

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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

ELLEN F. GIBBS, CHAIR
JACK MORGAN, VICE CHAIR
MARJORIE R. FREIMAN, SECRETARY
BETH SULLIVAN WOODS
THOMAS H. ULFELDER

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BLYTHE C. ROBINSON
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

SELECTMEN'S MEETING
TENTATIVE AGENDA - REVISED
Wellesley Town Hall – Juliani Room
7:00 P.M. Tuesday, September 26, 2017

1. 7:00 Citizen Speak
2. 7:05 Executive Director's Update
 - Approval of Minutes
 - Babson One Day License
 - Acceptance of a Gifts to Parks Division
3. 7:10 Review & Approve Letter regarding 16 Stearns Road 40B Application
4. 8:00 Adopt FY19 Budget Guideline & **Review** Budget Schedule
5. 8:45 October Planning Month Proclamation
6. 8:50 New Business/Correspondence

Next Meeting Dates: Thursday, September 28, 2017- Inter-Board Meeting 7:00 p.m.
Monday, October 2, 2017 7:00 p.m.
Tuesday, October 10, 2017 7:00 p.m.

MOTIONS- SEPTEMBER 26, 2017:

2. **MOVE** to approve the regular session minutes of September 11, 2017.

2. **MOVE** to approve a One Day License for Babson College on November 13, 2017 in the Sorenson Rehearsal Studio for the Post Show Reception for Fear & Misery.

2. **MOVE** to accept a gift of \$1,160 from Mr. Paul Wood for the purchase of a bench to be installed in Fuller Brook Park in memory of his wife Elizabeth.

3. **MOVE** to approve the draft response from the Town to MassHousing as proposed regarding the development at 16 Stearns Road.

4. **MOVE** that the FY19 budget guidelines be adopted as presented.

5. **MOVED** to approve a proclamation designating October as “Community Planning Month” in the Town of Wellesley.

9/21/2017

Black regular agenda items

Board of Selectmen Calendar – FY17

<i>Date</i>	<i>Selectmen Meeting Items</i>	<i>Other Meeting Items</i>
9/28 <i>Thursday</i>	INTER-BOARD MEETING	
10/2 <i>Monday</i>	Meeting Marathon Policy 2nd Read Whole Foods Alcohol License North 40 Project Planning Prelim Discussion Finalize Masshousing Letter- 16 Stearns	
10/9 <i>Monday</i>	Columbus Day – Town Hall Closed	
10/10 <i>Tuesday</i>	Meeting Green Communities Review Application	
10/16 <i>Monday</i>	Meeting	
10/23 <i>Monday</i>	Meeting	
10/30 <i>Monday</i>	Meeting If needed	
11/6 <i>Monday</i>	Wellesley Club	
11/7 <i>Tuesday</i>	Meeting	
11/13 <i>Monday</i>	Meeting	
11/20 <i>Monday</i>	NO Meeting	
11/27 <i>Monday</i>	Meeting	
12/4 <i>Monday</i>	Meeting	
12/9 <i>Saturday</i>	BUDGET Meeting	
12/11 <i>Monday</i>	Meeting	
12/18 <i>Monday</i>	Meeting	
12/25 <i>Monday</i>	TOWN HALL CLOSED	
1/1/18 <i>Monday</i>	TOWN HALL CLOSED	
1/8 <i>Monday</i>	Meeting	
1/15 <i>Monday</i>	Town Hall Closed – MLK	
1/16 <i>Tuesday</i>	Meeting	
1/22	Meeting	

9/21/2017

Black regular agenda items

<i>Date</i>	<i>Selectmen Meeting Items</i>	<i>Other Meeting Items</i>
<i>Monday</i>		
<i>1/29 Monday</i>	Possible STM Date	
<i>1/30 Tuesday</i>	Possible STM Date	
<i>2/5 Monday</i>	Possible STM Date	
<i>2/6 Tuesday</i>	Possible STM Date	
<i>2/12 Monday</i>	Meeting	
<i>2/19 Monday</i>	Town Hall Closed – President’s Day	
<i>2/20 Tuesday</i>	Meeting	
<i>2/26 Monday</i>	Meeting	
<i>3/5 Monday</i>	Meeting	
<i>3/12 Monday</i>	Meeting	
<i>3/19 Monday</i>	Meeting	
<i>3/26 Monday</i>	ATM Starts	
<i>3/27 Tuesday</i>	ATM	
<i>4/2 Monday</i>	ATM	
<i>4/3 Tuesday</i>	ATM	

Notes

Quarterly updates

- *Traffic Committee (Deputy Chief Pilecki)*
- *Facilities Maintenance (Joe McDonough)*
- *Wellesley Club Dates 9/25/17, 11/6/17, 1/22/18, 3/5/18*

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Our regularly scheduled meeting **begins on Tuesday at 7:00 PM** in the Juliani Room at Town Hall.

1. Citizen Speak

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MEMORANDUM

DATE: September 22, 2017
TO: Board of Selectmen
FROM: Blythe C. Robinson, Executive Director
SUBJECT: Weekly Report

Below are various activities of our office and various departments that I would like to bring to your attention.

- The Tolles Parsons Center move took place on Monday as planned! Our IT staff have been there on almost a full-time basis working through issues such as computer moves, phone hookups and the like. It is time consuming but going well. Beth raised a question to our office after having attended a Board of Health meeting that there might be an issue with the kitchen at the center. We've heard back from Gayle Thieme that the kitchen is designed to be used for catering, thus it isn't appropriate for onsite meal preparation. An air curtain and some minor items that are needed to run their existing meal program. Should they wish to consider onsite food preparation at a later date, that would require collaboration with the BOH and possibly modifications.
- The RFP for the Housing Production Plan is ready to go and Terry will be placing advertisements for it today. The deadline for consultants to submit proposals will be October 13th.
- The latest version of the Inter-Board agenda is attached with a small change to allow the COA a few minutes to let everyone know about the grand opening on October 22nd.
- On Wednesday I received from the DPW Director maps in response to the meeting Beth and I had early this summer regarding the plowing of private ways. Of all of the private ways that the Town now plows, DPW's recommendation would be to reduce that

significantly. Our next step will be for Beth and I to meet with DPW and review this information and discuss how and when we move forward.

- Speaking of DPW, they continue to monitor the Route 9/Kingsbury work. While there is progress on the road work, it now seems as though the completion of the lights may go into November. The guardrails are almost done which will allow the temporary barriers to be removed and the lanes readjusted. As you know, they are grinding the road from the intersection is going on, and appears to be finished to the Natick town line. As for the lights, the good news is that the contractor has all of the parts and equipment needed, but their timetable to install has extended. We continue to press the issue, however the work is handled by two different contractors to MassDOT, and the volume of work the state is handling may be playing a role in how they are managing these projects.
- As you will note from the agenda packet, we will be taking up the budget guideline Tuesday night, as well as the calendar leading up to operating budget submissions. Ellen and Jack have asked that we make various revisions to the budget manual as appropriate, but that the creation and maintenance of the manual is a staff function, and needs no further action by the Board. We have been focused this week on the development of a PowerPoint presentation on the budget guideline, so we have not put the finishing touches on the manual. We will turn to that next and send you an electronic version before the meeting, as well as provide hard copies at the meeting.
- In your correspondence you'll find a letter from the MassHousing Partnership. We have been given 30 days to comment on a revised set of plans from the developer of Delanson Circle, now that the developer has resubmitted the project by reducing the number of units by five to 90.
- Marc, Scott and I are in the process of interviewing insurance brokers for the purpose of taking a look at some of our existing ancillary plans (life insurance, long-term disability) and what opportunities that may exist for other voluntary coverages that may be of interest to employees. We believe that it is time to go to market and ensure that we are getting good value for our money on the plans we have, as well as look at opportunities for other coverages as we embark on negotiations with our unions for new health plans.
- We were alerted by Town Counsel and by the Attorney General's office this week that the State has filed a motion to dismiss our joint lawsuit with Hamilton regarding the Water Management Act registrations for both towns. The AG argues that the case should be dismissed because (1) the Town is not harmed by the Department's decision to apply the *Permit Extension Act* to WMA registrations, and (2) the Department has no duty to initiate the renewal process years before the Town's registration has expired. It is our position that the Town is harmed because its registration will lapse if not renewed, and that the Department is required to process the renewal statement because the *Permit Extension Act* does not apply. Town Counsel will be filing an opposition.
- Meghan continues to focus on our housing inventory and strategies to obtain credit for additional affordable housing units. The paperwork is in process to get credit for the units for the 139 Linden project. As for 978 Worcester Street (aka Dunkin Donuts), in order to get credit for all 36 rental units, it would require obtaining deed restrictions on two additional units (beyond the seven we have). She has discussed this with Town Counsel and met with the property developer. Next week she intends to complete a

recommendation to the board on how to accomplish this, as well as background on the project.

- A spreadsheet regarding parking revenue updated for July & August is included in your correspondence. You may note that the revenue is higher for July than reported earlier. We had undertaken a process to segregate the various parking zones to better track revenue and after doing so were able to identify some errors. This enabled us to update the report, which shows that we are much closer to being on track with prior years.
- Public Works has let us know that they intend to begin construction of the drainage portion of the work to Cliff Road in the next two weeks. They had intended to start this sooner, but due to a contract for the work being re-bid by MAPC and gas main work by National Grid they have been delayed. It is too soon to say whether all of the work can be completed this year, as weather will likely play a factor, but they are hopeful.
- The auditors completed their onsite work this week. There is still significant work to be done to complete the CAFR by the end of the calendar year, but it is going well.

2. **Executive Director's Update**

- Approval of Minutes - the minutes of the following meetings are included in your packet for approval.
 - September 11, 2017

MOVE to approve the regular session minutes of September 11, 2017.

1 **Board of Selectmen Meeting: September 11, 2017**

2 **Present: Freiman, Gibbs, Morgan, Ulfelder, Sullivan Woods**

3 **School Committee - Michael D'Ortenzio, Sharon Gray, Anthony Bent, Melissa Martin, Matt Kelley**

4 **Also Present: Joe McDonough, Facilities Management Director, David Lussier, Superintendent of**
5 **Schools, Robinson, Jop, Henderson**

6 **Minutes Approved:**

7
8 **Warrants approved: 2018-008 in the amount of \$4,337,807.13**

9 **2018-009 in the amount of \$4,108,781.97**

10 **Meeting Documents:**

- 11 1. Agenda
- 12 2. Agenda Background Memorandum
- 13 3. Weekly Report
- 14 4. BOS Calendar
- 15 5. Draft Minutes of August 15, 22, & 29 2017
- 16 6. Draft Modifications to Alcohol Regulations
- 17 7. Public Forum Notice regarding modifications to Alcohol Regulations
- 18 8. List of restaurants with liquor licenses that received notice of hearing
- 19 9. Section of MWRA's bylaws relevant to appointment of MWRA Advisory Board Member
- 20 10. Resume for William Shaughnessy, P.E.
- 21 11. Email from Terry Connelly re: Commons Bank Free Parking
- 22 12. Email from Gayle Thieme re: donation from the Friends of the COA
- 23 13. Draft Appointment Policy
- 24 14. Act that established WHDC
- 25 15. Draft RFP for Development of Housing Production Plan
- 26 16. Current Subsidized Housing Inventory list
- 27 17. Letter from Troop 185 re: Recognition for Eagle Scout
- 28 18. Proposed proclamation for Eagle Scout
- 29 19. Norfolk County Registry of Deeds office hours Memo
- 30 20. Pictures of 25 Shaw Road submitted by Mr. Michael Tartamella

31
32 **1. Call to Order**

33
34 Ms. Gibbs, Chair, called the meeting to order at 6:30 p.m. Ms. Gibbs welcomed Heidi Henderson, Board
35 of Selectmen Executive Assistant, and invited Ms. Robinson to introduce Ms. Henderson. The Board
36 welcomed Ms. Henderson as each member introduced themselves.

37
38 **2. Citizen's Speak**

39
40 Mr. David Himmelberger, 387 Linden Street, came before the Board and voiced his concerns with 25
41 Shaw Road where an individual rented a house through Air BNB. He noted the renter had a party at the
42 house causing Shaw Road to become impassable due to cars parked on the street. He is concerned that the
43 owner purchased the house solely for rental as Air BNB and asked the Board to consider ways to address
44 this, perhaps with the Planning Board.

45
46 Mr. Michael Tartamella, 23 Shaw Road, came before the Board and voiced his concerns about the activity
47 at 25 Shaw Road. He noted that there were six additional concerned residents present from Shaw Road.
48 Mr. Tartamella submitted pictures to the Board of 25 Shaw Road and the neighborhood following this
49 incident. He noted the absentee homeowner and urged the Board to consider if there is anything that can
50 be done.

51

52 Ms. Robinson provided a brief update on actions taken by the Board of Selectmen's office regarding 25
53 Shaw Road. Ms. Robinson noted that she reviewed the police report. The report stated that the police
54 were present at 25 Shaw Road two times during the night. The police also notified the college that the
55 students attend, and indicated that if further events occur, additional measures will be taken. The
56 Selectmen's office did receive notice that a complaint was filed in the Building Department regarding
57 potential construction that is happening at 25 Shaw Road. Furthermore, there is a storage Pod in the front
58 yard, which may be a violation. Ms. Robinson stated that she is following up on the above mentioned
59 issues. It can be discussed at a later time if the Board wants to consider forming a committee to look into
60 this matter further.

61
62 Ms. Michelle Boucher, 22 Shaw Road, came before the Board seeking guidance regarding the activity at
63 25 Shaw Road, stating that it was atrocious. Further elaborating she explained the party was like having a
64 dance club in their neighborhood. She is hoping the Board can help the residents of Shaw Road.

65
66 After review of images on the property, Mr. Ulfelder asked if the Health Department could inspect the
67 site given the items in the images on site at 25 Shaw Rd and the potential danger if kids in the
68 neighborhood went on to the site.

69
70 Ms. Robinson noted that the person that filed the complaint needs to do so in writing before further steps
71 can be taken and the property owner is contacted to inspect the property. She agreed, that if it comes to
72 an inspection of the property, then the Director of Health should be included in this inspection.

73
74 Ms. Sullivan Woods mentioned the zoning provision of only three unrelated people living in a house and
75 questioned whether this was an avenue to explore further.

76
77 Ms. Gibbs asked if anyone present wished to speak on the matter further. Ms. Gibbs noted the Board
78 would consider all comments in determining next steps.

79
80 Ms. Gibbs asked if anyone else wished to speak.

81
82 Ms. Marie Natoli, 11 Francis Road, thanked Ms. Gibbs for allowing her to speak in advance of the 16
83 Stearns agenda item. Ms. Natoli came before the Board and voiced her concerns regarding a health and
84 safety issue in her neighborhood due to the proposed 40B developments. Her concern is that an increased
85 volume of residents of strangers and cars will be in the neighborhood. She stated that we do not know
86 who these people are. She noted an incident that happened two years ago to her son regarding a stranger
87 in a parked car. The incident was reported to the police because her neighbor was able to get the license
88 plate number. She did consider that they could be over reacting; however, the proposed developments
89 would bring an increase in unknown people and vehicles that could pose a threat.

90
91 **3. Joint Meeting with School Committee to discuss Hardy Hunnewell and Upham Schools**

92
93 At 6:48 pm, Ms. Gibbs declared the Board would enter into a joint meeting with the School Committee.
94 The School Committee joined the meeting (Mr. Michael D'Ortenzio, Jr., Ms. Sharon Gray, Mr. Anthony
95 Bent, Ms. Melissa Martin, and Mr. Matt Kelley) to discuss the status of the HHU project in light of the
96 fact that the project is now under consideration by the MSBA to join their program.

97
98 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to convene a
99 joint meeting with the School Committee.**

100
101 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to elect Ellen
102 Gibbs as chair of the joint meeting.**

103
104 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to elect**
105 **Michael D’Ortenzio, Jr. as secretary of the joint meeting.**
106

107 The joint meeting with the School Committee members commenced and was also attended by Mr.
108 McDonough FMD Director, and Dr. Lussier, Superintendent.
109

110 Mr. Morgan gave a brief overview noting that the MSBA has conducted a site visit of the three
111 elementary schools as well as conducting site visits at a number of locations across the state. He noted
112 that the MSBA subcommittee will be meeting to evaluate all submittals and making a decision at their
113 December meeting. He shared that the MSBA would consider potential funding for both schools. Given
114 that the MSBA reimbursement rate is 31%, they have put a hold on the School Building Committee
115 process to issue an RFQ.
116

117 In the meantime, the School Building Committee is moving to focus on swing space. Ms. Gray mentioned
118 that there are some funds left from the previous planning efforts. The School Building Committee met on
119 August 30, 2017 to discuss swing space. She noted that certain areas of swing space cannot be reviewed
120 until the School Building Committee has secured an architect.
121

122 Dr. Lussier, Superintendent of Schools, noted the need to wait until after the decision is made by the
123 MSBA at their December 13, 2017 meeting for feasibility.
124

125 Mr. Morgan suggested we consider a late January or early February Special Town Meeting to address this
126 matter.
127

128 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to dissolve the**
129 **joint meeting of the Board of Selectmen and School Committee.**
130

131 **4. Discuss Need for November Special Town Meeting**
132

133 Ms. Robinson reviewed the potential Special Town Meeting (STM) articles and noted the significant
134 reason to have a special town meeting this fall was to fund the next phase of proof of concept/feasibility
135 for the HHU project. That has now been put on hold while we await a decision by the MSBA as to
136 whether our project will be accepted into their program. She noted that none of these articles require an
137 immediate action in November, and could wait until we are ready to move forward on HHU. If the
138 MSBA makes their decision in December, these items could be placed on a January STM warrant.
139

140 Mr. Morgan did not see a compelling reason to hold a November STM. He suggested if the Board
141 decided on no November meeting that they provide some direction that they may be calling a STM in late
142 January or early February by asking Town Meeting Members, Boards, and Committees to hold all four
143 dates. Mr. Ulfelder agreed with Mr. Morgan. Ms. Freiman, noted given there is nothing pressing she
144 agrees to not hold a November STM.
145

146 Ms. Sullivan Woods was supportive of not having the November meeting. She noted that when a Special
147 Town Meeting is called our Town Meeting Members expect a substantive matter to be discussed.
148

149 Mr. Tom Frisardi, Moderator, joined the Board. He noted if the time was not critical for the January
150 Special Town Meeting, it would be preferred to hold eight more weeks for the Annual Town Meeting.
151

152 It was noted that all were in agreement that there will not be a Special Town Meeting in the fall and that
153 all would be notified of this.

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5. Executive Director's Update

Given that the meeting was ahead of schedule for the Public Hearing on Modifications to Alcohol Regulations, the board agreed to adjust the agenda accordingly.

Ms. Robinson noted that The Norfolk Country Registry of Deeds will be holding office hours on Thursday, September 21, 2017 10:00 a.m. – 12:00 Noon at the Wellesley Town Hall, Juliani Room.

Ms. Robinson noted that the Selectmen's office received the Project Eligibility application from 135 Great Plain for 44 Units. The Town has not yet received notice from Masshousing.

Minutes

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (4-0, Ms. Freiman recused herself as she was absent from the meeting) to approve the regular session minutes of August 15, 2017.

The Board took no action on the minutes for August 22 & 29, 2017.

Appointment of MWRA Advisory Board Member

The Board reviewed the appointment recommendation of Mr. Bill Shaughnessy, the Water & Sewer Superintendent for the Town to be appointed to represent Wellesley going forward on the MWRA Advisory Board.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to appoint Mr. Bill Shaughnessy to the position of MWRA Advisory until June 30, 2018.

Gifts

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the gift of free parking in the amount of \$1,405 on September 14, 2017 from First Commons Bank.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the gift from the Friends of the Wellesley COA in the amount of \$853 for the August Lunch Program.

6. New Business/ Correspondence

Ms. Jop provided background on Scout Brendan Michael Sullivan who is scheduled to become an Eagle Scout at the end of September. His project was to raise funds for the purchase of iPads and have quilts made for incubators at Children's Hospital. Ms. Gibbs congratulated him on such an honor of becoming an Eagle Scout.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve a proclamation recognizing Brendan Michael Sullivan on the occasion of his becoming an Eagle Scout.

The Board also briefly discussed the Inter-Board Meeting date that is scheduled for September 28, 2017 at 7:30 p.m. The agenda will include the budget process and Annual Town Meeting kickoff.

205 Ms. Jop noted one additional matter under New Business for the Board is to authorize the re-hiring of the
206 CPA firm to conduct the tax exempt status of the Wellesley Housing Development Corporation. The
207 Board was supportive of the action.

208
209 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to authorize**
210 **the Wellesley Housing Development Corporation to hire Baumann &Baumann CPAs.**

211

212

213 **7. Public Hearing on Modifications to Alcohol Regulations**

214

215 Ms. Gibbs opened the public hearing on the proposed changes to the Common Victualler Alcohol
216 Regulations that would remove the greater of 10% or 10 bar seat maximum and alter the threshold to 10%
217 of the interior seats of the licensed establishment.

218

219 Public Comments

220

221 Mr. Tom Clark, a Belclare resident at 580 Washington Street, spoke to the Board. He is the CEO at Clark
222 and a new resident of Wellesley due to the vibrant downtown area. Since his family moved in Mr. Clark
223 has noticed many business vacancies. He feels that the Town is lucky to have a company such as Smith
224 & Wollensky's wanting to move in. He feels that if Smith & Wollensky needs a 23-seat bar to make their
225 restaurant viable, then they should be allowed to have it. That is an important consideration. The bar of a
226 restaurant is a high margin contributor. He noted that he is sure there was great rationale in the past for
227 having a limit, however that does not apply anymore. He noted that there is an urgent need for a
228 restaurant as an attraction point for the town and asked the Board to take this into consideration.

229

230 Ms. Patti Quigley, 7 Kipling Road, came before the Board in support of the changes to the alcohol
231 regulations. She would love to see the Board look at the overall regulations further. She feels we are
232 losing a lot of business to other towns due to the regulations. She feels that more money would be spent
233 by residents in town if given the ability to look at our alcohol regulations.

234

235 Mr. David Himmelberger, attorney representing Smith and Wollensky's, introduced Michael Feighery
236 President and CEO of Smith & Wollensky. Also in attendance was Matt King, Executive Chef and Kim
237 Keene, Executive Director of Marketing. Mr. Feighery stated as a 35-year veteran of Smith & Wollensky
238 they are excited to open a restaurant in a non-downtown financial district. Smith & Wollensky moved
239 their corporate office to Boston recently. When they found the Wellesley location they were pleased that
240 it "checked all the boxes". The restaurant bar is part of the restaurant's overall financial plan. He stated
241 that they are not a bar, they are a restaurant and steak house. Over the past 10 years the bar area has
242 become a hub of dining alone. Smith & Wollensky does not encourage late night drinking and their price
243 points do not allow for that. This is a brave venture for them to go outside of their comfort zone. They
244 feel they picked a great community and appreciate the Board listening them.

245

246 The Board was comfortable with the decision to move forward with the modification to the alcohol
247 regulations. Ms. Freiman stated that she appreciated Mr. Feighery's comments and she noted an
248 important reminder on how we want to position our restaurants is that we do not have restaurant service
249 without intent to dine. Ms. Sullivan Woods noted that by changing the regulations, it would be keeping
250 with the trend of new dining provisions. She also noted that the community is excited to have Smith &
251 Wollensky.

252

253 Ms. Gibbs closed the public hearing.

254

255 Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the
256 proposed modifications to the Rules and Regulations Governing Alcoholic Beverage to eliminate
257 the provision that requires no more than ten bar stools or seats to be allowed in an establishment
258 and to adopt the September 11, 2017 draft revisions as presented.

259
260 **8. Continued Review of Proposed Appointment Policy**

261
262 The Board made two edits to the policy. The Board discussed modifications to the section discussing off-
263 cycle appointments.

264
265 Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the
266 Selectmen's policy on appointments as revised.

267
268 **9. Approval of Wellesley Housing Development Corporation Funds for Housing Production**
269 **Plan and Review Draft RFP**

270
271 Ms. Jop provided an update on the Housing Production Plan and the draft RFP. She noted that at the
272 WHDC meeting on August 30th the WHDC took action to approve the use of up to \$20,000 of their
273 available funds to match the \$15,000 identified by the Planning Board to undertake the development of a
274 housing production plan. The intent is to disseminate an RFP to retain a consultant to perform this work
275 for the Town. The resulting plan will be approved by the Selectmen, Planning Board and WHDC before
276 it is sent to the State for their approval and certification. Ms. Jop estimated an aggressive six-month
277 timeline.

278
279 Bob Kenney, Wellesley Housing Development Corporation, noted that they would like to get the Housing
280 Production Plan to get the matter tightened up and get it out as soon as possible.

281
282 Mr. Scott Fraser, 4 Stearns Road, came before the Board noting the Board needed to be thoughtful in a
283 rigorous process. He thinks the objective of the work should be the fiduciary responsibility to gain
284 control. He believes the 40B rule is placing a target on Wellesley. Conventional wisdom is that this has
285 not been a problem due to our high property value. The property value makes the Town an attractive
286 place for market rate properties. Mr. Fraser discussed 16 Stearns Road and noted the developer originally
287 planned to build two houses. Due to a recent change in the zoning laws limiting the size of houses, the
288 developer's plan needed to change. The developer now is looking to build a 36-unit complex. Mr. Fraser
289 believes this is economics and can happen in any neighborhood. He urged the Board to make the
290 objective to regain control.

291
292 Mr. Kevin Walsh, 64 Oak Street, came before the Board stating that the Board needs to gain control.
293 Bringing housing diversity – using "low income". Neighbors have worked hard to meet the high price
294 point and play by the rules unlike 40B. The residents understand the affordable housing mandate, and
295 would like a project that is reasonable. Town is currently not in control.

296
297 Mr. Peter Buhler, 10 Stearns Road, came before the Board noting the urgency and crisis that the Town is
298 in as well as needing to speed the process up. He discussed the assembly of Affordable Wellesley to reach
299 consensus and find what is best town-wide. He feels we need a foundation for that and need to draw the
300 shortest line to getting the HPP completed. Mr. Buhler discussed the Town of Medfield's' timeline. He
301 had spoken to Medfield residents in September/October 2016 and by March 2017 HPP was approved and
302 by July 2017 was certified. Mr. Buhler further noted that neighbors at Stearns Road are available to assist.

303
304 Ms. Sullivan Woods noted that the Town might want to consider Special Counsel to assist with the 40B
305 projects.

306
307 The Board was supportive of the use of the Wellesley Housing Development Corporation funds for the
308 Housing Production Plan.

309
310 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to ratify the**
311 **action taken by the Wellesley Housing Development Corporation to approve the expenditure of up**
312 **to \$20,000 to develop a Housing Production Plan in partnership with the Planning Board.**

313
314 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to authorize**
315 **Ellen Gibbs to approve the final release of the Housing Production Plan RFP**

316
317 **10. Executive Session**

318
319 At 9:05 pm, Ms. Gibbs declared the Board would enter into executive session.

320
321 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board was polled all aye (Mr.**
322 **Ulfelder –Aye, Ms. Sullivan Woods – Aye, Ms. Freiman – Aye, Mr. Morgan – Aye, and Ms. Gibbs-**
323 **Aye) that the Board vote to enter into Executive Session under M.G.L. c 30A, §21 exception # 3 to**
324 **discuss potential litigation regarding the Conservation Restriction for 892 Washington Street**
325 **because the chair declares that an open meeting may have a detrimental effect on the negotiating**
326 **position of the public body. Furthermore, Blythe Robinson, Attorney Tom Harrington, and**
327 **Meghan Jop be invited to participate in the meeting. The Board of Selectmen will convene back**
328 **into open session at the conclusion of the executive session.**

329
330 See Executive Session Minutes.

331
332 **At 9:15 pm, the Executive Session was adjourned and the Board reconvened in open session.**

333
334 **The meeting was adjourned at 9:17 p.m.**

- Babson One Day License – enclosed please find an application from Babson College for a one-day wine and malt beverage license to have a “Post Show Reception for Fear & Misery” in the Sorenson Rehearsal Studio on November 13, 2017 for up to 150 people. Given the details in the application and the responsible manner in which Babson has handled these events in the past I recommend approval.

MOVE to approve a One Day License for Babson College on November 13, 2017 in the Sorenson Rehearsal Studio for the Post Show Reception for Fear & Misery.



TOWN OF WELLESLEY

Application for Special License(s)

Date of Application: 08/31/2017__

Date of Event: 11/13/2017__

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: Kristen Martin Address: Babson College

Assistant Event Manager: Melissa Huston Address: Babson College

EVENT INFORMATION

Event Name & Description (If multiple events; See Attachment1): Post Show Reception for Fear and Misery

Event Contact: Julia Ashton

Event Date: 11/13/2017

Event Location: Sandra L. Sorenson Rehearsal Studio

Occupancy: 150 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:

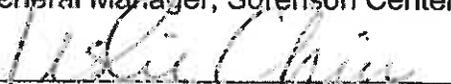
Babson College Public Safety Officers are assigned to each event in accordance with the College's long-standing practice. The number of officers assigned to a particular event fluctuates based upon the number of anticipated attendees. Access to event location is controlled consistent with College policies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

Babson College

Leslie Chiu

Printed Name of Applicant

Its General Manager, Sorenson Center for the Arts

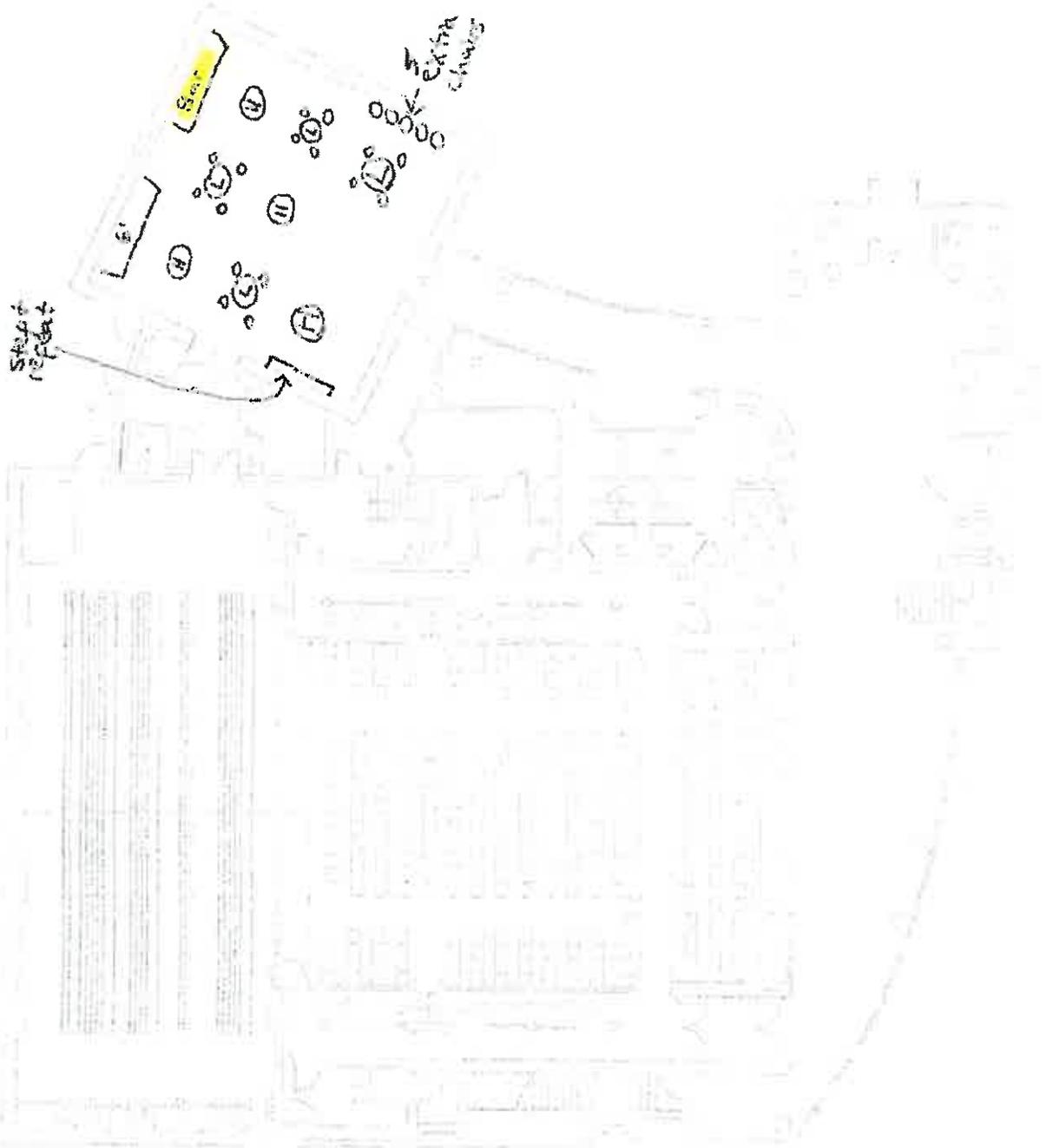

Applicant's Signature

8/31/17
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

Table Set-up
CSC 11/13/17 Fear & Misery Reception



- Accept a Gift – Fuller Brook Bench – enclosed please an email from Cricket Vlass to Terry Connolly regarding a donation of \$1,160 by Mr. Paul Wood in memory of his wife Elizabeth to procure a bench to be installed in Fuller Brook Park at Wilson Street. I recommend approval to accept the gift.

MOVE to accept a gift of \$1,160 from Mr. Paul Wood for the purchase of a bench to be installed in Fuller Brook Park in memory of his wife Elizabeth.

Connolly, Terry

9/26

From: Vlass, Cricket
Sent: Thursday, September 14, 2017 3:16 PM
To: Connolly, Terry
Subject: Donation

Hi Terry,

We have received a \$1,160.00 donation for a bench to be installed in Fuller Brook Park at Wilson St. The donation is from Paul Wood in memory of his wife Elizabeth Wood.

Please let me know if you have any questions.

Cricket

Cricket Vlass, Landscape Planner
Town of Wellesley
Department of Public Works
Park & Highway Division
30 Municipal Way
Wellesley Hills, MA 02481
Tel: (781) 235-7600 X3332
Fax: (781) 431-7569
E-mail: cylvass@wellesleyma.gov
Town Website: <http://www.wellesleyma.gov/>

I am in the office on Mondays, Tuesdays and Thursdays.

When responding please be advised that the Town of Wellesley and the office of the Secretary of State has determined that email could be considered a public record.

3. Review and Approve Comment Letter – 16 Stearns Road 40B Application

As we have discussed at several meetings, the Town must provide comments to MassHousing in response to a Comprehensive Permit Site Approval Application by 16 Stearns, LLC. The purpose of the project is to develop this property into 36 units of housing, of which 25% would be deed restricted for affordable housing. The extension received by the Town for comments expires on October 10th. Enclosed please find a draft letter, approved by the Planning Board on this topic, edits provided by the Board and others, as well as a map of Stearns Neighborhood.

The most significant concerns identified by staff and the Planning Board include:

- Location - given limited access to the site, proximity to the 680 Worcester Street project and that it is interior to a neighborhood
- Height – the building will be as high as 81 feet requiring the installation of a 7 – 11-foot retaining wall, it would be the highest residential structure in Wellesley
- Water Service – the existing six-inch main is insufficient for flow to support a sprinkler system. An upgrade to an 8” or 10” line would require replacement from Route 9 on both Stearns and Francis Road
- Neighborhood impact - Construction management and methods to remove a significant amount of fill, density of the structure compared to a neighborhood of single family homes, and traffic
- Flood zone impact, wetlands, storm water management with an impervious site, fire access to the completed structure, setbacks to other properties, sufficient parking, etc.

MOVE to approve the draft response from the Town to MassHousing as proposed regarding the development at 16 Stearns Road.

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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

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BETH SULLIVAN WOODS
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WWW.WELLESLEYMA.GOV
BLYTHE C. ROBINSON
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

September _____. 2017

Katharine Miller
MassHousing
One Beacon Street
Boston, MA 02108

RE: 16 Stearns Road, Wellesley, MA Site Eligibility Response

Dear Ms. Miller:

On behalf of the Town of Wellesley Board of Selectmen and Planning Board, please find the following comments with respect to the Comprehensive Permit Site Approval Application recently submitted by 16 Stearns Road, LLC for the construction of a 36-unit residential housing development at 16 Stearns Road within the Town of Wellesley. The Town finds the location of the proposed project ill- conceived given the limited access to the site and proximity to the 680 Worcester Street project currently in Site Eligibility review with MassHousing. The Town finds the project's density, scale, and height incompatible with the neighborhood and finds the project will have a detrimental impact on abutters due to mass, scale, and traffic. We request that your office and the applicant consider our following concerns:

Wellesley's Progress on Affordable Housing

The Town of Wellesley has been making steady progress over the last 15 years in increasing the Subsidized Housing Inventory and passing zoning provisions to assist with affordable housing as redevelopment opportunities in Wellesley's commercial districts occur. The Town as of August 24, 2017 is at 6.3% of its 10% goal, with at least 8 units in the process of being added to the Subsidized Housing Inventory. Below are the Town's actions that have assisted with affordable housing:

- The 2007-2017 Comprehensive Plan was adopted in 2007 with actions for affordable housing.
- The Inclusionary Zoning Bylaw (IZB) was adopted in 2004 which requires residential projects in commercial districts to provide 20% affordable housing, and commercial

projects over 10,000 square feet to provide 2% affordable housing (1 unit for every 50,000 square feet constructed).

- 2004: the Town's Community Preservation Committee funded \$65,000 in addition to HUD funds to create a DMR house at 4 Marshall Road (SHI)
- 2005: the IZB was modified to require subdivisions having more than 5 lots to comply with the Bylaw at 20% threshold.
- 2007: the definition of Floor Area Ratio in the Zoning Bylaw was modified to exclude affordable units developed under the IZB from being included in the FAR to increase density and increase opportunities for affordable housing units in commercial districts.
- 2007: the Linden Square project was completed, wherein 7 affordable housing units were created under the IZB (Units have recently be found to be missing from the Town's SHI, but are being added now).
- 2007/2008: permitting began for projects at 978 Washington Street and the former Wellesley Inn site at 576 Washington Street in Wellesley Square; these projects were delayed due to the recession, but both have now been completed, resulting in 7 SHI-eligible units at 978 Worcester and 5 SHI-eligible units at 576 Washington Street. Both projects were developed under the Town's Zoning and subject to the IZB; 978 Worcester St. also resulted in payment in-lieu funds for 1 unit.
- 2009: the permitting of a CVS resulted in the payment of in-lieu funds under the IZB.
- 2011: a 40B project was approved at 65-71 Washington Street resulting in 1 SHI-eligible unit.
- 2012: a project was permitted at 27 Washington Street, resulting in the development of 82 SHI-eligible units, as well as 7 assisted living units not SHI-eligible but permanently deed restricted to be affordable.
- 2012: the Wellesley Housing Development Corporation purchased a two-family dwelling at Peck Ave and a single-family dwelling at 6 Mellon Road, renovating the homes and creating 3 affordable units; at this time the Town also purchased 9 Highland Road, although it is not on SHI, but it is affordable due to deed restriction not complying with DHCD requirements (Must wait to add on resale per DHCD).
- 2013/2014: a 40B project was approved at 139 Linden Street providing 1 SHI unit (to be added to SHI).
- 2013: Wellesley Square Zoning District was amended to create a special permit to increase density; this benefited and allowed the previously stalled Wellesley Inn project to proceed.
- 2016: the Planning Board approved a Definitive Subdivision plan for 135 Great Plain Ave. that included a payment in-lieu for 2.4 units.
- 2016 to present: the Town is developing a new Comprehensive Plan; known as the Unified Plan, the Plan is combining typical land use planning with all aspects of the Town's government to serve as a master strategic plan for the Town. The Plan is expected to be adopted in the Winter/Spring 2018. www.wellesleyunifiedplan.com
- July 2016 to present: the Planning Board, Board of Selectmen, and Housing Development Corporation, have aggregated \$35,000 for the creation of a Housing Production Plan for the Town. An RFP is expected to be released by September 25, 2017.

Site Constraints

The site has an area of 44,578 square feet. The proposed development has a gross floor area of approximately 97,000 square feet with a Floor Area Ratio of 2.18, and an average height of 70 feet. The west side of the project measures 81 feet in height. The site has approximately 5,000 square feet within a 0.2% Flood Zone, with the remainder of the site being comprised of steep grades and ledge. The elevation change from Stearns Road to the peak of the property is 18 feet. The proposal will regrade the site to be at street grade of 152 feet above sea level. This will require a tremendous removal of site material and the installation of 7-11 foot retaining walls along the abutting properties with no fencing proposed.

Flood Zone and Wetlands

As noted above, the site is partially located within the Flood Plain. The applicant states they are seeking a Letter of Map Amendment, however as no LOMA has been issued it should be noted the lower level of the parking garage is at the Flood Plain elevation. The plans also show there is a common exercise room with access to an outdoor community space in this flood plain area.

Wetlands are located on the adjacent property at 694 Worcester Street across the right of way from the project site. In December 2015, the Town's Wetlands Protection Committee determined that the isolated wetland on the property is not jurisdictional and the Committee issued a negative Determination of Applicability. As this determination was based upon an inspection in the fall, the Town is of the opinion that an inspection for the presence of a vernal pool should be conducted in the spring, as well as evaluating the role of the wetlands in flood control. The buffer zone for this potential wetland would largely impact the 16 Stearns Road property.

Proposed stormwater management concerns

Given the dense development of the site and the significant amount of impervious material, stormwater management and groundwater management are significant concerns to the Town. There is likely a presence of ledge where the underground garage is proposed, and the dense site configuration will limit the available locations for subsurface infiltration. Ground water has largely been located in the area at depths of 5 feet below grade. On-site mitigation must be considered, however, the Town will be opposed to the location of subsurface infiltration underneath the foundation of the proposed building. Although stormwater management is neglected in the application, the developer has proposed similar subsurface systems at the 680 Worcester Street 40B site. The front of the property is the only location that where subsurface infiltration can be located. At this time, there is no information on soil conditions or percolation capabilities of the site. The site is within close proximity to the McCracken Brook culvert that is currently at capacity. Unmanaged stormwater will exacerbate the problems associated with the McCracken Brook culvert and could have significant impact on the small residential neighborhood with potential ground water disturbance.

Fire Access

The Fire Department has expressed concern over the height of the structure and ability to access the structure from multiple sides. One elevation of the structure is over 81 feet in height. The Fire Department will consider the structure as a high rise for construction purposes. The Fire Department finds that additional access will be required to the sides and rear of the structure, as access is limited with 14-15 foot setbacks within 150 feet in either direction from the front door. An access road is required. Further, given the height of the structure, the Tower Truck must respond to all calls at the site. The turning radius of the front driveway is not adequate to accommodate the Tower Truck, and given the limited access to the site from Francis Road and Stearns Road, turning around must be accommodated on the project site.

Proposed setbacks will cause unacceptable impacts to abutting properties

The setbacks of the proposed project are inadequate and juxtapose a 70-foot-tall building 15 feet from the abutting property line and 45 feet to a single residence home located at 10 Stearns Road to the east. The Town owns land to the east, south, and west and the structure will be located 14.9 feet from the Sprague School Parking Lot and Sprague Fields access drive. The minimal setbacks leave inadequate adequate buffer or screening from abutters; particularly given front access will be 160 feet from the rear of a proposed 20 unit 40B located at 680 Worcester Street. The two projects significantly impact the properties located at 11 Stearns Road and 9 Stearns Road, which will have projects to the rear and across the street from their low profile single-family structures. In addition, the proposal creates exterior balconies that will overlook the abutting properties with minimal visual or sound mitigation.

Parking Garage and Visitor Parking

The parking for the site includes 78 parking spaces, configured in 5 surface spaces and two levels of underground parking having 36 and 37 spaces. The applicant has provided minimal visitor parking. It should be noted Stearns and Francis Roads prohibit on street parking. Overflow visitor parking likely could try to locate at either the Alzheimer Center or Sprague School/Field. Sprague School/Field already has a shortage of parking during events and does not allow for overnight parking. Trash is proposed to be located on the eastern side of the property with an exterior dumpster, located at the closest point to the abutting residential property. It is important to note that Wellesley does not have municipal trash removal, but relies on residents or private trash haulers, as licensed by the Board of Health.

Water and Sewer service

The Town has preliminarily reviewed the water and sewer infrastructure in the immediate area. While DPW/Engineering believes sewer can be handled with the existing 8" main, there is significant concern that the existing 6" water main will not provide adequate flow with the necessary sprinkler system, while maintaining appropriate service levels for the neighborhood. Replacement of the line to an 8" or 10" line will be required from Route 9, thus impacting both the Stearns Road and Francis Road water lines.

Site access exacerbates existing traffic and circulation problems

The proposal includes direct ingress and egress from Stearns Road, a narrow dead end street located directly off Francis Road, a narrow and dead end street, with direct access from Route 9 eastbound. Stearns Road and Francis Road are heavily traveled pedestrian routes for access to the Sprague School heading south, and Middle School heading southeast. The neighborhood is currently comprised of 17 single family structures (excluding the lot in question) largely 1.5 stories in height. The neighborhood has limited vehicular access, as it can only be accessed from Route 9 eastbound. The limited access to Route 9 is also a concern with traffic backup onto Francis and Stearns Road during peak commuting hours that coincides with pedestrian and school traffic.

It is unclear whether the applicant is proposing to add any sidewalks within the neighborhood. The additional volume of 36 residential properties on a narrow road with significant pedestrian traffic, and no sidewalks is a concern given the current width and limited access to the property. There currently are no sidewalks on either Francis Road or Stearns Road and both rights of way measure approximately 40 feet in width, with pavement widths of approximately 20 feet in width. Sidewalk installation should be a consideration given the increased vehicular and construction volume. The proposed project adds over 200% more residences and vehicular activity to the neighborhood at the current pedestrian access point to both the Sprague elementary school and Middle School. Many residents along Worcester Street also use this neighborhood for access. Residents currently access Sprague School by walking through the end of Stearns Road through to the School property via a stone path. The installation of sidewalks is feasible given the 40-foot right of way, however will have significant impact to the existing streetscape requiring removal of established Town trees located within the right of way.

Construction of the project will have significant impacts on adjacent properties and streets

The Town has significant concerns with respect to the practicality of constructing this project. The size and location of this site makes it difficult to stage cranes or other construction equipment. The significant removal of site material also poses a problem with the number of anticipated trucks needed to haul the material off site and the limited access. In addition, the two-tier parking proposed will require significant concrete work, and staging of trucks will be difficult given the limited access to the site from Route 9 and the small neighborhood streets used to access the project site. Additionally, parking for all construction workers may not be completely accommodated on site given the size of the project, and as previously noted parking is prohibited on Stearns Road and Francis Road, as well as Route 9. Deliveries will need to be expertly coordinated and offsite parking of workers may be required. The developer has not stated in the site application how construction would be staged and coordinated.

The density of the proposed development is significantly inconsistent with adjoining development

Thirty-six (36) residential units on a 44,578 square foot lot equates to a density of 35 units per acre. This project will be a dense project in Wellesley and the tallest residential structure in Wellesley. The density of the abutting residential neighborhood, not including the subject property, is 3 units per acre. The single-family structures directly abutting the site will be significantly impacted due to the close proximity and potential shadow effects from the development. The developer previously discussed with the Town the potential to subdivide the lot into 2 or 3 units, which would have been consistent with the existing

neighborhood density. The 2017 Annual Town Meeting altered the Town's Large House Review zoning provisions, and as a result, the developer has stated his perceived size limitations on residential construction necessitated the current proposed project.

The application largely references the Alzheimer's Center as neighborhood context. The site, although within close proximity on a map, has no vehicular neighborhood connection to the Alzheimer's Center and contextually is separated from the proposed 36-unit development because of the street patterns.

Historical Soil Concerns

The project site is located within close proximity to a landfill remediation site located at Sprague Field. Given the proximity to McCracken Brook Culvert, and the amount of fill proposed for removal, the Town believes the site should conduct a 21E to verify the soil at lower levels has no contamination from the historic landfill located adjacent to the property.

Based on the above, the proposed development is too intense for a site that is approximately 1 acre in size. More affordable housing opportunities are necessary in the Town of Wellesley and the Town is currently working on a Housing Production Plan. The proposed density in a neighborhood with limited access is unreasonable and incongruous with the 1.5 story residential structures on .25 to .5 acre lots. In addition, this second proposed 40B development is within less than 160 feet from a proposed 40B development, by the same developer, at 680 Worcester Street has significantly decreased the economic value of these properties. The developer is systematically seeking to purchase abutting properties, and given the detrimental effect the two projects might have on the quiet single-family neighborhood, residents feel pressure to sell. This proposal, along with the 3 other 40B projects currently in site eligibility at MassHousing and MHP are far out of character with the community. The Town would be inclined to support development on the site, but at a density in the range of 4-8 units per acre.

For reference, 40B projects currently in Project Eligibility:

1. 680 Worcester Street (20 Units)- ~160 feet from proposed project
2. Wellesley Crossing – Delanson Circle (95 Units) ~2100 feet from proposed project
3. 135 Great Plain Avenue (44 Units) ~ 1.6 miles from proposed project

Other 40B projects being considered in Wellesley

1. 148 Weston Road (60 Units) ~ 3000 feet from proposed project
2. 144 Worcester Street (44 Units) ~ 3 miles from proposed project

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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

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JACK MORGAN, VICE CHAIR
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WWW.WELLESLEYMA.GOV
BLYTHE C. ROBINSON
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

September ____ 2017

Katharine Miller
MassHousing
One Beacon Street
Boston, MA 02108

RE: 16 Stearns Road, Wellesley, MA Site Eligibility Response

Dear Ms. Miller:

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- July 2016 to present: the Planning Board, Board of Selectmen, and Housing Development Corporation, have aggregated \$35,000 for the creation of a Housing Production Plan for the Town. An RFP is expected to be released by September 18²⁵, 2017.

Site Constraints

The site has an area of 44,578 square feet. The proposed development has a gross floor area of approximately 97,000 square feet with a Floor Area Ratio of ~~based upon the response that the proposed Floor Area Ratio is~~ 2.18, and an average height of 70 feet. The west side of the project measures 81 feet in height. The site has approximately 5,000 square feet within a 0.2% Flood Zone, with the remainder of the site being comprised of steep grades and ledge. The elevation change from Stearns Road to the peak of the property is 18 feet. The proposal will regrade the site to be at street grade of 152 feet ~~above sea level~~. This will require a tremendous removal of site material and the installation of 7-11 foot retaining walls along the abutting properties with no fencing proposed.

Flood Zone and Wetlands

As noted above, the site is partially located within the Flood Plain. The applicant states they are seeking a Letter of Map Amendment, however as no LOMA has been issued it should be noted the lower level of the parking garage is at the Flood Plain elevation. The plans also show there is a common exercise room with access to an outdoor community space in this flood plain area.

Wetlands are located on the adjacent property at 694 Worcester Street across the right of way from the project site. In December 2015, the Town's Wetlands Protection Committee determined that the isolated wetland on the property is not jurisdictional and the Committee issued a negative Determination of Applicability. As this determination was based upon an inspection in the fall, the Town is of the opinion that an inspection for the presence of a vernal pool should be conducted in the spring, as well as evaluating the role of the wetlands in flood control. The buffer zone for this potential wetland would largely impact the 16 Stearns Road property.

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Proposed stormwater management concerns

Given the dense development of the site and the ~~highly significant amount of~~ impervious ~~proposal material~~, stormwater management and groundwater management are significant concerns to the Town. ~~The~~ ~~There is likely a presence of ledge where the~~ underground garage ~~is proposed~~, and ~~dense the~~ .Odense site configuration will limit the available locations for subsurface infiltration. Ground water has largely been located in the area at depths of 5 feet below grade. On-site mitigation must be considered, however, the Town will be opposed to the location of subsurface infiltration underneath the foundation of the proposed building. Although stormwater management is neglected in the application, the developer has proposed similar subsurface systems at the 680 Worcester Street 40B site. The front of the property is the only location that where subsurface infiltration can be located. At this time, there is no information on soil conditions or percolation capabilities of the site. The site is within close proximity to the McCracken Brook culvert that is currently at capacity. Unmanaged stormwater will exacerbate the problems associated with the McCracken Brook culvert and could have significant impact on the small residential neighborhood with potential ground water disturbance.

Fire Access

The Fire Department has expressed concern over the height of the structure and ability to access the structure from multiple sides. One elevation of the structure is over 81 feet in height. The Fire Department will consider the structure as a high rise for construction purposes. The Fire Department finds that additional access will be required to the sides and rear of the structure, as access is limited with 14-15 foot setbacks within 150 feet in either direction from the front door. An access road is required. Further, given the height of the structure, the Tower Truck must respond to all calls at the site. The turning radius of the front driveway is not adequate to accommodate the Tower Truck, and given the limited access to the site from Francis Road and Stearns Road, turning around must be accommodated on the project site.

Proposed setbacks will cause unacceptable impacts to abutting properties

The setbacks of the proposed project are inadequate and juxtapose a 70-foot-tall building 15 feet from the abutting property line and 45 feet to a single residence home located at 10 Stearns Road to the east. The Town owns land to the east, south, and west and the structure will be located 14.9 feet from the Sprague School Parking Lot and Sprague Fields access drive. The minimal setbacks leave inadequate buffer or screening from abutters; particularly given front access will be 160 feet from the rear of a proposed 20 unit 40B located at 680 Worcester Street. The two projects significantly impact the properties located at 11 Stearns Road and 9 Stearns Road, which will have projects to the rear and across the street from their low profile single-family structures. In addition, the proposal creates exterior balconies that will overlook the abutting properties with minimal visual or sound mitigation.

Parking Garage and Visitor Parking

The parking for the site includes 78 parking spaces, configured in 5 surface spaces and two levels of underground parking having 36 and 37 spaces. The applicant has provided minimal visitor parking. It should be noted Stearns and Francis Roads prohibit on street parking. Overflow visitor parking likely could try to locate at either the Alzheimer Center or Sprague School/Field. Sprague School/Field already has a shortage of parking during events and does not allow for overnight parking. Trash is proposed to be located on the eastern side of the property with an exterior dumpster, located at the closest point to the abutting residential property. It is important to note that Wellesley does not have municipal trash removal, but relies on residents or private trash ~~hauler~~haulers, as licensed by the Board of Health.

Water and Sewer service

The Town has preliminarily reviewed the water and sewer infrastructure in the immediate area. While DPW/Engineering believes sewer can be handled with the existing 8" main, there is significant concern that the existing 6" water main will not provide adequate flow with the necessary sprinkler system, while maintaining appropriate service levels for the neighborhood. Replacement of the line to an 8" or 10" line will be required from Route 9, thus impacting both the Stearns Road and Francis Road water lines.

Site access exacerbates existing traffic and circulation problems

The proposal includes direct ingress and egress from Stearns Road, a narrow dead end street located directly off Francis Road, a narrow and dead end street, with direct access

from Route 9 eastbound. Stearns Road and Francis Road are heavily traveled pedestrian routes for access to the Sprague School heading south, and Middle School heading southeast. The neighborhood is currently comprised of 17 single family structures (excluding the lot in question) largely 1.5 stories in height. The neighborhood has limited vehicular access, as it can only be access from Route 9 eastbound. The limited access to Route 9 is also a concern with traffic backup onto Francis and Stearns Road during peak commuting hours—[that coincides with pedestrian and school traffic.](#)

It is unclear whether the applicant is proposing to add any sidewalks within the neighborhood. The additional volume of 36 residential properties on a narrow road with significant pedestrian traffic, and no sidewalks is a concern given the current width and limited access to the property. There currently are no sidewalks on either Francis Road or Stearns Road and both rights of way measure approximately 40 feet in width, with pavement widths of approximately 20 feet in width. Sidewalk installation should be a consideration given the increased vehicular and construction volume. The proposed project adds over 200% more residences and vehicular activity to the neighborhood at the current pedestrian access point to both the Sprague elementary school and Middle School. Many residents along Worcester Street also use this neighborhood for access. Residents currently access Sprague School by walking through the end of Stearns Road through to the School property via a stone path. The installation of sidewalks is feasible given the 40-foot right of way, however will have significant impact to the existing streetscape requiring removal of established Town trees located within the right of way.

Construction of the project will have significant impacts on adjacent properties and streets

The Town has significant concerns with respect to the practicality of constructing this project. The size and location of this site makes it difficult to stage cranes or other construction equipment. The significant removal of site material also poses a problem with the number of anticipated trucks needed to haul the material off site and the limited access. In addition, the two-tier parking proposed will require significant concrete work, and staging of trucks will be difficult given the limited access to the site from Route 9 and the small neighborhood streets the used to access the project site. Additionally, parking for all construction workers may not be completely accommodated on site given the size of the project, and as previously noted parking is prohibited on Stearns Road and Francis Road, as well as Route 9. Deliveries will need to be expertly coordinated and offsite parking of workers may be required. The developer has not stated in the site application how construction would be staged and coordinated.

The density of the proposed ~~developed~~development is significantly inconsistent with adjoining development

Thirty-six (36) residential units on a 44,578 square foot lot equates to a density of 35 units per acre. This project will be a dense project in Wellesley and the tallest residential structure in Wellesley. The density of the abutting residential neighborhood, not including the subject property, is 3 units per acre. The single-family structures directly abutting the site will be significantly impacted due to the close proximity and potential shadow affects from the development. [The developer previously discussed with the Town the potential to subdivide the lot into 2 or 3 units, which would have been consistent with the existing neighborhood density. The 2017 Annual Town Meeting altered the Town's Large House](#)

Review zoning provisions, and as a result, the developer has stated his perceived size limitations on residential construction necessitated the current proposed project.

The application largely references the Alzheimer's Center as neighborhood context. The site, although within close proximity on a map, has no vehicular neighborhood connection to the Alzheimer's Center and contextually is separated from the proposed 36-unit development ~~as a result~~because of the street patterns.

Historical Soil Concerns

The project site is located within close proximity to a landfill remediation site located at Sprague Field. Given the proximity to McCracken Brook Culvert, and the amount of fill proposed for removal, the Town believes the site should conduct a 21E to verify the soil at lower levels has no contamination from the historic landfill located adjacent to the property.

Based on the above, ~~it is apparent that~~ the proposed development is too intense for a site that is approximately 1 ~~acres~~acre in size. More affordable housing opportunities are necessary in the Town of Wellesley and the Town is currently working on a ~~housing production plan~~Housing Production Plan. The proposed density in a neighborhood with limited access is unreasonable and incongruous with the 1.5 story residential structures on .25 to .5 acre lots. In addition, this second proposed 40B development is within less than 160 feet from a proposed 40B development, by the same developer, at 680 Worcester Street has significantly decreased the economic value of these properties. The developer is systematically seeking to purchase abutting properties, and given the detrimental ~~affete~~effect the two projects might have on the quiet single-family neighborhood, residents feel pressure to sell. This proposal, along with the 3 other 40B projects currently in site eligibility at MassHousing and MHP are far out of character with the community. The Town would be inclined to support development on the site, but at a density in the range of 4-8 units per acre.

For reference, 40B projects currently in Project Eligibility:

1. 680 Worcester Street (20 Units)- ~160 feet from proposed project
2. Wellesley Crossing – Delanson Circle (95 Units) ~2100 feet from proposed project
3. 135 Great Plain Avenue (44 Units) ~ 1.6 miles from proposed project

Other 40B projects being considered in Wellesley

1. 148 Weston Road (60 Units) ~ 3000 feet from proposed project
2. 144 Worcester Street (44 Units) ` 3 miles from proposed project

The STEARNS/FRANCIS NEIGHBORHOOD

2017

Town Fields

Sprague Parking Lot

16 Stearns Road
40B Proposed
36 Condos
9 affordable
15' average grade
(includes 70' structure)
House torn down
40,000 sq ft lot

11 Stearns Road
Nicky and Joe Assan
Jeele (9)
Jonnelle (3)
Nickyassan77@gmail.com
Grandmother Beatrice is visiting
(from England)

10 Stearns Road
Deb and Pete Buhler
Rease (6)
Mathis (4)
debuhler@gmail.com
petebuhler@comcast.net

6 Stearns Road
Jennifer and Vincent Starck
Anigall (RS graduating senior)
Clementine (WHS)
Sophie (11)
jstarck@gmail.com
vstarck@gmail.com

4 Stearns Road
Sue and Scott Fraser
Two grandchildren who
often visit
Gavin (8)
Iylia (6)
sweatraser@gmail.com
scott8246@gmail.com

11 Francis Road
Marie Natoli
Kathy Severson
mdjcarpediem@gmail.com
mik11francis@gmail.com
Jonathan (12)

19 Francis Road
Lara and Stephen Bruno
Larabruno12@gmail.com
Sbruno35@gmail.com

25 Francis Road
Don and Joy Renjilian-Sury
dbsury@aol.com
jrenjilic@wellesley.edu

Building new home
22 Francis Road
Lynda Cristiano
lynda.cristiano@biovie.itv.it
minda.cristiano@gmail.com
Sam (20)
Alexa (15)

18 Francis Road
Rudy and Andrea Jasper
rudyjasper@verizon.net
andreasj@verizon.net
five grandchildren who often visit
Maya (8)
Eyle (8)
Caleb (5)
Austin (2)
Reed (1)

14 Francis Road
Janet and Chris Hassett
Kelly (7th grade at WMS)
janet@has.s-tt.com

10 Francis Road
Quentin and Randi Walsh
walshq@hotmail.com
randiw@hotmail.com
Sarah and Troy McRoberts
(Daughter and son-in-law)
sarah.mcroberts@outlook.com

6 Francis Road
Joe Pardon, Sr.
Andy Pardon (Son)
joe.pardon@s-verizon.net

664 Worcester Street
Nabil and Marie Richa
marie.richa@yahoo.com
Future owners:
Rob and Sneha Patel
Leela (10)
Iline (3)
designbyshreha@gmail.com

9 Stearns Road
Molly and Micah Shrewsbury
Braeden (11, 5th grade)
Nick (8, 2nd grade)
Caitlin (7, 1st grade)
Greccie (3)
mollyshrews@sbcglobal.net

5 Stearns Road
Marcia Ryan
Jack (19)
Elle (15)
merciarayan318@gmail.com

3 Francis Road
Mark and Bethann Coppi
Luke (6)
Mercedith (4)

3 Stearns Road
Emily Webster
Georgia (11)
William (9)

668 Worcester Street
DD and Max Marcoux
Marissa (17)
Xander (14)
Meadox (11)
Aara (7)
ddultulst@yahoo.com
eleatyourlife@gmail.com

680 Worcester St. et
Worcester
40B
Proposed
Apartments
House exists

40B Application

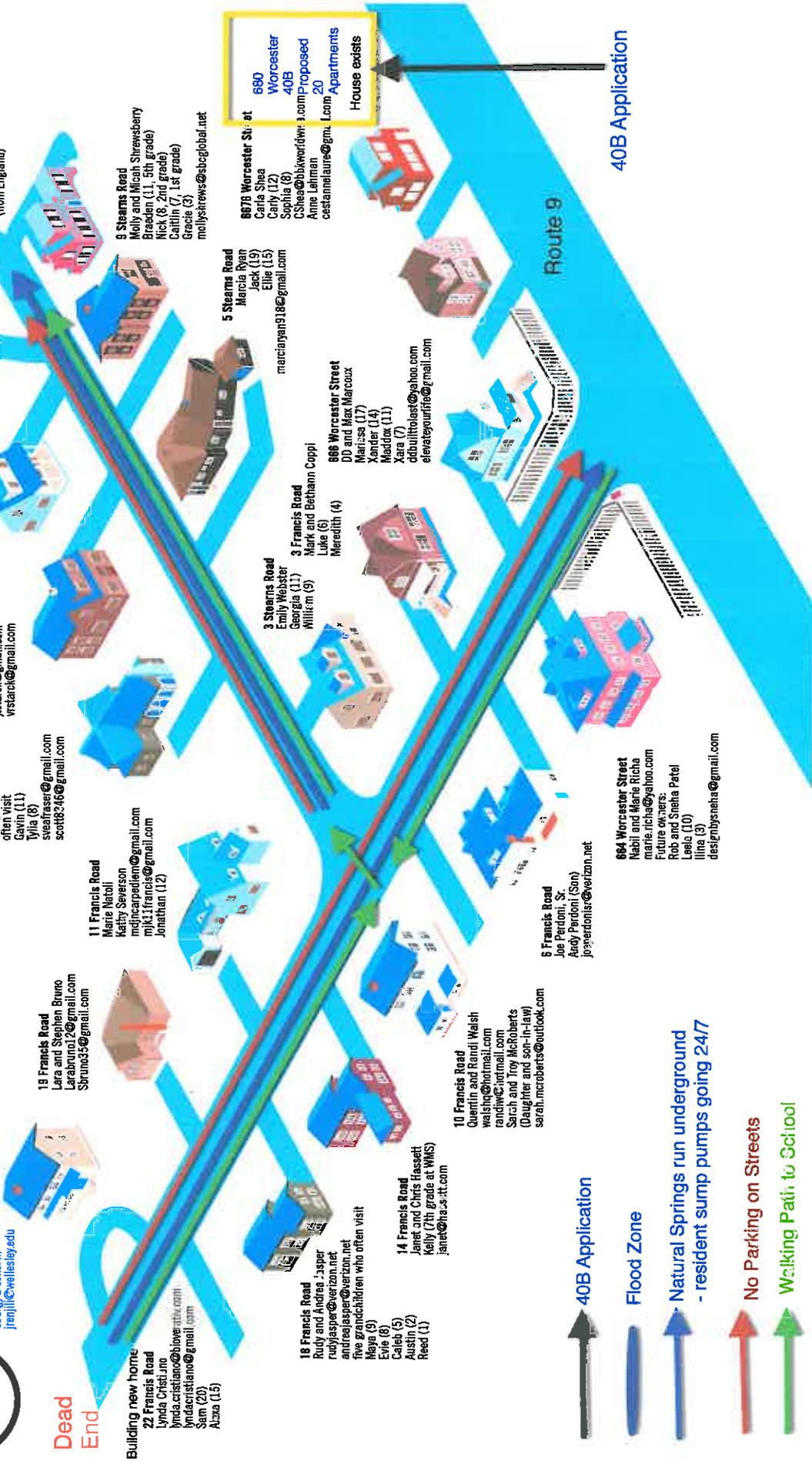
40B Application

Flood Zone

Natural Springs run underground
- resident sump pumps going 24/7

No Parking on Streets

Walking Path to School



4. Set FY19 Budget Guideline and Approve Budget Schedule

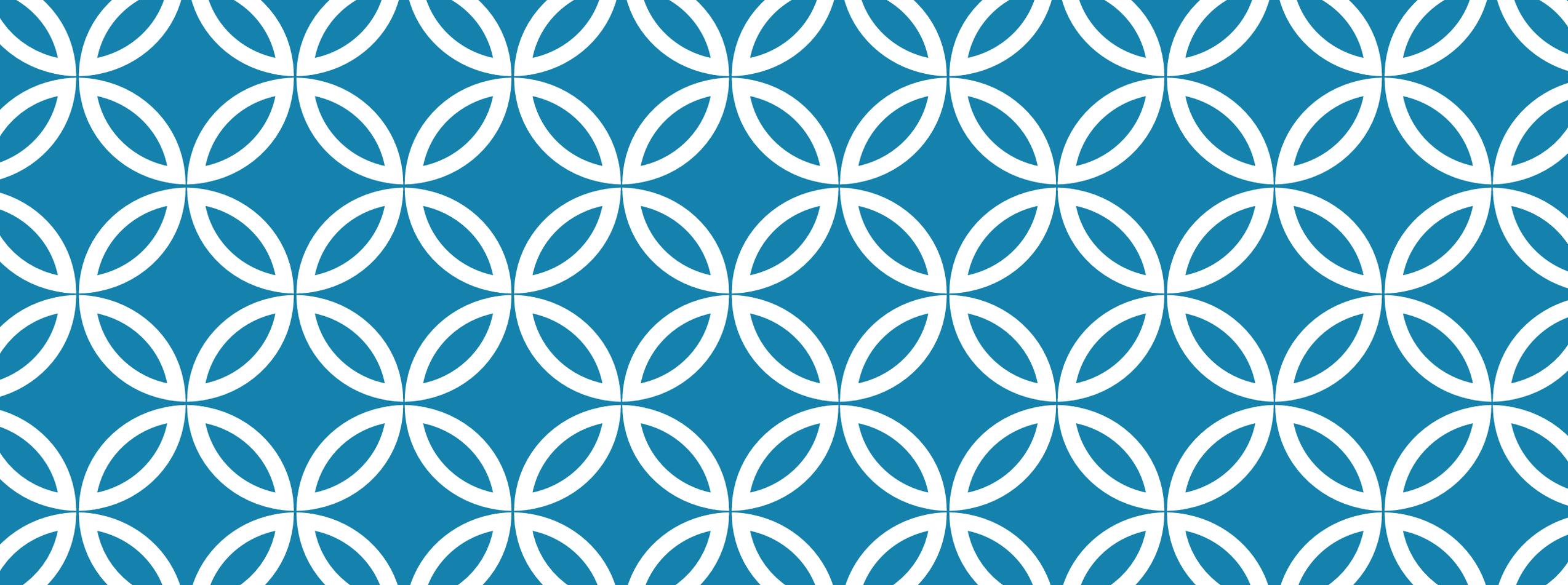
Included in your packet is a PowerPoint presentation I intend to give Tuesday night to recommend a budget guideline for FY19, and the schedule of dates by which warrant articles, capital and operating budgets are due, wrapping up in December.

Budget Guideline – in summary, the guidelines I am proposing are built off of “scenario #3” presented at prior meetings, with a reduction of cash capital to \$5.3 million, and no increase in the debt service budget. Operating budget increases, revenue assumptions and the other items in the budget would not change (slide #7). At this early juncture in the process the most significant unknowns are the outcome of health insurance negotiations, the impact of new enrollees on our health plans this year, and the pension valuation that is expected next month. Therefore, I believe it is prudent to be conservative with our plans and this projection would result in a budget gap of \$382,903. Should the financial picture improve, then it may be possible to readjust cash capital budgets closer to what has been projected. It is also important to note that there may be capital budget requests made this year which we have not modelled in the past (Library renovation), and warrant article requests that require funding.

Also included is a summary version of the debt model requested by Marjorie for your review, and a detailed spreadsheet from FMD outlining all capital projects that either have already been planned, or are in the planning stages.

Budget Schedule – we have made three changes to the budget schedule included for review. Those changes include delaying the submission of capital budget requests by one week, removing the reference to a special town meeting, and changing the date of the Selectmen’s budget workshop one week earlier to Saturday, December 2nd. As mentioned in my weekly report, the budget preparation manual will be finalized by staff and ready to disseminate after the inter-board meeting on September 28th.

MOVE that the FY19 budget guidelines be adopted as presented.



**FY19 BUDGET GUIDELINE
RECOMMENDATION
BOARD OF SELECTMEN**

9-26-17

GOOD NEWS FROM 2017

Revenue

- Local receipts decreased slightly (3%) from 2016
- State Receipts on target

Expense Turn back

- 7% decrease, but returned \$1.5 million

Reserves remain in the 8-9% range

REVENUE DETAILS

	Actual <u>FY13</u>	Actual <u>FY14</u>	Actual <u>FY15</u>	Actual <u>FY16</u>	Actual <u>FY17</u>	Budget <u>FY18</u>	Budget <u>FY19</u>
Local Receipts							
Motor Vehicle Excise	\$ 4,247,760	\$ 4,755,333	\$ 4,897,256	\$ 5,527,721	\$ 5,444,593	\$ 5,100,000	\$ 5,270,000
Investment Income	202,870	162,784	181,182	408,006	409,376	350,000	450,000
Licenses and permits	1,725,928	2,709,085	2,536,758	2,711,607	2,427,040	2,500,000	2,500,000
RDF	632,880	608,577	612,425	697,654	765,578	625,000	625,000
Pilot payments	226,459	226,439	76,442	76,475	76,470	76,000	76,000
Parking Fines & Forfeits	484,075	527,202	568,136	567,584	475,013	570,000	570,000
Meals tax, hotel/motel	607,223	626,821	660,509	709,348	730,044	700,000	700,000
Recreation transfer	92,204	65,947	109,792	48,606	68,503	50,000	50,000
Penalties, Interest on Taxes	181,578	258,566	323,879	362,831	489,351	300,000	300,000
Rentals	158,556	129,948	162,172	211,299	217,421	164,000	164,000
Fees	102,953	80,024	110,087	103,969	128,728	105,000	105,000
Departmental	220,913	165,098	169,754	158,346	61,429	160,000	160,000
Medicare part D	217,327	-	-	-	-	-	-
All other	635,642	103,011	36,174	198,154	148,984	78,000	73,000
Total	\$ 9,736,368	\$ 10,418,835	\$ 10,444,566	\$ 11,781,600	\$ 11,442,530	\$ 10,778,000	\$ 11,043,000

STATE RECEIPTS

	Final 2014	Final 2015	Final 2016	Final 2017	Budget 2018	State Final 2018	Budget 2019
State Aid							
Chapter 70	\$ 7,526,408	\$ 7,789,132	\$ 7,916,157	\$ 8,198,827	\$ 8,343,560	\$ 8,399,961	\$ 8,343,560
	\$ 7,526,408	\$ 7,789,132	\$ 7,916,157	\$ 8,198,827	\$ 8,343,560	\$ 8,399,961	\$ 8,343,560
other school	\$ 7,527	\$ 2,591	\$ 1,469	\$ -	\$ -	\$ -	\$ -
	\$ 7,533,935	\$ 7,791,723	\$ 7,917,626	\$ 8,198,827	\$ 8,343,560	\$ 8,399,961	\$ 8,343,560
Lottery, General, Supplemental Quinn Bill	\$ 1,121,617	\$ 1,152,722	\$ 1,194,220	\$ 1,245,571	\$ 1,294,148	\$ 1,294,148	\$ 1,294,148
All other	96,703	81,197	\$ 89,518	68,904	69,960	65,540	69,960
Total	\$ 8,752,255	\$ 9,025,642	\$ 9,201,364	\$ 9,513,302	\$ 9,707,668	\$ 9,759,649	\$ 9,707,668
State aid to Libraries	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 9,022,255	\$ 9,025,642	\$ 9,201,364	\$ 9,513,302	\$ 9,707,668	\$ 9,759,649	\$ 9,707,668
Assessments	\$ 1,170,420	\$ 1,170,049	\$ 1,220,044	\$ 1,226,317	\$ 1,239,372	\$ 1,239,371	\$ 1,270,356
Net	\$ 7,581,835	\$ 7,855,593	\$ 7,981,320	\$ 8,286,985	\$ 8,468,296	\$ 8,520,278	\$ 8,437,312

OUTLOOK FOR FY18

- ❖ Local receipts expected to exceed budget
- ❖ State receipts are a concern – 9C cuts possible
- ❖ Health insurance enrollment has increased
- ❖ Settlement of Police Patrol & Superior Officer Contracts - impact
- ❖ HHU Status/timing, Demolition delay impact, 40B – costs to address

Turn back is always influenced by unforeseen issues, weather, and utility costs

FACTORS IMPACTING FY19

- ❖ Local receipts - project increase of 2.5%
- ❖ New Growth - continuing or slowing?
- ❖ State budget concerns – hold flat!
- ❖ Health Insurance - negotiations & number of enrollees
 - Can a 7% rate increase be overcome?
- ❖ Continued increases in capital requests
- ❖ Funding several costly facility projects

FY19 BUDGET RECOMMENDATION

Projected Sources & Uses of Funds

	Assumed		TWFP		Guideline	
	FY18	Growth	FY19	Growth	Alt FY19	
Sources						
Property Taxes	\$ 123,394,791		\$ 128,279,661		\$ 128,279,661	
Override	-		-		-	
State Aid	9,707,668	0.0%	9,707,668	0.0%	9,707,668	
Local Revenue	11,778,000	2.3%	12,043,000	2.3%	12,043,000	
Free Cash	2,583,737		2,500,000		2,500,000	
One time Free Cash for Capital	1,500,000		-		-	
Other	171,624		44,059		44,059	
	<u>149,135,820</u>		<u>152,574,388</u>		<u>152,574,388</u>	
Uses						
Schools	71,950,648	3.5%	74,468,921	3.5%	74,468,921	
Other Town Departments	36,164,427	2.5%	37,068,538	2.5%	37,068,538	
	<u>108,115,075</u>		<u>111,537,458</u>		<u>111,537,458</u>	
Cash Capital	6,703,374		6,790,824		5,300,000	
Debt Service (Inside)	4,000,000		4,000,000		4,000,000	
Pension	6,621,863		6,861,373		6,861,462	
Health Insurance	15,930,198	7.0%	17,045,312	7.0%	17,045,312	
OPEB	3,432,000		3,432,000		3,432,000	
Other Employee Benefits	2,770,174	2.5%	2,839,428	2.5%	2,839,428	
State & County Assmts	1,239,372	2.5%	1,270,356	2.5%	1,270,356	
Abatements	671,274	0.0%	671,274	0.0%	671,274	
Other	(347,510)		-		-	
	<u>41,020,745</u>		<u>42,910,568</u>		<u>41,419,833</u>	
	<u>149,135,820</u>		<u>154,448,026</u>		<u>152,957,291</u>	
Projected Surplus/(Deficit)	<u>\$ -</u>		<u>\$ (1,873,638)</u>		<u>\$ (382,903)</u>	

CASH CAPITAL GRAPH



CASH CAPITAL TREND

<u>Department</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>vs FY17</u>
Selectmen	231,936	206,457	262,238	334,486	349,913	364,009	340,289	-2.75%
Public Works	1,322,500	1,524,000	1,611,000	1,528,000	1,954,000	2,173,000	2,524,000	29.17%
Facilities	893,583	1,141,200	1,500,000	1,575,000	1,750,000	1,875,000	2,198,000	25.60%
Schools	962,554	803,134	791,030	856,066	784,920	2,009,253	1,331,735	69.67%
Library	40,500	43,000	46,000	115,700	131,300	100,612	171,800	30.85%
Natural Resources	75,000	75,000	65,500	55,500	77,000	141,500	174,000	125.97%
Morses Pond	-	-	-	-	-	40,000	51,000	over290% w NRC
Grand Total	3,526,073	3,872,341	4,282,768	4,501,752	5,152,079	6,703,374	6,790,824	31.81%

CASH CAPITAL RECOMMENDATIONS

- ❖ Reduce to \$5.3 million (similar to FY17)
- ❖ Prioritize dollars to address required repairs, preventive maintenance, technology needs
- ❖ Defer lower priority projects
- ❖ Smooth out increases so as to not create spikes from year to year

DEBT CONSIDERATIONS & STRATEGIES

- ❖ Analyze ability to fund projects inside or outside the levy limit – timing & cost
- ❖ Major near-term projects include:
 - Middle School Steam Pipes: \$3.5M (2 year project)
 - Middle School Parking Lot: 1.0M
 - Town Hall Exterior Repairs: 6.0M
- ❖ Projects can be managed – level fund inside Levy - \$4.0 M
- ❖ Debt exclusion may need to be considered in FY20
 - Middle School Steam pipe construction
 - Library Interior renovation (\$2.8 - \$3.0M)
 - Other scheduled projects (Town Hall Interior design, road projects, etc.)

FACTORS IMPACTING GUIDELINE RECOMMENDATION

- ❖ Maintain current course on reserves & long-term obligations
 - Keep Free Cash reserves between 8 – 9%
 - OPEB funding level - \$3.42M
- ❖ Health insurance costs – successful negotiations may improve budget projections
- ❖ Pension valuation due in October – obligation may increase slightly
- ❖ Warrant articles & Capital Budgets yet to be turned in - other requests may impact the budget
- ❖ Work with departments to smooth cash capital and avoid spikes in future years
- ❖ Strategy & timing to fund major capital projects in future years

Town of Wellesley
 Long Term Debt Summary Revised 9-21-17
 DRAFT

9/21/2017 14:18

ISSUED: Inside Debt Limits

Amount	Date	2018	2019	2020	2021	2022	2023	2024	2025	2026
		P&I	P&I	P&I	P&I	P&I				
		\$ 3,963,544	\$ 2,479,331	\$ 1,476,806	\$ 1,370,956	\$ 1,327,756	\$ 1,389,456	\$ 1,063,806	\$ 1,034,606	\$ 810,456
UNISSUED										
Bacon Street										
Rt 9/Kingsbury Turnaround										
Hunnewell Field - Restroom										
Cliff Road - Construction										
Town Hall Envelope - design										
Feasibility for HHU (BAN)										
MS Steam Pipes										
MS Parking lot										
Town Hall Envelope- Construct										
Town Hall Interior design										
Fuel Depot Rehabilitation										
Warren HVAC Upgrades										
Grove St- Phase 2										
Weed Harvester										
Library Materials Handler										
Veterans' War Memorial										
Fire Engine										
Walnut St - Phase2										
Sprague Field Artificial turf- DPW										
Main Library Roof Replacement										
DPW Yard facilities - Phase 1										
Hunnewell Field- Baseball field										
Sprague Projects										
2 Fire roof Roof Replacement										
Cushion										
		\$ 21,490,520	\$ 15,206,669	\$ 2,523,194	\$ 2,765,044	\$ 2,833,622	\$ 3,188,061	\$ 3,121,300	\$ 3,420,600	\$ 3,305,544
		\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,136,000	\$ 4,161,378	\$ 4,557,517	\$ 4,185,106	\$ 4,455,206	\$ 4,116,000
First Time in Capital Plan- EXCL?										
MS Steam Pipes -additional										
Library Reconfiguration										
Additional Middle School items										
		\$ 2,600,000	\$ -	\$ 364,000	\$ 353,600	\$ 343,200	\$ 332,400	\$ 312,000	\$ 301,600	\$ 291,200
		\$ 3,000,000	\$ -	\$ 420,000	\$ 408,000	\$ 396,000	\$ 384,000	\$ 372,000	\$ 360,000	\$ 348,000
		\$ 6,000,000	\$ -	\$ -	\$ 640,000	\$ 624,000	\$ 608,000	\$ 592,000	\$ 576,000	\$ 560,000
		\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,136,000	\$ 4,161,378	\$ 4,557,517	\$ 4,185,106	\$ 4,455,206	\$ 4,116,000

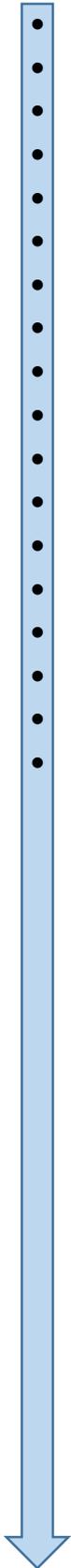
ISSUED 2 1/2 Exempt Debt

Amount	Date	2018	2019	2020	2021	2022	2023	2024	2025	2026
		P&I	P&I	P&I	P&I	P&I				
		\$ 12,203,081	\$ 11,501,845	\$ 10,888,408	\$ 10,638,135	\$ 9,410,393	\$ 9,188,779	\$ 8,058,741	\$ 7,875,052	\$ 7,143,971
		\$ 563,244	\$ 560,244	\$ 562,044	\$ 563,444	\$ 549,444	\$ 550,244	\$ 550,644	\$ 560,644	\$ 550,244
		\$ 12,766,325	\$ 12,062,089	\$ 11,440,452	\$ 11,191,579	\$ 9,959,837	\$ 9,739,023	\$ 8,609,385	\$ 8,425,696	\$ 7,694,215
UNISSUED EXEMPT										
Tolles- Parsons										
Middle School Infrastructure										
Town Hall Interior construction Ph 1										
Town Hall Interior construction Ph2										
Hardy/Hunnewell/Upham										
Hardy/Hunnewell/Upham										
Hardy/Hunnewell/Upham										
Hardy/Hunnewell/Upham										
Hardy/Hunnewell/Upham										
Hardy/Hunnewell/Upham										
		\$ 1,293,627	\$ 950,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 5,200,000	\$ -	\$ -	\$ 549,000	\$ 534,444	\$ 520,000	\$ 505,555	\$ 491,111	\$ 476,666
		\$ 8,000,000	\$ -	\$ -	\$ 1,120,000	\$ 1,088,000	\$ 1,056,000	\$ 1,024,000	\$ 992,000	\$ 960,000
		\$ 7,000,000	\$ -	\$ -	\$ -	\$ 980,000	\$ 952,000	\$ 924,000	\$ 896,000	\$ 840,000
		\$ 26,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000
		\$ 26,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ 2,200,000
		\$ 26,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ 2,200,000	\$ 2,150,000	\$ 2,100,000
		\$ 26,000,000	\$ -	\$ -	\$ -	\$ 2,250,000	\$ 2,200,000	\$ 2,150,000	\$ 2,100,000	\$ 2,050,000
		\$ 26,000,000	\$ -	\$ -	\$ -	\$ 2,200,000	\$ 2,150,000	\$ 2,100,000	\$ 2,050,000	\$ 2,000,000
		\$ 177,493,627	\$ 950,000	\$ -	\$ 3,919,000	\$ 7,052,444	\$ 9,128,000	\$ 11,153,555	\$ 13,129,111	\$ 15,026,666
		\$ 12,766,325	\$ 13,002,089	\$ 12,440,452	\$ 12,140,579	\$ 11,022,281	\$ 10,867,023	\$ 10,762,940	\$ 11,554,807	\$ 12,720,881
		\$ 16,756,325	\$ 17,002,089	\$ 15,440,452	\$ 15,246,579	\$ 14,173,659	\$ 13,948,046	\$ 13,424,540	\$ 13,210,013	\$ 12,836,881

"O" outside debt limit

Budget Submission Timeline

- July 1, 2017 Fiscal Year begins
- Early August – Input by Departments, Advisory, and Finance on budget guidelines
- Mid-August – Capital templates are distributed by Finance with instructions
- Late August – Finance recommends budget guidelines to BOS
- September 8th – Advisory Committee announces work schedule
- September 26th – Operating Budget guideline finalized
- September 28th – Inter-board meeting to review guidelines/go over budget schedule
- September 29th – Operating budget manual & forms sent out
- September 30th - ATM draft warrant articles due from all Departments/Boards
- October 6th – HR Board provides guideline for 40/50/60 series
- October 20th – Capital budget requests submitted to Finance from all departments
- November 17th – Operating budgets due from Selectmen’s departments
- November 20th – Finance begins budget compilation & tax classification hearing
- November 30th – Final day to submit warrant articles for ATM
- December 2nd – Selectmen’s budget workshop
- December 4th – Operating budgets due to Finance from non-school departments
- December 15th – School operating budget due
- December 18th – Determine budget gap & begin closing process



Town of Wellesley
Fiscal Years 2019 - 2028 ALL FMD REQUESTS
Summary Departmental Cash Capital Budget Request

Department: FACILITIES MANAGEMENT
 Dept #: 192
 Date: 10/13/2017

Expenditures per Fiscal Year

Building Reference #:	Building Description	FY2019	FY2020	FY2021	FY2022	FY2023	5 Year Total	FY2024	FY2025	FY2026	FY2027	FY2028	10 Year Total
TW	Townwide (Municipal)	24,000	71,000	20,000	70,000	26,000	211,000	21,000	22,000	5,000	88,000	28,000	375,000
TH	Town Hall	8,000	-	10,000	65,000	10,000	93,000	65,000	10,000	-	12,000	-	180,000
PD	Police	25,000	219,500	225,000	30,000	140,000	639,500	65,000	10,000	-	52,000	-	766,500
FDM	Fire Department Main (Headquarters)	0	90,000	65,000	200,000	100,000	455,000	-	-	-	40,000	-	495,000
FDC	Fire Department Central (Station 1)	8,000	63,000	-	32,000	25,000	128,000	-	-	-	-	-	128,000
W	Warren (Recreation and Health)	5,000	24,000	331,000	4,000	46,000	410,000	70,500	-	11,500	-	5,000	497,000
MP	Morse's Pond	4,000	65,000	4,500	-	-	73,500	-	5,500	-	6,000	-	85,000
ML	Main Library	42,500	564,000	73,000	358,500	130,500	1,168,500	60,500	65,000	91,000	74,000	76,000	1,535,000
HL	Hills Library	0	65,000	130,000	-	-	195,000	15,000	-	-	-	-	210,000
FL	Fells Library	39,500	20,000	-	-	-	59,500	15,000	-	-	-	-	74,500
DPWO	DPW Operations	190,000	-	-	-	-	190,000	-	30,000	-	-	-	220,000
DPWW	DPW Water & Sewer	40,000	-	-	75,000	-	115,000	-	-	-	-	-	115,000
DPWH	DPW Highway & Park	210,000	167,000	75,000	-	150,000	602,000	65,000	-	-	-	-	667,000
DPWR	DPW RDF	120,000	200,000	390,000	-	-	710,000	-	-	-	-	-	710,000
Subtotal Townwide Requests		716,000	1,548,500	1,323,500	834,500	627,500	5,050,000	377,000	142,500	107,500	272,000	109,000	6,058,000
DW	Districtwide (Schools)	124,000	129,000	241,500	179,000	134,000	807,500	202,400	148,500	482,900	141,000	208,000	1,990,300
P	Preschool at Wellesley (PAWS)	-	-	5,000	45,000	-	50,000	-	-	-	-	-	50,000
B	Bates Elementary	118,000	219,000	185,000	-	-	522,000	-	-	-	-	-	522,000
FH	Field House	62,000	75,000	-	-	-	137,000	-	-	-	-	-	137,000
F	Fiske Elementary	-	-	-	8,000	-	8,000	55,000	-	-	-	8,000	71,000
HA	Hardy Elementary	50,000	35,000	-	-	-	85,000	-	-	-	-	-	85,000
HU	Hunnewell Elementary	44,000	35,000	-	-	-	79,000	-	-	-	-	-	79,000
SP	Sprague Elementary	100,000	211,000	150,000	211,000	-	672,000	9,000	-	69,000	15,000	9,000	774,000
SC	Schofield Elementary	-	-	-	-	-	-	50,000	-	-	-	-	50,000
U	Upham Elementary	31,000	35,000	-	-	-	66,000	-	-	-	-	-	66,000
MS	Middle School	630,000	550,000	8,000	450,000	-	1,638,000	-	30,000	109,000	-	-	1,777,000
HS	High School	-	8,000	500,000	125,000	459,000	1,092,000	450,000	-	460,000	-	140,000	2,142,000
Subtotal Districtwide Requests		1,159,000	1,297,000	1,089,500	1,018,000	593,000	5,156,500	766,400	178,500	1,120,900	156,000	365,000	7,743,300
Other Unidentified Cash Capital Projects		-	-	-	147,500	779,500	927,000	856,600	1,679,000	771,600	1,572,000	1,526,000	7,332,200
Total FMD Cash Capital Requests		1,875,000	2,845,500	2,413,000	2,000,000	2,000,000	11,133,500	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	21,133,500
FMD Debt Funded Capital Requests¹		FY2019	FY2020	FY2021	FY2022	FY2023	5 Year Total	FY2024	FY2025	FY2026	FY2027	FY2028	10 Year Total
TH	Town Hall Exterior Envelope Restoration Project ²	6,000,000	-	-	-	-	6,000,000	-	-	-	-	-	6,000,000
TH	Town Hall Interior Renovation Project ³	-	2,000,000	15,000,000	-	-	17,000,000	-	-	-	-	-	17,000,000
FDC	Fire Station 1 (Central) Roofing Project	-	-	-	-	525,000	525,000	-	-	-	-	-	525,000
W	Warren HVAC Upgrade Project	-	500,000	-	-	-	500,000	-	-	-	-	-	500,000
ML	Main Library Roof Replacement Project	-	-	705,000	-	-	705,000	-	-	-	-	-	705,000
ML	Main Library Space Utilization Renovation Project ⁴	3,000,000	-	-	-	-	3,000,000	-	-	-	-	-	3,000,000
HL	Hills Library Envelope Project	-	-	-	-	-	-	-	-	-	1,300,000	-	1,300,000
MS	Middle School Projects ^{5,6,7,8,9,10}	1,500,000	3,000,000	4,890,000	-	3,000,000	12,390,000	-	-	-	-	-	12,390,000
MS	Sprague School Projects ¹²	-	-	-	650,000	550,000	1,200,000	-	-	-	-	-	1,200,000
B	Bates School Projects ¹³	-	-	-	-	1,350,000	1,350,000	-	-	-	-	-	1,350,000
HA/HU/U	Hardy/Hunnewell/Upham: New and Reno/Add ¹⁴	2,500,000	-	27,000,000	27,000,000	27,000,000	83,500,000	27,000,000	-	-	-	-	110,500,000
TH	Veteran's War Memorial ¹⁵	-	-	150,000	600,000	-	750,000	-	-	-	-	-	750,000
DPWH	DPW Highway & Park Locker Room Renovation ¹⁶	-	-	888,000	-	-	888,000	-	-	-	-	-	888,000
Total Debt Funded Requests		13,000,000	5,500,000	48,633,000	28,250,000	32,425,000	127,808,000	27,000,000	0	0	1,300,000	0	156,108,000

Notes:

1. These Debt Funded Projects NOT Included in Cash Capital above
2. Town Hall Exterior Envelope Restoration: \$6,000,000 (FY19)
3. Town Hall Interior Renovation: \$2,000,000 (FY20) and \$15,000,000 (FY21)
4. Main Library: \$3,000,000 Renovations (FY19)
5. MS: \$1,000,000 Repaving Project (FY19)
6. MS: \$830,000 HVAC Replacement in Gyms, Kitchen & Auditorium (FY21)
7. MS: \$1,850,000 Façade Repairs (FY21)

9. MS: \$2,210,000 Door & CR Cabinetry Replacement (FY21)
10. MS: \$500,000 Kitchen Equipment Replacement (FY23)
11. MS: 2,500,000 Roof Repairs (FY23)
12. Sprague: \$550,000 Paving (FY23) and \$650,000 Roof (FY22)
13. Bates: \$1,350,000 Roof (FY23)
14. Hardy/Hunnewell/Upham: \$108,000,000 (FY21/FY24). Feasibility Study: \$2,500,000 (FY19)
15. War Memorial Restoration: \$150,000 design (FY21) and \$600,000 construction (FY22)
16. DPW Highway & Park Locker/Break Room Renovation: \$888,000 (FY21)

Townwide Analysis for Cash Capital

FY19 Cash Capital Budget for Municipal = \$716,000

Townwide Project Totals

Number of FY19 Construction Projects = 20 (10 DPW Projects)
Number of FY18 Construction Projects = 11

Districtwide Analysis for Cash Capital

FY19 Cash Capital Budget for Schools = \$1,159,000

Districtwide Project Totals

Number of FY19 Construction Projects = 12
Number of FY18 Construction Projects = 12

5. Approve Proclamation – Community Planning Month

As you will note from the enclosed proclamation, October has been designated as “Community Planning Month” by the American Planning Association. The Planning Board has asked that the Board recognize this by adopting the attached proclamation.

MOVED to approve a proclamation designating October as “Community Planning Month” in the Town of Wellesley.

TOWN OF WELLESLEY  MASSACHUSETTS

BOARD OF SELECTMEN

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MASSACHUSETTS



**COMMUNITY
PLANNING MONTH
PROCLAMATION**

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our settlements and environment; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of the planning board and other citizen planners who have contributed their time and expertise to the improvement of the Town of Wellesley; and

WHEREAS, We recognize the many valuable contributions made by professional community planners of the Town of Wellesley and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2017 is hereby designated as **Community Planning Month** in the Town of Wellesley in conjunction with the celebration of National Community Planning Month.

Adopted this _____ day of _____, 2017.

Ellen F. Gibbs, Chairman

Jack Morgan, Vice Chairman

Marjorie R. Freiman, Secretary

Thomas H. Ulfelder

Beth Sullivan Woods

6. New Business & Correspondence

Other Documents: The Board will find documents the staff is not seeking action on, but is for informational purposes only. Please find the following:

- ❖ MHP Plan Revisions request
- ❖ List of Town Committee Chairs FY 2018
- ❖ Letter to Secretary Beaton re: Wellesley water 9.14.17
- ❖ Monthly parking meter collections summary
- ❖ Advisory Calendar as of 9.21.17
- ❖ Inter-Board Agenda for 9.28.17
- ❖ Mailing from Boston Region MPO- TIP Program



**Massachusetts
Housing
Partnership**

September 19, 2017

Via email: sel@wellesleyma.gov and certified mail

Elaine F. Gibbs, Chair
Wellesley Board of Selectmen
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: Application for Determination of Project Eligibility (PEL)
Wellesley Crossing (Project)
Delanson Realty Partners LLC (Applicant)

160 Federal Street
Boston, Massachusetts 02110
Tel: 617-330-9955
Fax: 617-330-1919

462 Main Street
Amherst, Massachusetts 01002
Tel: 413-253-7379
Fax: 413-253-3002

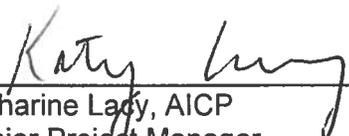
www.mhp.net

Dear Ms. Gibbs:

On September 18, 2017 the Applicant for the above referenced Project submitted revisions to the above referenced PEL application dated 5/15/2017.

We would appreciate any comments that the Town would like to make as soon as possible and in any event within 30 days.

We look forward to receiving your comments,



Katharine Lady, AICP
Senior Project Manager

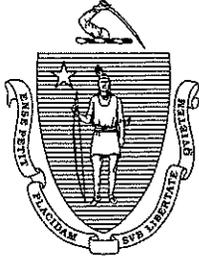
cc via email: Blythe Robinson, Executive Director
Meaghan C. Jopp, Assistant Executive Director
Michael Zehner, Planning Director

COMMITTEE CHAIR CONTACT LIST
BOARDS WITH 16-17 HAVE NOT YET CONFIRMED CHAIR

COMMITTEE	TERM	CHAIR	ADDRESS	ZIP	PHONE	EMAIL
ADVISORY COMMITTEE	17-18	Mike Hluchyj	21 Ledgeways	02481	978-761-3977	mhluchyj@wellesleyma.gov
AGING, COUNCIL ON	17-18	Diane Campbell	85 Grove Street #305	02482	781-239-3580	diane.campbell731@gmail.com
ASSESSORS, BOARD OF	17-18	Steve Mahoney	20 Emerson Road	02481	781-235-1271	smahoney@bostonprivatebank.com
AUDIT COMMITTEE	16-17	Larry Petzing	15 Norwich Road	02481	781-235-8773	larry@larrypetzing.com
CELEBRATIONS COMMITTEE	17-18	Royall Switzler.	10 OAKRIDGE RD	02481	781-235-1299	RSWITZLER@aol.com
COMMUNITY PRES COMMITTEE	16-17	Barbara McMahon	7 Amherst Rd	02481	781-431-9546	Bhm411@comcast.net
CULTURAL COUNCIL	16-17	Woody Gaul	160 GROVE ST #5	02482		woodygaul@gmail.com
DENTON RD NCD	17-18	Herbert Nolan	31 Denton Road	02482	781-431-6121	herbnolan@me.com
DESIGN REVIEW	17-18	Johnathan Law	117 Forest St	02481	617-899-3933	johnathanlaw@me.com
HEALTH,BOARD OF	16-17	Shepard Cohen	38 CARTWRIGHT RD	02482	781-237-9852	shepcohen@aol.com
HISTORICAL COMMISSION	17-18	Grant Brown				chair@wellesleyhistoricalcommission.org
HISTORIC DISTRICT COMM	17-18	David Smith	637 WASHINGTON ST	02482	781-431-0727	smithdbs@comcast.net
HOUSING AUTHORITY	17-18	Maura Renzella				
HUMAN RESOURCES	16-17	John Roslansky	354 WALNUT STREET	02481	781-237-4910	john.roslansky@ironmountain.com
LIBRARY TRUSTEES	17-18	Marla Robinson	33 WINDSOR ROAD	02481	781-237-4701	marlarobinson@comcast.net
MODERATOR	17-18	Tom Frisardi	86 Forest Street	02481	617-367-2500	moderator@wellesleyma.gov
MLP	17-18	Paul Criswell	395 LINDEN STREET	02481	781-239-1743	pcriswell@comcast.net
NATURAL RESOURCES COMM.	17-18	Raina McManus	2 MULHERIN LANE	02481	(781) 431-8577	rainam@comcast.net
PBC	16-17	Matt King	605 Washington Street	02482	781-237-0870	lcmk603@gmail.com
PLANNING BOARD	17-18	Deborah Carpenter	1 Commonwealth Park	02481	781-235-4485	LDCarpenter@gmail.com
PLAYING FIELDS TASK FORCE	17-18	Tripp Sheehan	55 Woodridge Rd	02481		EUGENE.C.SHEEHAN@MARSH.COM
PUBLIC WORKS, BOARD OF	17-18	David A T Donohue	17 Allen Road	02481	235-4384	ddonohue@ihrdc.com
RECREATION COMM	16-17	Andy Wrobel	34 SEAWARD ROAD	02481	781-235-2170	ANDY_WROBEL@YAHOO.COM

COMMITTEE CHAIR CONTACT LIST
BOARDS WITH 16-17 HAVE NOT YET CONFIRMED CHAIR

RETIREMENT BOARD	16-17	David Kornwitz	37 Wall Street	02482 781-235-1502	David.Kornwitz@willistowerswatson.com
SCHOOL COMMITTEE	17-18	Michael D'Ortenzio	40 Russell Road	02482 (781) 431-1752	dortenziom@wellesleyps.org
SELECTMEN, BOARD OF	17-18	Ellen Gibbs	28 SOUTH WOODSIDE AVENUE	02482 781-235-7471	egibbs@wellesleyma.gov
SUSTAINABLE ENERGY COMMITTEE	17-18	Laura Olton	38 THACKERAY RD	02481 781-235-6262	LAURA.OLTON@YAHOO.COM
TOWN CLERK	2018	Kathleen F. Nagle	4 Glen Brook Rd	02481 781-431-1019 x 2250	knagle@wellesleyma.gov
TRAILS COMMITTEE	16-17	Miguel Lessing	45 Russell Road	02482 781-431-2411	miguel@lessings.net
WELLESLEY HOUSING DEV. CORP	16-17	Robert Kenney	38 Summit Road	02481 781-235-0764	
WELLESLEY MEDIA CORP	16-17	Peter Marx	60 Valley Road	02481 781-235-3550	
WETLANDS PROTECT COMM	17-18	Richard Howell	20 Fells Rd	02482 781-235-0287	SK102UP@gmail.com
YOUTH COMMISSION	16-17	Lesley Robertson	66 Beechwood Rd	02482 (781) 235-5122	lesleyrobertson500@gmail.com
ZONING BOARD OF APPEALS	16-17	Richard Seegel	63 Garden Rd, Unit G-5,	02481 237-2211	rseegel@comcast.net



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

ALICE H. PEISCH
REPRESENTATIVE
14TH NORFOLK DISTRICT
WELLESLEY - WESTON - WAYLAND

CHAIR
Joint Committee on Education

Alice.Peisch@MAhouse.gov

STATE HOUSE, ROOM 473G
TEL (617) 722-2070

September 14, 2017

Matthew Beaton
Secretary
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Dear Secretary Beaton:

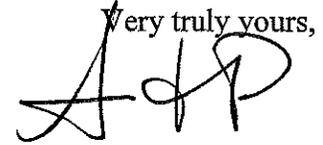
I write to you today regarding two important issues facing the town of Wellesley and a number of other municipalities across the Commonwealth.

The Department of Environmental Protection invoked the Permit Extension Act (PEA) on Registrations granted through the Water Management Act (WMA) and Wellesley disagrees that the PEA applies to the WMA, and believes the Registrations should be renewed on January 1, 2018 in accordance with the WMA Regulations. The Permit Extension Act applies to regulatory approvals issued by local, regional or state entities that concern the use or development of real property. Real property is defined as buildings or structures, or site work specifically associated with the development of buildings or structures in the PEA, not the construction or operation of buildings or structures. I ask that you continue to follow the established renewal process until the courts rule on this matter.

The second concern brought to my attention is the Mass Rivers Alliance's petition to the Department requesting DEP to promulgate regulations to add conservation conditions to the WMA Registration. The Water Management Act took effect in March of 1986 and was the result of much compromise between towns like Wellesley and the state. The compromise was that cities and towns would keep their existing rights to their water supply but if they needed additional water withdrawals, they would need to obtain them by permit and meet additional criteria and standards; permits were created through the WMA to provide for future water withdrawal rights. I agree with the town of Wellesley and Massachusetts Water Works

Association that there is no need to make any regulatory changes as water use, in towns with a Registration under the WMA, have not increased since the Water Management Act took effect.

Thank you for your time and attention to this matter, and please do not hesitate to contact me if you have any further questions.

Very truly yours,


ALICE HANLON PEISCH
State Representative
14th Norfolk District

Cc: Governor Charles Baker
Martin Suuberg, Commissioner, MassDEP
Anthony Veilleux, Director of Government Affairs, MassDEP
Blythe C. Robinson, Executive Director, Wellesley
Michael P. Pakstis, DPW Director, Wellesley DPW
Bill Shaughnessy, Water and Sewer Superintendent, Wellesley DPW

PARKING METER COLLECTIONS

												from Munis 27029300 423220, 423240,423250, 423265	from Munis 27029300 423220, 423240,423250, 423265
	FY12	FY13	FY14	FY15	FY16	FY17							
JULY 2011*	-\$32,432.92	JULY 2012	\$69,411.78	JULY 2013	\$41,016.09	JULY 2014	\$53,233.47	JULY 2015	\$64,094.66	JULY 2016	\$50,667.34		
AUGUST*	-\$36,853.60	AUGUST	\$58,296.99	AUGUST	\$39,083.51	AUGUST	\$24,729.03	AUGUST	\$58,749.76	AUGUST	\$61,344.19		
SEPTEMBER*	-\$35,152.13	SEPTEMBER	\$58,276.55	SEPTEMBER	\$62,302.39	SEPTEMBER	\$68,978.72	SEPTEMBER	\$55,809.42	SEPTEMBER	\$50,830.99		
OCTOBER*	-\$42,657.96	OCTOBER	\$56,974.04	OCTOBER	\$35,001.90	OCTOBER	\$64,491.40	OCTOBER	\$61,535.29	OCTOBER	\$62,225.28		
NOVEMBER*	-\$42,252.43	NOVEMBER	\$59,656.87	NOVEMBER	\$59,404.77	NOVEMBER	\$49,401.08	NOVEMBER	\$49,936.99	NOVEMBER	\$50,881.23		
DECEMBER*	-\$38,041.97	DECEMBER	\$41,848.16	DECEMBER	\$29,443.71	DECEMBER	\$37,730.09	DECEMBER	\$50,918.32	DECEMBER	\$38,108.86		
JANUARY*	-\$43,266.99	JANUARY	\$47,574.76	JANUARY	\$29,533.71	JANUARY	\$44,776.94	JANUARY	\$47,964.92	JANUARY	\$47,280.92		
FEB*	-\$49,822.73	FEBRUARY	\$43,388.85	FEBRUARY	\$28,289.25	FEBRUARY	\$23,043.54	FEBRUARY	\$49,343.49	FEBRUARY	\$34,550.25		
MARCH*	-\$63,193.30	MARCH	\$42,304.17	MARCH	\$66,633.89	MARCH	\$65,716.03	MARCH	\$51,078.12	MARCH	\$59,385.45		
APRIL *	-\$54,253.46	APRIL	\$61,394.07	APRIL	\$49,509.40	APRIL	\$50,651.25	APRIL	\$51,021.54	APRIL	\$52,563.25		
MAY*	-\$64,533.07	MAY	\$55,207.66	MAY	\$57,311.58	MAY	\$28,135.00	MAY	\$67,963.90	MAY	\$52,878.35		
JUNE^	<u>\$24,567.54</u>	JUNE	<u>\$33,252.53</u>	JUNE	<u>\$60,391.99</u>	JUNE	<u>\$64,391.57</u>	JUNE	<u>\$60,997.93</u>	JUNE	<u>\$59,343.56</u>		
	-\$477,893.02		\$627,586.43		\$557,922.19		\$575,278.12		\$669,414.34		\$620,059.67		
1st quarter avg	-\$34,812.88		\$61,995.11		\$47,467.33		\$48,980.41		\$59,551.28		\$54,280.84		
2nd quarter avg	-\$40,984.12		\$52,826.36		\$41,283.46		\$50,540.86		\$54,130.20		\$50,405.12		
3rd quarter avg	-\$52,094.34		\$44,422.59		\$41,485.62		\$44,512.17		\$49,462.18		\$47,072.21		
4th quarter avg	-\$31,406.33		\$49,951.42		\$55,737.66		\$47,725.94		\$59,994.46		\$54,928.39		

Passport Parking System
implemented February 2017
(included in totals above)

*DUNBAR COLLECTIONS
^REPUBLIC PARKING TOOK
OVER

\$12,553.75

Advisory Calendar 2017-18

Updated as of 9/20/17

Date	Advisory Meeting	Description
September 6	✓	(1) Orientation for New Members (Tom F.) (2) Muni Finance Review and Budget Recap/Preview (Sheryl)
September 13	✓	HHU Update (Sharon/Matt/Jack)
September 20		Rosh Hashanah – No Meeting
September 27	✓	School Budget Workshop (Michael/David)
September 28 (Thursday)		Inter-Board Meeting
October 4	✓	(1) Capital Planning (Blythe) (2) Police/Fire
October 11	✓	
October 18	✓	MLP/DPW
October 21 (Saturday)		Saturday Conference: Association of Town Finance Committees
October 25	✓	Library Board of Trustees
November 1	✓	
November 8	✓	
November 15	✓	
November 22		No Meeting (Thanksgiving)
November 29	✓	
December 6	✓	
December 13	✓	<ul style="list-style-type: none"> • Advisory Meeting • MSBA Decision Announced
December 20	✓	
December 21 (Thursday)		<i>Townsmen publishes notice of Advisory Public Hearing for STM</i>
December 27		No Meeting (School Vacation)
January 3	✓	<i>SBC/SC Presents Final Proposal for STM</i>
January 5 (Friday)		<i>Draft version of SBC/SC reports (if any) for inclusion in STM Advisory Report due</i>
January 8 (Monday)		<i>Draft STM write-up due</i>
January 10	✓	<ul style="list-style-type: none"> • <i>Advisory Public Hearing on STM</i> • <i>Advisory Vote on STM Article(s)</i>
January 11 (Thursday)		<i>Townsmen publishes notice of Advisory Public Hearing for ATM</i>
January 12 (Friday)		<ul style="list-style-type: none"> • <i>Final versions of SBC/SC reports for STM due</i> • <i>Chair letter re: STM goes to printer</i>
January 15 (Monday – MLK Day)		<i>Final draft of STM write-up due</i>
January 17	✓	
January 18 (Thursday)		<ul style="list-style-type: none"> • <i>Chair letter re: STM mailed to residents from printer</i> • <i>Advisory Report for STM goes to printer</i>
January 24	✓	Chair to assign ATM article write-ups (if hasn't yet)
January 25 (Thursday)		<i>Advisory members meet in Juliani Room to collate and mail STM Advisory Report to TMMs</i>

January 31	✓	<ul style="list-style-type: none"> • Advisory Public Hearing on ATM • Begin voting on Articles for ATM
February 3 (Saturday)	✓	Potential Additional Advisory Meeting to Vote on Articles for ATM
February 5 (Monday)		STM Begins
February 7	✓	Votes on Articles for ATM
February 13 (Tuesday)		<ul style="list-style-type: none"> • Boards, departments and/or committees that are submitting reports for Advisory book must inform Andrea (either directly or through liaisons) • Marion will send out "Report Template" document to be used for Boards' reports (which will have correct formatting for Advisory Report)
February 14	✓	Votes on Articles for ATM
February 16 (Friday)		<ul style="list-style-type: none"> • First draft of all article write-ups from Advisory members due in Dropbox. Drafts should also be sent to relevant Boards for their comments and feedback. • First draft of Town-Wide Financial Plan and Five-Year Capital Budgeting Program due from BOS office
February 21		No Meeting (School Vacation)
February 26 (Monday)		<ul style="list-style-type: none"> • First round edits due back to original write-up authors (from Andrea, Mike). Feedback from Boards to liaisons on write-ups also due to liaisons. • First draft reports and appendices due from any board, committee, department, or Advisory author submitting one • Final draft of Town-Wide Financial Plan and Five-Year Capital Budgeting Program due from BOS • First drafts of both Chair Letters (one for mailing and one for Advisory Report) due
February 28	✓	
March 2 (Friday)		<ul style="list-style-type: none"> • Final drafts of all write-ups due in Dropbox • Chair Letter for mailing due to printer • Final reports and appendices due from any board, committee, department or Advisory author submitting one
March 7	✓	<ul style="list-style-type: none"> • Advisory Meeting • Chair Letter mailed from printer to all town residents
March 8 (Thursday)		Advisory Report goes to printer
March 14		<ul style="list-style-type: none"> • Advisory Meeting • Printer delivers Advisory Report to Town Hall
March 15 (Thursday)		Advisory members meet in Juliani Room to collate and mail Advisory Report to TMMs
March 21	✓	
March 26 (Monday)		ATM begins/Advisory meets beforehand

Note: **Items in RED** are tentative STM placeholders until BOS determines exact timing of potential STM. **Highlighted items** have not yet been confirmed.

Town of Wellesley
Inter-Board Meeting
Wellesley Town Hall, Great Hall
September 28, 2017, 7:00 PM

Agenda

7:00	Welcome and review agenda	E. Gibbs
7:05	FY19 Budget Guideline & Budget Manual	B. Robinson
7:25	Advisory Committee Update	M. Hluchyj
7:35	40B – Affordable Housing	M. Jop/ M. Zehner
7:50	Project Updates: <ul style="list-style-type: none">➤ HHU Update➤ Unified Plan Update	S. Gray M. Freiman
8:20	Suggestions for Future Inter-Boards	
8:25	COA Update – Tolles Parsons Center Grand Opening	D. Campbell
8:30	Wrap-up	E. Gibbs



BOSTON REGION METROPOLITAN PLANNING ORGANIZATION

Stephanie Pollack, MassDOT Secretary and CEO and MPO Chair
Karl H. Quackenbush, Executive Director, MPO Staff

September 15, 2017

Ms. Ellen F. Gibbs
Chair, Board of Selectmen
Town of Wellesley
525 Washington St., 3rd Fl.
Wellesley, Massachusetts 02481

Re: Development Process and Milestones—FFYs 2019–23 TIP

Dear Ms. Gibbs:

The Boston Region Metropolitan Planning Organization (MPO) is launching its annual process to develop the Transportation Improvement Program (TIP) for federal fiscal years (FFYs) 2019–23. The TIP is the implementation arm of the MPO's Long-Range Transportation Plan, *Charting Progress to 2040*. As such, the TIP prioritizes federal funding for transportation infrastructure projects throughout the metropolitan area.

The purpose of this letter is to invite your municipality to participate in this process, and to:

- ✓ **Verify the contact information for your municipality's TIP contact.** This is the person who will communicate, on behalf of your municipality, directly with the MPO staff's TIP Manager, Alexandra (Ali) Kleyman, in developing this important document. According to our records, the current TIP Contact for Wellesley is Michael D. Zehner. If this information is no longer accurate, please notify Ali (contact information below) by **October 2, 2017**, with the name of your new TIP contact.
- ✓ **Inform you of significant milestones in this year's TIP development process.** Please refer to the attached schedule of major milestones. Milestones in bold indicate the steps for which municipalities are responsible and the dates by which each step must be completed.
- ✓ **Notify you of the dates and times for this year's virtual TIP workshops.** Please refer to the attached schedule of TIP workshops. These workshops will be held via conference call. The purpose is to provide municipalities in each subregion an opportunity to speak with MPO staff about the TIP process, ask questions about current projects, and receive updates about developing projects. In addition to the virtual TIP workshops, please feel free

to contact Ali with questions about the TIP process at any time. We strongly encourage you to participate in these opportunities to get your questions answered. Municipal representatives are invited to attend and participate in all MPO meetings.

- ✓ **Apprise you of MassDOT's new project initiation process and training dates.** Please refer to the attached flyer introducing the new process and listing training dates.

Additional information about the TIP is available on the MPO's website at www.bostonmpo.org/tip-dev. If you have any questions, please contact Alexandra (Ali) Kleyman, TIP Manager, at akleyman@ctps.org or 857.702.3709.

Sincerely,



Karl Quackenbush
Executive Director

KQ/AK/ak

Encl.

- FFYs 2019-23 TIP Schedule of Major Milestones
- TIP Workshop Schedule
- New MassDOT Project Initiation Process Flyer

cc: TIP Contact Michael D. Zehner

FFYs 2019–23 TIP Schedule of Major Milestones

Milestones in bold indicate the steps for which municipalities are responsible and the dates by which each step must be completed.

✓ Deadline: Municipalities Identify New TIP Contacts	October 2
✓ Quarterly MassDOT Project Review Committee (PRC) Meeting ⁽¹⁾	November 16
✓ Deadline: Municipalities review and confirm their projects in draft universe of projects eligible for TIP funding	November 20 – December 7
✓ Deadline: Municipalities submit project information for MPO project scoring (evaluations)	December 21
✓ MPO Staff complete initial project evaluations	January 18
✓ Deadline: Municipalities Submit Feedback on Project Evaluations	January 18 – January 26
✓ MPO Staff post to bostonmpo.org the revised evaluation scores and list of top projects being considered for TIP funding in FFYs 2019–23 ⁽²⁾	February 8
✓ MPO discusses list of top projects (“First-Tier” list)	February 15
This is a key time for project proponents to advocate at the MPO meetings	
✓ MPO Discusses Staff Recommendation for Project Programming	March 1 and 15 MPO Meetings
This is a key time for project proponents to advocate at the MPO meetings	
✓ MPO Releases Draft FFYs 2019–23 TIP for public review and comment ⁽³⁾	late April

Please Note: While we make every effort to advance the TIP according to the above schedule, these dates are subject to change. For the most up-to-date information, please visit our website: www.bostonmpo.org/tip-dev

Resources:

- (1) MassDOT Project Review Committee website:
<http://www.massdot.state.ma.us/highway/Departments/ProjectManagement/ProjectReviewCommittee.aspx>

(2) FFYs 2018-22 list of top projects:

http://www.bostonmpo.org/data/pdf/plans/tip/FFYs_2018_2022_TIP_First_Tier_List_Revised_2017-03-28.pdf

(3) Current TIP (FFYs 2018-22):

http://www.bostonmpo.org/data/pdf/plans/tip/FFYs_2018_2022_Final_TIP_0717.pdf

Virtual TIP workshops will take place on October 10 through October 13 and October 16. Specific time slots are planned for each MAPC subregion as follows:

Date	Time	Subregion	Conference Call Information
Oct.10 (Tuesday)	10 AM – 11 AM	North Shore Task Force	Call-in #: 857.702.3739 ID: 5557 PW: 506
	1 PM – 2 PM	North Suburban Planning Council	
Oct.11 (Wednesday)	10 AM – 11 AM	Minuteman Advisory Group on Interlocal Coordination	Call-in #: 857.702.3739 ID: 8988 PW: 513
	1 PM – 2 PM	MetroWest Regional Collaborative	
Oct. 12 (Thursday)	1 PM – 2 PM	Three Rivers Interlocal Council	Call-in #: 857.702.3739 ID: 5222 PW: 203
Oct. 13 (Friday)	10 AM – 11 AM	South West Advisory Planning Committee	Call-in #: 857.702.3739 ID: 1643 PW: 289
	1 PM – 2 PM	South Shore Coalition	
Oct. 16 (Monday)	10 AM – 11 AM	Inner Core Committee	Call-in #: 857.702.3739 ID: 6049 PW: 952

MASSACHUSETTS PROJECT INTAKE TOOL (MaPIT)

COURSE DESCRIPTION

This three-hour workshop will introduce participants to MaPIT (pronounced Map-IT). MaPIT is a web-based application that will streamline completion of your municipal Project Need Form (PNF) and Project Initiation Form (PIF). This Massachusetts Project Intake Tool will be the primary interface for all state-funded projects created and will begin being utilized in October. This workshop will include instructor-led step-by-step software training and demonstrations.

Features and benefits of MaPIT include:

- Automatic Project Need Form screening against all relevant GIS layers:
 - Existing facility information
 - Condition of assets
 - Mobility & Bike/Ped
 - Safety
 - Economic
 - Social equity
 - Environmental
- Maps your project location for DOT and public viewing
- Automatic transfer of information from your PNF to a PIF
- Saves additional PIF time, allowing you to reference geoprocessing
- Paperless and easy to track where you are in the approval process
- Once approved, your project is assigned a number and your information is automatically transferred to the MassDOT Project Info Software System
- Expedites project initiation, environmental permitting, scoring, and project delivery

There is no cost to attend these workshops.

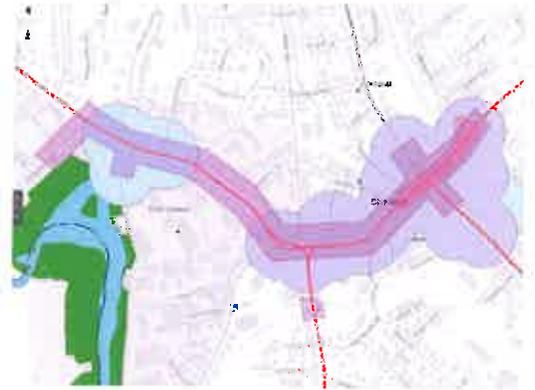
INSTRUCTOR

Mike Bolduc

Michael Bolduc is a 13 year veteran of the Massachusetts Department of Transportation. After graduating from the University of Massachusetts at Amherst with a degree in Geographic Information Systems, Michael worked in the private sector as a GIS technician before being employed at MassDOT's Boston headquarters as a GIS specialist. In 2014, Michael became a Transportation Planner in MassDOT's Northampton office, where he helps to initiate, plan, and find funding for projects in District 2 while retaining his GIS duties statewide. He is co-project manager of the Massachusetts Project Intake Tool, a GIS-based website designed to help both State and municipal proponents initiate highway projects while screening against relevant GIS layers.

This event is accessible to people with disabilities and individuals with limited English proficiency. If you need a reasonable accommodation (such as American Sign Language Interpreters, assistive listening devices, handouts in alternate formats, etc.) and/or language assistance (such as translated documents or an interpreter) to fully participate, please contact Cindy Schaedig at 413-577-2762 or cschaedig@ecs.umass.edu at least 14 days prior to the event. Such services are provided free of charge

This Baystate Roads (LTAP) workshop is a cooperative effort of the Federal Highway Administration, the Massachusetts Department of Transportation and the University of Massachusetts Transportation Center.



Sept. 20, 2017 • 9:00 AM - 12:00 PM
MassDOT District Offices- D1
270 Main Street, Lenox

Sept. 22, 2017 • 9:00 AM - 12:00 PM
MassDOT District Offices - D2
811 North King Street, Northampton

Sept. 26, 2017 • 9:00 AM - 12:00 PM
Woburn City Hall
10 Common Street, Woburn

Sept. 29, 2017 • 9:00 AM - 12:00 PM
MassDOT District Offices - D5
1000 County Street, Taunton

Oct. 3, 2017 • 9:00 AM - 12:00 PM
MassDOT District Offices - D6
185 Kneeland Street, First Floor
Boston

Oct. 4, 2017 • 9:00 AM - 12:00 PM
WEBINAR - UMass Center at Springfield
1500 Main Street, Springfield

Oct. 5, 2017 • 9:00 AM - 12:00 PM
MassDOT Research & Materials
5 Macadam Road, Hopkinton

REGISTER TODAY
at
Baystateroads.org

