jan 21, 2026, I caused a true copy of the Warrant for the Annual Town Meeting to be posted to the Town of Wellesley's website in accordance with Section 8.3 of the Town's General Bylaws.

Stephanie Hawkinson  
Stephanie Hawkinson, Public Information Officer  
Town of Wellesley

Jan 21, 2026