



Friday Night Mail Index 01/06/17

Agenda1

BOS Calendar.....2

Agenda Items

#2 FY18 Budget Update3

#3 Email re LED Streetlight Retrofit13

#4 World of Wellesley Discussion Agenda.....25

#5 One Day Special License.....27, 30, 35

#6 Memo re CV and Liquor License Renewals.....41

#7 MMA Resolutions.....45

#8 Draft Warrant51

Other Correspondence

* Notice of Retirement.....89

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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

MARJORIE R. FREIMAN, CHAIR
ELLEN F. GIBBS, VICE CHAIR
DAVID L. MURPHY, SECRETARY
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HANS LARSEN
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

SELECTMEN'S MEETING

TENTATIVE AGENDA

Juliani Room, Town Hall

6:30 P.M. Monday, January 9, 2017

1. 6:30 Citizen Speak
2. 6:35 FY 18 Budget Update
3. 6:45 LED Street Light Program - MLP
4. 7:00 World of Wellesley – Diversity Program
5. 8:15 Executive Director's Update
 - Minutes
 - Babson One Day Licenses
 - Gifts
6. 8:20 Common Victualler and Alcohol License Renewals
7. 8:30 MMA Resolutions
8. 8:45 Review Draft Warrant
9. 9:10 Old/New Business
10. 9:20 Executive Session to discuss lease of real property – 900 Worcester St.

Next Meeting Dates: Tuesday, January 17, 2017
Wednesday, January 18th (Unified Plan Precinct Meeting)
Tuesday, January 24th

1/6/2017

Black regular agenda items

Board of Selectmen Calendar – FY17

Date	Selectmen Meeting Items	Other Meeting Items
1/10 Tuesday	Han's Last Day	
1/16 Monday	Town Hall Closed	
1/17 Tuesday	Meeting Sign ATM Warrant Roche Bros – Change in Hours, Setup Joint Meeting with Planning –appt. Roberti	Brook/Benvenue Neighborhood Meeting – 7 pm –Police Station
1/18 Wednesday		UP – Precinct Meeting (A,B,G) Hardy School 7-9
1/23 Monday	No Meeting – Wellesley Club	
1/24 Tuesday	Meeting Police Officer Appointment Traffic Update -Wellesley College – No Parking – Dover - Brook/Benvenue - Brook/Amherst - Washington Street/Rt 9 Parking Spaces - Café Nerro Spaces CV Modification Public Hearing Granite Street – Classification and Confirmation	UP- Precinct Meeting (C,D) Warren Building Room 8 (7-9)
1/25 Wednesday		UP- Precinct Meeting (E,F,H) Great Hall (7-9)
1/30 Monday	Meeting TBD	Terry Cunningham Reception Great Hall (4-6)e
2/6 Monday	Meeting	
2/13 Monday	Meeting Energy Update – Allan Hebert	
2/20 Monday	Town Hall Closed	
2/27 Monday	Meeting	
3/6 Monday	Meeting	
3/13 Monday	No Meeting – Wellesley Club Town Affairs	
3/14	Meeting	

1/6/2017

Black regular agenda items

<i>Date</i>	<i>Selectmen Meeting Items</i>	<i>Other Meeting Items</i>
<i>Tuesday</i>		
<i>3/20 Monday</i>	<u>Meeting</u>	
<i>3/27 Monday</i>	ANNUAL TOWN MEETING BEGINS	
<i>3/28 Tuesday</i>	<i>Annual Town Meeting</i>	
<i>4/3 Monday</i>	<i>Annual Town Meeting</i>	

Notes

Quarterly updates

- *Traffic Committee (Deputy Chief Pilecki)*
- *Facilities Maintenance (Joe McDonough)*



OFFICE OF FINANCIAL SERVICES

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

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To: Board of Selectmen
From: Sheryl Strother
Re: 2018 Budget update

1/06/17

Attached please find the first pass of the 2018 summary Sources & Uses and a summary of the Five Year Cash Capital requests. The detailed Sources and Uses is also included, as is a reserves projection.

The current S&U projects a \$1.8 million shortfall. It includes a 2% allowance for settling open contracts, which is consistent with the 40/50/60 series employees and the Teachers' settled contract. This amount is included ONLY for purposes of evaluating compliance with guidelines and does not determine contract settlements or govern negotiations.

As previously presented, the projection assumes the use of \$2.5 million to balance the budget and the one-time application of \$1.5 million to partially mitigate the large increase in 2018 capital needs. Since then, the Department of Public Works (DPW) has reevaluated the timing of its capital needs and has trimmed its 2018 request by \$547,000. The School capital request continues to reflect a \$1.5 million increase.

Hans, Blythe, and I have developed a plan for closing the budget gap and have discussed details with Marjorie and Ellen. **One of the key strategies will be to ask the boards to adhere to guideline.** The summary will provide an idea of where the various boards stand at this point. As requested, the School department has developed a guideline-compliant 3.5% budget and has itemized any additional requests. Note that the guideline-compliant budget provides contractual increases for its existing employees, additional monies to provide level service, and also accomplishes some of the strategic plan.

Guidelines are worth about \$800,000 and won't close the budget gap. We continue to hope for good news on the health insurance rates, and have developed a list of other viable actions. With cooperation from the various boards, we're optimistic about our ability to balance the 2018 budget.

On Monday I plan to discuss the S&U summary, show the details of the capital requests, and make the suggestion that we can eventually balance if the boards meet their guidelines. It would be premature to discuss further details publicly, but I am happy to discuss ideas with you individually before then.
by on Monday.

cc: Hans, Blythe

2018 Budget Update

Projected Sources & Uses of Funds

	FY17 revised	Requests and RECAP	
		Growth	Alt FY18
Sources			
Property Taxes	\$ 118,580,284		\$ 123,144,791
State Aid	9,513,302	2.00%	9,703,568
Local Revenue	10,382,296	13.33%	11,766,000
Free Cash	2,667,450		2,500,000
One time Free Cash for Capital	-		1,500,000
OPEB exclusion	600,000		-
Other	193,950		43,650
	141,937,282		148,658,009
Uses			
Schools	69,524,634	4.50%	72,653,243
Facilities Maintenance	7,370,442	3.34%	7,616,420
Public safety	11,764,769	2.43%	12,050,385
Public works	6,717,256	2.63%	6,893,795
Library	2,380,587	5.10%	2,502,058
Other Town Departments	7,191,905	2.50%	7,360,750
	104,949,593	3.93%	109,076,651
Cash Capital	5,152,079		6,986,342
Debt Service (Inside)	3,649,455		4,000,000
Pension	6,390,114		6,621,863
Health Insurance	14,335,304	9.3%	15,672,788
OPEB	3,000,000		3,432,000
Other Employee Benefits	2,579,520	2.5%	2,770,084
State & County Assmts	1,226,317	2.5%	1,256,975
Abatements	654,900	2.5%	671,273
	36,987,689		41,411,324
	141,937,282		150,487,975
Projected Surplus/(Deficit)	\$ -		\$ (1,829,966)



Town of Wellesley

Five Year Capital Budget Program FY2018-2022

for MONDAY

Summary Schedule

Department	FY17	LY-FY18	CY-FY18	FY19	FY20	FY21	FY22	FY18-22 Grand Total
Selectmen	349,913	278,857	364,009	475,289	288,082	236,964	296,451	1,660,795
Facilities	1,750,000	1,875,000	1,875,000	2,198,000	2,320,000	2,000,000	2,000,000	10,393,000
Public Works	1,954,000	2,720,000	2,173,000	2,524,000	2,510,000	3,212,100	3,095,000	13,514,100
Library	131,300	205,300	133,300	171,800	127,300	132,800	122,300	687,500
NRC	77,000	81,500	141,500	174,000	171,500	169,000	196,500	852,500
Morses Pond	-	95,200	40,000	51,000	44,200	45,000	5,000	185,200
Schools	784,920	2,271,319	2,259,533	1,331,735	1,219,812	1,117,457	1,117,457	7,045,994
Total Cash Capital	5,047,133	7,527,176	6,986,342	6,925,824	6,680,894	6,913,321	6,832,708	34,339,089

Reserves Projection

	<u>Amount</u>
Reserves as of 6/30/2016	
Free Cash	\$ 11,858,182
Stabilization fund	3,271,285
Injured-on-duty Stabilization Fund	387,888
	\$ 15,517,355
Sources and (Uses) of Reserves in FY17	
Supplemental FY17 appropriations (Article 7)	
- Snow & ice removal	(750,000)
- other capital needs	(250,000)
- PT Planner for Demolition delay	(35,000)
- Fund IOD from free cash - catch up	(150,000)
- Fire Station floor?	
Balance FY18 budget (Article 8)	(2,500,000)
One time smoothing of cash capital	(1,500,000)
Estimated FY17 reserve change from operations	2,000,000
	\$ 12,332,355
FY17 Revenue	\$ 141,886,226
% of Revenue	8.69%

Summary of Reserve Policy

On 12/10/12, the Board of Selectmen voted "... to maintain reserves at a sufficient level to provide financial resources to maintain top tier bond rating, ensure short term cash availability.., minimize interest expense.., provide for investment income, provide for a stable tax rate, and enhance planning for contingencies and long term planning. Reserves shall be maintained in a range of 8 to 12% of the current period's budgeted operating revenue..." The complete Policy is available from the Town Clerk.

TOWN OF WELLESLEY - TOWN MEETING APPROVED ALLOCATION OF FUNDS

	FY17 SOURCES OF FUNDS	FY18 SOURCES OF FUNDS	CHANGE - FY17 to FY18 \$ Change	% Change
SOURCES OF FUNDS				
Real Estate & Personal Property Tax				
Within the Levy Limit	118,580,284	123,144,791	4,564,507	3.85%
Outside the Levy Limit - OPEB	600,000	0	(600,000)	-100.00%
Outside the Levy Limit	12,324,555	12,771,277	446,722	3.62%
Subtotal - Real Estate & Personal Property Tax	131,504,839	135,916,068	4,411,229	3.35%
From the Commonwealth				
Chapter 70 Aid	8,198,827	8,362,804	163,977	2.00%
Lottery Aid	1,245,571	1,270,482	24,911	2.00%
Other Aid	0	0	0	0.00%
Subtotal - From the Commonwealth	9,513,302	9,703,668	1,378	2.00%
Local Revenue				
Motor Vehicle Excise	4,493,933	5,100,000	606,067	13.49%
Licenses and Permits	2,000,000	2,500,000	500,000	25.00%
MLP Payment in Lieu of Taxes	1,000,000	1,000,000	0	0.00%
Interest Earnings	187,363	300,000	112,637	60.12%
RDF Revenue	600,000	630,000	30,000	5.00%
Fines & forfeits	560,000	560,000	0	0.00%
Recreation	100,000	100,000	0	0.00%
Meals/Hotel/Motel Tax	665,000	665,000	0	0.00%
Pilot Payments	76,000	76,000	0	0.00%
Other Local Revenues	700,000	835,000	135,000	19.29%
Subtotal - Local Revenue	10,382,296	11,766,000	1,383,704	13.33%
Other Sources				
Parking Meter Receipts	906,874	1,454,601	547,727	
Free Cash to balance budget	2,489,757	2,500,000	10,243	
Free Cash - contracts	177,983			
Other free cash		225,000		
Free Cash to offset capital	0	1,500,000		
Appropriated CPA Surcharge	1,475,400	20	(1,475,380)	
CPA Funds applied to North 40	548,944	553,244	4,300	
Police detail	150,000			
Subtotal - Other Sources	5,748,868	6,232,865	484,187	
TOTAL SOURCES OF FUNDS	157,149,105	163,018,601	5,869,396	4.12%

Exhibit B

USES OF FUNDS

	FY17 USE OF FUNDS (Tax Rate)			FY18 USE OF FUNDS (Request)			CHANGE - FY17 to FY18		
	Pers Svcs	Expenses	Total Ops	Pers Svcs	Expenses	Total Ops	Variance Pers Svcs	Variance Total -\$	Variance Total - %
GENERAL GOVERNMENT									
<i>Board of Selectmen - Administration</i>									
Executive Director's Office	446,798	26,500	473,298	452,983	26,500	479,483	6,185	0	1.31%
Sustainable Energy	18,500	1,500	20,000	17,760	1,500	19,260	(720)	0	-3.60%
Central Administrative Services	0	28,500	28,500	0	29,000	29,000	0	500	1.75%
Finance Department	423,413	8,700	432,113	431,367	10,200	441,567	7,954	1,500	2.19%
Information Technology	468,272	271,544	739,816	476,098	298,647	774,745	7,826	27,103	4.72%
Treasurer & Collector	293,128	115,050	408,178	298,980	122,400	421,380	5,862	7,350	3.24%
Town Report	0	4,000	4,000	0	4,000	4,000	0	0	0.00%
<i>Board of Selectmen - Human Services</i>									
Council on Aging	325,846	170,222	496,068	354,619	114,866	469,485	28,773	(55,356)	-5.36%
Fair Housing Committee	0	200	200	0	0	0	0	(200)	-100.00%
West Suburban Veterans District	0	71,559	71,559	0	65,767	65,767	0	(5,792)	-8.09%
Youth Commission	81,390	17,090	98,480	82,578	17,090	99,668	1,188	0	1.21%
<i>Board of Selectmen - Maintenance Services</i>									
Facilities Maintenance	4,051,175	3,319,267	7,370,442	4,153,392	3,380,028	7,533,420	102,217	60,761	2.21%
<i>Board of Selectmen - Other Services</i>									
Housing Development Corporation	0	6,000	6,000	0	6,000	6,000	0	0	0.00%
Historical Commission	0	750	750	0	750	750	0	0	0.00%
Historical District Commission	0	250	250	0	0	0	0	(250)	-100.00%
Memorial Day	0	2,500	2,500	0	2,500	2,500	0	0	0.00%
Celebrations Committee	0	4,700	4,700	0	4,700	4,700	0	0	0.00%
Zoning Board of Appeals	53,474	6,940	60,414	54,334	6,940	61,274	860	0	1.42%
<i>Board of Selectmen - Shared Services</i>									
Law	0	325,000	325,000	0	325,000	325,000	0	0	0.00%
Audit Committee	0	58,200	58,200	0	58,200	58,200	0	0	0.00%
Risk Management	0	521,651	521,651	0	540,454	540,454	0	18,803	3.60%
Street Lighting	0	246,876	246,876	0	246,876	246,876	0	0	0.00%
Subtotal - Board of Selectmen - General Government	6,181,996	5,206,999	11,388,995	6,322,161	5,261,418	11,583,569	160,155	54,419	1.89%
<i>Other General Government</i>									
Town Clerk/Election & Registration	279,814	40,915	320,729	0	0	0	(279,814)	(40,915)	-14.51%
Board of Assessors	266,432	81,500	347,932	233,267	40,915	274,182	(46,547)	0	2.04%
Planning Board	238,723	46,750	285,473	272,588	82,450	355,038	6,156	950	-2.72%
Advisory Committee	7,000	25,000	32,000	234,945	42,750	277,695	(3,778)	(4,000)	0.00%
Reserve Fund	0	175,000	175,000	7,000	25,000	32,000	0	0	0.00%
Permanent Building Committee	218,096	7,300	225,396	222,869	7,800	230,669	4,773	500	2.34%
Human Resources Board	288,437	38,300	326,737	293,077	41,800	334,877	4,640	3,500	2.49%
HR Salary adjustments	25,116	0	25,116	0	0	0	44,884	0	178.71%
Subtotal - Other General Government	1,323,618	414,765	1,738,383	1,333,746	415,715	1,749,461	10,128	950	0.64%
GENERAL GOVERNMENT TOTAL	7,465,614	5,621,764	13,107,378	7,655,907	5,677,133	13,333,030	170,283	55,369	1.72%

Exhibit B

USES OF FUNDS

	FY17 USE OF FUNDS (Tax Rate)			FY18 USE OF FUNDS (Request)			CHANGE - FY17 to FY18			
	Pers Srvs	Expenses	Total Ops	Pers Srvs	Expenses	Total Ops	Variance Pers Srvs	Variance Expenses	Variance Total - \$	Variance Total - %
PUBLIC SAFETY - BOARD OF SELECTMEN										
Police Department	5,312,592	643,925	5,956,517	5,364,410	630,035	5,994,445	51,818	(13,890)	37,928	0.64%
Injured on Duty		see Risk Management Dept 945								
Special School Police	104,672	3,029	107,701	126,294	3,105	129,399	21,622	76	21,698	20.15%
Fire Department	4,909,328	266,249	5,175,577	4,901,929	266,249	5,168,178	(7,399)	0	(7,399)	-0.14%
Building Department	480,304	26,150	506,454	509,813	26,150	535,963	29,509	0	29,509	5.83%
Sealer of Weights & Measures	15,720	2,800	18,520	15,600	2,800	18,400	(120)	0	(120)	-0.65%
PUBLIC SAFETY TOTAL - BOARD OF SELECTMEN	10,822,616	942,153	11,764,769	10,918,046	928,339	11,846,385	95,430	(13,814)	81,616	0.69%
DEPARTMENT OF PUBLIC WORKS										
Engineering	511,383	64,139	575,522	522,267	64,139	586,406	10,884	0	10,884	1.89%
Highway	1,023,381	439,150	1,462,531	1,012,979	439,150	1,452,129	(10,402)	0	(10,402)	-0.71%
Fleet Maintenance	143,105	43,462	186,567	143,105	43,462	186,567	0	0	0	0.00%
Park	1,120,093	338,345	1,458,438	1,214,832	364,570	1,579,402	94,739	26,225	120,964	8.29%
Recycling & Disposal	1,052,554	1,254,747	2,307,301	1,048,743	1,258,997	2,307,740	(3,811)	4,250	439	0.02%
Management	354,226	23,968	378,194	360,880	23,968	384,848	6,654	0	6,654	1.76%
Facilities	0	0	0	0	0	0	0	0	0	0.00%
Winter Maintenance	348,703	348,703	697,406	348,703	348,703	697,406	0	0	0	0.00%
PUBLIC WORKS TOTAL	4,204,742	2,512,514	6,717,256	4,302,806	2,542,989	6,845,795	98,064	128,539	128,539	1.91%
WELLESLEY FREE LIBRARY										
Library Trustees	1,651,422	529,165	2,380,587	1,917,336	544,722	2,462,058	65,914	15,557	81,471	3.42%
LIBRARY TOTAL	1,651,422	529,165	2,380,587	1,917,336	544,722	2,462,058	65,914	15,557	81,471	3.42%
RECREATION										
Recreation Commission	329,965	20,000	349,965	329,519	26,500	356,019	(446)	6,500	6,054	1.73%
RECREATION TOTAL	329,965	20,000	349,965	329,519	26,500	356,019	(446)	6,500	6,054	1.73%
HEALTH										
Board of Health	410,826	76,503	489,329	509,456	80,453	589,909	98,630	1,950	100,580	20.55%
Mental Health Services	0	255,691	255,691	0	245,691	245,691	0	(10,000)	(10,000)	-3.91%
HEALTH TOTAL	410,826	334,194	745,020	509,456	326,144	835,600	98,630	(8,050)	90,580	12.16%
NATURAL RESOURCES										
Natural Resources Commission	198,690	21,900	220,590	208,117	19,650	227,767	9,427	(2,250)	7,177	3.25%
Morses Pond Project - (NRC, DPW, Rec)	0	139,394	139,394	0	141,754	141,754	0	2,360	2,360	1.69%
NATURAL RESOURCES TOTAL	198,690	161,294	359,984	208,117	161,404	369,521	9,427	110	9,537	2.65%
NON-SCHOOL TOTAL	25,303,875	10,121,084	35,424,959	25,841,177	10,207,231	36,048,408	537,302	184,211	623,449	1.76%

USES OF FUNDS

Exhibit B

	FY17 USE OF FUNDS (Tax Rate)			FY18 USE OF FUNDS (Request)			CHANGE - FY17 to FY18			
	Pers Svcs	Expenses	Total Ops	Pers Svcs	Expenses	Total Ops	Variance Pers Svcs	Variance Expenses	Variance Total - \$	Variance Total - %
WELLESLEY PUBLIC SCHOOLS										
Instruction										
Administration	44,601,229	2,310,902	46,912,131	72,653,243	72,653,243	72,653,243	28,052,014	(2,310,902)	25,741,112	54.87%
Operations	954,255	156,235	1,110,490	0	0	0	(954,255)	(156,235)	(1,110,490)	-100.00%
Special Education	952,845	624,976	1,577,821	0	0	0	(952,845)	(624,976)	(1,577,821)	-100.00%
SCHOOL TOTAL	14,862,782	5,061,410	19,924,192	0	0	0	(14,862,782)	(5,061,410)	(19,924,192)	-100.00%
	61,371,111	8,153,523	69,524,634	72,653,243	0	72,653,243	11,282,132	-8,153,523	3,128,609	4.50%
EMPLOYEE BENEFITS										
Group Insurance	0	16,138,304	16,138,304	17,666,298	17,666,298	17,666,298	0	1,527,994	1,527,994	9.47%
Workers Compensation	0	517,860	517,860	517,860	517,860	517,860	0	0	0	0.00%
OPEB Liability Fund	0	2,400,000	2,400,000	3,432,000	3,432,000	3,432,000	0	1,032,000	1,032,000	43.00%
OPEB Liability Fund Excluded	0	600,000	600,000	0	0	0	0	(600,000)	(600,000)	-100.00%
Retirement Contribution	0	6,390,114	6,390,114	6,621,863	6,621,863	6,621,863	0	231,749	231,749	3.63%
Unemployment Compensation	0	150,000	150,000	0	0	0	0	0	0	0.00%
Compensated Absences	0	90,000	90,000	90,000	90,000	90,000	0	0	0	0.00%
Non-Contributory Pensions	0	18,660	18,660	18,714	18,714	18,714	0	54	54	0.29%
EMPLOYEE BENEFITS TOTAL	0	26,304,938	26,304,938	0	28,496,735	28,496,735	0	2,191,797	2,191,797	8.33%
ALL PERSONAL SERVICES & EXPENSES										
	86,674,886	44,579,545	131,254,531	98,484,420	38,703,966	137,188,386	11,819,434	(6,875,579)	5,943,855	4.53%

Exhibit B

USES OF FUNDS

	FY17 USE OF FUNDS (Tax Rate)			FY18 USE OF FUNDS (Request)			CHANGE - FY17 to FY18			
	Pers Svcs	Expenses	Total Ops	Pers Svcs	Expenses	Total Ops	Variance Pers Svcs	Variance Expenses	Variance Total - \$	Variance Total - %
CAPITAL & DEBT										
<i>Departmental Cash Capital</i>										
Public Works Capital	0	1,954,000	1,954,000	0	2,173,000	2,173,000	0	219,000	219,000	11.21%
School Capital	0	784,920	784,920	0	2,259,533	2,259,533	0	1,474,613	1,474,613	187.87%
Facilities Capital - School	0	1,073,500	1,073,500	0	1,553,000	1,553,000	0	479,500	479,500	44.67%
Facilities Capital - Town	0	676,500	676,500	0	322,000	322,000	0	(354,500)	(354,500)	-52.40%
Facilities - Undefined	0	0	0	0	0	0	0	0	0	0.00%
Planning Board	0	80,000	80,000	0	0	0	0	(80,000)	(80,000)	-100.00%
Board of Health	0	8,561	8,561	0	0	0	0	(8,561)	(8,561)	4.03%
Selectmen Capital	0	349,913	349,913	0	364,009	364,009	0	14,086	14,086	1.52%
Library Capital	0	131,300	131,300	0	133,300	133,300	0	2,000	2,000	100.00%
Town Clerk	0	16,385	16,385	0	0	0	0	(16,385)	(16,385)	83.77%
NRC Capital	0	77,000	77,000	0	141,500	141,500	0	64,500	64,500	0.00%
Morses Pond Capital	0	0	0	0	40,000	40,000	0	40,000	40,000	35.80%
Subtotal - Cash Capital	0	5,152,079	5,152,079	0	6,986,342	6,986,342	0	1,834,263	1,834,263	
Debt Service										
Current Inside Levy Debt Service - Issued	0	3,434,938	3,434,938	0	4,000,000	4,000,000	0	565,062	565,062	16.45%
New Debt Service - Inside Levy	0	214,517	214,517	0	0	0	0	(214,517)	(214,517)	3.50%
Outside Levy Debt Service - Issued/Unissued	0	12,873,498	12,873,498	0	13,324,521	13,324,521	0	451,023	451,023	0.00%
Subtotal - Debt Service	0	16,522,953	16,522,953	0	17,324,521	17,324,521	0	801,568	801,568	4.85%
CAPITAL & DEBT TOTAL	0	21,675,032	21,675,032	0	24,310,863	24,310,863	0	2,635,831	2,635,831	12.16%
SPECIAL ITEMS										
<i>Receipts Reserved for Appropriation</i>										
Traffic & Parking Operations	241,254	621,670	862,924	249,660	1,161,261	1,410,951	8,406	539,621	548,027	63.51%
Community Preservation Appropriated	0	1,475,400	1,475,400	0	225,000	225,000	0	(1,475,380)	(1,475,380)	-100.00%
Free Cash Items - North 40, IOD Insurance 2016, 2017	0	0	0	0	0	20	0	225,000	225,000	#DIV/0!
Contract settlements	0	654,901	654,901	375,000	0	375,000	0	16,373	16,373	2.50%
Property Tax Abatements	0	1,226,317	1,226,317	0	1,256,975	1,256,975	0	30,658	30,658	2.50%
State & County Assessments	241,254	3,976,288	4,219,542	624,660	3,314,659	3,999,219	8,406	(863,720)	(863,720)	-18.53%
SPECIAL ITEMS TOTAL	241,254	3,976,288	4,219,542	624,660	3,314,659	3,999,219	8,406	(863,720)	(863,720)	
TOTAL USES OF FUNDS	241,254	21,675,032	21,675,032	624,660	24,310,863	24,310,863	8,406	2,635,831	2,635,831	12.16%
TOTAL SOURCES OF FUNDS	167,149,103	167,149,103	167,149,103	165,748,468	165,748,468	165,748,468	3,299,363	6,469,396	6,469,396	4.12%
SURPLUS (DEFICIT)	0	0	0	0	(1,329,967)	(1,329,967)	0	(1,329,967)	(1,329,967)	

Jop, Meghan

From: Larsen, Hans
Sent: Wednesday, December 21, 2016 1:40 PM
To: Barbara Searle; David Murphy; Ellen Gibbs; Jack Morgan; Marjorie Freiman
Cc: Jop, Meghan; Connolly, Terry
Subject: FW: LED Streetlight Retrofit

Following up on our prior discussion of the streetlight LED retrofit initiative, see the good news on the attached note from Dick Joyce. The National Grid money referenced in Dick's note is a rebate we received from National Grid as a result of the energy conservation measures implemented at the new High School. We have been holding those funds (\$104,535), waiting for a commensurate opportunity. In the spirit of partnering with the MLP to get the streetlights retrofitted (street lighting is part of the Selectmen's budget) I previously suggested to Dick that I thought the Board would be willing to contribute those funds toward the overall cost of the project. Use of the National Grid funds for this purpose will require a Town Meeting appropriation, so we will prepare a draft of the related warrant article for the Board's consideration.

As mentioned in Dick's note, the MLP Board appears to be predisposed to retrofitting all 3,111 streetlights. It remains to be seen what appetite they have for funding the balance of the project, calculated as follows:

Projected cost	
Materials & MLP Labor	\$ 900,000
Police Details	40,400
	<hr/>
	940,400
Less:	
DOER grant	(281,000)
Previously approved by MLP Board	(231,000)
National Grid rebate	(104,535)
	<hr/>
Remaining amount to be funded	\$ 323,865

It is conceivable the MLP will fund the remaining balance. It is also conceivable they will fund the full cash cost of the project, and then recover the remaining balance by holding our street lighting cost level for a few years.

As further background, the budget for street lighting in the FY18 budget is \$246,876, and the estimated annual savings arising from retrofitting all of the streetlights is \$106,541.

Related to this, Terry Connolly recently received estimates for retrofitting the lights in the Town parking lots with LED's. We have shared that estimate with Dick's folks, and they believe they can complete this work for a significantly lower cost. Accordingly, that work will be bundled into the RFP that the MLP is planning to issue for this project (the RFP will be for acquisition of the materials required to complete the retrofits), albeit this portion will be funded by Traffic & Parking.

To further this discussion, we have invited representatives of the MLP to meet with the Selectmen on January 9th. We are hoping that discussion will culminate in a consensus in terms of what to include in the ATM warrant and how to proceed in terms of the funding of this project.

Hans

From: Joyce, Dick
Sent: Tuesday, December 20, 2016 7:28 AM
To: Larsen, Hans <hlarsen@wellesley.ma.gov>
Cc: David Donohue <ddonohue@hrdc.com>; _Paul Criswell <pcriswell@comcast.net>; _Owen Dugan <odugansr@verizon.net>; _Katharine Gibson <GIBSON.CHAMPION@VERIZON.NET>; Jack Stewart <jstewart@vcfne.com>
Subject: LED Streetlight Retrofit

Good Morning Hans,

Yesterday we were informed the DOER approved a \$281,000 grant for the LED retrofit of all high pressure sodium streetlights. Based on our rough estimate we believe the retrofit of 3,111 lights will cost \$900,000 (excluding police details). Once we deduct the \$281,000 grant the cost is reduced \$619,000. The Light Board had previously approved a capital expenditure of \$231,000. This leaves a balance of \$388,000. The Light Board's preference is to retrofit all 3,111 lights and the question is how to fund the remaining \$388,000. In the past you and I discussed the possibility of using the National Grid \$105,000 rebate and the Board has asked me if that's still available and, if so, is there anything the Light Board needs to do e.g. make a formal request at a Board of Selectmen meeting and/or Town Meeting.

Given we're running out of time for submitting Warrant Articles I've copied the Light Board to ensure all members are kept informed.

Dick



Light Emitting Diode "LED" Streetlight Retrofit Opportunity

Board of Selectmen Presentation

by

Wellesley Municipal Light Plant

January 9, 2017

Proposed Investment in Energy Efficiency

WMLP Proposed Plan

Reduce Energy Consumption by Retrofitting All
Town's Street lights and save \$106,541 annually
(50% savings)

High Pressure Existing Sodium Streetlight (HPS)
Town has 3,111 high pressure sodium streetlights



Proposed Light Emitting Diode Retrofit Streetlight (LED)
Dark Sky Compliant



Town's Street Light Costs and Potential Energy Savings

Size	Actual Wattage	Quantity	Annual Usage Hours	Annual HPS Kilowatt-Hours	LED	Wattage	Annual LED Kilowatt-Hours	(\$1347) Average HPS Costs	(\$1347) Average LED Costs
HPS50	66	1,940	4,200	537,768	36	293,328	\$72,437	\$39,511	
HPS70	105	172	4,200	75,852	50	36,120	\$10,217	\$4,865	
HPS100	146	116	4,200	71,131	75	36,540	\$9,561	\$4,922	
HPS150	188	374	4,200	295,310	96	150,797	\$39,778	\$20,312	
HPS200	246	401	4,200	414,313	108	181,894	\$55,808	\$24,501	
HPS250	295	48	4,200	59,472	170	34,272	\$8,011	\$4,616	
HPS400	480	66	4,200	<u>120,960</u>	202	50,904	<u>\$16,293</u>	<u>\$6,857</u>	
		3,111		1,574,807		783,854	\$212,126	\$105,585	

Street Lights

Savings = \$106,541



Light Fixture Costs: Installing 20 Fixtures Per Day

Daily Retrofit Cost Assumptions

Labor	\$85.00	x	16 hours	=	\$1,360
Vehicle	\$25.00	x	8 hours	=	200
Audit	\$9.00	x	20 fixtures	=	180
Material	\$190.00	x	20 fixtures	=	3,800
Less: Grant					(\$1,900)
Total					\$3,640

Recent DOER Grant of \$281,000
pays 1/2 of material cost

Retrofit Costs vs Lights Replaced (Includes DOER Grant)

Retrofit Costs and Savings

Number of Retrofits	Days Required	Retrofit Cost	(a)		Streetlight Rate	Annual Savings
			kWh Reduction	kWh		
500	25	\$91,000	126,500	\$0.1347	\$17,039	
1,000	50	\$182,000	253,000	\$0.1347	\$34,079	
1,500	75	\$273,000	379,500	\$0.1347	\$51,119	
2,000	100	\$364,000	506,000	\$0.1347	\$68,158	
2,500	125	\$455,000	632,500	\$0.1347	\$85,198	
3,111	156	\$567,840	787,083	\$0.1347	\$106,020	

(a) $(1,574,807 \text{ kWh} - 783,854 \text{ kWh}) / 3,111 \times \text{number of retrofits.}$

Includes DOER Grant

Summary of Existing and Required Funding Sources

LED Retrofit Funding: 3,111 Streetlights

Municipal Light Plant Costs	\$849,000
Plus: Police Details	40,000
Total Costs	\$889,000
Less:	
Light Board approved funds	\$231,000
DOER Grant	281,000
National Grid Rebate (a)	105,000
	(\$617,000)
Additional Funding Required	\$272,000

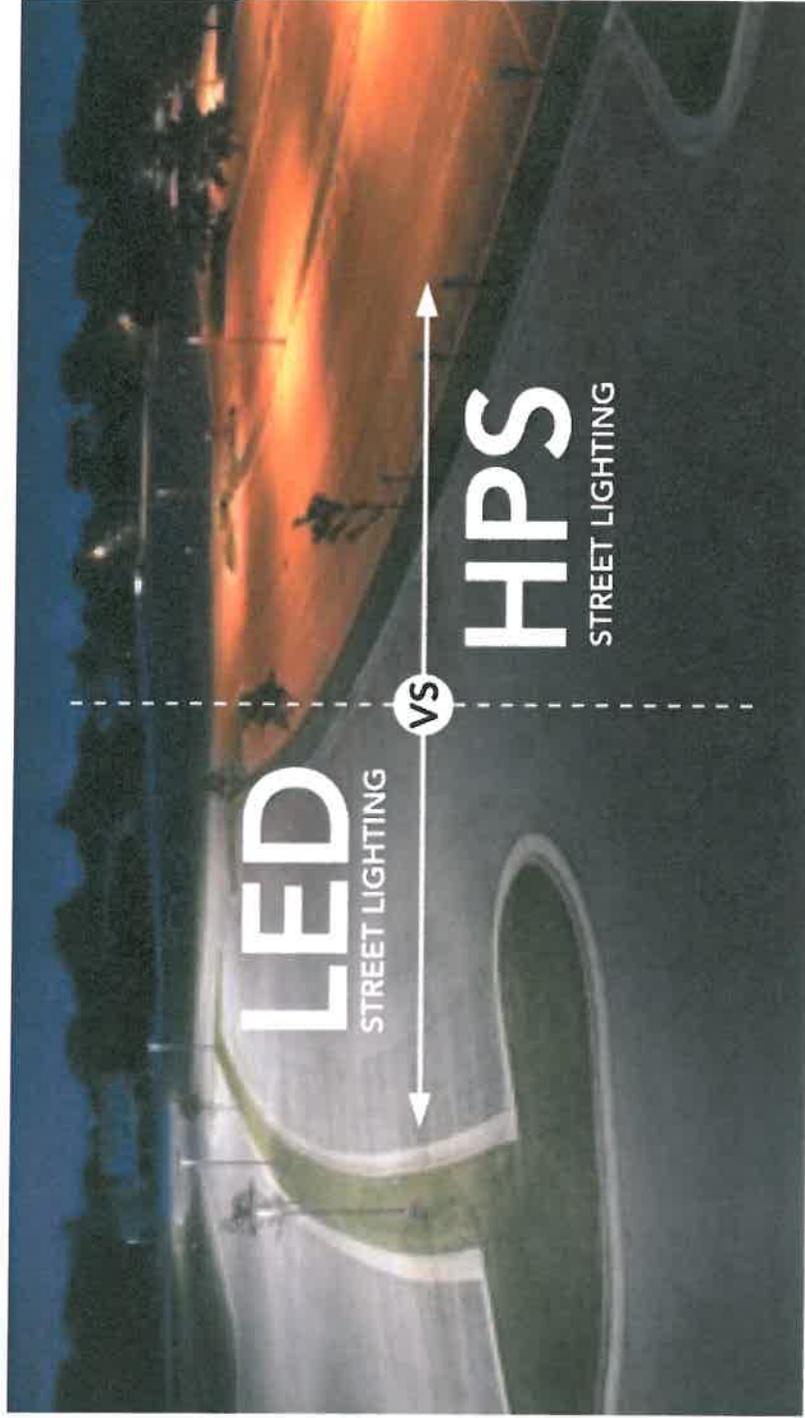
(a) Placeholder, requires Board of Selectmen approval.

Potential Sources of Funding:

- Other Departments/Town Meeting Appropriations;
- Allocation of Annual Savings;
- Municipal Light Board;
- Combination of the above.



Light Comparison



Guidance During the Implementation Plan

Our implementation plan includes

- Formation of an **Advisory Group** to provide input as we proceed through the planning, design, pilot installation and full installation process;
- Consider **third party recommendations** including the American Medical Association for such matters as
 - Minimize and control **LED blue-rich environmental lighting** by using the lowest emission of blue light possible to reduce glare.
 - Shield LED lights to minimize glare and consider dimming them during off-peak time periods.





Wellesley Board of Selectmen
Multicultural Panel Discussion
January 9, 2017

7:00 Welcome and introduction
Ellen Gibbs, Board of Selectmen

7:10 Question for panel members:

In your experience, how has Wellesley changed/improved in terms of being a welcoming or inclusive town, or how have you been involved in promoting these efforts? Where is there work still to be done to promote unity? (5 minutes each)

Panel Members (confirmed as of 1/6)*:

Police Chief Terry Cunningham

High School Principal Dr. Jamie Chisum

Tendai Musikavanhu, CEO, One Stone Global

Bobo Musikavanhu, Wellesley High School junior

Susan Karon, Member Engagement Manager, Temple Beth Elohim

Michelle Chalmers, President of World of Wellesley

7:50 Questions and Answers

8:10 Invitation to work with WOW on furthering goals of unity: Michelle Chalmers

8:15 Conclusion

*one or two potential additional members



TOWN OF WELLESLEY

Application for Special License(s)

Date of Application: 12/16/16

Date of Event: 01/26/17

A special License is a temporary license issued pursuant to Chapter 635 of the Acts of 1982 to the responsible manager of any nonprofit organization conducting any indoor or outdoor activity or enterprise for the sale of alcoholic beverages.

Application fee for one or more applications filed on the same date: **\$25.00**
Fee for each license issued: **\$50.00**
Make checks payable to: Town of Wellesley

The undersigned hereby applies for a Special License for:

All Alcoholic Beverages **Wine and Malt Beverages Only**

APPLICANT INFORMATION

Name of Non-Profit Organization: Babson College

Address: 231 Forest Street, Babson Park, Wellesley, MA 02457-0310

Name of Event Manager: Kristi DeCisero Address: Babson College

Assistant Event Manager: Melissa Huston Address: Babson College

EVENT INFORMATION

Event Name & Description (If multiple events; See Attachment1): Baseball Hot Stove Dinner; Reception for the Baseball alumni including appetizers and beer and wine.

Event Contact: Matthew Noone

Event Date: January, 26, 2017

Event Location: Babson Campus: Park Manor West, Innovation Center

Occupancy: _____ Estimated Attendance: 100 Indoor/Outdoor (circle one)

An 8X11" floor plan of the premises to be licensed must be submitted along with the application showing the exact location within the event area where alcoholic beverages will

Name of catering service responsible for service of alcoholic beverages:

Chartwells
Name

Babson College Campus
Address

Describe steps you have taken to ensure that the employees of the catering service or the individuals listed above have completed an alcoholic beverage server-training program or similar in-house training.

All servers must be TIPS trained and certified. Evidence of training must be provided prior to event.

Describe security precautions or police details if any:

Babson College Public Safety Officers are assigned to each event in accordance with the College's long-standing practice. The number of officers assigned to a particular event fluctuates based upon the number of anticipated attendees. Access to event location is controlled consistent with College policies based upon the type of event, the location and the number of anticipated attendees.

Babson College

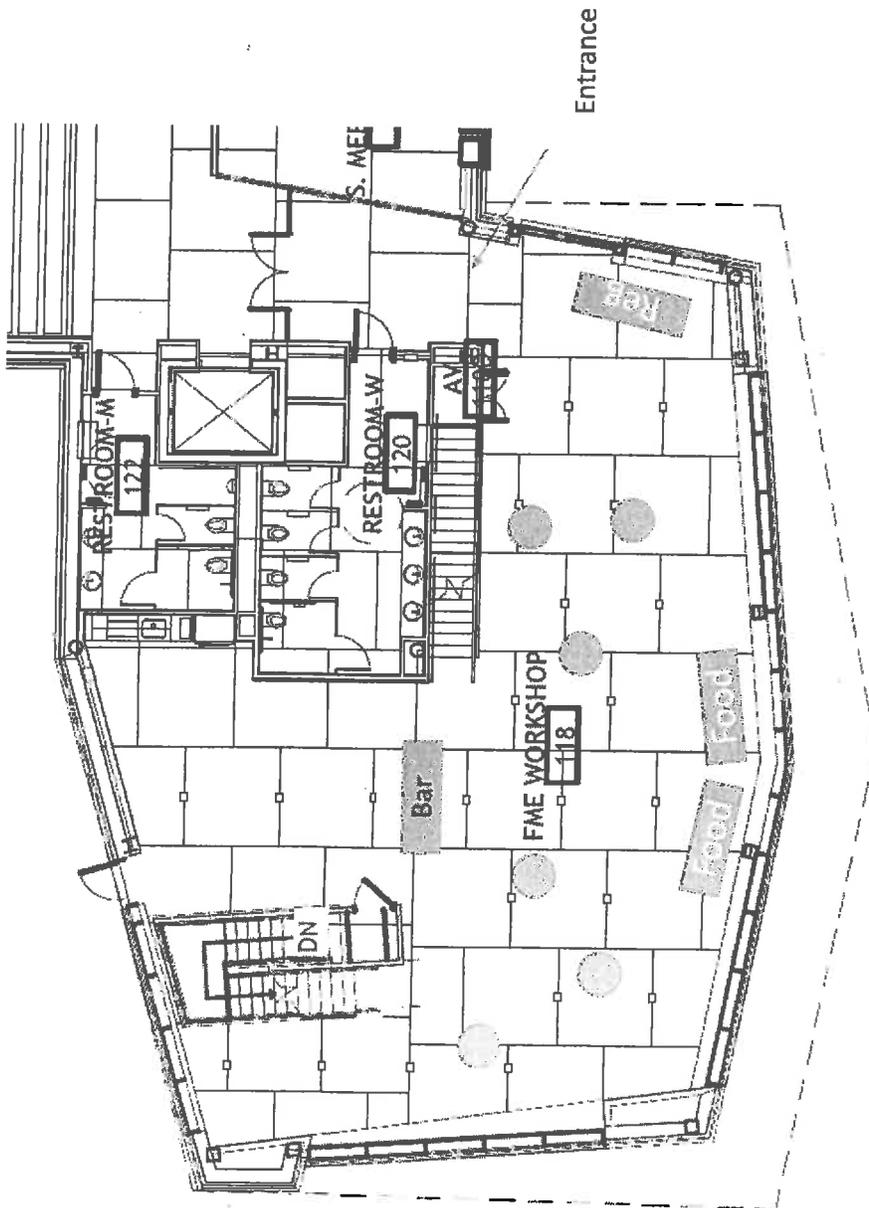
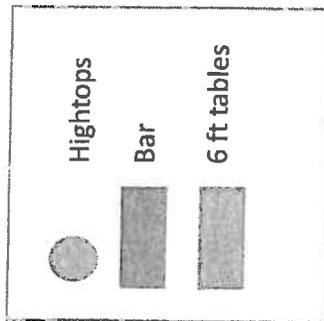
Printed Name of Applicant
Its Amanda Hellen


Applicant's Signature

12/14/16
Date

RETURN COMPLETED APPLICATION, FLOOR PLAN AND CHECK FOR FEES TO:

BOARD OF SELECTMEN
525 Washington Street
Wellesley, MA 02482
781-431-1019 ext 2204





TOWN OF WELLESLEY

Application for Special License(s)

Date of Application: 12/14/16

Date of Event: 2/25/17

A special License is a temporary license issued pursuant to Chapter 635 of the Acts of 1982 to the responsible manager of any nonprofit organization conducting any indoor or outdoor activity or enterprise for the sale of alcoholic beverages.

Application fee for one or more applications filed on the same date: **\$25.00**
Fee for each license issued: **\$50.00**
Make checks payable to: Town of Wellesley

The undersigned hereby applies for a Special License for:

All Alcoholic Beverages **Wine and Malt Beverages Only**

APPLICANT INFORMATION

Name of Non-Profit Organization: Babson College

Address: 231 Forest Street, Babson Park, Wellesley, MA 02457-0310

Name of Event Manager: Kristi DeCisero Address: Babson College

Assistant Event Manager: Melissa Huston Address: Babson College

EVENT INFORMATION

Event Name & Description (If multiple events; See Attachment1): Babson Black Affinity Conference Gala and Award Ceremony

Event Contact: Lola Norman-Salako & Denning Aris

Event Date: 12/25/16

Event Location: Knight Auditorium

Occupancy: 250 Estimated Attendance: 125 Indoor Outdoor (circle one)

An 8X11" floor plan of the premises to be licensed must be submitted along with the application showing the exact location within the event area where alcoholic beverages will

Name of catering service responsible for service of alcoholic beverages:

Chartwells
Name

Babson College Campus
Address

Describe steps you have taken to ensure that the employees of the catering service or the individuals listed above have completed an alcoholic beverage server-training program or similar in-house training.

All servers must be TIPS trained and certified. Evidence of training must be provided prior to event.

Describe security precautions or police details if any:

Babson College Public Safety Officers are assigned to each event in accordance with the College's long-standing practice. The number of officers assigned to a particular event fluctuates based upon the number of anticipated attendees. Access to event location is controlled consistent with College policies based upon the type of event, the location and the number of anticipated attendees.

Babson College

Lola Norman-Salako

Printed Name of Applicant

Its Associate Director or Events Management



Applicant's Signature

12/14/16

Date

RETURN COMPLETED APPLICATION, FLOOR PLAN AND CHECK FOR FEES TO:

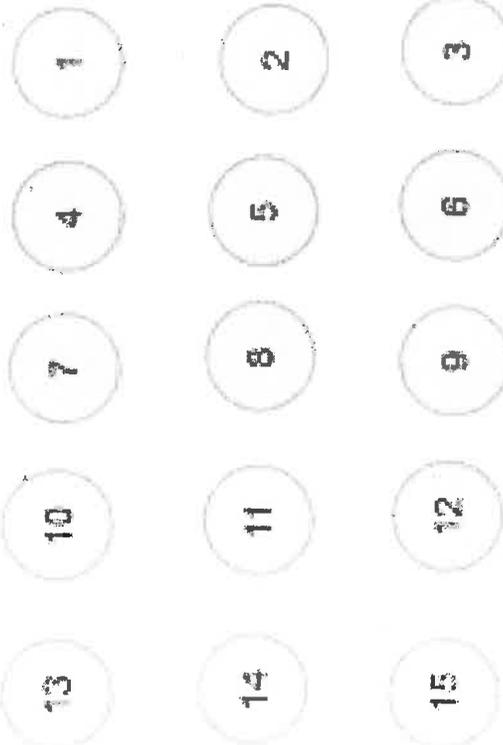
BOARD OF SELECTMEN
525 Washington Street
Wellesley, MA 02482
781-431-1019 ext 2204

BAC #1

MALLOY
ENTRANCE



BAC Gala and Award Ceremony
2/25/18
Knight Auditorium - 120 Guests
(15 tables of 8)



High Top

High Top

High Top

High Top

BAR

BAR

2 coat
racks

Reg
Table

Reg
Table

2 coat
racks

ATTACHMENT 1

<u>Name of Event/Date</u>	<u>Location</u>	<u>Floor Plan Number</u>
1. BAC Gala	Knight Auditorium	BAC #1
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		



TOWN OF WELLESLEY

Application for Special License(s)

Date of Application: 12/16/16

Date of Event: 5/5/17

A special License is a temporary license issued pursuant to Chapter 635 of the Acts of 1982 to the responsible manager of any nonprofit organization conducting any indoor or outdoor activity or enterprise for the sale of alcoholic beverages.

Application fee for one or more applications filed on the same date: **\$25.00**
Fee for each license issued: **\$50.00**
Make checks payable to: Town of Wellesley

The undersigned hereby applies for a Special License for:

All Alcoholic Beverages Wine and Malt Beverages Only

APPLICANT INFORMATION

Name of Non-Profit Organization: Babson College

Address: 231 Forest Street, Babson Park, Wellesley, MA 02457-0310

Name of Event Manager: Jon Anderson Address: Babson College

Assistant Event Manager: _____ Address: Babson College

EVENT INFORMATION

Event Name & Description (If multiple events; See Attachment1): Babson Athletics Senior Awards Banquet

Event Contact: Jon Anderson

Event Date: 5/5/17 Event

Location: Knight Auditorium

Occupancy: 500 Estimated Attendance: 225 Indoor Outdoor (circle one)

An 8X11" floor plan of the premises to be licensed must be submitted along with the

Name of catering service responsible for service of alcoholic beverages:

Chartwells
Name

Babson College Campus
Address

Describe steps you have taken to ensure that the employees of the catering service or the individuals listed above have completed an alcoholic beverage server-training program or similar in-house training.

All servers must be TIPS trained and certified. Evidence of training must be provided prior to event.

Describe security precautions or police details if any:

Babson College Public Safety Officers are assigned to each event in accordance with the College's long-standing practice. The number of officers assigned to a particular event fluctuates based upon the number of anticipated attendees. Access to event location is controlled consistent with College policies based upon the type of event, the location and the number of anticipated attendees.

Babson College

Jon Anderson

Printed Name of Applicant

Its Associate Director Athletics



Applicant's Signature

Date 12/16/16

RETURN COMPLETED APPLICATION, FLOOR PLAN AND CHECK FOR FEES TO:

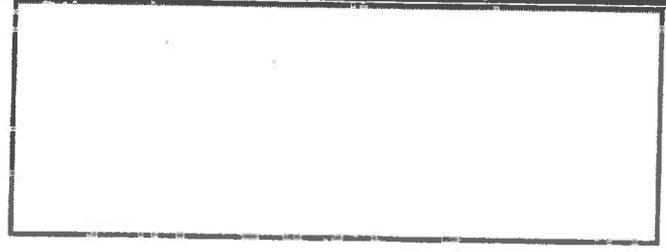
BOARD OF SELECTMEN
525 Washington Street
Wellesley, MA 02482
781-431-1019 ext 2204

ATTACHMENT 1

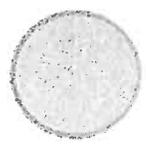
<u>Name of Event/Date</u>	<u>Location</u>	<u>Floor Plan Number</u>
1. Athletics Senior Awards Banquet	Knight Aud.	1
2.		
3.		
4.		
5.		
6.		
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10.		
11.		

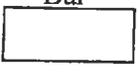
door

door



Food



Bar


door



The following gifts have been made to the Wellesley Council on Aging and must be accepted by the Board of Selectmen:

These donations have been made to the Wellesley Council on Aging specifically for the COA bus service. When the COA bus is used for local day trips, participants are encouraged to make small donations to support the COA Transportation program.

Account # 29054139-483000-COABU

Updated 12/01/16

Elaine Pipes	\$3.00
Rosa Ginger Gockelman	\$3.00
Sara Jane Green	\$3.00
Renee and Jack Rubin	\$6.00
Gerald and Mary Jane Kelley	\$5.00

Total donations to COA BUS = \$20.00

The following donations were made to the Wellesley Council on Aging and must be accepted by the Board of Selectmen:

Updated 12/01/16

The following donations were specific to the COA Volunteer Drivers Program: (deposited to COA account: 29054139-483000-CADRV)

Catherine Pukatch	\$25.00
-------------------	---------

Total donations for Volunteer Drivers Program = \$25.00

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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

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TELEPHONE: (781) 431-1019 x2201
WWW.WELLESLEYMA.GOV

BLYTHE ROBINSON
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

DATE: January 6, 2017
TO: Board of Selectmen
FROM: Meghan Jop
SUBJECT: Common Victualler and Liquor License Renewals

Attached for your review are the 2017 Common Victualler and Liquor License Renewals. This year all but Boloco has renewed. Boloco closed its doors in December, 2016. Staff recommends approval of all licenses under the same terms and conditions as were approved, having verified the Town and Police have not received any complaints relative to the restaurant or club operations in the past year.

TOWN OF WELLESLEY LIQUOR LICENSES - 2017

1. Longevity, Inc. d/b/a The Wok Restaurant
180 Worcester St.
2. Alta Strada, Wellesley LLC d/b/a Alta Strada
92 Central St.
3. Bertucci's Restaurant Corp. d/b/a Bertucci's Brick Oven Pizzeria
380 Washington St.
4. Amarin II, Inc. d/b/a Amarin II
27 Grove St.
5. RestCon LLC d/b/a Blue Ginger
583-585 Washington St.
6. The Kebab Group d/b/a Singh's Cafe
312 Washington St.
7. The Spoon & Fork, Inc. d/b/a Juniper Rest.
13 Central St.
8. LS & LZ, Inc., d/b/a CK's Restaurant
15-17 Washington St.
9. Wolfe Management d/b/a The Cottage
190 Linden St.
10. California Pizza Kitchen, Inc.
183 Linden St.
11. Asian Wellesley, LLC
13 Washington St.
12. K. Zheng, Inc. d/b/a Takara Japanese Restaurant
151 Linden St.
13. The Wellesley Local, LLC
11 Forest St.
14. Bocado, Inc. d/b/a Bocado Tapas & Wine
45 Church St.
15. Papa Razzi Trattoria of Wellesley, Inc. d/b/a PapaRazzi
14-16 Washington St.
16. Wellesley College Club
727 Washington St.
17. Wellesley Country Club
300 Wellesley Ave. 02481

18. Italo - American Educ. Club, Inc.
75 Pleasant St.
19. Babson College d/b/a The Babson Club
Babson Park
20. Susu's LLC d/b/a Susu's Bakery Boutique & Food Artisans
575 Washington Street
21. UC Wellesley, LLC d/b/a The Upper Crust
99 Central Street
22. G & D Market, Inc. d/b/a Fells Market
326 Weston Road
23. RBSBW d/b/a Roche Brothers
184 Linden Street 02482
24. Stephen F. Wasik, Inc. d/b/a The Cheese Shop
61 Central Street
25. Tutto Italiano of Wellesley d/b/a Tutto Italiano
570 Washington Street

DINING HALLS OF INCORPORATED EDUCATIONAL INSTITUTIONS:

26. Wellesley College, Wang Campus Center - "The Bistro"/Punch's Alley
106 Central St.,
27. Babson College d/b/a "Rogers"
Babson Park, MA

Larsen, Hans

From: Larsen, Hans
Sent: Friday, December 16, 2016 5:13 PM
To: Barbara Searle (bsearle@wellesleyma.gov); David Murphy (dmurphy@wellesleyma.gov); Ellen Gibbs (egibbs@wellesleyma.gov); Jack Morgan (jmorgan@wellesleyma.gov); Marjorie Freiman (mfreiman@wellesleyma.gov)
Cc: Jop, Meghan
Subject: MMA Resolutions
Attachments: 2017 MMA Resolutions.pdf

Attached are the two resolutions that we expect to be offered at the MMA Annual Meeting. At some point in the next couple of weeks, we should confirm how the Board would like Wellesley's vote to be cast on each of these. They do not appear to be very contentious.

Hans



Published on *Massachusetts Municipal Association* (<http://www.mma.org>)

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Proposed Resolution Supporting a Strong and Productive Role for Cities and Towns to Promote Effective Planning and Land Use Policies and Practices ^[1]

November 30, 2016

Whereas, planning for growth and development is a fundamental responsibility of local government, necessary to ensure that the public health, safety and well-being of citizens is protected as the Massachusetts economy grows and changes; and

Whereas, effective long-term planning for all forms of development requires a participatory process through which ordinary citizens and all stakeholders have a meaningful voice in impactful decisions regarding the land-use framework that will guide development in their community; and

Whereas, the financial health and vitality of cities and towns and local economies across the Commonwealth depends upon careful planning and up-to-date zoning and other development rules that provide a responsive land use framework for housing and business needs as economic and demographic conditions change; and

Whereas, policy development and implementation concerning land use should be a collaborative effort between state and local government through which the state promotes and provides support for accepted sound development principles such as "smart growth," transit-oriented development and other similar policies; and

Whereas, cities and towns across the Commonwealth have used the increasingly outdated planning and zoning statutes, as best they can, and the variety of other tools available to them to guide and support responsible and sustainable development, including adoption of local-option "by right" districts under Chapter 40R, raising local property taxes through the Community Preservation Act (CPA) to fund housing initiatives, and adopted expedited permitting under Chapter 43D; and

Whereas, cities and towns are seeking new planning and land use tools that are workable and effective in facilitating local planning and zoning efforts, including: statutory authority for inclusionary zoning, which is an effective and workable way to ensure that more affordable workforce housing is built; specific authority for impact fees to help pay for the cost of water, road and other infrastructure impacts of development; and the ability, by local-option, to adopt different voting thresholds for approval of certain local land-use bylaw provisions, ordinances, rules or permits;

Therefore it is hereby resolved that the Commonwealth of Massachusetts should follow the following principles concerning planning and land use, and should provide cities and towns with the tools they need to craft effective policies and practices:

- The Governor and the Legislature should reject any proposal to pre-empt local authority and

should support the fundamental right of cities and towns to make land-use decisions at the local level in order to protect the public health and safety and guide growth;

- The Governor and the Legislature should establish clear statutory authority for cities and towns to adopt inclusionary zoning bylaws and ordinances as an effective way to ensure that developers build workforce and other affordable housing in their communities;
- The Governor and the Legislature should provide statutory authority to allow cities and towns to adopt “impact fees” structured pursuant to locally adopted ordinances and bylaws to require developers to contribute to the cost of providing public services and accommodate infrastructure requirements made necessary by new developments;
- The Governor and the Legislature should support local participation in local-option initiatives to facilitate local development initiatives, such as Chapter 43D, Chapters 40R, and 40S, and other examples such as the establishment of local-option Workforce Housing Special Tax Assessment zones in order to provide effective incentives for locally-supported development;
- The Governor and the Legislature should establish clear statutory authority for municipal site plan review, which enhances and expedites development procedures and improves outcomes;
- The Governor and the Legislature should create a process of land-use dispute avoidance and resolution in order to ensure that zoning board differences can be resolved prior to formal permit approval or denials, and that zoning boards of appeals are a last resort for disputes, rather than a starting point;
- To facilitate local development projects, the Governor and the Legislature should assess and streamline state-level permitting and review procedures across agencies to meet crucial development-related municipal needs around infrastructure, wastewater and other environmental impacts, and others, while allowing municipalities the authority to expedite and improve permitting practices at the local level;
- In order to ensure the integrity of local zoning hearings, any language creating a new process for changing the local quantum of a vote on zoning matters must be through a local option, not through an override of local voting rules via state law;
- Any effort to create consolidated permitting guidelines must be a local option, and should accommodate the reality of local timelines and all-volunteer boards by avoiding language that would grant “constructive approval”;
- The state should provide technical assistance and dedicated planning and zoning funds to allow all cities and towns to prepare, adopt and revise their local land-use controls, as well as to examine land-use changes to allow for sustainable development consistent with modern demands as well as local plans and needs; and

It is further resolved that a copy of this resolution shall be provided to the Governor and members of the General Court of the Commonwealth.



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[Home](#) > [Printer-friendly](#) > [Proposed Resolution Ensuring a Strong and Enduring Fiscal Partnership Between Cities and Towns and State Government in Fiscal 2018 and Beyond](#)

Proposed Resolution Ensuring a Strong and Enduring Fiscal Partnership Between Cities and Towns and State Government in Fiscal 2018 and Beyond ^[1]

November 30, 2016

Whereas, the well-being and success of the residents and businesses of the Commonwealth depends on the fiscal health of cities and towns and the ability of local government to provide efficient and progressive public services and adequately invest in modern public infrastructure; and

Whereas, the continuing fiscal strength of local government in Massachusetts will rely on adequate, sustainable and predicable revenues to support local services and capital programs; and

Whereas, cities and towns are more reliant on the tightly capped property tax to fund local budgets than any time in the past 30 years, and this heavy reliance on the property tax has limited the ability of cities and towns to respond to new challenges and opportunities; and

Whereas, key parts of the state's landmark school finance law, Chapter 70, have become increasingly outdated and no longer provide an adequate minimum spending standard, and the local government share of the cost of schools and public education has grown to a 10-year high; and

Whereas, rapid growth in state-imposed assessments on local governments to fund charter schools has resulted in significant budget shortfalls in communities across the state, particularly where there is a large concentration of charters, and this has forced cities and towns to scale back spending and programs that serve the vast majority of students who remain in the local K-12 school system, and has also forced cutbacks in municipal services; and

Whereas, to avoid becoming overly reliant on the property tax and to ensure that municipalities have the fiscal capacity to deliver the high-quality municipal and school services that are essential to support local economies and families in every corner of the Commonwealth, it is imperative that cities and towns receive an adequate share of state revenues, have an effective and fair municipal tax system, and have the tools necessary to plan for and fund long-term liabilities and make investments in people and capital;

Therefore it is hereby resolved that the members of the Massachusetts Municipal Association support the following essential policy positions to ensure a strong partnership between cities and towns and the Commonwealth in fiscal 2018 and beyond:

In the Area of Municipal and School Aid:

- In fiscal 2018, unrestricted municipal aid should grow at least at the same rate as the growth in state tax collections, and be distributed without earmarks, conditions or restrictions to all cities and

towns, so that local officials and residents can adequately fund public safety, public works, and all basic municipal and school services while avoiding overreliance on the property tax;

- The full share of Lottery and gaming revenue dedicated to help pay for municipal services should be used to help fund unrestricted municipal aid;
- Chapter 70 school aid revenue sharing should be increased in fiscal 2018 consistent with the Commonwealth's constitutional obligation to ensure adequate funding for all schools, including the "foundation budget" adequacy standard, as updated through the recommendations of the Foundation Budget Review Commission, the "target share" equity standard, and a reasonable amount of new minimum per student aid;
- Full funding of the Commonwealth's obligations and commitments, as provided by state law, to reimburse cities and towns for the transitional costs of a student leaving the local school district to attend a charter school should be included in the fiscal 2018 budget;
- Full funding of the Commonwealth's obligations and commitments to the Special Education Circuit Breaker Program, as provided by state law, should be maintained;
- Full funding of the Commonwealth's obligations and commitments to the program for payments in lieu of taxes for state-owned land, as provided by state law, should be included in the fiscal 2018 budget;
- Full funding of the Commonwealth's obligations and commitments to reimburse the costs of regional school transportation, regular school transportation, out-of-district vocational education and the transportation of homeless students under the McKinney-Vento unfunded mandate should be included in the fiscal 2018 budget;
- Full funding of the Commonwealth's obligations and commitments to Chapter 40S "smart growth" reimbursements, regional and municipal libraries, anti-gang grants, innovation and regionalization grants, and other effective municipal and school aid programs should be included in the fiscal 2018 budget; and

In the Area of Timely Notice of Local Aid for Good Planning and Implementation:

- To ensure orderly and efficient financial planning at the local level and implementation of balanced and adequate local operating and capital budgets, the governor and the Legislature should reach early agreement on unrestricted municipal aid and Chapter 70 school aid and local contribution amounts so that a consensus local aid resolution can be approved and reliable Cherry Sheets can be released by March 1; and

In the Area of Local Taxing Authority and Other Revenues:

- Cities and towns should be granted new local-option flexibility to adopt local taxes and other revenues to help pay for municipal and school services and the construction and maintenance of local capital projects;
- The state should enact legislation to close loopholes and allow for the equitable collection of the room occupancy excise in the case of seasonal rentals and in transactions involving internet resellers, and also close the telecommunications equipment tax loophole;
- Legislation should be enacted to provide cities and towns with local-option authority to develop local rules for payments-in-lieu-of-taxes by owners of tax-exempt property; and

In the Area of Transparency and Unfunded Mandates:

- It should be a high priority for the governor and Legislature to avoid unfunded mandates imposed

by state law, regulation or other action on cities and towns and to fully fund current mandates or allow the requirement to be implemented at local option;

- The governor should require state agencies to prepare and publish municipal and school district fiscal impact statements for all new state regulations, amendments to state regulations, proposed agency guidelines, Executive Branch legislative recommendations filed with the Legislature, and acceptance of federal grants and all other actions, in a manner similar to Executive Order 145; and

In the Area of Long-Term Liabilities and Sustainability:

- The governor and the Legislature should undertake a comprehensive reform of the laws and practices governing post employment benefits for public employees, with an immediate focus on Other Post Employment Benefits (OPEB) liabilities related to health insurance for retired public employees in order to help cities and towns manage current costs and ensure fiscal sustainability over the long term; and

In the Area of Capital Budgeting:

- The governor and the Legislature should work together early in 2017 to ensure enactment of a multi-year transportation bond bill that provides at least \$300 million annually for local road projects, including notice of allocations for fiscal 2018 by April 1, 2017;
- The governor and the Legislature should continue to make the installation of high-speed Internet access in unserved and under-served cities and towns a high priority, including support for cities and towns that wish to develop municipal high-speed internet infrastructure; and

It is further resolved that a copy of this resolution shall be provided to the governor and members of the General Court of the Commonwealth.

Source URL: <http://www.mma.org/proposed-resolution-ensuring-strong-and-enduring-fiscal-partnership-between-cities-and-towns-and-0>

TOWN OF WELLESLEY



**WARRANT
for the
ANNUAL TOWN MEETING**

**ELECTION – March 7, 2017
BUSINESS MEETING – March 27, 2017**

**ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)
February XX, 2016, 7:00 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 voters of said Town of Wellesley to meet in their respective voting places on March 7, 2017:

The voters of Precinct A, in Katharine Lee Bates School, 116 Elmwood Road;

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

The voters of Precinct C, in Ernest F. Upham School, 35 Wynnewood Street;

The voters of Precinct D, in Otho L. Schofield School, 27 Cedar Street;

The voters of Precinct E, in Joseph E. Fiske School, 45 Hastings Street;

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

The voters of Precinct G, in Wellesley Free Library, 530 Washington Street;

The voters of Precinct H, in Wellesley High School, 50 Rice 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. of said day when they will be closed, during which time aforesaid qualified voters of said Town may bring in their ballots to 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>
Board of Assessors	One	Three Years
Board of Health	One	Three Years
Board of Public Works	One	Three Years
Board of Selectmen	Two	Three Years
Housing Authority	One	Four Years
Moderator	One	One Year
Natural Resources Commission	Two	Three Years
Planning Board	One	Five Years
Recreation Commission	Two	Three Years
School Committee	Two	Three Years
Trustees of the Wellesley Free Library	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 Middle School Auditorium
50 Kingsbury Street
Monday, March 27, 2017**

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 thereinby:

ARTICLE 1. To choose a Moderator to preside over said meeting and to receive and act on the reports of Town officers, boards 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.

(Board of Selectmen)

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

(Board of Selectmen)

APPROPRIATIONS – OPERATING AND OUTLAY

ARTICLE 3. To see if the Town will vote to take action 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.

(Board of Selectmen)

ARTICLE 4. To see if the Town will vote to amend ARTICLE 31 of the Town Bylaws by making changes to the appendix to the Classification and Salary Plans established under Sections 31.1 and 31.6 respectively, which constitutes part of said Bylaws, relating to the establishment of new classifications, reclassifications of current positions, and the deletion of classifications; or to take any other action in relation thereto.

**(Human Resources
Board)**

ARTICLE 5. To see if the Town will vote to amend ARTICLE 31 of the Town Bylaws by making changes to Schedule A, entitled "Job Classifications by Groups," and Schedule B, 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 Schedule B, 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 Section 108 of Chapter 41 of the General Laws, or to take any other action in relation thereto.

(Board of Selectmen)

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 2016 Annual Town Meeting, or to take any other action in relation thereto.

(Board of Selectmen)

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 the several 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 2018 Tax Rate, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 9. To see if the Town will vote to accept the provisions of Section 111F of Chapter 41 of the Massachusetts General Laws, as amended by Section 60 of Chapter 218 of the Acts of 2016, and to establish a Special Injury Leave Indemnity fund for the payment of injury leave compensation and medical bills, and to transfer funds from the Special Purpose Municipal Stabilization Fund for Injured on Duty to the Special Injury Leave Indemnity Fund, or to take any other action in relation thereto.
~~To see if the Town will vote to accept SECTION 60 of the Municipal Modernization Act which allows municipalities to create, appropriate money to and expend from a special injury leave indemnity fund for payment of police officer and firefighter injury leave compensation or medical bills, rather than charging them to current departmental appropriations.~~

~~Or take any other action in relation thereto.~~

(Board of Selectmen)

ARTICLE 10. To see if the Town will vote to accept the provisions of Section 13E of Chapter 40 of the Massachusetts General Laws, added by Section 24 of Chapter 218 of the Acts of 2016, authorizing the School Department to establish a reserve fund to be utilized in upcoming fiscal years to pay, without further appropriation, for

unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation, or to take any other action in relation thereto.

~~To see if the Town will vote to accept Section 24 of the Municipal Modernization Act that allows a school district to establish a reserve fund to pay, without further appropriation, for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation. The balance in the reserve fund shall not exceed 2% of the annual net school spending of the school district.~~

~~Or take any other action in relation thereto.~~

(Board of Selectmen)

~~ARTICLE 11. To see if the Town will vote to reauthorize one or more revolving funds for the purpose of funding the activities of certain departments of the Town, in accordance with Section 53E1/2 of Chapter 44 of the General Laws, or to take any other action in relation thereto.~~

(Board of Selectmen)

~~ARTICLE 12. To see if the Town will vote to amend the Town Bylaw by adopting a new Article for the purpose of establishing revolving funds in accordance with Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, as amended by Section 86 of Chapter 218 of the Acts of 216, and to set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2018, or to take any other action in relation thereto. To see if the Town will vote to amend the Town Bylaw by adopting a new Article for the purpose of establishing revolving funds in accordance with Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, as amended by Section 86 of Chapter 218 of the Acts of 216. To see if the Town will vote to authorize one or more new revolving funds for the purpose of funding the activities of certain departments of the Town, in accordance with Section 53E1/2 of Chapter 44 of the General Laws, or to take any other action in relation thereto.~~

(Board of Selectmen)

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 Water Program, or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 14. 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 15. 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 Municipal Light Board for purposes of operating and managing the Municipal Light Plant, or to take any other action in relation thereto.

(Municipal Light Board)

APPROPRIATIONS – SPECIAL CAPITAL PROJECTS

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 Municipal Light Board for the LED Streetlights Project, or to take any other action in relation thereto.

(Municipal Light Board)

ARTICLE 17. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2018 Community Preservation Budget, to appropriate or reserve for future appropriation, from FY 2018 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, 2017, to make debt service payments, and to undertake community preservation projects as recommended by the Community Preservation Committee, or to take any other action in relation thereto.

(Community Preservation Committee)

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 School Committee and Board of Selectmen, for a planning and feasibility study, and schematic design, of the renovation, reconstruction, addition, consolidation or replacement of the Hardy, Hunnewell, and Upham Elementary Schools; or take any other action in relation thereto.

(School Committee/Board of Selectmen)

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 Permanent Building Committee, for planning and design funds for the town hall exterior restoration project; or take any other action in relation thereto.

(Board of Selectmen)

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

Permanent Building Committee, for construction, reconstruction, remodeling, rehabilitation or modernization of School District buildings, structures and land area including any necessary site work, and for any other services in connection therewith, to enhance security throughout the Wellesley Public School District; or to take any other action in relation thereto.

(School Committee)

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 Board of Selectmen, for planning, design, and construction funds for the Veterans War Memorial restoration; or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 22. To see ~~if what sum of money~~ 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 purpose of street, sidewalk and/or drainage construction, rehabilitation and/or reconstruction of Cliff Road; or take any other action in relation thereto.

(Board of Public Works)

ARTICLE 23. To see if the Town will vote to raise and appropriate, transfer from available funds, accept gifts, or borrow a sum of money, to be expended under the direction of the Permanent Building Committee (Facilities Maintenance Department?) for the preservation, construction, reconstruction and/or rehabilitation of the Fire Station Floor; ~~or take any other action in relation thereto.~~

(Board of Selectmen)

~~(Board of Selectmen)~~

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 the cost for engineering services, for preparation of plans and specifications, for construction, reconstruction, remodeling, rehabilitation and/or modernization of the Hunnewell Field Maintenance/Restroom Facility; or take any other action in relation thereto.

(Board of Public Works)

STREET ACCEPTANCE

ARTICLE 25. To see if the Town will vote to accept as a public way (with betterments) the following street as laid out by the Board of Selectmen: Granite Street,

as shown on a plan on file in the Office of the Town Clerk entitled "Granite Street Acceptance Plan" drawn by David Hickey, Town Engineer, dated xxxxx; to raise and appropriate money transfer from available funds, or borrow a sum of money therefor, to be expended under the direction of the Board of Selectmen, or take any other action in relation thereto.

AUTHORIZATIONS

ARTICLE 26. To see if the Town will vote to approve the following actions related to the senior center:

(1) To transfer from the Board of Selectmen Gift Account to the Permanent Building Committee all gifts received by the Town for use at the Senior Center

- ~~A~~ ~~GIFT TRANSFER FROM COA TO PBC for FFE;~~
- B APPROPRIATE AVAILABLE FUNDS INCLUDING EXCESS WHS BORROWING;
- C NAME TOLLES PARSONS;

or take any other action in relation thereto,

(Council on Aging)

ARTICLE 27. To see if the Town will vote to grant, accept and/or abandon one or more easements, including but not limited to utility and drainage easements, at one or more locations in the Town; the proposed list being available for inspection in the Town Clerk's office; or take any other action in relation thereto.

(Board of Public Works)

ARTICLE 28. To see if the Town will vote to:

- (1) authorize the Board of Selectmen to enter into one or more leases of certain parcels of town-owned land located at 900 Worcester Street for the purposes of constructing a recreational facility; on such terms and conditions, including dollar amounts, as said Board deems to be in the Town's interest; and
 - (2) amend the Zoning Bylaw by adding a new section, Commercial Recreation Overlay District, for the same parcel of land, or take any other action in relation thereto.
- NEED TO ADD ZONING

(Board of Selectmen)

ARTICLE 29. To see if the Town will vote to approve amendments, as recommended by the Board of Selectmen, to the Development Agreement for Linden Square dated June 3, 2005, between the Town of Wellesley and Lindwell SC, Inc., Lindwell OP, Inc., and Lindwell Realty Trust, authorized by Town Meeting on June 13, 2005, as amended, relative to the addition of two restaurants provided that the two such new restaurants shall not exceed 6,000 square feet of floor area in the aggregate; or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 30. To see if the Town will vote to amend the Zoning Bylaw by adopting new Section XVIG—Temporary Moratorium on Marijuana Establishments, to read as follows:

A. Purpose. By vote at the State election on November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, manufacture, processing, distribution, sale, possession, testing and use of marijuana. The law provides that it is effective on December 15, 2016, and that a new state agency, the Cannabis Control Commission (CCC), is required to issue regulations regarding implementation by September 15, 2017.

The regulation of such Marijuana Establishments raises novel and complex legal, planning, and public safety issues. The Town needs time to consider and address these issues, as well as the potential impact of the forthcoming Cannabis Control Commission regulations, by means of a comprehensive planning process to consider amending the Zoning Bylaw to regulate Marijuana Establishments. The temporary moratorium provided in Section _____ is intended to allow sufficient time for the Town to engage in such a planning process and to adopt suitable Zoning Bylaw provisions in a manner consistent with sound land-use planning objectives.

B. Definition. As used in Section 5.6.6, the term "Marijuana Establishment" shall mean a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer, or any other type of marijuana-related business, subject to regulation under Chapter 94G of the Massachusetts General Laws; provided, however, that a Registered Marijuana Dispensary shall not be deemed to be a Marijuana Establishment.

C. Temporary Moratorium. For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures as a Marijuana Establishment. The moratorium shall be in effect through August 31, 2018, unless extended, continued, or modified as a subsequent Town Meeting. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of Marijuana Establishments and other related land uses and structures, consider the Cannabis Control Commission regulations regarding Marijuana Establishments when they are issued, and shall consider adopting new provisions of the Zoning Bylaw governing the location, operation and effects of Marijuana Establishments for consideration by the 2018 Annual Town Meeting.

or take any other action in relation thereto.

(Board of Selectmen)

~~ARTICLE 30. To see if the Town will vote to establish a temporary moratorium on the licensing and authorization of sales of marijuana sales and marijuana products for consumption on the premises at commercial establishments, so-called recreational marijuana, for the purpose of providing an orderly period of time for the Town to investigate and analyze the town-wide impacts of authorizing, regulating, or locating such facilities at a time when the State is currently establishing a Cannabis Control Commission of Massachusetts which has not yet promulgated regulations on the implementation of said law; the proposed moratorium shall remain in effect from April 1, 2017 to June 30, 2018 unless extended, continued or modified at a subsequent Town Meeting; or take any other action in relation thereto.~~

~~(Board of Selectmen)~~

ARTICLE 31. To see if the Town will vote to transfer to the Wellesley Housing Development Corporation the sum of \$280,184.50, or any other sum of money, now held by the Town pursuant to the actions of the Planning Board, on July 22, 2013, and deposited by Wellesley Grove, LLC, the developer of 576 Washington Street (former Wellesley Inn); and pursuant to the action of the Planning Board on September 27, 2010, and deposited by Appian Corp. and Wellesley Place, LLC., the developers of 978 Worcester Street (former Wellesley Motor Inn) for the purposes of satisfying obligations to provide fractional units of affordable housing as part of each development, or to take any action in relation thereto.

(Board of Selectmen)

ARTICLE 32: ~~To see if the Town will vote to confirm taking of~~ acquire by purchase, gift or eminent domain, the following parcels of land on the high school grounds (parcels 1 and 2, 2 & 3) and the Schofield school grounds (parcel 34) ~~by authorizing acquisition by purchase, eminent domain, gift or otherwise:~~

Parcel 1, a rectangular lot of about 8,000 sq. ft. situated along the southwesterly boundary of a town-owned parcel of land abutting Seaver Street (sometimes known as the "Selectmen's Parcel"), shown as Lot 166 on an August 13, 1853 plan by Swan and Straw, recorded at the Norfolk County Registry of Deeds in the beginning of Book 222, the last known owner of record of which is the Babson Building Co. by deed dated December 7, 1921 and recorded in Book 1504, Page 256; said parcel being currently assessed as Lot 88-66 with owner "unknown" (for historical reference, said parcel was prepared for taking by eminent domain under Article 36 of the warrant for the 1938 Annual Town Meeting, but no action was taken);

Parcel 2, a triangular lot of about 2,770 sq. ft. situated completely within the boundaries of the Wellesley High School land; the last known owner of which is believed to have been Margaret J. Rollins, as referenced by Land Court Plan #5809A1, filed in 1916; said parcel being currently assessed as a part of Lot 76-11, the Wellesley High School land;

Parcel 3, a rectangular lot of about 34,350 sq. ft. situated along the northwesterly boundary of the Schofield School land; said parcel being comprised of portions of Lots 7+8 as shown on a July, 1905 plan by Arthur P. French recorded at the Norfolk County

Registry of Deeds as Plan Book 70, Plan 3376; the last known owner of said parcel being Frank Curry, who died on March 2, 1934; said parcel being currently assessed as Lot 28-82 with owner "unknown";

And to transfer ~~and confirm, as the case may be, that said parcels are under the jurisdiction of the~~ the care, custody and control of said parcels to the School Committee; ~~to appropriate the sum of one dollar (\$1.00) for each acquisition;~~ or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 33. ~~Amend Special Legislation re OPEB~~ To see if the Town will vote to authorize the Board of Selectmen to petition the Legislature for a special act amending Chapter 88 of the Acts of 2004, authorizing the Town to establish a Group Insurance Liability Trust; to authorize the Contributory Retirement Board to execute a trust agreement establishing an Other Post-Employments Benefits ("OPEB") Trust for the benefit of the Town's retired employees and the eligible surviving spouses or dependents of deceased employees; and to authorize the Contributory Retirement Board to transfer all funds and assets from the Group Insurance Liability Trust Fund to the OPEB Trust, or take any other action in relation thereto.

(Board of Selectmen)

AMEND ZONING BYLAW

ARTICLE 34. ~~To~~ see if the Town will vote to amend the Zoning Bylaw to allow for the installation of large-scale ground-mounted solar photovoltaic installations within the Town of Wellesley by amending Section IA. Definitions and by adding a new Section XIVH. Large Scale Solar Overlay District to read substantially as follows:

1. Amend Section IA, Definitions, of the Zoning Bylaw by adding the following term and definition:

Large-Scale Ground-Mounted Solar Photovoltaic Installation - A solar photovoltaic system that is structurally mounted on the ground (i.e. not roof-mounted) and has a minimum output of electric power production in Direct Current (i.e. Rated Nameplate Capacity) of 250 kW DC.

2. Amend the Zoning Bylaw by adding the following new Section XIVH:

SECTION ~~XIVH~~XVIG. LARGE-SCALE SOLAR OVERLAY DISTRICT

A. Purpose

The purpose of this bylaw is to establish an overlay zoning district which allows for the creation of Large-Scale Ground-Mounted Solar Photovoltaic Installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources, and to provide adequate financial assurance for the eventual decommissioning of such installations.

B. Applicability

The district shall be shown on the Zoning Map of the Town of Wellesley, Massachusetts and shall be considered as overlaying other existing zoning districts. This overlay zoning district shall not prohibit the development of uses or property consistent with the applicable underlying/base zoning district.

C. Use Regulations

In the Large-Scale Solar Overlay District, the following specified uses may be allowed, as prescribed; such uses may be allowed in conjunction with other uses of the property:

1. Permitted Uses

- a. Large-Scale Ground-Mounted Solar Photovoltaic Installation; such use shall be subject to the following requirements:

i. Setback/Yard Requirements:

Front yard: The front yard depth shall be at least 10 feet; provided, however, that where the lot abuts a lot located in the Conservation District or Single Residence District zoning district, the front yard shall not be less than 50 feet.

Side yard: Each side yard shall have a depth at least 15 feet; provided, however, that where the lot abuts a lot located in the Conservation District or Single Residence District zoning district, the side yard shall not be less than 50 feet.

Rear yard: The rear yard depth shall be at least 25 feet; provided, however, that where the lot abuts a lot located in the Conservation District or Single Residence District zoning district, the rear yard shall not be less than 50 feet.

ii. Accessory Structures:

All appurtenant structures to large-scale ground-mounted solar photovoltaic installations shall be subject to reasonable regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking

and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Whenever reasonable, structures should be shaded from view by vegetation and/or joined or clustered to avoid adverse visual impacts.

iii. Lighting:

Lighting of solar photovoltaic installations shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where feasible, lighting of the solar photovoltaic installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.

iv. Signage:

Signs on large-scale ground-mounted solar photovoltaic installations shall comply with Section XXIIA, Signs, of the Zoning Bylaw, as required. At a minimum, signage shall be required identifying the owner of the facility and providing a 24-hour emergency contact phone number.

v. Utility Connections:

All utility connections from the solar photovoltaic installation must be placed underground. Electrical transformers for utility interconnections may be above ground if required by the utility provider.

vi. Emergency Services:

The large scale solar photovoltaic installation owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the local fire chief. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the solar photovoltaic installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.

vii. Land Clearing, Soil Erosion and Habitat Impacts:

Clearing of natural vegetation shall be limited to what is necessary for the

construction, operation and maintenance of the large-scale ground-mounted solar photovoltaic installation or otherwise prescribed by applicable laws, regulations, and bylaws.

viii. Monitoring and Maintenance:

The large-scale ground-mounted solar photovoltaic installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s), unless accepted as a public way.

ix. Abandonment or Decommissioning

Any large-scale ground-mounted solar photovoltaic installation which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Zoning Board of Appeals by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

1. Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
3. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Site Plan Review Authority may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

D. Project Approval

For the purposes of Section XVIA, Project Approval, the construction of a Large-Scale Ground-Mounted Solar Photovoltaic Installation shall be considered to be a Major Construction Project, and therefore subject to Site Plan Review as specified in Section XVIA. Further, all material modifications to a Large-Scale Ground-Mounted Solar Photovoltaic Installation shall require approval by the Zoning Board of Appeals.

In addition to other requirements, applications for Site Plan Review for a Large-Scale Ground-Mounted Solar Photovoltaic Installation shall meet the following requirements; the Zoning Board of Appeals may waive any of these requirements as it deems appropriate:

1. General: All plans and maps shall be prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.
2. Required Documents: Pursuant to the site plan review process, the project proponent shall provide the following documents:
 - a. A site plan showing:
 - i. Property lines and physical features, including roads, for the project site;
 - ii. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
 - iii. Blueprints or drawings of the solar photovoltaic installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures
 - iv. One or three line electrical diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices;
 - v. Documentation of the major system components to be used, including the PV panels, mounting system, and inverter;
 - vi. Name, address, and contact information for proposed system installer;
 - vii. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any; and
 - viii. The name, contact information and signature of any agents representing the project proponent.
 - b. Documentation of actual or prospective access and control of the project sufficient to allow for construction and operation of the proposed solar photovoltaic installation.

- c. An operation and maintenance plan, which shall include measures for maintaining safe access to the installation, stormwater controls, as well as general procedures for operational maintenance of the installation.
- d. Proof of liability insurance.
- e. A public outreach plan, including a project development timeline, which indicates how the project proponent will inform abutters and the community.
- f. For interconnected customer-owned generators, evidence that the Wellesley Municipal Light Plant has been informed of the owner or operator's intent to install the facility; off-grid systems are exempt from this requirement.

or take any other action in relation thereto.

(Sustainable Energy Committee)

ARTICLE 35. Larger House Review (TLAG Definition Amendments)

Article A35: To see if the Town will vote to Amend Section XVID, Large House Review, of the Zoning Bylaw to modify the definition of Total Living Area plus Garage Space ("TLAG") and to remove an exemption for certain attics based on their construction.

To see if the Town will vote to amend Section XVID, Large House Review, of the Zoning Bylaw to modify the definition of Total Living Area plus Garage Space ("TLAG") and to remove an exemption under subsection C., as follows. These amendments to be effective as of July 1, 2017:

- By amending Section XVID.B., Definitions, by deleting the definition of Total Living Area plus Garage Space in its entirety, and replacing it with the following:

Total Living Area plus Garage Space - This term includes:

- (i) The sum of the floor area(s) of the above-grade floors, including portions of attics, in structures used as one-family dwellings and detached accessory structures related to such use on a lot, measured from the exterior face of the exterior walls;
- (ii) Floor area(s) of portions of attic(s) with an interior roofline height of 5 ft. or greater;

Figure 1. Attic TLAG Illustration – Gable Roof

Gable Roof Illustration

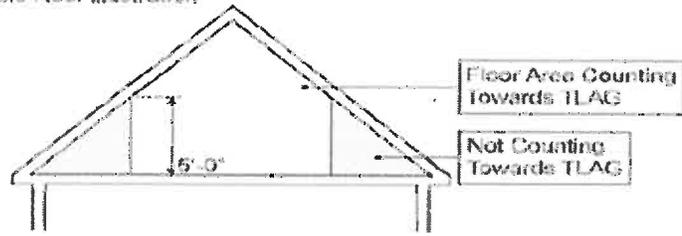


Figure 1: Gable Section

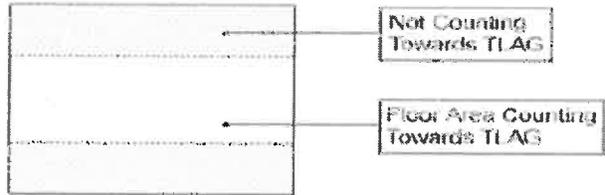


Figure 2: Gable Roof Attic Plan

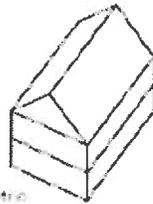


Figure 3: Gable Isometric

Figure 2. Attic TLAG Illustration – Hip Roof.

Hip Roof Illustration

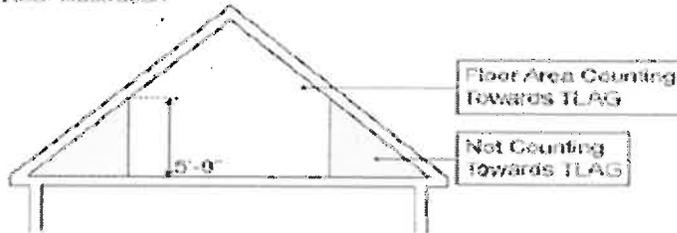


Figure 1: Hip Roof Section

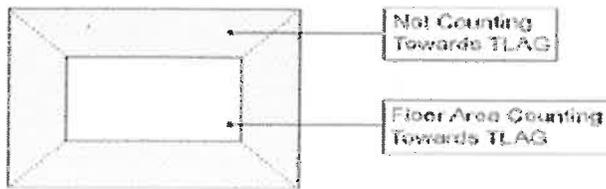


Figure 2: Hip Roof Attic Plan



Figure 3: Hip Roof Isometric

- (iii) Floor area of garage and storage space, whether as part of a one-family dwelling or in detached accessory structures; and
- (iv) Basement area multiplied by a fraction, the numerator of which is the external above ground surface of basement walls and the denominator of which is the total surface (both above and below ground) of external basement walls, provided that if such fraction is less than .25, then the basement areas shall not be included.

Calculations shall be determined in accordance with the Rules and Regulations adopted by the Planning Board.

- By deleting item 3. from Section XVID.C., *Applicability*, renumbering existing item 4. As new item 3. To account for said deletion, and placing a semicolon at the end of items 1. in place of the existing comma, and “; and” at the end of item 2. In place of the existing period.

or take any other action relative thereto.

(Planning Board)

Article B36: To Amend Section VII - Educational Districts - of the Zoning Bylaw to alter those uses allowed in the Educational Districts, Educational Districts A, and Educational Districts B.

To see if the Town will vote to amend Section VII, Educational Districts, of the Zoning Bylaw to alter those uses allowed in the Educational Districts, Educational Districts A, and Educational Districts B, as follows:

- By deleting items 1. through 4. from Section VII.A., and inserting in their place the following:

1. Permitted Uses

- a. Educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic, or by a religious sect or denomination, or by a non-profit educational corporation, including, but not limited to, classrooms, libraries, auditoriums, educational buildings, dormitories, recreational and sports fields and facilities, and other such accessory uses as are customary
- b. One-Family Dwellings, Two-Family Dwellings, Town Houses, and Multi-Family Dwellings for the housing of faculty, staff and/or employees of the educational institution and such accessory uses as are customary; provided, however, that Town Houses shall conform in all respects, with the exception of off-street parking, to the provisions of SECTION IIIA. TOWN HOUSE DISTRICTS, A., 2., and Multi-Family Dwellings shall

conform in all respects, with the exception of off-street parking, to the provisions of SECTION VIA. LIMITED APARTMENT DISTRICTS A., 3.

- c. Religious purposes;
- d. Child Care Facility (defined to mean a "day care center" or a "school age child care program," as those terms are defined in Section 9 of Chapter 28A M.G.L.) as stipulated in Section II, Single Residence Districts, A.3A., a thru h.; and
- e. Club, except a club the chief activity of which is a service customarily carried on as a business;

2. Uses Requiring a Special Permit

The following additional uses may be allowed if a special permit is obtained as hereinafter provided in Section XXV, Special Permit Granting Authority:

- a. Public or semi-public institution of a philanthropic, charitable, or religious character;
- b. Municipally owned or operated public parking lot or other public use;
- c. Off-street parking as a non-accessory use, as stipulated in Section II, Single Residence Districts, A.8., i., (i). thru (v);
- d. Use by the Town of a building, structure or land for its Municipal Light Plant or its Water Works Plant; and
- e. Such accessory uses as are customary in connection with any of the above uses and which are incidental to such uses.

or take any other action relative thereto.

(Planning Board)

Article C37: Amendment of the Zoning Map to rezone properties owned by the Natural Resources Commission

To see if the Town will vote to amend the Zoning Map of the Town of Wellesley, Massachusetts by rezoning the following properties, as follows specified:

- a. To rezone the parcel located at 5 Grove Street and commonly known as Post Office Park (Assessor's Parcel ID# 123-86), totaling approximately 11,826

- square feet, from the Wellesley Square Commercial District to the Conservation District;
- b. To rezone the parcel located at the intersection of Washington Street and Central Street and commonly known as Flag Pole Park (assessor's Parcel ID# 124-84), totaling approximately 7,902 square feet, from the Single Residence District and 10,000 Square Foot Area Regulations District to the Conservation District;
 - c. To rezone the parcel located at the intersection of Grove Street, Central Street, and Railroad Avenue and commonly known as Central Park (Assessor's Parcel ID# 124-98), totaling approximately 16,052 square feet, from the Wellesley Square Commercial District to the Conservation District;
 - d. To rezone the parcel located at the end of Fisher Avenue and commonly known as McKinnon Playground (Assessor's Parcel ID# 171-12), totaling approximately 3.91 acres, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;
 - e. To rezone the parcel located at 340 R Weston Road and commonly known as Overbrook Reservation (Assessor's Parcel ID# 181-106), totaling approximately 10.29 acres, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;
 - f. To rezone the parcel located at 50 Thomas Road and commonly known as Perrin Park (Assessor's Parcel ID# 191-76), totaling approximately 5.68 acres, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;
 - g. To rezone the parcel located at 929 Worcester Street and commonly known as Baird Marsh (Assessor's Parcel ID# 192-19), totaling approximately 5.29 acres, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;
 - h. To rezone the parcel located at 15 Upson Road and commonly known as Caspe Memorial (Assessor's Parcel ID# 198-6), totaling approximately 7,886 square feet, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;
 - i. To rezone the parcel located along High Ledge Avenue and Overbrook Drive and commonly known as Overbrook Park East (Assessor's Parcel ID# 203-85), totaling approximately 31,135 square feet, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;
 - j. To rezone the parcel located at 80 Overlook Drive and commonly known as Overbrook Park West (Assessor's Parcel ID# 204-18), totaling approximately 18,171 square feet, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;

- k. To rezone the parcel located at the intersection of Cedar Street and Charles Street commonly known as Ouellet Playground (Assessor's Parcel ID# 21-65), totaling approximately 1.06 acres, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;

- l. To rezone the parcel located at 5 Madison Road and commonly known as the Rosemary Town Forest Trailhead (Assessor's Parcel ID# 23-3), totaling approximately 5.033 square feet, from the Single Residence District and 15,000 Square Foot Area Regulation District to the Conservation District;

- m. To rezone the parcel located along Hillside Road and commonly known as Indian Springs Park East (Assessor's Parcel ID# 52-40), totaling approximately 3.82 acres, from the Single Residence District and 15,000 Square Foot Area Regulation District to the Conservation District;

- n. To rezone the parcel located along Croton Street and commonly known as Indian Springs Park West (Assessor's Parcel ID# 62-4), totaling approximately 1.43 acres, from the Single Residence District and 15,000 Square Foot Area Regulation District to the Conservation District;

- o. To rezone the parcel located at 40 Colburn Road and commonly known as Brown Park (Assessor's Parcel ID# 73-52), totaling approximately 2.95 acres, from the Single Residence District and 20,000 Square Foot Area Regulation District to the Conservation District;

- p. To rezone the parcel located at 35 Laurel Avenue and commonly known as Shaw Common (Assessor's Parcel ID# 75-37), totaling approximately 20,670 square feet, from the Single Residence District and 10,000 Square Foot Area Regulation District to the Conservation District;

- q. To rezone the parcel located at the intersection of Great Plain Avenue and Brook Street and commonly known as Fuller Brook Land (Assessor's Parcel ID# 78-17), totaling approximately 5.45 acres, from the Single Residence District and 20,000 Square Foot Area Regulation District to the Conservation District;

or take any other action relative thereto.

(Planning Board and Natural Resources Commission)

Article C.238: To Amend Section XIVC - Conservation Districts - of the Zoning Bylaw to retitle the District and clarify those uses allowed in the District.

To see if the Town will vote to amend Section XIVC, Conservation Districts, of the Zoning Bylaw as follows:

- By changing the title of the District and Section from "Section XIVC. Conservation Districts." to "Section XIVC. Parks, Recreation, and Conservation Districts."
- By deleting Section XIVC.A. and Section XIVC.B in their entirety and inserting in their place the following:

A. Purpose and Intent

The Parks, Recreation, and Conservation district is intended to encompass land devoted to parks, recreation, and conservation uses, and closely related uses.

B. Use Regulations

Within the Parks, Recreation, and Conservation district, no land and/or structure shall be used for any purpose except as follows. Any use not specifically designated as a permitted use or as a use allowed by a special permit or with Town Meeting approval, shall be prohibited:

1. Permitted Uses

- a. Conservation of soil, water, plants and wildlife, including wildlife management shelters;
- b. Outdoor passive and active recreation, including play and sporting areas, nature study, boating, fishing, foot bridges, plank walks, foot paths and bicycle paths. Play areas may include playgrounds and play structures; sporting areas may include goals, fences, dugouts, and other similar structures commonly associated with outdoor sports;
- c. Dams and other water control devices, including temporary alteration of the water level for agricultural, emergency or maintenance purposes, or for the propagation of fish;
- d. Forestry, grazing, farming, nurseries, truck gardening and harvesting of crops, and non-residential buildings or structures used only in conjunction with harvesting or storage of crops raised on the premises; and
- e. Lawns, flower or vegetable gardens.

2. Uses Requiring a Special Permit

The following additional uses may be allowed if a special permit is obtained as hereinafter provided in Section XXV, Special Permit Granting Authority:

- a. Driveways and parking areas, as defined by Section XXI, Off-Street Parking;
- b. Dams, excavations, or changes in watercourses to create ponds, pools for swimming, fishing, wildlife or other recreational or agricultural uses, scenic features, or for drainage improvements; and
- c. Municipal and public uses other than permitted park, recreation, and conservation uses.

C. Project Approval

The provisions of Section XVIA, Project Approval, shall apply to properties and uses in the Parks, Recreation, and Conservation Districts.

or take any action relative thereto.

(Planning Board)

Article D39: Amendment of the Zoning Map to resolve discrepancies found in the current Zoning Map.

To see if the Town will vote to amend the Zoning Map of the Town of Wellesley, Massachusetts by rezoning the following properties, as specified follows:

To rezone the following properties, or parts thereof, from the Zoning Districts erroneously designated when the Town adopted the current digital Zoning Map to the Zoning Districts last designated by Town Meeting, as specified:

- a. To rezone the parcel located at 119 Crest Road (Assessor's Parcel ID# 123-4), totaling approximately 7,705 square feet, from the General Residence District and Single Residence District and 10,000 Square Foot Area Regulation District, an error depicted on the current Zoning Map, to the Single Residence District and 10,000 Square Foot Area Regulation District in its entirety, in accordance with the last prior action of Town Meeting with respect to the zoning of this parcel;
- b. To rezone the parcel located at 402 Washington Street (Assessor's Parcel ID# 88-3), totaling approximately 6,810 square feet, from the General Residence District and Business District, an error depicted on the current Zoning Map, to the Business District in its entirety, in accordance with the last prior action of Town Meeting with respect to the zoning of this parcel;

- c. To rezone seven (7) parcels, or portions thereof, along Eaton Court (Assessor's Parcel ID# 64-29, 64-30, 64-31, 64-32, 64-33, 64-34, 64-35), the area to be rezoned totaling approximately 19,417 square feet, from the Single Residence District and 20,000 Square Foot Area Regulation District, an error depicted on the current Zoning Map, to the Single Residence District and 10,000 Square Foot Area Regulation District in their entirety, in accordance with the last prior action of Town Meeting with respect to the zoning of these parcels;
- d. To rezone a portion of the parcel located at 888-892 Worcester Street (Assessor's Parcel ID# 182-40), the area to be rezoned totaling approximately 22,438 square feet, from the Administrative and Professional District, an error depicted on the current zoning map, to the Single Residence District and 10,000 Square Foot Area Regulation District, in accordance with the last prior action of Town Meeting with respect to the underlying zoning of this area; this change would not affect the parcel's location in the Water Supply Protection District overlay district; and
- e. To rezone the parcel located at 15 Weston Road (Assessor's Parcel ID# 124-46), the area to be rezoned totaling approximately 6,106 square feet, from the Town House District, an error depicted on the current zoning map, to the Single Residence District and 10,000 Square Foot Area Regulation District, in accordance with the last prior action of Town Meeting with respect to the underlying zoning of this area; this change would not affect the parcel's location in the Historic District overlay district.

To rezone the following properties, so as to formally adopt and accept certain inadvertent errors associated with the switch to the current digital Zoning Map, as specified:

- f. To rezone a portion of the parcel located at 1 Westgate (Assessor's Parcel ID# 156-21), the area to be rezoned totaling approximately 9,963 square feet, to the Conservation District, as shown on the current Zoning Map, notwithstanding that the last prior action of Town Meeting with respect to the underlying zoning of this area had placed it in the Single Residence District and 20,000 Square Foot Area Regulation District; this change would not affect the parcel's location in the Water Supply Protection District overlay district;
- g. To rezone two (2) parcels located along White Oak Road (Assessor's Parcel ID# 94-17-A, 94-17), the area to be rezoned totaling approximately 47,996 square feet, to the Single Residence District and 20,000 Square Foot Area Regulation District, as shown on the current Zoning Map, notwithstanding that the last prior action of Town Meeting with respect to the underlying zoning of this area had placed it in the Conservation District;
- h. To rezone three (3) parcels along Falmouth Road and Yarmouth Road (Assessor's Parcel ID# 144-17, 145-49, 145-31), the area of parcels to be rezoned totaling approximately 97,459 square feet, to the Single Residence District and 30,000 Square Foot Area Regulation District in their entirety, as shown on the current Zoning Map, notwithstanding that the last prior action of

Town Meeting with respect to the underlying zoning of these parcels had placed them in the Single Residence District and 20,000 Square Foot Area Regulation District and 30,000 Square Foot Area Regulation District; this change would not affect the parcel's location in the Water Supply Protection District overlay district;

- i. To rezone two (2) parcels along Falmouth Road and Yarmouth Road (Assessor's Parcel ID# 145-47, 145-32), the area of the parcels to be rezoned totaling approximately 55,602 square feet, to the Single Residence District and 20,000 Square Foot Area Regulation District in their entirety, as shown on the current Zoning Map, notwithstanding that the last prior action of Town Meeting with respect to the underlying zoning of these parcels had placed them in the Single Residence District and 20,000 Square Foot Area Regulation District and 30,000 Square Foot Area Regulation District; this change would not affect the parcel's location in the Water Supply Protection District overlay district; and
- j. To rezone two (2) parcels on Washington Street and Schaller Street (Assessor's Parcel ID# 177-13, 177-5) and a portion of a parcel on Schaller Street (Assessor's Parcel ID# 177-14), the area to be rezoned totaling approximately 56,036 square feet, to the Single Residence District and 40,000 Square Foot Area Regulation District, as shown on the current Zoning Map, notwithstanding that the last prior action of Town Meeting had placed these parcels, or portions thereof, in the Single Residence District and 15,000 Square Foot Area Regulation District.

To rezone the following properties from Zoning Districts as erroneously shown on the current Zoning Map and/or Zoning Districts as previously intended by the Town to Zoning Districts as specified:

- k. To rezone three (3) parcels located along Schaller Street (Assessor's Parcel ID# 177-4, 177-4-A, 177-16), the area to be rezoned totaling approximately 55,771 square feet, from the Single Residence District and 40,000 Square Foot Area Regulation District, an error depicted on the current Zoning Map, to the Single Residence District and 15,000 Square Foot Area Regulation District in their entirety, a change that is more consistent with the previous intent of Town Meeting;

or take any action relative thereto.

(Planning Board)

AMEND TOWN BYLAW

ARTICLE 40. To see if the Town will vote to amend the Town Bylaws Article 14 Permanent Building Committee, Section 14.9. Supervision of Project Construction. The proposed bylaw amendments to be available for inspection in the Town Clerk's office; or take any other action in relation thereto.

(Permanent Building Committee)

Article 41. To see if the Town will vote to amend the Town Bylaws by adopting a new article--Article 46C, Historic Preservation Demolition Review, in order to allow the Historical Commission to review certain eligible buildings prior to their demolition and, after public hearing, to potentially impose a 12-month delay on the demolition thereof, as follows:

Historic Preservation Demolition Review

A. PURPOSE

This Article is adopted by the Town to assure the preservation and enhancement of the Town of Wellesley's historical and cultural heritage by preserving, rehabilitating or restoring whenever possible, buildings that have distinctive architectural features or historical associations that contribute to the historic fabric of the Town.

B. DEFINITIONS

For the purposes of this Article, the following words and phrases have the definitions set forth next to them:

"Application": An application to the Commission for a Demolition review determination of a Building in accordance with the provisions of this Article that shall include the following information supplied by the Owner: (i) the name of each Owner (including of the underlying property, if different from the Owner of the Building), (ii) the address of the Building, (iii) an indication whether the Owner is seeking a full or partial Demolition, (iv) the earliest date that the Owner believes the Building, or any part thereof, was constructed, and (v), if the Owner is seeking a partial Demolition, non-certified plans and drawings showing such proposed partial Demolition.

"Article": This Article 46C of the Town Bylaws.

"Building": Any combination of materials forming a shelter for persons, animals or property located in the Town of Wellesley that is larger than 100 square feet.

"Change of Control": As defined in Section D(6)(c).

"Commission": The Wellesley Historical Commission.

"Commission Staff": The person(s) regularly providing staff services for the Commission who the Commission has designated to perform tasks for the purposes of this Article and who shall be located in Town Hall. All communication with the Commission shall, unless otherwise specified in writing by the Commission, be done through the Commission Staff.

"Delay Period": As defined in Section D(3)(b).

"Demolition" or "Demolish(ed)": With respect to a Building regardless of whether another Building is constructed within the original footprint of such Building, the (i) pulling down, razing or destruction of the entire Building or (ii) the removal or envelopment of 50% or more of the existing exterior structure of the Building as determined in Section D(2), provided that, any non-structural changes to the siding or roofing of a Building shall not constitute a Demolition for purposes of this Article.

"Demolition Permit": Any permit issued by the Inspector of Buildings that is required by the State Building Code and which authorizes the Demolition of a Building (excluding interior Demolition) regardless of whether such permit is called a demolition permit, alteration permit, building permit, etc.

"Effective Date": July 1, 2017 at 12:01 a.m., Eastern Standard Time.

"Eligibility Notice": As defined in Section D(2).

"Eligible Building": Any Building that requires a Demolition Permit in order to be Demolished that was built, in whole or in part, prior to December 31, 1949.

Notwithstanding the foregoing, accessory Buildings are not considered Eligible Buildings for purposes of this Article.

The determination of what constitutes a Building's date of construction shall be made by the Commission Staff using any combination of records generally available to the public, including but not limited to, Board of Assessor's records (e.g., property record cards), Building Department records (e.g., building permits), applicable Registry of Deeds (e.g., deeds), and the Wellesley Townsman archives.

"Inspector of Buildings": The Town of Wellesley's Inspector of Buildings.

"Owner": With respect to a Building that is the subject of this Article, the owner(s) of record, determined to be the last grantee(s) of record on file with the applicable Registry of Deeds.

"Preferably Preserved": A Building should be preferably preserved if it is an Eligible Building, the Demolition of which that is proposed in the Application would be detrimental to the historical or architectural heritage of the Town because such Building is (i) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America, (ii) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings, or (iii) located within one hundred fifty (150) feet of the boundary line of any federal or local historic district and contextually similar to the Buildings located in the adjacent federal or local historic district.

"Preservation Determination": As defined in Section D(3)(b).

"Public Hearing": As defined in Section D(4).

"Submission Date": As defined in Section D(1).

"Waiver Hearing": As defined in Section D(4)(a).

C. APPLICABILITY AND INTERPRETATION

(1) Applicability. Commencing on the Effective Date, no Demolition Permit for an Eligible Building shall be issued by the Inspector of Buildings without first complying with the provisions of this Article. After complying with the provisions of this Article, any request to the Inspector of Buildings for a Demolition Permit shall, along with all other documents required by the Inspector of Buildings, be accompanied by the Eligibility Notice and/or the Preservation Determination.

(2) Damage and Reconstruction. Subject to Section G, this Article does not apply to the reconstruction of a Building that was damaged or destroyed by fire, storm, or other disaster, provided that (a) such damage or destruction is not caused by the owner or his agents or representatives' negligence or willful misconduct, including but not limited to, with respect to securing the Building, and (b) such reconstruction is commenced within two (2) years from the date of the damage or destruction and is conducted at a commercially reasonable pace. This exception shall be limited to reconstruction of only that portion of the Building damaged by such catastrophic event. Time incurred in resolving an appeal or other court action or insurance claim shall not be counted as part of the two year limit.

(3) Validity of Commission's Determination. A Preservation Determination shall remain valid, if Preferably Preserved, for two years after the expiration of the Delay Period, or if not Preferably Preserved, for two years after the Preservation Determination.

While valid, the Inspector of Buildings may act upon a request for a Demolition Permit without regard to the provisions of this Article.

D. PROCEDURE

(1) Application. An Owner seeking to Demolish a Building shall first file an Application with the Commission Staff. The Commission Staff will date stamp the Application (the "Submission Date") and provide the Owner with a stamped acknowledgement copy of the first page of the Application.

(2) Determination if an Eligible Building

a. Determination. Within fifteen (15) days after the Submission Date, the Commission Staff shall make a determination as to whether the Building is or is not an Eligible Building and shall send written notice of such determination to the Owner (the "Eligibility Notice").

b. Appeal. The determination made in the Eligibility Notice may be appealed by the Owner to the Commission by filing a written notice of appeal with the Commission within twenty (20) days after the date of the Eligibility Notice. The Owner shall include all relevant reasons and documentation supporting its appeal. The Commission shall schedule a Public Hearing for a date not later than forty-five (45) days after the Commission's receipt of the notice of appeal. Within fifteen (15) days following the conclusion of such hearing, the Commission shall provide written notice of its determination to the Owner.

(3) Determination if Preferably Preserved

a. Documentation Requirements. Upon the Owner's receipt of the Eligibility Notice that indicates that the Building is an Eligible Building and the exhaustion of the appeal process provided for in Section D(2)(b) above, the Owner shall provide the Commission with the following additional information:

i. in the case of a partial Demolition, plans showing the use or development of the site after such Demolition, if known, and a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development, if known; and

ii. in the case of any Demolition, photographs of all existing façade elevations of the Building.

b. Hearing and Determination. Within forty-five (45) days following the Commission's receipt of the documentation required pursuant to Section D(3)(a) above, the Commission shall hold a Public Hearing and make a determination as to whether or not the Building should be Preferably Preserved (the "Preservation Determination"). If the Commission determines that the Building should be Preferably Preserved, then no Demolition Permit with respect to such Building shall be issued until twelve (12) months after the date of the Preservation Determination (the "Delay Period"), provided that, the length of the Delay Period may be reduced pursuant to Section D(5) below. If the Owner

does not provide to the Commission all documentation required by Section D(3)(a) above within ninety (90) days of (i) the Owner's receipt of the Eligibility Notice or (ii) if the Owner has elected to appeal pursuant to Section D(2)(b) above, the conclusion of any appeal period, then the Application shall be automatically withdrawn.

c. Continuances. The Commission and the Owner may mutually agree to continue any hearing at which the Commission is to make the Preservation Determination. Any such continuances shall automatically extend the time for the Commission to make the Preservation Determination and all associated dates that fall thereafter.

d. Notice of Preservation Determination. Within fifteen (15) days of making the Preservation Determination, the Commission shall send written notice of such determination to the Owner.

e. Appeal. The determination made in the Preservation Notice may be appealed by the Owner to any court of competent jurisdiction in the Commonwealth of Massachusetts.

(4) Reduction in Length of Delay Period (Waiver Process)

a. Earlier Issuance. After a Delay Period has been imposed, an Owner may apply to the Commission for a reduction of the Delay Period. Within forty-five (45) days following the Commission's receipt of such request, the Commission shall schedule a Public Hearing and make a determination as to whether or not to reduce or modify the Delay Period (the "Waiver Hearing"). At the Waiver Hearing, the Commission may consider whether the Owner has:

i. made a bona fide, reasonable and unsuccessful effort to locate a purchaser for the Building who is willing to preserve, rehabilitate or restore the Building; or

ii. agreed to accept a Demolition Permit on specified conditions approved by the Commission. If the specified conditions involve approved plans and elevations, then no Demolition Permit shall be issued by the Inspector of Buildings unless the Owner provides to the Inspector of Buildings a complete set of plans and elevation drawings which have been signed and stamped by the Commission.

b. Moratorium; Notice. Any matters to be discussed at the Waiver Hearing may not be raised or discussed at the earlier Public Hearing during which the Preservation Determination is made. The Waiver Hearing shall remain open until closed by the Commission. Within fifteen (15) days after the Commission has closed the Waiver Hearing, the Commission shall provide to the Owner written notice of its determination or a summary of the Owner and the Commission's agreed-upon plans with respect to the Delay Period and the Building.

(5) Hearing Notice Requirements. Public notice of all Commission hearings conducted in accordance with this Article (each, a "Public Hearing") shall provide the date, place and time of the Public Hearing and the address of the Building. With respect to each such notice, the Commission shall, at least fourteen (14) days prior to the date of the Public Hearing, (i) advertise once in a newspaper of general local circulation, (ii) post it with the Town Clerk and (iii) send it by regular United States Postal Service mail to the Owner and to the owners of all abutting properties of the Building. The Commission may also send such notice to other property owners deemed by the Commission to be materially affected by the Application.

(6) Transferability

a. Requirement to Submit New Application. Once a Building is deemed Preferably Preserved, if, prior to the expiration of the Delay Period, ownership (whether of record, legal, beneficial or otherwise) in the Building or underlying property is transferred, directly or indirectly, in whole or in part, by the Owner to any other person, irrespective of whether the Owner retains any ownership interest therein or rights thereto, the transferee must submit a new Application pursuant to the procedures of this Article. During the period that such new Application is under review by the Commission, the existing Delay Period shall remain in effect. If the Commission determines that the Building is Preferably Preserved, a new Delay Period shall be implemented for the full twelve (12) months, commencing on the date that the Commission makes such new Preservation Determination; the previously-existing Delay Period shall thereafter immediately terminate.

b. Owner. For purposes of Section D(6)(a) above, a transfer shall be deemed to occur upon a Change of Control of the Owner. "Change of Control" means, regardless of the form thereof, consummation of (i) the dissolution or liquidation of the Owner, (ii) the sale of all or substantially all of the assets of the Owner on a consolidated basis, (iii) a merger, reorganization or consolidation in which the outstanding equity interests of the Owner are converted into or exchanged for securities of the successor entity and the holders of the Owner's outstanding voting power immediately prior to such transaction do not own a majority of the outstanding voting power of the successor entity immediately upon completion of such transaction, (iv) the sale or other transfer of all or a majority of the outstanding equity or beneficial interests (or such other amount necessary to control the Owner) of the Owner or (v) any other transaction in which the holders of the Owner's outstanding voting power immediately prior to such transaction do not hold at least a majority of the outstanding voting power (or such other amount necessary to control the Owner) of the Owner or the successor entity immediately upon completion of the transaction.

E. EMERGENCY DEMOLITION

if the Inspector of Buildings determines that a Building poses an imminent threat to public health and safety and that immediate Demolition of the Building is warranted, the Inspector of Buildings may issue a Demolition Permit without requiring compliance with the provisions of this Article. Whenever the Inspector of Buildings issues a Demolition Permit under the provisions of this Section E, it shall prepare and file with the Commission a written report describing the Demolition of the Building and the basis of its decision to issue such Demolition Permit.

F. NON-COMPLIANCE

Anyone who effects, or begins to effect, a Demolition of an Eligible Building without first complying fully with the provisions of this Article shall be subject to a fine of not more than three hundred dollars (\$300.00) for each day in violation of this Article.

In addition, unless a Demolition Permit issued in accordance with this Article is obtained and unless the Demolition Permit is fully complied with, including full compliance with plans and elevation drawings signed and stamped by the Commission, the Inspector of Buildings may elect, and the Commission may request the Inspector of Buildings to, (1) issue a stop work order halting all work on the Building unless and until the Commission notifies the Inspector of Buildings in writing that the Owner has appeared before the Commission to address such non-compliance, and the Commission has accepted the Owner's plans to remediate such non-compliance; (2) refuse to issue any certificates of occupancy, temporary or final, until any non-compliance has been remediated; and/or (3) refuse to issue any permit required by the State Building Code pertaining to any property on which an Eligible Building has been Demolished, or such Demolition was commenced, for a period of two (2) years from the date of such Demolition, provided that this provision shall not prevent the Inspector of Buildings from issuing any permit required to insure the safety of persons and property. The Inspector of Buildings shall give prompt written notice to the Commission of any action taken or refused to be taken pursuant to this Section F. Notwithstanding the first two paragraphs of this Section F, upon a determination by the Commission that reuse of the property in accordance with building plans prepared by the Owner and submitted to the Commission (and all other relevant Town boards and departments) will substantially benefit the Town, the neighborhood in which the Building is situated, and will provide compensation for the loss of the historic elements of the Building either through reconstruction of the lost historic elements or significant enhancement of the remaining historic elements of the Building or the surrounding neighborhood, the Commission may waive the fine, in whole or in part, and/or the inspector of Buildings' ban on issuance of any permits as provided for in this Section F, in order to allow for the construction or reconstruction of a Building or architectural elements as approved by the Commission. An Owner receiving such a waiver of the fine and/or ban shall execute a binding agreement with the Commission enforceable against all of the Owner's heirs, assigns and successors in interest to insure that any reuse of site undertaken during the two-year ban shall be implemented in accordance with the plans, terms and conditions approved by the Commission. Any reuse of the site undertaken during the two-year ban which fails to comply with the terms of the Commission's approval granted under this Section F shall also permit reinstatement of the fine for non-compliance with this Article.

G. SECURING BUILDINGS

(1) Rebuttable Presumption. If a Building has been determined by the Commission Staff (or Commission on appeal) to be (a) an Eligible Building and is subsequently destroyed (in whole or in part) by fire or other cause before a Preservation Determination is made, or (b) Preferably Preserved and is subsequently destroyed (in whole or in part) by fire or other cause before the expiration of the Delay Period, then in each such case a rebuttable presumption shall arise that the Owner voluntarily Demolished the Building without complying with the provisions of this Article.

(2) Non-Issuance of Permits. If the rebuttable presumption has arisen, the Inspector of Buildings shall not issue any permit required under the State Building Code pertaining to the Building, with respect to Section G(1)(a) above, for a period of two (2)

years from the date of such destruction, and with respect to Section G(1)(b) above, until the end of the Delay Period:

(3) Exceptions. Notwithstanding anything to the contrary in this Section G, the Inspector of Buildings may issue any permit required under the State Building Code pertaining to the Building (a) as may be necessary to secure public safety or health or (b) if the Owner has provided satisfactory evidence to the Inspector of Buildings that such Owner took reasonable steps to secure the Building against fire or other loss or that the cause of the destruction was not otherwise due to the Owner's negligence or willful misconduct.

H. BUILDINGS LOCATED IN LOCAL HISTORIC DISTRICTS

The provisions of this Article shall not apply to any Building located in a local historic district established pursuant to M.G.L. C. 40C and subject to regulation by the local historic district commission under the provision of Section XIVD of the Zoning Bylaws.

I. SEVERABILITY

In case any section, paragraph, or part of this Article is declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph, or part of this Article shall continue in full force and effect.

J. ENFORCEMENT

The Commission is authorized to institute any and all actions and proceedings, in law or in equity, in any court of competent jurisdiction, as it deems necessary and appropriate to obtain compliance with the requirements of this Article.

K. FEES

Any Owner whose Application is subject to this Article shall pay such fees as shall be determined by the Commission.

L. RULES AND REGULATIONS

The Commission may promulgate or amend Rules and Regulations ("Rules") which pertain to this Article, and shall file a copy of the Rules in the office of the Town Clerk. The adoption or amendment of Rules shall be after a Public Hearing to receive comments on the proposed or amended Rules.
; or to take any other action in relation thereto.

(Historical Commission)

Article 42: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to allow the Planning Department to hire a 0.5 FTE part-time staff person, without benefits, to allow the Department to assist the Historical Commission in administering Article 46C, Historic Preservation Demolition Review, of the Town Bylaws;

or to take any other action in relation thereto.

(Historical Commission)

ARTICLE 36. Rezoning of NRC Properties Phase-2

~~ARTICLE 37. Outdoor Lighting Amendments~~

~~ARTICLE 38. Educational District Amendments~~

~~AMEND TOWN BYLAW~~

~~ARTICLE 39. To see if the Town will vote to amend the Town Bylaws Article 14 Permanent Building Committee, Section 14.9. Supervision of Project Construction. The proposed bylaw amendments to be available for inspection in the Town Clerk's office; or take any other action in relation thereto.~~

~~(Permanent Building Committee)~~

~~ARTICLE 40. Demolition Delay~~

~~(Wellesley Historical Commission)~~

CITIZEN PETITIONS

ARTICLE 43. To see if the Town will vote to amend its By-laws to prohibit the placement out doors of trash and trash receptacles visible from any public or private way unless the trash or trash receptacles are located within 3 feet of the property owner's building or garage, and further that The trash and trash receptacles are removed from view from all public and private ways within 30 hours after first being placed outside. The foregoing regulated activity shall not apply to construction trash or debris resulting from construction for which a building has issued and is in force, nor for dumpsters containing 10 or more cubic yards capacity so long as the dumpsters are not on site for more than 30 days. Any person violating this bylaw shall be liable to the Town in the amount of \$50.00 for the first violation and \$100 for each subsequent violation.

(Citizen Petition)

ARTICLE 44. To see if the Town will vote to amend the Zoning Bylaws of the Town of Wellesley, Massachusetts (hereinafter referred to as "Zoning Bylaw") to make changes thereto to minimize or reduce the impact of so-called "mansionization" of the Town due to large numbers of "tear-downs," whereby existing single family dwellings are torn down and replaced with much larger homes, often times out of character with the surrounding dwellings and neighborhood, by a mixture of one or more revisions to, among other provisions of the Zoning Bylaw, the Ratio of Building to Lot Area as provided in SECTION XVIII, AREA REGULATIONS, the Minimum Frontage, Minimum Front Yard Width, Minimum Front Yard Depth, Minimum Side Yard Width and Minimum Rear Yard Depth, all as provided in SECTION XIX, YARD REGULATIONS, the Height limitations as provided in SECTION XX, HEIGHTS OF BUILDINGS OR STRUCTURES, and various provisions of SECTION XVII, LARGE HOUSE REVIEW.

In addition, and without limiting the generality of the foregoing or the following, it is contemplated that amendments to any of the foregoing Sections of the Bylaw may require concurrent revisions to one or more of the following sections: SECTION IA, DEFINITIONS, SECTION XVIA, PROJECT APPROVAL, SECTION XVII, PRE-EXISTING NON-CONFORMING USES, STRUCTURES AND LOTS, SECTION XXII, DESIGN REVIEW, SECTION XXIIB, SWIMMING POOLS, SECTION XXIID, RETAINING WALLS, and SECTION XXIV, PERMIT GRANTING AUTHORITY and any other relevant or impacted Sections of the Zoning Bylaw as it may be necessary or advisable to be amend in connection the proposed amendments contemplated by the foregoing, or as a result thereof.

(Citizen Petition)

GENERAL

ARTICLE 451. To see if the Town will vote to rescind any authorized and unissued loans, including those identified in the list available for inspection at the office of the Town Clerk, to authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, to amend existing borrowing authorizations on unissued debt authorized prior to November 7, 2016, 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.

(Board of Selectmen)

ARTICLE 462. To see if the Town will vote, as authorized by Section 9 of Chapter 258 of the General Laws, to indemnify Town Board members, officers, officials and employees from personal financial loss, all damages and expenses, including legal fees and costs, if any, in an amount not to exceed \$1,000,000, arising out of any claim, action, award, compromise, settlement or judgment by reason of an intentional tort, or by reason of any act or omission that constitutes a violation of the civil rights of any person under any federal or state law, if such employee or official, at the time of such intentional tort or such act or omission, was acting within the scope of his official duties or employment, and to raise and appropriate, transfer from available funds, or borrow a sum of money therefor, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 473. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money for expenses incurred by Town Departments prior to July 1, 2016, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 484. 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 Selectmen, 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.

(Board of Selectmen)

ARTICLE 495. To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$10,000, on such terms as it may deem advisable, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 5046. To see if the Town will vote to authorize the Board of Selectmen to appoint one or more of its members as a fire engineer, or to take any other action in relation thereto.

(Board of Selectmen)

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 to the Town of Wellesley website (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 17th of January 2017.

Marjorie R. Freiman, Chairman

Ellen F. Gibbs, Vice-Chair

David L. Murphy, Secretary

Barbara D. Searle

Jack Morgan

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

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA January ____, 2017

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.

Constable, Town of Wellesley



TOWN OF WELLESLEY | POLICE DEPARTMENT

**WELLESLEY, MA 02482
Telephone 781-235-1212**

**TERRENCE M. CUNNINGHAM
Chief of Police**

MEMORANDUM

**TO: HONORABLE BOARD OF SELECTMEN
MS. MARJORIE FREIMAN CHAIR**

**FROM: TERRENCE M. CUNNINGHAM
CHIEF OF POLICE**

SUBJECT: NOTICE OF RETIREMENT

DATE: DECEMBER 22, 2016

Please accept this letter as notice of my retirement from my position as Chief of Police. My last day of employment will be February 5, 2017.

As you are all aware, I received an offer to serve as Deputy Executive Director of the International Association of Chiefs of Police, and after careful consideration, I realize that this opportunity is too exciting for me to decline. I look forward to shaping criminal justice policy at that level particularly domestic policy under a new administration, it should be interesting to say the least.

I began my policing career here in Wellesley in January of 1981 by first serving as a Wellesley Special Police Officer, I was appointed to a fulltime position in April of 1983. It has been an honor and a pleasure working for the police department for thirty-six years serving as chief for more than seventeen.

I have been honored to serve with so many dedicated men and women, men and women who have continuously put service to the Wellesley community first!

I will of course remain available to assist with a seamless and smooth transition of the office to Chief Jack Pilecki. I would also like to take this opportunity to thank the Board of Selectmen for your continued support of me and the entire Wellesley Police Department.

Madam Chair, thank you again for the opportunity to serve as the Chief of Police for the Wellesley Police Department. I wish you and the entire BOS all the best and I look forward to

staying in touch with you. You can email me anytime at Cunningham@theiacp.org or call me at 781-727-9899.

Very Respectfully,
Terrence M. Cunningham
Chief of Police

cc: Mr. Hans Larsen
Executive Director of General Government Services

Jack Pilecki
Deputy Chief of Police