

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  
ELIZABETH SULLIVAN WOODS  
THOMAS H. ULFELDER

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BLYTHE C. ROBINSON  
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

### SELECTMEN'S MEETING

#### *TENTATIVE AGENDA*

Wellesley Town Hall – Juliani Room

**6:30 P.M. Tuesday, January 23, 2018**

1. 6:30 Call to Order
2. 6:31 Executive Session
  - Executive Session under M.G.L. c. 30A, §21(A), exemption #3 to strategy with respect to collective bargaining for all unions
  - Executive Session under M.G.L. c. 30A, §21(A), exemption #6 to discuss the purchase of real estate
  - Executive Session under G.L. c. 30A, §21(A), exemption #7 to comply with Open Meeting Law, G.L. c. 30A, §§ 18-25.
3. 7:15 Citizen Speak
4. 7:20 Appointment of Police Sergeant
5. 7:30 Executive Director's Update
  - Approval of Minutes
  - Acceptance of Gifts
6. 7:35 Meeting with MLP Board
  - Update on Free Energy Audits
  - Discussion about applying for SolSmart Designation
7. 7:50 Discussion with Residents on Acceptance of Granite Street as a Public Way
8. 8:15 Discuss Adoption of Massachusetts G.L. c.32B, §21-23
9. 8:25 Discuss Request to Wellesley Media to Implement AV Upgrades to the Kingsbury Room and Warren Building
10. 8:35 New Business and Correspondence

Next Meeting Dates: Monday, January 29, 2018 7:00 pm  
Monday, February 5, 2018 7:00 pm



## **MOTIONS- JANUARY 23, 2018**

2. **MOVE** that the Board vote to enter into Executive Session under M.G.L. c 30A, §21 exception # 3a to discuss strategy with regards to collective bargaining. Furthermore, that Treasurer/Collector Marc Waldman, HR Director Scott Szczebak, Blythe Robinson and Meghan Jop be invited to participate in the meeting.

**MOVE** to close the executive session and enter into a subsequent executive session.

2. **MOVE** that the Board vote to enter into Executive Session under M.G.L. c 30A, §21 exception #6 to discuss the purchase of real estate. Furthermore, that Blythe Robinson and Meghan Jop be invited to participate in the meeting.

**MOVE** to close the executive session and enter into a subsequent executive session.

2. **MOVE** that the Board vote to enter into Executive Session under Massachusetts G.L. c 30A, §21 exception #7 to approve the minutes of the September 11 (A&B), November 13, December 4 (A-C), and December 11 (A&B), 2017 executive sessions.

**MOVE** to close the executive session and enter back into open session.

4. **MOVE** to promote Detective Robert J. Gallagher to the position of Police Sergeant effective January 23, 2018.
  
5. **MOVE** to approve the minutes of December 4, 2017.
  
5. **MOVE** to accept the following gifts to the Council on Aging:
  - a gift from the Friends of the Wellesley Council on Aging of \$1,000.00 for the December Senior Lunch Program
  - a gift from Mary & George Dummer of \$1,000.00 to the client assistance fund.
  
6. **MOVE** to approve an application by the Town of Wellesley to obtain designation as a SolSmart Community.
  
7. **MOVE** to recommend to Town Meeting a warrant article to accept Granite Street as a public way as a “Type 2” street and request \$195,000 to fund the Town’s share of the required improvements to the street.
  
8. **MOVE** to adopt Massachusetts G.L. c.32B, §21-23
  
9. **MOVE** to request that the Wellesley Media Corporation install equipment in the Kingsbury Room at the Police Station and the Warren Building to enable the town to broadcast public meetings from those locations.

1/18/2018

Black regular agenda items

**Board of Selectmen Calendar – FY17**

<b>Date</b>	<b>Selectmen Meeting Items</b>	<b>Other Meeting Items</b>
1/29 Monday	<b>Meeting</b> Execute ATM Warrant Discuss Unified Plan	<b>Friday 1/26 8:30am Babson College Breakfast</b>
2/5 Monday	<b>Meeting</b>	<b>Planning Board – Public Zoning Hearing</b>
2/12 Monday	<b>Meeting</b>	
2/19 Monday	<b>Town Hall Closed – President’s Day</b>	
2/20 Tuesday	<b>Meeting</b>	
2/26 Monday	<b>Meeting</b> Police Appointments for Sergeant and Lieutenant Positions	
3/5 Monday	<b>Wellesley Club- Town Affairs Night</b>	
3/6 Tuesday		<b>Tuesday 3/6- Town Election</b>
3/12 Monday	<b>Meeting</b>	
3/19 Monday	<b>Meeting</b>	
3/26 Monday	<b>ATM Starts</b>	
3/27 Tuesday	<b>ATM</b>	
4/2 Monday	<b>ATM</b>	
4/3 Tuesday	<b>ATM</b>	
4/9 Monday	<b>ATM</b>	
4/10 Tuesday	<b>ATM</b>	
4/16 Monday	<b>TOWN HALL CLOSED (Patriots Day)</b>	
4/23 Monday	<b>ATM (If Needed)</b>	
4/24 Tuesday	<b>ATM (If Needed)</b>	
4/30 Monday	<b>ATM (If Needed)</b>	
5/7 Monday	<b>Meeting</b>	
5/14 Monday	<b>Meeting</b>	
5/21 Monday	<b>Meeting</b>	

1/18/2018

Black regular agenda items

<i>Date</i>	<i>Selectmen Meeting Items</i>	<i>Other Meeting Items</i>
5/28 <i>Monday</i>	<b>TOWN HALL CLOSED (Memorial Day)</b>	
6/4 <i>Monday</i>	<b>Meeting</b>	
6/11 <i>Monday</i>	<b>Meeting</b>	
6/18 <i>Monday</i>	<b>Meeting</b>	
6/25 <i>Monday</i>	<b>Meeting</b>	

**Notes**

*Quarterly updates*

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

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BLYTHE C. ROBINSON  
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

Our regularly scheduled meeting will begin at 6:30 PM on Tuesday in the Juliani Room. The early start time is set so that we can meet in executive session on several topics prior to taking up the rest of the agenda in open session.

### 1. Call to Order



### 3. Citizen Speak



**4. Appointment of Police Sergeant**

In your packet you will find a recommendation from Chief Pilecki to promote Detective Robert Gallagher to the position of Sergeant. This promotion is possible due to the promotion earlier this month of Jeff Renzella to Lieutenant.

**MOVE** to promote Detective Robert J. Gallagher to the position of Police Sergeant effective January 23, 2018.





## TOWN OF WELLESLEY

WELLESLEY, MA 02482  
Telephone 781-235-1212

## POLICE DEPARTMENT

JACK PILECKI  
Chief of Police

### MEMORANDUM

**TO:** HONORABLE BOARD OF SELECTMEN

**FROM:** JACK PILECKI  
CHIEF OF POLICE

**SUBJECT:** RECOMMENDATION TO PROMOTE DETECTIVE ROBERT J.  
GALLAGHER TO SERGEANT

**DATE:** JANUARY 12, 2018

---

Ladies and Gentlemen:

As you may recall, the promotion of Lieutenant Jeffrey Renzella created a vacancy in the rank of sergeant. I am writing today to respectfully request that you promote a patrolman to the rank of sergeant.

#### **The Process**

In the fall of 2016, the department administered its third non-civil service promotional exam. Six patrol officers passed the examination to sergeant. Those six officers then participated in an assessment center on January 10, 2018 using the services of an outside consultant. Throughout the day the candidates participated in several scenarios with role players and completed a written exercise. Members of my command staff and I observed the assessment process. In the end, the six candidates were scored on their performance using an objective rating system. On January 11, 2018 the six candidates were interviewed at length by the command staff.

Detective Gallagher placed first in both the written promotional exam and assessment center; in addition, he had an impressive interview.

## **Recommended for Promotion to Sergeant**

As a result of the interview process, the candidate's performance in the assessment center, our day to day observations of the candidate, and a review of his department service record, I respectfully recommend that the Board of Selectmen promote Detective Robert J. Gallagher to the rank of sergeant.

Detective Gallagher is a thirteen-year veteran of the Wellesley Police Department and has 20 years of full time law enforcement experience. During his tenure with the department, Detective Gallagher has served as a patrol officer and detective. Prior to transferring to the Wellesley Police Department he worked for the Maynard Police Department where he also served as a patrol officer and detective.

Detective Gallagher's investigatory duties have often resulted in him having to report back to work during off hours, late nights, and weekends. He has successfully investigated and brought to fruition serious felony cases, including residential and commercial burglaries, bank robberies, and other crimes. Many of these investigations have been long term in nature, requiring Detective Gallagher to work with various local, state, and Federal law enforcement agencies in multi-jurisdictional task forces. These opportunities have allowed Detective Gallagher to obtain a wealth of experience and knowledge outside of Wellesley.

Detective Gallagher has also served as a leader and a mentor within the Wellesley Police Department. He can be frequently found working with patrol officers, assisting them with their investigations and cases. This especially holds true when it comes to assisting officers with writing, both with reports and search warrants. Detective Gallagher never holds back on imparting his experience, training, and techniques to help patrol officers bring their own cases to a successful conclusion. He is widely respected and viewed as very approachable by his coworkers and peers.

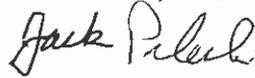
In this context, Detective Gallagher will often help patrol officers determine what the best course of action is for a case outcome. In some instances, the best case resolution for the people involved (both victims and suspects) may not be a criminal prosecution, but a solution that goes beyond traditional policing. This includes helping folks overcome a problem, locate additional resources, intervention, or treatment.

Detective Gallagher holds a B.S. in Law Enforcement and a M.S. in Criminal Justice Administration from Western New England College and a M.S. in Forensic Science from the University of New Haven. Additionally, he has completed numerous specialized training courses in the areas of criminal investigation, crime scene investigation, latent print processing, latent print examination, forensic photography and digital imaging. He is also a graduate the 37<sup>th</sup> Session of the University of Rhode Island/Rhode Island State Crime Laboratory BCI School in Kingston, Rhode Island and the 43<sup>rd</sup> Session of the University of Tennessee's National Forensic Academy (NFA).

He is an active member of the Norfolk County Police Anti-Crime Task Force (NORPAC), the New England Narcotic Enforcement Officers' Association, the Rhode Island Criminalistics Association, the International Association for Identification (IAI) and the New England Division of the IAI (NEDIAI). Robert is currently recognized by the IAI as a certified forensic photographer, latent print examiner, and as a senior crime scene analyst. Robert currently serves as the 3<sup>rd</sup> Vice President of the NEDIAI. He has received numerous awards and commendations for leadership and excellent investigative work.

It is without reservation that I recommend Detective Robert J. Gallagher for promotion to police sergeant.

RESPECTFULLY SUBMITTED:

A handwritten signature in black ink that reads "Jack Pilecki". The signature is written in a cursive style with a large, prominent initial "J".

JACK PILECKI  
CHIEF OF POLICE

**Detective Robert J. Gallagher**  
50 Steven Road, Bellingham, MA 02019  
HOME: (508) 883-4916 CELL: (781) 247-3980  
EMAIL: [bgallagher@wellesleyma.gov](mailto:bgallagher@wellesleyma.gov)

**PROFESSIONAL EXPERIENCE:**

**Wellesley Police Department**

Detective/ *NORPAC* Task Force  
Patrolman

March 2007 – Present  
November 2004 – March 2007

**Maynard Police Department**

Detective  
Patrolman  
Special/Auxiliary Officer

April 2004 – October 2004  
January 1998 – April 2004  
August 1995 – January 1998

**EDUCATION:**

**Master of Science – Forensic Science**

University of New Haven, West Haven, CT.

August 2013

**Biomedical & Pharmaceutical Sciences – Criminal Investigation: BCI School, Session 37,  
Scientific Evidence I & II Certificate (8 undergraduate credits)**

University of Rhode Island/ Rhode Island State Crime Laboratory

September 2008 – April 2009

**Master of Science – Criminal Justice Administration**

Western New England College, Springfield, MA.

October 2003

**Bachelor of Science – Law Enforcement**

Western New England College, Springfield, MA.

October 2002

**AWARDS:**

**Massachusetts Coalition of Police:**

● *President's Award*. For my exceptional performance in the “U-30” serial bank robbery investigation. October 2009.

**Massachusetts Criminal Justice Training Council:**

● *1st MPOC Boylston Academy Class Leadership Award*. June 1998.

**Mothers Against Drunk Driving:**

● *2001 Officer of the Year Award*. June 2001.

**University of Tennessee LEIC – National Forensic Academy:**

● *NFA Session 43, Class Leadership Award*. May 2017.

● *NFA Session 43, Dr. William Bass Award for Excellence in Forensic Investigation* May 2017.

**PROFESSIONAL MEMBERSHIPS:**

National Forensic Academy Alumni Association

New England Division of the IAI

New England Narcotic Enforcement Officers' Association

International Association for Identification

Rhode Island Criminalistics Association

**PROFESSIONAL CERTIFICATIONS:**

IAI Certified Forensic Photographer

IAI Certified Latent Print Examiner

IAI Certified Senior Crime Scene Analyst

IAI Certified Crime Scene Investigator

5. **Executive Director's Update**

- Approval of minutes – in your packet are minutes from the December 4<sup>th</sup> meeting that are ready for approval.

**MOVE** to approve the minutes of the December 4, 2017 meeting.



1 **Board of Selectmen Meeting: December 4, 2017**

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

3 **Also Present: Robinson, Jop**

4 **Minutes Approved:**

5  
6 **Warrants approved: 2018-021 in the amount of \$25,667,399.85**

7  
8 **Meeting Documents:**

- 9 1. Agenda
- 10 2. Agenda Background Memorandum
- 11 3. BOS Calendar
- 12 4. Board of Assessors Tax Classification Overview
- 13 5. Letter from Chamber of Commerce in Support of Maintaining the Single Rate
- 14 6. Presentation from Retirement Board on COLA Amendment
- 15 7. Summary Page of Budget Packet
- 16 8. Unified Plan Chapter 15 Pages 1-4
- 17 9. Minutes from October 30, 2017
- 18 10. Minutes from November 7, 2017
- 19 11. Executive Director Weekly Report
- 20 12. ABCC request for change in beneficial interest of members of the Board of Directors for the
- 21 Wellesley Country Club.
- 22 13. 2018 Common Victualler and Alcohol License list of renewals
- 23 14. Boston Marathon Charity Summary of Entries
- 24 15. Annual Town Meeting Schedule of Dates for Warrants
- 25 16. Monthly Parking Meter Collection Summary as of October 2017
- 26 17. Three Police Commendations
- 27 18. Additional Comments RE: 148 Weston Road Project

28  
29 **1. Call to Order**

30  
31 Ms. Gibbs, Chair, called the Board of Selectmen meeting to order at 6:30 PM. The Board then entered  
32 into Executive Session at 6:32 PM.

33  
34 **2. Executive Session**

35  
36 Executive Session under M.G.L. c. 30A, §21(A), exemption #3(a) to strategy with respect to collective  
37 bargaining for all unions

38  
39 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to enter into**  
40 **Executive Session under M.G.L. c 30A, §21 exception # 3a to discuss strategy with regards to**  
41 **collective bargaining. Furthermore, that Treasurer/Collector Marc Waldman, HR Director Scott**  
42 **Szczebak, Blythe Robinson and Meghan Jop be invited to participate in the meeting.**

43  
44 The Board agreed to close the first Executive Session and moved to the subsequent session at 7:04 pm.

45  
46 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to close the**  
47 **executive session and enter into a subsequent executive session.**

48  
49 Executive Session under M.G.L. c. 30A, §21(A), exemption #3(a) to discuss union contract negotiations  
50 with the Wellesley Police Patrolman's Association

52 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to enter into**  
53 **Executive Session under M.G.L. c 30A, §21 exception # 3a to discuss strategy with regards to**  
54 **collective bargaining. Furthermore, that Police Chief Jack Pilecki, HR Director Scott Szczebak,**  
55 **Blythe Robinson and Meghan Jop be invited to participate in the meeting.**

56  
57 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**  
58 **tentative agreement with the Wellesley Police Patrolman’s Association for the period July 1, 2017 to**  
59 **June 30, 2020 and recommend the approval of the FY18 and FY19 funding of these contracts to the**  
60 **Annual Town Meeting.**

61  
62 The Board agreed to close the second Executive Session and moved to the subsequent session at 7:13 pm.

63  
64 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to close the**  
65 **executive session and enter into a subsequent executive session.**

66  
67 Executive Session under M.G.L. c. 30A, §21(A), exemption #3(d) to discuss contract negotiations with  
68 non-union personnel

69  
70 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to enter into**  
71 **Executive Session under M.G.L. c 30A, §21 exception # 3d to discuss contract negotiations with**  
72 **non-union personnel. Furthermore, that HR Director Scott Szczebak, Blythe Robinson and**  
73 **Meghan Jop be invited to participate in the meeting.**

74  
75 The Board agreed to close the third Executive Session and enter into open session at 7:29 pm.

76  
77 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to close the**  
78 **executive session and enter into open session.**

79  
80 **3. Tax Classification Public Hearing**

81  
82 Mr. Ulfelder opened the Tax Classification hearing at 7:30 PM. He welcomed to the meeting Chief  
83 Assessor, Donna McCabe, as well as the following members of the Board of Assessors; Chair Stephen  
84 Mahoney, Arthur Garrity, and David Chapin.

85  
86 Mr. Mahoney gave a presentation on the assessment and tax rate history. Ms. Gibbs asked why the  
87 commercial valuations escalate at a higher rate than residential. Mr. Mahoney responded that this is a  
88 report on the market. Every year the assessors come up with a new set of values for every property in  
89 town. They do this through analysis of sales and those indicate that property values increased 1-2% over  
90 that period.

91  
92 It was noted that the property types in Town are 87% residential and 13% commercial. Mr. Mahoney  
93 reviewed the total values by property type, breaking out more granularly the components down to number  
94 of parcels.

95  
96 Ms. McCabe noted that there are a few programs to help people with paying their taxes such as senior  
97 citizens, disabled veterans, and exemptions for the blind. She encouraged anyone who is having an issue  
98 paying their taxes to come in and find out about the programs.

99  
100 Mr. Garrity described how proposition 2½ impacts the property valuations in Town. The total levy which  
101 the town has legal ability to impose cannot increase by more than 2.5% of total valuation of all property  
102 in Town. This would be more than the current, total budget of the Town and we are not anywhere near

103 this limit. Looking at the presentation slide number 12, he described the analysis. He noted that the levy  
104 base is carried over from last year. This represents prior year base plus 2.5%, and new growth. Overrides  
105 and debt exclusions are added on top of this total if approved by the voters.

106  
107 Mr. Morgan asked what was budgeted for new growth this year. It was noted \$1.85 million was  
108 budgeted.

109  
110 Mr. Garrity reviewed revenue sources for the Town's budget, noting that property tax is 84% of this total.  
111 He reviewed the tax rate calculation that yielded \$11.79 per \$1000 of home value assessment, assuming a  
112 single tax rate. The calculation is the tax levy divided by the FY18 total assessed value. This would be  
113 including debt exclusions.

114  
115 Mr. Garrity then reviewed the tax rate options of the single rate versus the split-rate.

116  
117 Mr. Chapin showed the comparable rates of neighboring Towns including Natick, Needham, Weston,  
118 Wayland, Sudbury, Concord, Lexington, Winchester, and Belmont. He noted that they follow the market,  
119 but do not predict the market. Even if the assessed values go down; the taxes may not go down. Taxes are  
120 dependent on the Town's levy. We have seen dramatic increases in property values.

121  
122 The Tax Classification meeting was opened to comments from the audience.

123  
124 Ms. Maura O'Brien, Chamber of Commerce, came before the Board to state that she was supportive of  
125 keeping the single tax rate as a way of keeping the business sector vital against competitive influences.  
126 Our vital business districts add to the value of our homes in Wellesley. No matter the size of the business  
127 it contributes to the community as a whole and we want this to continue. Pressure continues from  
128 ecommerce, and the cost of commercial real estate is very high here.

129  
130 Ms. Freiman noted she feels strongly that the single tax rate be maintained. She noted that every 1/10th  
131 per cent increase in the commercial tax rate yields a \$3,000 raise in taxes. We have a dynamic  
132 commercial sectors and want to keep them in Town. Given our percentage of residential property is so  
133 high, she feels it would be an unsupportable burden to shift the tax rate to the commercial owners.

134  
135 Ms. Sullivan Woods concurred with Ms. Freiman.

136  
137 Ms. Gibbs suggested that something would have to dramatically change in the balance for the Board to  
138 consider the change in the tax rate.

139  
140 Mr. Morgan agreed to retain the single tax rate and does not foresee a change.

141  
142 Mr. Ulfelder noted that in the example Mr. Garrity used the maximum shift would be a decrease of \$914.  
143 We are all sensitive to the value of money for residents, but we have to think that the unique skew of  
144 small businesses.

145  
146 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to adopt a**  
147 **residential factor of 1.0 for the purposes of determining the fiscal 2018 tax rate.**

148  
149 **4. Appoint Deputy Chief of Police**

150  
151 Ms. Gibbs welcomed a large number of attendees to the meeting to appoint Scott Whittemore to the  
152 position of Deputy Chief. Ms. Freiman thanked and congratulated Mr. Whittemore. Mr. Whittemore  
153 introduced his family that was in attendance.

154  
155 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to appoint by**  
156 **promotion F. Scott Whittemore to the position of Deputy Chief for the Wellesley Police**  
157 **Department, and further to authorize a contract between Deputy Chief Whittemore and the Town**  
158 **of Wellesley for the period December 4, 2017 – June 30, 2018.**

159  
160 Ms. Gibbs called upon the Chief of Police to preside over the traditional badge pinning ceremony.

161  
162 **5. Discuss COLA Amendment for Retirees with Retirement Board**

163  
164 Ms. Gibbs introduced the members of the Retirement Board in attendance; Sheryl Strother, Finance  
165 Director and David Kornwitz, Chairman as well as Lynn Whynot, Town of Wellesley Retirement  
166 Administrator. Mr. Kornwitz noted that they were asking for support for the COLA proposal. This  
167 proposal needs to go in front of Town Meeting in the Spring 2018. The proposal is for an increase in the  
168 COLA base from \$15,000 per year to \$18,000 per year with \$1,000 annual increments starting in July  
169 2018. It was noted that the Retirement Board last asked for a COLA adjustment five years ago. The Board  
170 is now trying to phase the increase in over the next three years.

171  
172 Ms. Whynot gave a presentation on the Retirement System, noting the pension valuations are done every  
173 two years. The pension will be fully funded in 2030 and the OPEB will be fully funded until 2037. She  
174 noted a key assumption is investment rate of return. It was noted that 2017 has been a great year with  
175 investment growth to \$186 million in the Pension Fund, and \$58,854,000 for the OPEB fund.

176  
177 Ms. Freiman asked what percentage of the general fund cost is pay as you go and what is previously  
178 incurred liability. Mr. Kornwitz noted that two million is new growth and five million is paying down  
179 debt.

180  
181 Ms. Whynot described the difference between an indexed base, noting it is \$90 a year. She noted that  
182 there is no cap on the CPI. There is no cap on the benefit amount in the private sector. She noted that the  
183 state COLA base is at \$13,000 currently. She noted the cost to increase the COLA base for the first year  
184 would add \$125,000 to the budget.

185  
186 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to support a**  
187 **warrant article proposed by the retirement board at the 2018 annual town meeting to increase the**  
188 **COLA base for pensions from \$15,000/year to \$18,000/year by \$1,000 per year beginning July 1,**  
189 **2018.**

190  
191 **6. Discuss Selectmen Operating Budgets**

192  
193 Ms. Robinson gave an update on the operating budget noting the changes since the last meeting. These  
194 changes include reducing the Police Department's gasoline budget to level funding, removed nursing  
195 services line item, and analyzing need for a floater custodian in FMD. It was noted that we might also  
196 need another meeting on the capital budget.

197  
198 Mr. Morgan noted regarding the operating budget, he was supportive of going ahead with current  
199 submissions, but would like additional information on the proposed custodian at the Tolles Parsons  
200 Center. Regarding the capital budget schedule, Mr. Morgan noted that it is hard to tell where we are and  
201 where we are trying to get to.

202  
203 Ms. Robinson reviewed the capital budget. It was noted that the team room and bathrooms at the High  
204 School are not in cash capital, but rather debt-funded capital. It was determined that there should be a

205 meeting to discuss the major debt capital. The board decided that it makes sense to hold off on voting on  
206 the budgets until the Board has gone through all line items.

207  
208

209 **7. Unified Plan Update**

210

211 Ms. Freiman provided a brief update on the Unified Plan. The steering committee will be meeting again  
212 on December 14, 2017. She noted there were 50-60 people at the Unified Plan Open House at which  
213 there were many questions and conversations. They are still on track to present the Unified Plan at the  
214 Annual Town Meeting in March 2018. She noted that the next step is to prioritize the goals and  
215 objectives that come from the Unified Plan and align them financially with the capital and operation  
216 budgets.

217

218 Mr. Sullivan Woods asked where does human services fit in to the Unified Plan. Ms. Freiman noted that  
219 the topics in the Unified Plan are the topics that have risen to a town-wide level of concern. It is not to say  
220 that this is exclusive to the departments. The departments are developing their own strategic plans. The  
221 hope is that the strategic plans would align with the timing and sequencing of what is in the Unified Plan.

222

223 **8. Executive Director's Update**

224

225 Ms. Robinson noted that the Annual Town Reports were in the Selectmen's office if citizens would like  
226 to stop by to pick up a copy.

227

228 Approve Minutes

229

230 It was noted that the minutes from October 30 and November 7, 2017 need to be reviewed before they can  
231 be approved.

232

233 Change in Beneficial Interest for Wellesley Country Club

234

235 Mr. Morgan disclosed that he is a member of the Wellesley Country Club, although he has nothing to do  
236 with the management of the Club nor involved with any of the Club Licenses.

237

238 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**  
239 **Change in Beneficial Interest for the Club License issued to Wellesley Country Club as outlined by**  
240 **the ABCC notice dated November 9, 2017.**

241

242 **9. Approve 2018 Common Victualler and Alcohol License Renewals**

243

244 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the**  
245 **renewal of all licenses outlined on the December 4, 2017 list for calendar year 2018 under the same**  
246 **terms and conditions as previously approved.**

247

248 **10. Discuss Boston Marathon Charity and Bib Entries**

249

250 Ms. Robinson noted the list of charities that have applied and what is proposed to award for bibs, noting  
251 that there are 24 applicants for the Boston Marathon.

252

253 Mr. Morgan questioned whether Mass Bay Community College should be granted a bib given what was  
254 determined in a prior year. Mr. Ulfelder spoke on behalf of the Wellesley Library foundation requesting a  
255 bib for them given the amount of fundraising they do. Mr. Morgan noted the town's history of restricting

256 bibs to charities that have a strong connection to Wellesley. Ms. Freiman noted that Community  
257 Investors is another great charity that could use a second bib as well.

258  
259 Ms. Robinson suggested, and the Board was in agreement to gather all the questions and table the vote  
260 until the next meeting.

261  
262 **11. Open the Annual Town Meeting Warrant**

263  
264 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to call the 2018**  
265 **Annual Town Meeting and set the following dates:**

- 266 • **Open the Warrant – December 4, 2017**
- 267 • **Close the Warrant – Friday, December 29, 2017, 5:00pm**
- 268 • **Motions due to the Selectmen’s Office – Friday, March 2, 2018, 5:00pm**
- 269 • **Start of Annual Town Meeting – Monday, March 26, 2018, 7:00 pm, at the Wellesley**  
270 **Middle School**
- 271 • **Date for the 2018 Annual Town Election – Tuesday, March 6, 2018**

272  
273 **12. Discuss Adoption of Massachusetts G.L. c32B, §21-23**

274  
275 Ms. Gibbs noted that the discussion of Massachusetts General Law c32B, §21-23 will be skipped.

276  
277 **13. Citizen Speak**

278  
279 Betsy Komjathy, President of Friends of Wellesley METCO along with Tim Raeke, Board member of  
280 Friends of Wellesley METCO came before the Board to thank them for their support in the past. Ms.  
281 Komjathy noted that the Friends of Wellesley METCO received requests from eight people to run the  
282 Marathon in support of their charity.

283  
284 **14. New Business/ Correspondence**

285  
286 Ms. Sullivan Woods noted the Holiday Stroll and Tree Lighting was well attended. She noted that the  
287 MLP handled everything very well especially with the change in venue.

288  
289 The Board of Selectmen meeting was adjourned at 9:17 p.m.





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

GIFTS TO THE COA CLIENT ASSISTANCE ACCOUNT (29054152-483000)

Updated 1/12/2018

Donation from:	Amount(s) / comments regarding gift
Mary & George Dummer	\$1,000.00 – Donation Specific to Client Assistance Fund
	<b>Total Gifts Received = \$1,000.00</b>

**Total Donations Listed for COA Client Assistance Account = \$1,000.00**

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

GIFTS TO THE GENERAL COA GIFT ACCOUNT (29054150-483000)

Updated 1/12/2018

Donation from:	Amount(s) / comments regarding gift
Ruth Andress	\$15.00 – General COA Donation
Janice and Bruce Rogoff	\$250.00 – General COA Donation
Friends of Wellesley Council on Aging	\$1,097.00 – December Senior Lunch Program
	<b>Total Gifts Received = \$1,362.00</b>

**Total Donations Listed for General Gift Account = \$1,362.00**

**6. Meeting with the MLP Board**

The MLP Board and Director Dick Joyce have asked to be on the board's agenda to discuss the opportunity residents have to obtain free energy audits of their homes. They would also like to discuss the possibility of the Town applying for designation as a "SolSmart" community at the gold standard. Information on both of those topics is included in your packet.

**MOVE** to approve an application by the Town of Wellesley to obtain designation as a SolSmart Community.



## Jop, Meghan

---

**From:** Joyce, Dick  
**Sent:** Wednesday, January 17, 2018 1:47 PM  
**To:** Robinson, Blythe; Jop, Meghan; Zehner, Michael; Martello, Marybeth; Grant, Michael  
**Cc:** Ellen Gibbs; \_Paul Criswell; \_Katharine Gibson; Healy, Debra J.; Marsh, Bill; Littlefield, Suzy\_; \_LAURA S OLTON; \_Ellen Korpi  
**Subject:** FW: Town of Wellesley SolSmart Designation  
**Attachments:** 20180117131417075.pdf

As a follow-up to my January 8<sup>th</sup> email regarding the Town of Wellesley's SolSmart designation I have listed the numerical requirements below:

<b>Designation</b>	<b>Planning Points Required</b>	<b>Zoning Point Required</b>	<b>Special Focus Points</b>
Bronze	20	20	20
Silver	20	20	60
Gold	20	20	160

Based on the Municipal Light Plant's ("MLP") current solar incentives and streamlined application, inspection and engineering procedures and the Town-wide campaign with the Sustainable Energy Committee ("SEC"), it appears Wellesley has already accumulated 200 points, enough to receive the "gold" designation.

All that remains, however, is to complete the narrative for the following three categories:

- Permitting – thirteen potential areas to receive points; P-1 and P-2 highlighted. SEC may have completed both as part of the Town-wide campaign in 2014 with Astrum and/or Green Community designation. Except for P-1 all that's required is 20 points from any combination of the thirteen sub-categories.
- Planning, Zoning and Development – Seventeen potential areas to receive points. PZD-1a and PZD-2 are highlighted as required for Bronze and/or Silver/gold. Except for PZD-1a all that's required is 20 points from any combination of the seventeen sub-categories.
- Inspection – only sub-category 1-1 needs to be completed since this is required for a gold or silver designation. The Town can still qualify for the bronze designation without this sub-category.

Even if the Town does not qualify for any of the SolSmart designations the feedback we receive from the submission of this application will identify specific areas where we may want to consider making change.

Bill Marsh is organizing the completion of the SolSmart application. If you should require any additional information please do not hesitate to contact Bill at [bmarsh@wellesleyma.gov](mailto:bmarsh@wellesleyma.gov).

Regards,  
Dick

Richard F. Joyce, Director  
Wellesley Municipal Light Plant  
4 Municipal Way, Wellesley, MA 02481

When responding, please be advised that the Town of Wellesley and the Office of the Secretary of State have determined that E-mail could be considered a public record.

# STEP 2: FOUNDATIONAL CATEGORIES: PERMITTING AND PLANNING, ZONING AND DEVELOPMENT

To earn SolSmart Bronze designation, communities must:

- Complete the required actions in both Foundational Categories – i.e., Permitting and Planning, Zoning and Development Regulations.
- Earn at least 20 points in each of the Foundational Categories.

## Permitting

Action	Points	We've done this!	Documentation
<b>P-1: Create and make available an online checklist detailing the steps of your community's solar PV permitting process (Required).</b>	Req'd	<input type="checkbox"/>	Share link:
<b>P-2: Provide a streamlined permitting pathway for small solar PV systems with turn-around time of no more than 3 days (Required for Gold).</b>	20 Req'd for Gold	<input type="checkbox"/>	Share link:
P-3: Distinguish between systems qualifying for streamlined or standard review.	5	<input type="checkbox"/>	Share link:
P-4: Require no more than one application form for a residential rooftop solar PV project.	5	<input type="checkbox"/>	Share link:
P-5a: Conduct a review of solar permit fees for residential and commercial solar PV.	5	<input type="checkbox"/>	Share link:
 <b>Earn additional points:</b> P-5b: Revise or demonstrate that permit fees reflect national best practices (e.g. \$400 or less for residential, and based on cost-recovery for commercial).	5	<input type="checkbox"/>	Share link:
P-6: Review permitting process for efficiency improvements and reduce processing time to 10 days or fewer.	10	<input type="checkbox"/>	Share link:
P-7: Adopt a standard solar PV permit form aligned with best practices (e.g. Solar ABCs).	10	<input type="checkbox"/>	Share link:
P-8: Train permitting staff on best practices for permitting solar PV and/or solar and storage systems. Training must have occurred within the past five years.	10	<input type="checkbox"/>	Share link:
P-9: Train fire and safety staff on solar PV. Training must have occurred within the past five years.	10	<input type="checkbox"/>	Share link:
P-10: Develop a regular communication schedule to solicit recommendations from the solar installer community regarding procedural changes.	10	<input type="checkbox"/>	Share link:
P-11: Offer an online process for permitting submission and approval.	20	<input type="checkbox"/>	Share link:
P-12: Make permit data open and accessible to other departments.	20	<input type="checkbox"/>	Share link:
<b>Total Points:</b> Add up the total number of points you believe you have achieved in this category.			

# Planning, Zoning and Development Regulations

Action	Points	We've done this!	Documentation
<p><b>PZD-1a: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required).</b></p> <p>Examples of restrictions to look for include, but are not limited to, height restrictions, set-back requirements, requiring a conditional use permit, and aesthetic requirements.</p>	Req'd	<input type="checkbox"/>	Share link:
<p>↳ <b>Earn additional points:</b> PZD-1b: Formally present PZD-1a memo findings to planning commission, or relevant zoning body.</p>	5	<input type="checkbox"/>	Share link:
<p>↳ <b>Earn additional points:</b> PZD-1c: Draft proposed language for changes to zoning code based on PZD-1a memo. Involve planners and/or local zoning experts in the creation of the draft language.</p>	5	<input type="checkbox"/>	Share link:
<p><b>PZD-2: Allow accessory use solar PV by right in all major zones. (Required for Silver and Gold).</b></p>	20 Req'd for Silver and Gold	<input type="checkbox"/>	Share link:
<p>PZD-3a: Review existing planning documents and identify new opportunities (not already included) to integrate solar PV into planning goals.</p>	5	<input type="checkbox"/>	Share link:
<p>↳ <b>Earn additional points:</b> PZD-3b: In consultation with planners and other staff, provide draft language on solar PV, which will be proposed for inclusion in existing or future plans. Provide a timeline for when the language will be considered for incorporation into plan.</p>	5	<input type="checkbox"/>	Share link:
<p>PZD-4: Provide clear guidance for solar PV in historic and special-use districts.</p>	10	<input type="checkbox"/>	Share link:
<p>PZD-5: Integrate solar PV and/or shared solar into relevant local plans (e.g. energy plan, climate plan, comprehensive plan), including quantifiable metrics or specific actions.</p>	10	<input type="checkbox"/>	Share link:
<p>PZD-6: Include considerations for active and passive solar in development regulations (e.g. providing guidance for orientation of structures in subdivision regulations).</p>	10	<input type="checkbox"/>	Share link:
<p>PZD-7: Provide development incentives for solar PV within the subdivision or zoning process, or as part of other development incentives (e.g., density or height bonuses and other incentives for buildings that plan to install solar PV).</p>	20	<input type="checkbox"/>	Share link:
<p>PZD-8: Encourage or incentivize solar PV development on parking lots, vacant lots, landfills, buffer lands around uses with nuisances (e.g. refineries, wastewater plants), brownfields or formerly contaminated lands, airport safety zones (with FAA approval), and non-building structures.</p>	20	<input type="checkbox"/>	Share link:
<p>PZD-9: Train planning staff on best practices in planning and zoning for solar PV. Training must have occurred within the past five years.</p>	10	<input type="checkbox"/>	Share link:

## Planning, Zoning and Development Regulations Cont.

Action	Points	We've done this!	Documentation
PZD-10: Ensure that the zoning ordinance...			
 PZD-10a ...Clarifies regulations for small ground-mounted solar PV.	5	<input type="checkbox"/>	Share link:
 PZD-10b ...Establishes a clear regulatory pathway for primary use solar PV (for example through a special use permit or through inclusion among allowed conditional uses).	5	<input type="checkbox"/>	Share link:
 PZD-10c ...Exempts rooftop solar PV from certain restrictions on accessory uses (e.g. height limits, rooftop equipment screening requirements, or other restrictions).	5	<input type="checkbox"/>	Share link:
 PZD-10d ...Exempts small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions).	5	<input type="checkbox"/>	Share link:
PZD-11: Create and provide online a handout for developers that provides an overview of what development regulations allow under which conditions (e.g. types and sizes of solar PV arrays permitted, the processes required, and other relevant information, such as design standards and policy outside of the zoning language).	5	<input type="checkbox"/>	Share link:
<b>Total Points:</b> Add up the total number of points you believe you have achieved in this category.			

## STEP 3: SPECIAL FOCUS CATEGORIES

To earn SolSmart Bronze designation, communities must:

- Earn 20 points (total) from actions taken across the 6 Special Focus Categories: Inspection; Construction Codes; Solar Rights; Utility Engagement; Community Engagement; or Market Development and Finance. Any action in any Special Focus Category counts toward the goal of earning 20 points.

### Special Focus: Inspection

Action	Points	We've done this!	Documentation
I-1: Provide cross-training of inspection and permitting staff on solar PV via in-person or online resources. Training must have occurred within the past five years. (Required for Silver and Gold).	20 Req'd for Silver and Gold	<input type="checkbox"/>	Share link:
I-2: Require no more than two inspections for accessory-use solar PV.	10	<input type="checkbox"/>	Share link:
I-3: Offer inspection appointment times in lieu of appointment windows.	10	<input type="checkbox"/>	Share link:
I-4: Make inspection requirements for solar PV available online.	10	<input type="checkbox"/>	Share link:
I-5: Have a fixed time frame between inspection requests and scheduling of inspections of no more than 10 days.	10	<input type="checkbox"/>	Share link:
I-6: Provide an online process for scheduling and responding to inspection requests.	20	<input type="checkbox"/>	Share link:
<b>Total Points:</b> Add up the total number of points you believe you have achieved in this category.			

### Special Focus: Construction Codes

Action	Points	We've done this!	Documentation
CC-1a: Develop and provide Solar Ready Construction Guidelines for developers to enable lower cost installation of future solar PV installations on buildings within the permitting office and online.	10	<input type="checkbox"/>	Share link:
↳ Earn additional points: CC-1b: Include guidance for solar PV on parking lots and other types of non-traditional structures.	10	<input type="checkbox"/>	Share link:
CC-2: Require or incentivize new construction to be solar ready to complete future installations at lower cost.	10	<input type="checkbox"/>	Share link:
CC-3: Offer design guidelines for solar PV aligned with National Electrical Code and fire code.	20	<input type="checkbox"/>	Share link:
CC-4: Adopt the most recent codes from the International Code Council. Appendix U from the 2015 IRC regarding solar ready construction must be adopted to receive credit.	20	<input type="checkbox"/>	Share link:
<b>Total Points:</b> Add up the total number of points you believe you have achieved in this category.			



## **7. Discussion with Residents on Acceptance of Granite Street as a Public Way**

In your packet last week was the background on this matter, and it is included again for your reference. I would point out that last year when the residents petitioned the town to make this street a public way, the Board did vote to determine Granite Street should be a “Type 2” street which would mean the Town would pay 75% of the cost and the abutters would pay the remaining 25%. The project did not go forward at that time due to budget constraints. In order for this to go forward this year, we would need a recommendation from the Planning Board, and a vote at the annual town meeting to accept the street as a public way. The cost of the project was estimated by DPW last year to cost \$195,000 and they believe that this has not changed since then. Should the project go forward, the abutters would be offered the opportunity to pay their portion in full, or to pay it over time at a nominal interest rate.

The abutters have been invited to this meeting to discuss this project and whether the board wishes to support it before Town Meeting this year.

**MOVE** to recommend to Town Meeting a warrant article to accept Granite Street as a public way as a “Type 2” street and request \$195,000 to fund the Town’s share of the required improvements to the street.



TOWN OF WELLESLEY



MASSACHUSETTS

## BOARD OF SELECTMEN

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

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JACK MORGAN, VICE CHAIR  
MARJORIE R. FREIMAN, SECRETARY  
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FACSIMILE: (781) 239-1043  
TELEPHONE: (781) 431-1019 x2201  
[WWW.WELLESLEYMA.GOV](http://WWW.WELLESLEYMA.GOV)  
BLYTHE C. ROBINSON  
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

DATE: January 12, 2018  
TO: Board of Selectmen  
FROM: Meghan Jop  
SUBJECT: Granite Street – Street Acceptance History

In August of 2015, several neighbors (led by Chad Harris) came to the Selectmen's staff to understand the process for Street Acceptance of a private way. Staff noted Street Acceptance is considered after a petition from the neighbors is received. The Town received a petition from the Granite Street neighbors September 1, 2015 and we initiated the process of preliminary evaluation with the Engineering Division and Traffic Committee. The Engineering Division completed the initial construction estimate in April 2016. This review outlines the existing street condition and requirements necessary to bring the roadway up the Town's standards for acceptance.

The Selectmen initially considered whether Granite Street was financially feasible for the 2017 Annual Town Meeting at a meeting January 24, 2017. The Board voted the classification as a Type 2 roadway, and took public comment on the proposal. Ultimately, the Board deferred the project at that time due to financial constraints.

Attached for the Board's review are the following documents:

- Granite Street Petition
- April 2016 Cost Estimate and Recommended Street Improvements
- Map of Granite Street Area
- Minutes of January 24, 2017 Meeting

If the Board determines they would like to proceed with this item at the 2018 Annual Town Meeting the following next steps would be required:

1. Confirmation from abutters that 75% of the owners would like to proceed based upon the cost estimate
2. Street Acceptance Plan of Granite Street would requires a recommendation from the Planning Board
3. Town Meeting Acceptance
4. Finalization of construction plans
5. Establishment of betterment financing with Town Treasurer
6. Construction (Determination whether this would be sent to bid or constructed by Highway)

# Town of Wellesley Street Acceptance Policy

## Background

For these purposes, an unaccepted street can be defined as a street for which there is no record of public acceptance by the Town of Wellesley, Town of Needham (for streets accepted prior to the 1881), Norfolk County, Commonwealth of Massachusetts, or other valid governmental authority. The Town of Wellesley has approximately 12 miles of unaccepted streets, which represents approximately 9% of the total mileage of streets in the Town. Responsibility for the maintenance of these streets and related municipal infrastructure (e.g., water and sewer lines lying beneath the street) rests with the abutters, unless governed by an easement to the Town. The Town Bylaws provide a mechanism for temporary minor repairs to unaccepted streets (Article 29 - Section 10). On occasion, the Town has upgraded infrastructure on unaccepted streets, typically as a byproduct of larger infrastructure improvement projects, and/or with the benefit of an easement.

In order for a street to be accepted, the street must be laid out (i.e., resulting in a layout plan) by the Board of Selectmen, acting as road commissioners. The layout plan must be filed with the Town Clerk, and not less than seven days thereafter, must be accepted by Town Meeting (M.G.L. – Chapter 82, Section 23). In practice, layout plans are prepared by a licensed engineer, and approved by the Board of Selectmen. Layout plans for new subdivisions are prepared by the developer, and reviewed by the Town Engineer. Layout plans for existing streets are prepared by the Town Engineer.

In 1994, the Planning Board promulgated *Rules And Regulations Governing Upgrading Of Inadequate Ways in conjunction with applications for certain building permits in Wellesley, Massachusetts*. These rules and regulations govern the review and administration of applications to upgrade inadequate ways in connection with the application for certain building permits, and the related need to satisfy the frontage requirements of the Town's Zoning Bylaws.

Town Meeting articles relating to street acceptances have historically been sponsored by the Board of Selectmen. The Board has proposed Town Meeting articles in response to a written request by abutters or a developer. The Town's past practice has generally been to assess a betterment to abutters based on the cost of the wearing course of asphalt, with the Town absorbing all other costs, including the cost of water and sewer, drainage, and roadway base infrastructure improvements. Streets constructed by developers under the Planning Board's Subdivision Rules and Regulations are not subject to betterment assessments upon their acceptance by the Town.

## Policy guidelines

Given the number of unaccepted streets in Wellesley and the potential cost of upgrading them in connection with their acceptance, the Board of Selectmen recognizes the need for guidelines for evaluating which street acceptances it recommends to Town Meeting. Part

of this evaluation includes assessing affordability within the context of the Town-Wide Financial Plan. To this end, the Board of Selectmen has established a process for categorizing street acceptance requests into the following three types:

Type 1 – New subdivisions

Type 2 – Private ways with a significant level of public usage

Type 3 – Private ways with an insignificant level of public usage

The Town's financial guidelines with regard to each type is detailed below.

Type 1 - New subdivisions

- Developer's responsibility to design, engineer and construct the street according to the Town's standards, as promulgated by the Planning Board and Town Engineer.
- No cost to the Town.
- Acceptance process is greatly simplified, given that such streets are constructed according to Town standards, at no cost to the Town.

Type 2 - Private ways with a significant level of public usage

- Applies to private ways that are regularly used by the general public, i.e., people who are not immediate abutters, because they provide a connection to public ways, other neighborhoods, public places, etc.
- Town Engineer responsible for preparing an initial review sufficient to obtain a cost estimate, including estimated betterment assessments for each abutter.
- Town to assume 75% of cost inclusive of engineering cost; remaining 25% of cost to be assessed to abutters.
- Acceptance and timing of acceptance contingent on public safety concerns (e.g., fire safety); abutters support for the acceptance; potential for private way to be constructed according to minimum Town standards; and affordability, as determined by the Board of Selectmen in the context of the Town-Wide Financial Plan.

Type 3 - Private ways with an insignificant level of public usage

- Applies to private ways that are primarily used by immediate abutters.
- Town Engineer responsible for preparing an initial review sufficient to obtain a cost estimate, including estimated betterment assessments for each abutter.
- Residents responsible for all other costs, including additional engineering costs.
- Acceptance and timing contingent on same criteria as with Type 2.

General requirements (applies to all of the above Types)

- All street layout plans will provide for a minimum roadway width of 18 feet, and otherwise comply with standards established by the Planning Board and the Board of Public Works.

- Petitions for street acceptances to be considered at Annual Town Meeting should be submitted to the Selectmen's office not later than the preceding September 1st.
- Petitions must be signed by 75% of the abutters.
- Unless otherwise determined by the Board of Selectmen, the cost of betterments is assessed on a "unit" basis, i.e., each abutter is assessed a share of the total cost of the betterment, without regard to the size of the abutter's property, or length of frontage.
- Copies of the preliminary cost and betterment estimates will be sent to each abutter, at which time the Selectmen's office will reconfirm that 75% of the abutters continue to support the proposed acceptance. (The Board will not make a motion at Town Meeting unless this level of support is confirmed.)
- In instances where a property owner has provided surety to cover the cost of work necessary to satisfy the frontage requirements for improvements on an unaccepted street as defined in the Zoning Bylaws, it is not intended that the owner will be relieved of this obligation as a result of the acceptance of the relevant street. (See Planning Board's Rules And Regulations Governing Upgrading Of Inadequate Ways.)
- All street acceptances are contingent on the availability of sufficient Town funds.
- All petitions for street acceptance are to be referred to the Planning Board for a recommendation (see M.G.L. – Chapter 41, Section 81I).

Approved 1/16/2007  
Wellesley Board of Selectmen

Katherine L. Babson Jr      Owen H. Dugan  
Katherine L. Babson Jr.      Owen H. Dugan

Harriet S. Warshaw      David Himmelberger  
Harriet S. Warshaw      David Himmelberger

\_\_\_\_\_  
Vincent Juliani Jr.



Petition for Street Acceptance

Date: 8/26/15

According to the Town of Wellesley Street Acceptance Policy, adopted by the Board of Selectmen January 16, 2007, the residents of Granite St. request the Board of Selectmen initiate the process of potentially accepting this private street.

We understand this petition needs to be signed by 75% of the direct abutters. The Town will produce and distribute to direct abutters preliminary cost and betterment estimates. After the cost and betterment estimates are reviewed by the abutters, the Selectmen's office will reconfirm that 75% of the abutters continue to support the proposed acceptance.

Name:	Street Address:	Signature:
Charles Harris	8 Granite	
Pippa Ford	25 Granite	Pippa Ford
Craig Paladini	4 Granite	Craig Paladini
Hongsheng Wu	3 Granite	
Charlotte Sanner	16 Granite	Charlotte Sanner
Laura K. Kumar	20 Granite	Laura K. Kumar
JJK <sup>Joanna Kaplan</sup>	12 Granite	JJK
Anne Jacob	9 Granite	Anne L. Jacob
Robert Payne	25 Sunset Rd	
Nancy Howe Payne	"	Nancy Howe Payne
Scott Langer	31 Sunset Rd	Scott Langer

me use [





**Gerard F. Bruno, Senior Civil Engineer**

TO: David J. Hickey, Jr., PE

DATE: April 11, 2016

**SUBJECT: Granite Street - Street Acceptance**

This report is in response to a request to change a private road to a public street and represents the Department of Public Works (DPW) assessment of roadway performance and cost estimates to correct them.

Per your request, on February 22, 2016, a representative of the Wellesley Engineering Division visited Granite Street and reviewed the onsite roadway conditions for the purpose of gathering information for street acceptance. The comments and general information are summarized below.

Background

The entire length of Granite Street is an unaccepted way. The way is approximately 700 feet long and 40 feet wide which lies between Crown Ridge Road on the east and Sunset Road on the west. Summit Road intersects Granite Street midway from the south. All intersecting streets listed above are accepted ways except for Sunset Road. Granite Street abuts the boundary lines of 14 parcels. Six of these parcels are corner lots with boundaries bordering another street at the street intersections.

The length of the roadway is paved with bituminous concrete. The average pavement width is 22 feet. The roadway pavement between Sunset Road and Crown Ridge Road is in poor condition with alligator cracking, rutting, potholes and utility cuts throughout. However there is an 88 foot section of pavement in front of 20 Granite Street which seems to be in good condition due to a recent overlay. The roadway does not have a crown nor is there any curbing on either side except for some curbing near the Crown Ridge Road intersection. To determine the subsurface conditions and the thickness of the existing pavement, borings will need to be performed at predetermined locations along the roadway.

There are two catch basins on Granite Street which are located near the Crown Ridge Road intersection. There are no other drainage structures on the road. The high point of the road is located in front of 8 Granite Street. Surface water flowing eastward from 8 Granite Street will flow approximately 450 feet towards the existing catch basins near the Crown Ridge Road intersection. The surface water from Summit Road is also collected by this eastward flow. Surface water flowing westward from 8 Granite Street will flow approximately 185 feet towards the Sunset Road intersection, then shift northward and flow approximately 275 feet towards the catch basin on Maurice Road. The two catch basins near the Crown Ridge Road intersection are barrel block and are in fair condition. The condition of the concrete drainage pipes are unknown and will require inspection in order to evaluate their conditions.

There are four large trees with diameters ranging between 16, 18, 24 & 36 inches in the tree lawn area near the edge of the roadway. These trees are located between 4 & 9 Granite Street. There are also 3 utility poles that are also close to the edge of the roadway. These obstacles may interfere with the proposed widening of the roadway.

There is an existing 2 foot high by 3 foot wide fieldstone wall in front of 24 Granite Street. The wall is approximately 63 feet long and is located within 2-3 feet from the edge of the roadway. This wall will be encroaching the public way if Granite Street becomes an accepted way. There is no sidewalk on Granite Street.

According to the Town's Street Acceptance Policy, Granite Street is considered a Type 2 category street with a significant level of public usage.

#### DPW Assessment

The DPW feels that for Granite Street to be accepted as a public way, the roadway pavement must be reconstructed and widened to a width of 24 feet. The method of road reconstruction will depend on the depth of gravel in the roadway, which will be based on test pits not yet conducted. We have conservatively assumed that to improve the road pavement, the full depth reclamation costs was factored in.

Widening the roadway may require removing 3 to 4 large trees and shrubs abutting the sides of the road and 2 to 3 utility poles may need to be relocated. It is possible to avoid these obstacles by reducing the road width to 22 or 23 feet. Removing or relocating these obstacles can be determined during the design stages. These costs were factored into the estimate. In addition, the fieldstone wall in front of 24 Granite Street will require removal & relocation off the public way. The cost of this wall was factored into the estimates.

The roadway should be graded to a proper slope with a uniform crown to direct stormwater runoff towards the gutters. Changes in the roadway grade will require the existing driveway aprons to be reconstructed. In addition, the existing sewer manhole castings and gate boxes will require height adjustments.

Bituminous concrete curbing should be installed to help direct the stormwater into the catch basins. Two new catch basins and a drain manhole should be installed near the Summit Road intersection. This drainage system shall include two additional drain manholes at the "change in direction" and connected with the Crown Ridge Road drainage system.

A five foot wide bituminous concrete sidewalk with no tree lawn shall be constructed on the southern side of Granite Street. The sidewalk shall include five cement concrete ADA wheel chair ramps at the intersections with other rights of way. Granite curbing is proposed only at the rounding for the wheelchair ramps. In addition, crosswalk markings will be required at Summit Road and Crown Ridge Road intersections.

Memo to David Hickey, Jr., PE  
April 11, 2016  
Page 3

The DPW has estimated the preliminary cost of this work at \$255,227.76. Town shall absorb 75% of the total preliminary cost which is \$191,420.82. The abutters absorb 25% of the total preliminary cost which is \$63,806.94. The method of determining the percentages were base on a type 2-way. A spread sheet showing the items is included in our preliminary estimates.

Should you have any questions regarding this memo and the information presented, please feel free to email me at: [gbruno@wellesleyma.gov](mailto:gbruno@wellesleyma.gov)

Gerard F. Bruno, EIT, SIT



Senior Civil Engineer

Enclosures

Cc: Douglas R. Stewart, PE, PLS



**TOWN ENGINEER'S PRELIMINARY PROJECT COST ESTIMATE**

Project Title Preliminary Cost Estimate for Granite Street Street Acceptance  
 DATE: April 11, 2016

ITEM NO.		UNIT	QUANTITIES BID ESTIMATE	UNIT PRICE	ESTIMATED COST
	Roadside Tree Protection	EACH	3	\$185.00	\$555.00
	Unclassified Excavation (Existing Bit Curbing, Driveways, Stone Wall and Existing Topsoil for Sidewalk Placement and Drainage)	C.Y.	124	\$21.60	\$2,678.40
	Class A Rock Excavation	C.Y.	1	\$74.00	\$74.00
	Class B Rock Excavation	C.Y.	1	\$150.00	\$150.00
	Bituminous Top Course (1 1/2")	TON	168	\$71.95	\$12,087.60
	Bituminous Binder Course (2 1/2")	TON	308	\$71.95	\$22,160.60
	Full Depth Reclamation (12")	S.Y.	1989	\$10.30	\$20,486.70
	Bituminous Cape Cod Berm	L.F.	1113	\$6.27	\$6,978.51
	Granite Curbing VA4 (Straight)	L.F.	33	\$35.80	\$1,181.40
	Granite Curbing VA4 (Curve)	L.F.	19	\$40.50	\$769.50
	Bituminous Top & Binder Course (3" for Sidewalk)	TON	51	\$71.95	\$3,669.45
	Cement Concrete Wheel Chair Ramp (WCR)	S.Y.	32	\$118.50	\$3,792.00
	Detectable Warning Panels for WCR	S.F.	48	\$33.00	\$1,584.00
	Gravel Borrow (Sidewalk Subbase, WCR & Drain Pipe)	C.Y.	198	\$40.00	\$7,920.00
	Fine Grading And Compacting	S.Y.	1988	\$4.00	\$7,952.00
	Structure Adjusted (5 SMH & 2 CB)	EACH	7	\$285.00	\$1,995.00
	Catch Basin (2 New CB, 6' Deep)	V.L.F.	12	\$510.00	\$6,120.00
	Drain Manhole (3 New DMH, 5' Deep)	V.L.F.	15	\$510.00	\$7,650.00
	12" HDPE Drain Pipe	L.F.	255	\$63.00	\$16,065.00
	Crushed Stone (HDPE Bedding)	TON	113	\$26.00	\$2,938.00
	Gate Box Adjusted (WG & GG)	EACH	6	\$115.00	\$690.00
	Service Box Adjusted (WG & GG)	EACH	7	\$115.00	\$805.00



Town of Wellesley  
 Department of Public Works  
 Engineering Division

**TOWN ENGINEER'S PRELIMINARY PROJECT COST ESTIMATE**

Project Title Preliminary Cost Estimate for Granite Street Street Acceptance  
 DATE: April 11, 2016

ITEM NO.	UNIT	QUANTITIES BID ESTIMATE	UNIT PRICE	ESTIMATED COST
Drain Manhole Frame & Cover	EACH	3	\$580.00	\$1,740.00
Catch Basin Frame & Grate	EACH	2	\$580.00	\$1,160.00
Sawcut	L.F.	692	\$2.28	\$1,577.76
Hot Mix Asphalt Joint Sealant	L.F.	336	\$1.95	\$655.20
Erosion Control	LUMP SUM	1	\$1,000.00	\$1,000.00
Silt Stack	EACH	2	\$115.00	\$230.00
Hot Mix Asphalt Driveway	TON	41	\$150.00	\$6,150.00
Mobilization	LUMP SUM	1	\$5,000.00	\$5,000.00
Loaming And Seeding Tree Lawns	S.Y.	465	\$5.74	\$2,669.10
Safety Signage For Construction Operations	S.F.	54	\$17.30	\$934.20
Portable Barricade Type II And III	EACH	6	\$150.00	\$900.00
Reflectorized Drums or Cones	DRUM DAY	2400	\$0.43	\$1,032.00
Twelve (12") Inch Reflectorized White Line (Thermoplastic)	L.F.	217	\$1.95	\$423.15
Miscellaneous Signs Remove and Reset	EACH	3	\$160.00	\$480.00
Calcuim Chloride	LB	3064	\$0.76	\$2,328.64
Large Tree Removal (16"-24")	EACH	2	\$940.00	\$1,880.00
Large Tree Removal (24"-36")	EACH	1	\$1,730.00	\$1,730.00
Clearing & Grubbing (Removal of Shrubs at Edge of Roadway)	LUMP SUM	1	\$1,000.00	\$1,000.00
Relocate Utility Poles	EACH	3	\$3,000.00	\$9,000.00
Stone Wall Remove & Reset, Dry	L.F.	61	\$230.00	\$14,030.00
Trench Excavation "A" for Relocating Stone Wall	C.Y.	32	\$55.00	\$1,760.00
Police Details	SHIFTS	100	\$202.00	\$20,200.00



**TOWN ENGINEER'S PRELIMINARY PROJECT COST ESTIMATE**

Project Title Preliminary Cost Estimate for Granite Street Street Acceptance  
 DATE: April 11, 2016

ITEM NO.	UNIT	QUANTITIES BID ESTIMATE	UNIT PRICE	ESTIMATED COST
		<b>SUBTOTAL</b>		<b>\$204,182.21</b>
		Engineering		
		10%	\$20,418.22	
		Contingency		
		15%	\$30,627.33	
		<b>Engineering + Contingency</b>		<b>\$51,045.55</b>
		<b>TOTAL ESTIMATED COST</b>		<b>\$255,227.76</b>



**GRANITE STREET  
BETTERMENTS LIST**

MAP-BLOCK LOT	OWNER 1	MAILING ADDRESS	CITY	STATE	ZIP	PROPERTY LOCATION	ZONING	LOT SIZE (SQ. FT.)	NO. ABUTTING STREETS	BETTERMENT ASSESSED (%)	BETTERMENT COST (\$)
149-59	Scott A Lainer & Vanessa PFC Bhang	31 Sunset Road	Wellesley	MA	02482	31 Sunset Road	10	7557	2	50%	\$2,900.32
149-61	Robert J Payne & Nancy A Howe	25 Sunset Road	Wellesley	MA	02482	25 Sunset Road	10	7500	2	50%	\$2,900.32
149-60	Minyue Zhai	3 Granite Street	Wellesley	MA	02482	3 Granite Street	10	8902	1	100%	\$5,800.63
148-3	Patrick J & Amy S Paladino	4 Granite Street	Wellesley	MA	02482	4 Granite Street	10	9180	1	100%	\$5,800.63
148-4	Charles D Harris & Emily C Shanahan	8 Granite Street	Wellesley	MA	02482	8 Granite Street	10	7284	1	100%	\$5,800.63
148-2	James K & Anne L Jacobs	9 Granite Street	Wellesley	MA	02482	9 Granite Street	10	9887	1	100%	\$5,800.63
148-5	David Lee & Joanna L Kaplan	12 Granite Street	Wellesley	MA	02482	12 Granite Street	10	8198	1	100%	\$5,800.63
148-6	Charlotte K Sanner	16 Granite Street	Wellesley	MA	02482	16 Granite Street	10	20480	1	100%	\$5,800.63
135-5	John H Gallagher III	47 Summit Road	Wellesley	MA	02482	47 Summit Road	10	12229	2	50%	\$2,900.32
148-1	Patrick & Nathalie DeFontnouvelle	50 Summit Road	Wellesley	MA	02482	50 Summit Road	10	9520	2	50%	\$2,900.32
148-7	Charles C Curran III & Laura Kresch Curran	20 Granite Street	Wellesley	MA	02482	20 Granite Street	10	13990	1	100%	\$5,800.63
148-8	Alexander & Allison Baker	24 Granite Street	Wellesley	MA	02482	24 Granite Street	10	12925	1	100%	\$5,800.63
135-4	Thomas David Reid Ford & Philippa Anne Ford	25 Granite Street	Wellesley	MA	02482	25 Granite Street	10	13340	2	50%	\$2,900.32
135-7	Cosmos Group LLC	11 Carter Drive	Natick	MA	01760	40 Crown Ridge Ro	10	13399	2	50%	\$2,900.32

**TOTAL COST =** \$255,227.76  
**TOWN COST (75%) =** \$191,420.82  
**ABUTTER COST (25%) =** \$63,806.94  
**CHECK =** \$63,806.94



## Granite Street Photos



Easterly direction view: Granite Street at the Sunset Road intersection. Pavement deterioration is shown throughout the pavement.

*Photo date: January 28, 2016*



## Granite Street Photos



Easterly direction view: In front of 4 Granite Street. The 36" diameter oak tree on the upper left may need to be removed if the roadway is widened to 24 feet. Alligator cracking on the roadway pavement is a sign of severe fatigue cracking which indicates that the gravel subbase is failing.

*Photo date: January 28, 2016*



## Granite Street Photos



Easterly direction view: In front of 8 Granite Street. The 18" diameter maple tree on the upper left and the 24" diameter oak tree on the upper right may need to be removed if the roadway is widened to 24 feet. In addition, the utility pole on the right may need to be removed and relocated. Alligator cracking on the roadway pavement is a sign of severe fatigue cracking which indicates that the gravel subbase is failing.

*Photo date: January 28, 2016*



## Granite Street Photos



Easterly direction view: In front of 16 Granite Street. Alligator cracking on the roadway pavement is a sign of severe fatigue cracking which indicates that the gravel subbase is failing. Some longitudinal cracking is shown on the right.

*Photo date: January 28, 2016*



## Granite Street Photos



Easterly direction view: At Summit Road Intersection. Severe cracking can be seen along the edge of the pavement in the shoulder area near the street sign. There is a possibility that the subbase has failed and cannot support the weight of the vehicles. Tire markings can be seen in the grass area which indicates vehicles are taking tight turns. Summit Road was paved on September, 2015.

*Photo date: January 28, 2016*



## Granite Street Photos



Easterly direction view: In front of 20 Granite Street. This is a full width pavement overlay due to the town requirements for a new house construction. The overlay is approximately 24 feet wide by 88 feet long.

*Photo date: January 28, 2016*



## Granite Street Photos



Easterly direction view: In front of 24 Granite Street. Alligator cracking on the roadway pavement is a sign of severe fatigue cracking which indicates that the gravel subbase is failing. The field stone wall on the left is 3 feet wide by 63 feet long and at knee wall height. The face of the wall is within 2-3 feet from the edge of the roadway and will be considered in the public way if Granite Street is accepted. Removal and relocation of the wall off the public way will be required.

*Photo date: January 28, 2016*



## Granite Street Photos



Easterly direction view: Near the Crown Ridge Road intersection. Alligator cracking on the roadway pavement is a sign of severe fatigue cracking which indicates that the gravel subbase is failing. There are two existing catch basins nearby (one can be seen in the upper right near the stop sign) which drain the surface water into the Crown Ridge Road drainage system. Crown Ridge Road was chip sealed on September, 2015.

*Photo date: January 28, 2016*



## Granite Street Photos



Westerly direction view: Near 3 Granite Street looking towards Sunset Road. Deep potholes have formed since January, 2016.

*Photo date: April 7, 2016*



## Granite Street Photos



Westerly direction view: Near 8 Granite Street looking towards Sunset Road. Deep potholes have formed since January, 2016.

*Photo date: April 7, 2016*

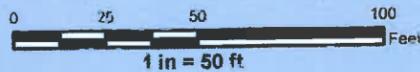


4/11/2016

**GRANITE STREET  
 STREET ACCEPTANCE  
 CONCEPT PLAN**

**Legend**

- Hydrants (existing)
- Catch Basin (existing)
- Drainage Manholes (existing)
- Sewer Manholes (existing)
- Water Mains (existing)
- Sewer Gravity Mains (existing)
- Storm Drains (existing)
- MLP Utility Pole (existing)
- 24' WIDE ROADWAY (concept)
- 5' WIDE SIDEWALK (concept)
- CATCH BASIN (concept)
- DRAIN MANHOLE (concept)
- 12" DRAIN LINE (concept)
- DRIVEWAY RECONSTRUCT (concept)
- CAPE COD CURB (concept)
- 8' WIDE CROSSWALK (concept)
- WHEEL CHAIR RAMP (concept)
- GRANITE CURBING (concept)
- WCR WARNING PANEL (concept)



**Disclaimer**  
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**Board of Selectmen Meeting: January 24, 2017**  
**Present: Murphy, Freiman, Gibbs, Searle, Morgan**  
**Also Present: Robinson, Jop, Connolly**  
**Minutes Approved: January 30, 2017**

**Warrants Approved: #2017-028 in the amount of 1,405,083.88**

**Meeting Called to Order: 6:30pm**

**1. Joint Meeting with the School Committee to discuss Hardy, Hunnewell, Upham (HHU)**

**The joint meeting voted unanimously to convene a joint meeting of the Board of Selectmen and the School Committee.**

**The joint meeting voted unanimously to elect Marjorie Freiman as Chair of the joint meeting.**

**The joint meeting voted unanimously to elect Sharon Gray as Secretary of the joint meeting.**

Mr. Morgan noted that in the past eight months the HHU Committee has continued the process of evaluating options with the intention of eventually recommending the reconstruction or new construction of the HHU schools. This is a complicated issue due to the sequencing of the construction which will play out over 5+years and require a number of debt exclusions. He noted that there is a desire for an early citizen vote, so the Town can be clear on whether a chosen path is supported. They requested that Town Counsel investigate options for an early citizen vote. Town Counsel has submitted a memorandum to the School Committee and the Board of Selectmen, detailing three ways in which the Town could have a citizen vote. Mr. Morgan briefly summarized each of the three options. The joint committee discussed the three options as well as possible dates.

**The joint meeting voted unanimously to dissolve the joint meeting.**

**2. Citizen Speak**

None

**3. Executive Director's Update**

Ms. Robinson briefly updated the Board on several matters. She thanked the Finance Department and School Department staff for the recent wrap up of the High School project and audit with the State, which has resulted in a payment to the Town of approximately \$96,000. She noted that the two selectmen candidates have begun receiving the weekly Friday Night Mailing. She further noted that they are in the process of filling one of the Building Inspector positions. Finally, Ms. Robinson noted that several staff went to the MMA meeting, and she briefly reviewed news from the Governor.

Minutes

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to approve the minutes of the Board of Selectmen meetings January 9, 2017 and January 17, 2017 as amended.**

Appointment of Special Police Officers

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) that the Board appoint the following persons as special police officers for a term to expire on June 30, 2017:**

- Terrence O'Connor
- Richard Weaver

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) that the Board appoint the following persons as permanent special police officers for a term to expire on June 30, 2017:**

- Robert O. Yeagle
- Louis A. Messina
- Alex R. Lukianov
- Charles H. Lawry
- Jack I. London
- Michael T. Burke
- Michael MacDonald

Supplemental Snow and Ice Appropriation

Mr. Morgan discussed his concern regarding the idea of coming up with a more realistic number at the beginning of the budget cycle for snow and ice appropriation.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) that the Board approve the request from Public Works for a supplemental authorization to the FY 17 winter maintenance appropriation in the amount of \$200,000.**

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) that from this point forward that the Executive Director be authorized to approve such requests on the Board's behalf.**

Ms. Jop noted that with the transitioning of the Police Chief they will need to appoint Police Chief, Elect Jack Pilecki as the Keeper of the Lockup effective February 6, 2017 until June 30, 2017.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to appoint Chief Elect, Jack Pilecki as Keeper of the Lockup, effective February 6, 2017 until June 30, 2017.**

**4. Discuss modifications to Town Bylaw Article 14. Permanent Building Committee (PBC)**

Joe McDonough, Facilities Maintenance Director, joined the Board. Mr. McDonough briefly reviewed the changes to Article 14, which is the bylaw that governs the PBC. He noted that this is in response to a memo from the PBC in December, in which they discuss raising the threshold from \$100,000 to \$500,000. The Board discussed Article 14, recommended potential changes and discussed timing. Ms. Freiman noted that they would discuss this with PBC before moving forward. The Board agreed to leave PBC's article as submitted and add a second article sponsored by the Selectmen.

**5. Appointment of two new Wellesley Police Patrolman**

Police Chief Cunningham, and Deputy Chief Jack Pilecki joined the Board. Chief Cunningham briefly discussed the status of the police department since the Town's departure from civil service. He then briefly reviewed the background of the two candidates. Mr. Keenan & Mr. DeBernardi introduced their families. The Board asked questions of both candidates.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to appoint Mark Anthony DeBernardi as a Police Officer to the Wellesley Police Department contingent upon the successful completion of the pre-screening process which includes a medical physical, psychological evaluation and physical abilities test as well as the successful completion of the police academy and subsequent one-year probationary period.**

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to appoint Zachary James Keenan as a Police Officer to the Wellesley Police Department contingent upon the successful completion of the pre-screening process which includes a medical physical and psychological evaluation as well as the successful completion of a one-year probationary period.**

**11. Review Town-Wide Financial Plan**

Ms. Robinson questioned whether the Board would like to see any changes in the Town-Wide financial plan document. The Board discussed the document and recommended potential changes.

**5. Parking Restriction – Dover Road (Washington Street to 29 Dover Road)**

Ms. Freiman opened the public hearing. Mr. Connolly noted that this change was requested by Wellesley College, in order to prohibit parking along the Nehoiden Golf Course. Mr. Connolly displayed a map depicting where the no parking restriction would be placed. The Board was in support of this parking restriction. Mr. Connolly noted that abutters were notified about this parking restriction.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to amend the Traffic Regulations by adding to Schedule 1 – No Parking**

**Dover Road  
Westerly Side**

**From Washington Street to property line of 29 Dover Road.**

**6. Parking Space Removal – 258 Washington Street 40 feet East**

Mr. Connolly discussed the location of the proposed removal of two parking spaces on Washington Street in Wellesley Hills. He noted that this was requested by a resident whose wife was seriously injured in an accident here. It was determined that the parking spaces limits site lines for both pedestrians and vehicles. The Board was in support of the removing the two parking spaces.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to amend the Traffic Regulations by adding to Schedule 1 – No Parking**

**Washington Street  
Southerly Side**

**From Driveway of 258 Washington Street to a point 40' East.**

**7. Parking Restriction or Removal –Washington Street West of Cliff Road**

Mr. Connolly noted that these spaces are located in front of the Post Office. He reviewed the current parking time restriction (No Parking 7:30-8:30am) at this location. Mr. Connolly proposed either a no parking time extension to 9:30am or removing the parking spaces altogether. The Board was in support of removing the parking spaces.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to amend the Traffic Regulations by deleting from Schedule 1 – No Parking**

**7:30 a.m. to 8:30 a.m.**

**FROM**

**Washington Street  
Northerly Side**

**From a point 180' west of Cliff Road to a point 220' west of Cliff Road.**

**Ms. Freiman closed the public hearing.**

**8. Granite Street – Street Acceptance Petition, classification of road type**

Ms. Jop noted that the Board of Selectmen received a petition last year from the residents of Granite Street, a private way, to begin the process of accepting Granite Street as a public way. She noted that the Engineering Division prepared an upgrade cost estimate of \$255,000. The Board must categorize it as a Type 1, 2, or 3 based on the Town of Wellesley Street Acceptance Policy. She reviewed the three types of ways. She noted that engineering classified this as a Type 2 private way. Under this scenario the Town would cover 75% of the cost. Ms. Jop asked the Board to confirm Granite Street was a Type 2 – Private Way with a significant level of public usage and also if the Board wants to include this in the upcoming Town Meeting or hold off and include it in the cash capital plan for

FY19. The Board was in agreement that this is a Type 2 scenario, but that the budget implications would need to be discussed further.

**Alex Baker**, Crown Ridge resident, approached the Board. He noted that if this change happens his field stone wall would be removed. He noted that traffic has a tendency to fly around the corner and he has two small children and would like to keep the road as narrow as possible to slow down traffic.

**Joanna Kaplan Lee** of 12 Granite Street approached the Board. She noted that she received a letter from the DPW stating that they would no longer be filling the potholes on this street. She noted that the residents of the street tried to pay to have the potholes filled privately and they couldn't get anyone to give them quotes. She would like to get back onto the DPW program if at all possible.

**Margaret Kenna** of 4 Granite Street approached the Board. Ms. Kenna asked about what the process is with abutters to make the road wider. Ms. Jop described the process.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to classify Granite Street as a Type 2 under the Street Acceptance Policy.**

#### **10. Review Annual Town Meeting Warrant**

Ms. Freiman asked for comments on the warrant. The Board reviewed the warrant and recommended a few small changes.

**Upon a motion made by Mr. Murphy and seconded by Ms. Gibbs the Board voted (5-0) to approve the Warrant for the March 27, 2017 Annual Town Meeting.**

#### **12. Old/New Business**

Mr. Morgan noted that there was a new business in town, Century Bank and he was pleased to represent the Board of Selectmen at their grand opening.

Ms. Robinson noted that today staff attended a meeting regarding 900 Worcester Street. She noted that they hope to get through the permitting process at a steady pace in order to have the facility open by September of next year. She asked the Board if they were amenable to having a Special Town Meeting on the same night as Annual Town Meeting in order to expedite the process. She briefly explained how the process would work. The Board was supportive of the idea.

**The Board of Selectmen's Meeting was adjourned at 9:11pm.**

#### **Documents Presented:**

- Parking Restrictions Update

**8. Discuss Adoption of Massachusetts G.L. c.32B, §21-23**

The Town has been in negotiations with all town and school unions to achieve an agreement on a successor contract for the provision of health care, as the current agreement ends on June 30, 2018. Those negotiations thus far have not been successful, however we do have another meeting on Monday, January 22<sup>nd</sup>. Should we not reach mutual agreement on Monday, we have informed the unions that we will recommend to the Board that they vote to adopt the above sections of the state law. Accepting these sections will enable us to follow a state mandated process to implement new plans that are at least equal to the “benchmark” plan offered by the State GIC. Given that there is less than 6 months until we must implement a new plan, we can wait no longer to discuss options, as the current health plans offered by West Suburban Health District also expire on June 30<sup>th</sup>.

**MOVE** to adopt Massachusetts G.L. c.32B, §21-23.



**9. Discuss Request to Wellesley Media to Implement AV Upgrades to the Kingsbury Room and Warren Building**

As we have been discussing, there is a lack of ideal meeting room space to accommodate all of our public meetings, as well as the ability to tape and/or film them in several locations. The Wellesley Media Corporation's annual budget runs on a calendar year, and has funds available to make capital upgrades to enable meetings to be taped and broadcast beyond those locations they serve now.

Through discussions about whether the proposal to hire a p/t FMD custodian was a prudent expenditure for FY19, we reached out to a number of other boards to ask about their meeting space and willingness to participate in having their meetings taped. The NRC, Wetlands, various Planning Board supported boards and the SEC are interested in space at either the Kingsbury Room at the Police Station or the Warren Building. I have discussed the Kingsbury Room availability with Chief Pilecki and he indicates that some meetings occur there already, and they are open to having more. They do have the citizen police academy and occasional nighttime training meetings, but otherwise welcome boards to use their space. This project would be particularly timely for the Police Department because the AV equipment is in need of replacement, and that could be addressed by an upgrade by Wellesley Media.

Addressing the Warren Building would make it possible for both the Board of Health and Recreation Commission to have their meetings taped. It would also offer another location in town for other boards looking for space when there happens to be a number of meetings on any single night. It should be noted that the IT Department and MLP are working jointly on a State grant to expand the Town's fiber network which is needed for both broadcasting meetings live from this location and enabling wifi to users. Until that is done, meetings would need to be taped and then made available for later viewing.

James Joyce indicates that he believes the Board would be amenable to taking on both of these projects, and both could be completed fairly quickly in this calendar year.

**MOVE** to request that the Wellesley Media Corporation install equipment in the Kingsbury Room at the Police Station and the Warren Building to enable the town to broadcast public meetings from those locations.



## **10. New Business & Correspondence**

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

- ❖ Wellesley Parking Ticket Collection Report – 2003 - 2017
- ❖ Letter to the Board of Health – Chickens
- ❖ FMD – Recommendation on amendments to the proposed outdoor lighting bylaw
- ❖ Letters received on Delanson Circle 40B proposal



**Wellesley Collection Rate**

Year	Tickets Issued	Tickets Closed	Collection Rate
2003	19,618	19,075	97.23%
2004	25,238	24,002	95.10%
2005	25,342	24,418	96.35%
2006	26,562	25,767	97.01%
2007	28,973	28,176	97.25%
2008	27,164	26,353	97.01%
2009	25,479	24,632	96.68%
2010	24,642	23,909	97.03%
2011	21,464	20,917	97.45%
2012	23,426	22,929	97.88%
2013	19,991	19,547	97.78%
2014	23,876	23,257	97.41%
2015	24,232	23,576	97.29%
2016	21,905	21,232	96.93%
2017	19,995	18,343	91.74%



*Jim and Colette Nolan  
73 Audubon Road  
Wellesley, MA 02481*

January 9, 2018

Mr. Shepard Cohen  
Chair of Board of Health  
Board of Health  
Town of Wellesley  
90 Washington Street  
Wellesley Hills, MA 02481

Dear Chairman Cohen,

Several months back, my wife and I appeared in front of the board to discuss the matter of "chickens and roosters" on my abutting neighbors' property which is located on Route 9. The chickens and roosters were in violation of town zoning bylaws and it was our understanding that they were to be removed. In follow-up with the health department we learned that the chickens and roosters were indeed being removed and our neighbor confirmed the same. However, as of this date they are still present.

During the hearing, amongst other concerns, we noted that rodents are attracted to the feed and would likely become more prevalent around our house and the homes of our neighbors. This past weekend, a rodent died inside our house beneath our sub-floor requiring us to hire a pest removal company to remediate. When asked, they confirmed that the presence of a coop will give rise to increased rodent infestation. As new owners, we inquired of the former owners if they ever had mice or rodents in the home. They stated they had never had an issue despite living there for many years. We believe the chickens and roosters are the root cause and have significant concern that the continued presence of the animals 20-25 feet from our home will cause additional problems and create sanitation and safety issues for ourselves and our four young children. Also, remediation of this issue has already come with cost and will come with more, potentially significantly more.

I respectfully ask the Board to bring closure to this matter with haste and would welcome an opportunity to meet or speak with you and the Board if that would prove beneficial to the process. I thank you in advance for your prompt attention to this.

Sincerely,



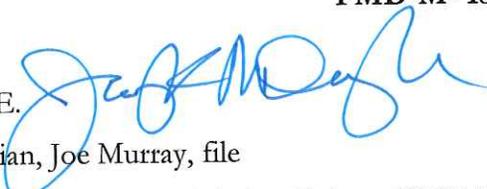
Jim Nolan

Cc: ✓ Ms. Blythe Robinson, Executive Director  
Mrs. Colette Nolan





# MEMORANDUM

**DATE:** January 16, 2018 **FMD-M- 18416**  
**TO:** Blythe Robinson  
**FROM:** Joseph F. McDonough, P.E.   
**CC:** Allen Hebert, Steve Gagosian, Joe Murray, file  
**SUBJECT:** **Planning Board's Proposed Outdoor Lighting Bylaw: *FMD Response***

The Facilities Management Department (FMD) has reviewed the Planning Board's proposed *Outdoor Lighting Bylaw*. Based on our review we would like to request changes through the Selectmen, such that building construction projects managed by the FMD and the Permanent Building Committee (PBC) be exempted from this proposed bylaw. We are requesting that the proposed bylaw be changed as shown below:

**G. EXEMPT AND PROHIBITED**

1. Exempt: The following luminaries or lighting conditions shall be exempt from regulation under this Section:

a. Projects managed by the Facilities Management Department (FMD) and the Permanent Building Committee (PBC)

a-b. Luminaires associated with security/emergency call boxes;

**Background:** FMD has extensive experience with the planning, design, construction, maintenance, and management of outdoor lighting projects. Over the past five years, we have successfully completed nine outdoor lighting projects in our School and Town buildings. Without exception, we have not had even one complaint from abutting neighbors or our Town/School customers about our work. We believe that this is attributable to our due diligence in assuring that the replacement LEDs are consistent with the USGBC's Backlight-Uplight-Glare ("BUG") rating method guidelines. The BUG rating method provides maximum percentages of lumen emission outside of the photometric footprints to minimize light trespass and pollution. Our methodology has been to select an appropriate replacement LED, prepare a photometric layout, install the LED, inspect the installation at night, and then fine-tune the installation as required to comply with BUG guidelines.

From a maintenance perspective, we regularly replace defective outdoor light fixtures. For obvious security and safety reasons, the fixtures must be replaced immediately. Typically, we replace about ten (10) defective outdoor fluorescent/HID fixtures per year with new high-efficiency LEDs on a one-for-one basis. From a cash-capital perspective, we systematically and strategically plan, design, and install entire outdoor parking and security lighting systems. Since 2012, we have successfully completed \$185k (200+ LEDs) of outdoor lighting projects in nine (9) buildings. **As**



# MEMORANDUM

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*noted above, we have not received a single complaint from abutting neighbors or our Town/School customers about our work.* From a capital construction perspective, most all PBC projects must already comply with the Town of Wellesley's Project of Significant Impact (PSI) requirements as part of the site plan design review and approval process. The PSI process already includes exterior lighting requirements.

**Basis for Requested Changes:** FMD agrees that an Outdoor Lighting Bylaw may be beneficial for certain situations, such as residential and commercial construction; however, we feel strongly that it should not apply to projects managed by FMD and PBC. This proposed bylaw will prevent us from continuing to fulfill our Mission in the most productive, efficient, and cost-effective manner. We believe that requiring FMD to comply with the proposed Zoning Bylaw would be burdensome, time consuming, and unnecessarily expensive for the Town. We cite the following in support of our argument:

- FMD has extensive experience with planning, designing, installing, maintaining, and managing outdoor lighting projects.
- FMD has successfully completed numerous outdoor lighting projects over the past five (5) years with no complaints from abutting neighbors or our Town/School customers.
- The proposed bylaw is overly prescriptive as it relates to Town projects, defining maximum heights for both wall and pole mounted lights and placing limitations on correlated color temperatures. This doesn't allow for unique situations which require creativity in design.
- The bylaw includes no referenced codes or standards (ASHRAE, IES, IALD).
- The submissions required in the "Administration" section of the proposed bylaw are extensive and time-consuming, and will add unnecessary cost to our projects if our staff isn't available to do this work and we need to engage a consultant.
- FMD believes that the term "ordinary maintenance", as used in the proposed bylaw change, is subjective and may be open to conflicting interpretations. For example, replacing a broken light with a different looking fixture as part of a routine maintenance project could be interpreted as a "*change in the outside appearance of a building*" under the "Minor Construction Project" definition in Section XVIA; thereby, triggering the new bylaw requirements.
- FMD's maintenance projects require that we replace defective outdoor lighting fixtures *immediately* for obvious security or safety reasons, and the proposed approval process would delay that.
- Most PBC projects already must comply with the PSI requirements as part of the Town of Wellesley's site plan review and approval process, so this would be redundant.

In conclusion, while FMD believes there may be merit in the proposed Outdoor Lighting Bylaw, we feel it adds cost, delays and an unnecessary regulatory burden to the FMD's workload, and does not account for our proven success and staff expertise. We therefore respectfully request that all Town of Wellesley Municipal Departments be exempt from the Outdoor Lighting Bylaw.

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*Jim and Colette Nolan  
73 Audubon Road  
Wellesley, MA 02481*

January 9, 2018

Mr. Shepard Cohen  
Chair of Board of Health  
Board of Health  
Town of Wellesley  
90 Washington Street  
Wellesley Hills, MA 02481

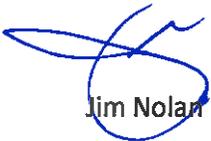
Dear Chairman Cohen,

Several months back, my wife and I appeared in front of the board to discuss the matter of “chickens and roosters” on my abutting neighbors’ property which is located on Route 9. The chickens and roosters were in violation of town zoning bylaws and it was our understanding that they were to be removed. In follow-up with the health department we learned that the chickens and roosters were indeed being removed and our neighbor confirmed the same. However, as of this date they are still present.

During the hearing, amongst other concerns, we noted that rodents are attracted to the feed and would likely become more prevalent around our house and the homes of our neighbors. This past weekend, a rodent died inside our house beneath our sub-floor requiring us to hire a pest removal company to remediate. When asked, they confirmed that the presence of a coop will give rise to increased rodent infestation. As new owners, we inquired of the former owners if they ever had mice or rodents in the home. They stated they had never had an issue despite living there for many years. We believe the chickens and roosters are the root cause and have significant concern that the continued presence of the animals 20-25 feet from our home will cause additional problems and create sanitation and safety issues for ourselves and our four young children. Also, remediation of this issue has already come with cost and will come with more, potentially significantly more.

I respectfully ask the Board to bring closure to this matter with haste and would welcome an opportunity to meet or speak with you and the Board if that would prove beneficial to the process. I thank you in advance for your prompt attention to this.

Sincerely,



Jim Nolan

Cc: ✓ Ms. Blythe Robinson, Executive Director  
Mrs. Colette Nolan

January 15, 2018

Susan Meeker  
112 Crest Road  
Wellesley, MA 02482

Board of Selectmen  
Wellesley Town Hall  
525 Washington Street  
Wellesley, MA 02482

Dear Selectmen,

I am a member of the College Heights Association, a group of neighbors who are proponents of diversity and affordable housing, but against projects that could be a detriment to the quality of life and character of our neighborhood and could have a negative impact on Wellesley as a whole.

I am an abutter to the proposed Delanson Circle 40B project, and have strong objections to this ill-conceived project in the midst of a neighborhood of single family homes. Since receiving notice of the initial proposal, I have been worried about the extreme impact of a project of this magnitude being squeezed onto the tiny lot behind my house. I am deeply concerned not only about the structural stability of my beloved historic home, which sits on the same ledge that would be blasted to build this new development, but to the quality of life of everyone in my neighborhood both during construction and in the years that follow.

I understand there was a recent vote to issue an RFP to develop the Tailby and Railroad lots. I am writing to ask you to support this development as a common-sense alternative to Delanson Circle that could be a win for the entire town, uniting Wellesley and Linden squares and improving traffic flow and commuter parking, all while promoting affordable housing and avoiding a hugely out-of-scale development in a residential area.

Thank you for your efforts in preserving what is best about our town. This is why so many of us have made Wellesley our home and would like to stay!

Sincerely yours,



Susan Meeker

Brock Veidenheimer  
112 Crest Rd  
Wellesley, MA 02482

January 16, 2018

Dear Selectman,

I am a member of the newly formed College Heights Association and a longtime resident of Wellesley. I grew up in Wellesley attending Wellesley schools from Hunnewell through Wellesley High School (class of 1976), and my own daughter is also a WHS graduate. Wellesley has been a wonderful and unique town for me and my family, and I think it can be for generations to come. I fully support the town's goal of increasing affordable housing opportunities, as do the other members of the College Heights Association. However, the proposed Delanson Circle 40B project is totally out of scale and proportion in the residential neighborhood where it is planned.

I understand that the town is evaluating the development of a 40B project at the Tailby lot and I would strongly support that location for a 40B project. It would allow an increase in affordable housing in Wellesley in a location that is much more appropriate than in an undersized lot in the middle of a residential neighborhood and the location would also provide greater benefits to the town overall by helping unite the Wellesley Square and Linden Street communities.

I encourage you to support the proposed development of Tailby/RR lots.

Thank you very much for your time and commitment to Wellesley and its residents.

Sincerely,

A handwritten signature in black ink that reads "Brock Veidenheimer". The signature is written in a cursive, flowing style.

Brock Veidenheimer  
112 Crest Rd  
Wellesley

## Jop, Meghan

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**From:** J Barker <juliegbarke@hotmail.com>  
**Sent:** Wednesday, January 17, 2018 2:48 PM  
**To:** DL: Board of Selectmen  
**Cc:** John Barker  
**Subject:** 40B proposal

Dear Selectman,

We are members of the newly-formed College Heights Association and support the town's goal of increasing affordable housing opportunities. The College Heights Association is a group of neighbors and friends who have joined together to discuss the impact that the Delanson Circle 40B project (as currently proposed) would have on our neighborhood and the town. Our group is FOR affordable housing in our neighborhood when it is done in the context and scale of the neighborhood.

We are encouraged to hear that you voted to issue an RFP for the friendly development of the Tailby/RR lots. We believe this is a positive step for both the town and neighborhood and could be structured as an alternative to the Delanson Circle/148 Weston Rd proposals. This is an opportunity for development that could offer vitality and connectivity to the square, rather than the pending traffic juggernauts, safety and environmental issues that exist in other 40B proposals.

We ask that you support the proposed development of Tailby/RR lots when it comes to a vote on January 23, 2018.

Thank you for your time and commitment in helping our community.

Sincerely,  
John and Julie Barker  
21 Crown Ridge Rd

## Jop, Meghan

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**From:** Lewis Collins <lewiscollins22@yahoo.com>  
**Sent:** Wednesday, January 17, 2018 4:56 PM  
**To:** DL: Board of Selectmen  
**Subject:** Further 40B input

Dear Selectman,

As a member of the College Heights Association, I support the town's goal of increasing affordable housing opportunities. The College Heights Association is a group of neighbors and friends who have joined together to discuss the impact that the Delanson Circle 40B project (as currently proposed) would have on our neighborhood and the town. Our group is FOR affordable housing in our neighborhood when it is done in the context and scale of the neighborhood.

We are encouraged to hear that you voted to issue an RFP for the friendly development of the Tailby/RR lots. We believe this is a positive step for both the town and neighborhood and could be structured as an alternative to the Delanson Circle/148 Weston Rd proposals. This is an opportunity for development that could offer vitality and connectivity to the square, rather than the pending traffic juggernauts, safety and environmental issues that exist in other 40B proposals.

We ask that you support the proposed development of Tailby/RR lots when it comes to a vote on January 23, 2018.

Thank you for your time and commitment in helping our community.

Best,  
Lewis Collins  
14 Summit Rd.

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**From:** Lewis Collins <lewiscollins22@yahoo.com>  
**To:** "sel@wellesley.ma.gov" <sel@wellesley.ma.gov>  
**Sent:** Wednesday, January 17, 2018 4:53 PM  
**Subject:** 40B input

Dear ZBA and Selectman,

I am a member of the newly formed College Heights Association and support the town's goal of increasing affordable housing opportunities. The College Heights Association is a group of neighbors and friends who have joined together to discuss the impact that the **Delanson Circle 40B project** (as currently proposed) would have on our neighborhood and the town. Our group is FOR affordable housing in our neighborhood when it is done in the context and scale of the neighborhood.

There are three particular areas of concern presented by the Delanson Circle current proposal which we think require further examination and additional review by independent peer reviewers.

1. **Impact of Storm Water Drainage:** This neighborhood is built on ledge. There will be a myriad of engineering concerns that need to be addressed for the proposed site. We value independent expert reviewers for both civil-and geo-tech- engineering to obtain information on accurate environmental and structural impacts.

2. **Safety of Our Community:** Based on the proximity to schools, stores and the commuter rail, the intersection of Linden, Hollis and Crest is heavily used by adult pedestrians, students, commuters, passenger cars, school buses and delivery trucks. We understand that a detailed traffic review is planned and are eager to see that an independent civil design review is included to examine accessibility--keeping in mind the safety of our emergency personnel in the case of a fire or crisis.

3. **Neighborhood Character and Scale:** As per August 2017 peer-review of the proposed project by ICON Architecture, "Linden Street is a major commercial corridor, with several three and four story commercial office structures within one block of the site. However, this site is nestled into a neighborhood of modestly-scaled single and two family dwellings--such as those that exist on the site itself. Those that remain, to the north and west, and on Hollis Street, will be **significantly impacted by a development of this scale.**" In the end, after carefully reviewing the project's height and footprint, ICON recommended a project of 66 units in lieu of the originally proposed 95. I personally think 66 is still too many, and could imagine perhaps 20 in this location? This recommendation seems to have been disregarded by both the subsidizing agency and the developer. Perhaps another peer review could reinforce this rather significant oversight.

We are eager to see and hear from independent expert reviewers. We believe that this information will provide critical data to help inform decisions on how this project will impact the health, safety, environmental and local planning of our community.

I appreciate your time and involvement on this project and helping our community.

Best,  
Lewis Collins  
14 Summit Rd.

## Jop, Meghan

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**From:** Lewis Collins <lewiscollins22@yahoo.com>  
**Sent:** Wednesday, January 17, 2018 4:54 PM  
**To:** DL: Board of Selectmen  
**Subject:** 40B input

Dear ZBA and Selectman,

I am a member of the newly formed College Heights Association and support the town's goal of increasing affordable housing opportunities. The College Heights Association is a group of neighbors and friends who have joined together to discuss the impact that the **Delanson Circle 40B project** (as currently proposed) would have on our neighborhood and the town. Our group is FOR affordable housing in our neighborhood when it is done in the context and scale of the neighborhood.

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We are eager to see and hear from independent expert reviewers. We believe that this information will provide critical data to help inform decisions on how this project will impact the health, safety, environmental and local planning of our community.

I appreciate your time and involvement on this project and helping our community.

Best,  
Lewis Collins  
14 Summit Rd.

January 16, 2018

Board of Selectmen  
Wellesley Town Hall  
525 Washington Street  
Wellesley, MA 02482

Dear Selectmen,

I am a member of the College Heights Association and abutter to the proposed Delanson 40B project. I am a strong supporter of affordable housing in my neighborhood when it is done in the context and scale of the neighborhood.

The proposed development at Delanson circle is beyond the size and scope of the property and thus I am concerned for pedestrian safety in our neighborhood. The intersection of the proposed development is in close proximity to schools, stores and the commuter rail. I request that a comprehensive independent traffic review be conducted by the town.

I am also concerned that this development will have a detrimental effect on the environment of the abutting properties. Our neighborhood is built on ledge. I also urge the town to have an independent civil engineering review to determine the impact this proposed development may have.

I would support a development in the Tailby/RR lots that would provide affordable housing. The Tailby/RR lots are far more appropriate for this proposal and its development could offer vitality and connectivity to the square.

Thank you for considering my concerns as you vote on this matter.

Sincerely,



Lorna Kogon  
116 Crest Road  
Wellesley

## Jop, Meghan

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**From:** Anne Marie Towle <amtowle@verizon.net>  
**Sent:** Wednesday, January 17, 2018 10:15 PM  
**To:** Jop, Meghan  
**Subject:** FW: Proposed 40B Project on Delanson Circle  
**Attachments:** IMG\_0624.mov

Hi Meghan,

I understand from speaking with Eunice Groark that you would like to be copied on any materials the College Heights Association submits to either the ZBA or the Board of Selectmen so I wanted to provide you with a copy of the email below which I sent yesterday.

Thanks very much for all of your help.

Best always,

Anne Marie Towle

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**From:** Anne Marie Towle [mailto:amtowle@verizon.net]  
**Sent:** Tuesday, January 16, 2018 4:16 PM  
**To:** 'sel@wellesleyma.gov'; 'lmahoney@wellesleyma.gov'  
**Subject:** Proposed 40B Project on Delanson Circle

Town of Wellesley  
Board of Selectmen and Zoning Board of Appeals  
525 Washington Street  
Wellesley, MA 02482

Dear Sirs and Madams,

I reside at 7 Oakencroft Road and am an abutter to the Wellesley Crossing project proposed for Delanson Circle. I am also a member of the College Heights Association which, as you know, is a group of neighbors and friends who have joined together to discuss the impact the Delanson Circle 40B project (as currently proposed) would have on our neighborhood and the town. I write to you to express support for the town's goal of increasing affordable housing opportunities. I am also in favor of affordable housing in our neighborhood, but only when it is done in a manner that is respectful of the context, scale and safety of the area.

There are three particular areas of concern presented by the Delanson Circle current proposal which I personally, and we as a group, believe require further examination and additional review by independent peer reviewers.

- 1. Structural Impacts of Construction and Storm Water Drainage:** This neighborhood is built on ledge. A peek into the crawl space that underlies one-half of my house reveals large boulders, making a basement impossible. In addition, Oakencroft Road itself slopes downhill toward Crest Road, with the low point being in front of and to the west side of my house. As a result, when it rains all of the storm water from the entire street flows past my property and then continues down the hill in my side yard onto the Delanson Circle property. The attached video was taken during a brief rain storm on July 28, 2014, and illustrates the sheer volume of storm water runoff that floods onto the proposed project site

from Oakencroft Road. Taking these two factors alone into consideration suggests there will be a myriad of engineering concerns that need to be addressed for the project. We value independent expert reviewers for both civil and geotechnical engineering issues to obtain information on accurate environmental and structural impacts.

2. **Safety of Our Community:** Based on its proximity to schools, stores and the commuter rail, the intersection of Linden Street, Hollis Street and Crest Road is already heavily trafficked by adult pedestrians, middle and elementary school students, commuters, passenger cars, school buses and delivery trucks. The proposed development will increase these usage levels and, in conjunction with the recently approved 40B project at 148 Weston Road, undoubtedly have serious and potentially dangerous negative impacts. We understand that a detailed traffic review is planned and are eager to see that an independent civil design review is included to examine accessibility--keeping in mind the safety of our emergency personnel in the case of a fire or crisis.

3. **Neighborhood Character and Scale:** The August 2017 peer-review of the proposed project commissioned by the Massachusetts Housing Partnership and prepared by ICON Architecture noted several concerns with the size, scale and character of the proposed project and its impact on the abutters and neighborhood:

- *“This is an appropriate site for multifamily development. It is on a busy main street, close to various forms of public transportation and shopping.... But while it is an attractive design solution for a difficult site, **it is a solution that lacks respect for its context.**”*
- *“The single and two-family structures directly abutting the site will be significantly impacted due to the close proximity and potential shadow impacts.”*
- *“The site is bounded on its north and west sides by residential properties which will be **significantly impacted by a development of this scale**, particularly due to the extensive excavation proposed. Three of the abutting residences to the north and west of the site are 20 feet or less from the property line.”*
- *“The overall building design presents a very urban character ... on a transitional, transit-oriented suburban site.... [T]his site is nestled into a neighborhood of modestly-scaled single- and two-family dwellings – such as those currently on the site itself. Those that remain, to the north and west, and across Hollis Street, will be **significantly impacted by a development of this scale.**”*

In the end, after carefully reviewing the project’s height and footprint, ICON recommended a project of 66 units in lieu of the originally proposed 95. This recommendation seems to have been disregarded by both the subsidizing agency and the developer. Perhaps another peer review could reinforce this rather significant oversight.

We are eager to see and hear from independent expert reviewers. We believe that this information will provide critical data to help inform decisions on how this project will impact the health, safety, environmental and local planning of our community.

Thank you for your time in considering this letter and in serving our community.

Sincerely,

Anne Marie Towle  
7 Oakencroft Road  
(617) 721-4221 (C)  
(781) 772-1331 (H)

## Jop, Meghan

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**From:** wuhouse2012@gmail.com  
**Sent:** Wednesday, January 17, 2018 9:45 AM  
**To:** Mahoney, Lenore; DL: Board of Selectmen  
**Subject:** Major Concerns on Delanson Circle 40 B devrlopment

January 17, 2018

Dear ZBA and Selectman,

We are members of the newly formed College Heights Association and support the town's goal of increasing affordable housing opportunities. The College Heights Association is a group of neighbors and friends who have joined together to discuss the impact that the **Delanson Circle 40B project** (as currently proposed) would have on our neighborhood and the town. Our group is FOR affordable housing in our neighborhood when it is done in the context and scale of the neighborhood.

There are three particular areas of concern presented by the Delanson Circle current proposal which we think require further examination and additional review by independent peer reviewers.

1. **Impact of Storm Water Drainage:** This neighborhood is built on ledge. There will be a myriad of engineering concerns that need to be addressed for the proposed site. We value independent expert reviewers for both civil- and geo-tech- engineering to obtain information on accurate environmental and structural impacts.

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#### 4. **Impact on School Capacity**

It is within the Sprague Elementary School district and the school is already the largest out of 7 primary schools in town.

We are eager to see and hear from independent expert reviewers. We believe that this information will provide critical data to help inform decisions on how this project will impact the health, safety, environmental and local planning of our community.

We appreciate your time and involvement on this project and helping our community.

Sincerely,

Minyue Zhai & Hongsheng Wu  
3 Granite Street