



SELECT BOARD

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

MARJORIE R. FREIMAN, CHAIR
 THOMAS H. ULFELDER, Vice Chair
 COLETTE E. AUFRANC, Secretary
 ELIZABETH SULLIVAN WOODS
 KENNETH C. LARGESS III

FACSIMILE: (781) 239-1043
 TELEPHONE: (781) 431-1019 x2201
WWW.WELLESLEYMA.GOV
 MEGHAN C. JOP

EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

**JOINT MEETING
 SELECT BOARD AND BOARD OF PUBLIC WORKS
 AND
 SELECT BOARD AND COMMUNITY PRESERVATION COMMITTEE
 AND
 SELECT BOARD MEETING
 HYBRID MEETING(S)
 6:30 pm Tuesday, June 16, 2026
 Great Hall, Town Hall
 525 Washington Street**

<https://www.wellesleymedia.org/live-streaming.html>

View on TV on Comcast 8/Verizon 40

AMENDED

1. 6:30 Call to Order – Open Session
2. 6:31 Citizen Speak
3. 6:35 Executive Director’s Report
4. 6:40 Consent Agenda
 - Vote Year End Transfers
 - Vote Appointments
 - Historical Commission
 - Historic District Commission
 - Kepes Panel Committee
 - Retirement Board
 - Zoning Board of Appeals
 - Youth Commission
 - Constable
 - Vote Special Education Stabilization Fund Expenditure
5. 6:45 Joint Meeting with Board of Public Works to Appoint Vacant Board of Public Works Position
6. 7:00 Public Safety Update from Police Chief and Fire Chief
7. 7:40 Joint Meeting with Community Preservation Committee to Discuss Next Steps on North 40 Conservation Restriction
8. 8:10 Discuss and Vote Appointments
 - Climate Action Committee
9. 8:25 Discuss and Vote The Nines 2026-2027 Affordable Rents
10. 8:40 Administrative Matters
 - Discuss and Vote Minutes
 - Discuss and Vote Updates to General Bylaw Review Committee Charge

11. 9:00 Chair's Report
- 40 Oakland Street
 - Town-Wide Capital Planning Committee ("CapCom") Update
12. 9:10 Adjourn

Next Select Board Meeting:

June 30, 2026, Select Board Retreat

[Please see the Select Board Public Comment Policy](#)

CITIZEN SPEAK PROTOCOL

Residents seeking to provide public comment on topics identified on the Board's agenda shall email sel@wellesleyma.gov prior to the meeting and you will be added to the list of speakers. Residents shall verbally identify themselves by name and address prior to commenting. All comments shall be addressed to or through the chair or acting chair of the Board. Each comment period shall not exceed 15 minutes, and each speaker shall not exceed three minutes, unless otherwise determined by the Chair.



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MEGHAN C. JOP
 EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

The Select Board will convene at 6:30 PM in the Great Hall at Town Hall.

1. 6:30 Call to Order – Open Session
 2. 6:31 Citizen Speak
 3. 6:35 Executive Director's Report
 4. 6:40 Consent Agenda
- Vote Year End Transfers

Staff are requesting Select Board approval of the following known and anticipated year-end budget transfers in advance of the close of Fiscal Year 2026. These transfers reflect budget adjustments identified through year-end expenditure monitoring and are intended to ensure that all accounts close the fiscal year without deficit balances.

The first transfer is a transfer of \$2,500 from the Graves Officer Stipend account to the Celebrations Committee budget. This transfer reflects discussions held earlier in the fiscal year regarding funding support for Celebrations Committee activities and will align the budget with actual expenditures.

The second transfer is a transfer of \$2,500 to the Advisory Committee budget. The Advisory Committee has exceeded its annual appropriation due to costs associated with the May 2026 Special Town Meeting. Staff recommend that these funds be transferred from the Fire Department budget, which is currently projected to close the fiscal year with an estimated turnback of approximately \$200,000.

Pursuant to M.G.L. Chapter 44, Section 33B, during the last two months of a fiscal year and through the first fifteen days of the subsequent fiscal year, the Select Board, with the concurrence of the Advisory Committee, may transfer available appropriations to address year-end budget deficits and ensure that accounts do not close the fiscal year in a deficit position. This statutory authority allows the Town to make final budget adjustments based on actual year-end expenditures and revenues.

Following Select Board approval, the proposed transfers will be submitted to the Advisory Committee for review and concurrence as required by M.G.L. Chapter 44, Section 33B. Staff recommend approval of both transfers.

MOTION

MOVE to approve the following year end transfers:

\$2,500 from Memorial Day Expense 01693200-557010 to Celebrations Expense 01692200-557010, and \$2,500 from Fire Personal Services 01220100-511230 to Advisory Expense 01131200-534010.

- **Vote Appointments**
 - Historical Commission
 - Historic District Commission
 - Kepes Panel Committee

- Retirement Board
- Zoning Board of Appeals
- Youth Commission
- Constable

The Board is asked to consider a series of annual appointments and reappointments, effective 7/1/2026, for positions and boards under its appointing authority. The Board approved the first round of appointees at its June 2nd meeting, and staff are putting forth a second slate for appointments on June 16.

The appointments that fall under the Consent Agenda are ALL **reappointments** to the boards, committees, and commissions articulated above. There were no competing applications for appointments to these entities. Staff recommend approval of the FY2027 appointment slate as presented.

Please note there is one constable position that was inadvertently left off the last round of appointments, and this has been added following the Appointed Boards/Committees.

MOTION

MOVE to approve the appointments to the Historical Commission, Historic District Commission, Kepes Panel Committee, Retirement Board, Zoning Board of Appeals, Youth Commission, and Constable as detailed in the table “Appointments for Select Board Meeting June 16, 2026.”

• **Vote Special Education Stabilization Fund Expenditure**

The SPED stabilization fund requires approval of both the Select Board and the School Committee. Enclosed in your packet are three bills from New England Medical Billing, the School Department’s vendor that seeks Medicaid reimbursements. The total expenditure for both is \$782.41. As you can see, the School Committee has already acted on these matters and once the Board has voted the bills can be processed for payment.

MOTION

MOVE that the Board votes to authorize payment of invoices in the amount of \$782.41 to New England Medical Billing for the Town’s Medicaid filing from the SPED Stabilization Fund.

If there are no requests to remove items from the Consent Agenda, the motion to approve is as follows:

MOTION

MOVE to approve the Consent Agenda.

Request for Inter-Departmental Transfer

To: Advisory Committee

Date: 6/16/2026

From: Advisory Committee

On June 16, 2026 the Select Board voted to transfer the following budget in the manner indicated below:

Amount: \$2,500

To be transferred to:	Advisory Expense	01131200-534010
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To be transferred from:	Fire Personal Services	01220100-511230
-------------------------	------------------------	-----------------

Chair, Select Board

Request is therefore made that the Advisory Committee concur with the above transfer in accordance with Chapter 44, Section 33B, of the Massachusetts General Laws, as amended (further amended by Municipal Modernization 11-7-16*.

- The amendment eliminates some caps and restrictions

Action of Advisory Committee

Date of Meeting _____

Number Present and Voting _____

Approved: _____

Disapproved: _____

INSTRUCTIONS:

Advisory Committee: Return original copy to Town Accountant

Chairman, Advisory Committee

Request should be made and transfer voted before any expenditure in excess of appropriation is incurred.

Board/Committee	Appointee	Term Expires	Length of Term
HISTORIC DISTRICT COMMISSION	Christopher Spagnuolo	6/30/2029	3 year
HISTORIC DISTRICT COMMISSION	Meredith Angjeli	6/30/2029	3 year
HISTORIC DISTRICT COMMISSION	vacant		3 year
HISTORICAL COMMISSION	Michael Racette	6/30/2029	3 year
HISTORICAL COMMISSION	Alexander Gavis	6/30/2029	3 year
HISTORICAL COMMISSION	Jacob Lilly	6/30/2029	3 year
HISTORICAL COMMISSION Alternate Member			
HISTORICAL COMMISSION Alternate Member	Emily Maitin	6/30/2029	3 year
HISTORICAL COMMISSION Alternate Member	Odessa Sanchez	6/30/2029	3 year
KEPES PANEL COMMITTEE	George Roman	6/30/2027	1 year
KEPES PANEL COMMITTEE	Salvatore Defazio, III	6/30/2027	1 year
KEPES PANEL COMMITTEE	Joh Shore	6/30/2027	1 year
KEPES PANEL COMMITTEE	Robert H. Murphy	6/30/2027	1 year
KEPES PANEL COMMITTEE	Sylvia Rich	6/30/2027	1 year
RETIREMENT BOARD	David Kornwitz	6/30/2029	3 year
CLIMATE ACTION COMMITTEE		6/30/2029	3 year
CLIMATE ACTION COMMITTEE	Mary Gard	6/30/2029	3 year
YOUTH COMMISSION	Christopher Spagnuolo	6/30/2029	3 year
YOUTH COMMISSION	Todd Ofenloch	6/30/2029	3 year
ZONING BOARD OF APPEALS	Robert W. Levy	6/30/2029	3 year
ZBA, ASSOCIATE MEMBERS	Peter Covo	6/30/2029	3 year
WELLESLEY CONSTABLE	Elvis Idada	6/30/2027	1 Year



888 Worcester Street, Suite 160
Wellesley, MA 02482

Wellesley Historical Commission

Michael Racette
Chair

June 11, 2026

Beth Sullivan Woods
Historical Commission Liaison
Wellesley Select Board

Dear Ms. Sullivan Woods,

Please find below the Wellesley Historical Commission's (WHC's) recommendations for our Full and Alternate Board Member positions. Per the Town's Article 17, the WHC has seven (7) full board positions and per the Commonwealth's Part I, Title VII, Chapter 40, Section 8D: Alternate Members not exceeding the Commission members (7) may be appointed.

I am proposing four edits to the WHC composition, which the WHC members have voted unanimously to approve:

To extend terms expiring June 30, 2026, to now expire **June 30, 2029**:

1. Michael Racette – Reappoint as a Full-Time Member

Michael has lived in Wellesley for nearly thirty years, in a house built in 1912. He has served as an Alternate and Full Member of the Wellesley Historical Commission since 2016 and is finishing his second term as Chair. He graduated *magna cum laude* from Siena College with a B.A. in History and subsequently earned a J.D. from Boston College Law School. He has practiced civil litigation for 37 years in Massachusetts and in Rhode Island.

Michael has served on the Boards of several non-profit organizations over the years, including Weston Drama Workshop and Weston Friendly Society. Since 2017, he has served as a Member of the Board of Directors of the charity, Julie's Family Learning Program, and has been the Clerk of that organization since 2020. He is also a Member of the Board of Directors of the Wellesley Historical Society, having joined that organization in 2023.

2. Alexander Gavis – Reappointment as a Full-Time Member

Alex Gavis currently serves as Vice Chair of the Wellesley Historical Commission and has served on the Commission since 2022. He is a 29 year resident of Wellesley with his wife and two children having lived in the Wellesley Farms area in a 100+ year old home and now lives in the Wellesley Square area. Alex has been an active supporter of historic preservation for many years, first as an advocate for preservation of homes in the Lower Falls and Farms area, and also as a contributor and booster for saving the Wellesley Hills Branch Library. He has served as a member and President of the Wellesley Free Library Foundation. During his time on the Foundation, it raised a significant endowment for the Wellesley Free Library. He is a graduate of Swarthmore College and University of Pennsylvania Law School and is a retired executive with Fidelity Investments. He has continued to take training in the area of historic preservation and is currently taking the Metrowest Course on Historic Preservation.

3. Odessa Sanchez – Reappoint as an Alternate Member

Odessa Sanchez was appointed in June 2022 as an Alternate Member of the Historical Commission. She was reappointed in 2023 and has served on many other boards and committees in town. Odessa has lived in Wellesley for 18 years and currently works as a teacher aid and after-school worker at a private school in Wellesley. Odessa also holds the position of head coach of the Wellesley High School Cheer team and she raised a family who has attended Wellesley Public schools.

Other boards that Odessa has served on include: Wellesley Housing Authority Board 2024-2025, Chair; Wellesley DEI Taskforce; Wellesley R.I.O. Taskforce; League of Women Voters Wellesley; MetroWest Commission on the Status of Women, Chair; and Collaborative Pastoral Council at Saint John - Saint Paul Collaborative in Wellesley.

Odessa has a passion for social studies and history and keeps updated on community activities and the people who make the town so interesting.

4. Emily Maitin – Reappoint as an Alternate Member

Emily Maitin has been an Alternate Member of the Historical Commission since 2016, and for a period of time as a Member, and serves as its representative to the Community Preservation Committee. Ms. Maitin previously was also a Member of the Historic District Commission and served as the attorney member of the Permanent Building Committee from 1988-1994. Ms. Maitin was a Town Meeting Member for Precinct C from 2012-2016. Ms. Maitin has a BA from Smith College, an MA from the University of Michigan and a JD from Boston University. Ms. Maitin retired in 2025 after serving for 38 years as General Counsel for The Nelson Companies, Ltd. (a family-owned commercial real estate company with properties in Waltham and Wellesley). Ms. Maitin also holds a real estate brokers license in Massachusetts.

The WHC believes that these committed town residents will be helpful in promoting and administering our mission of: Education, Preservation, and Advocacy of the Town's historic resources and structures. If appointed, the complete Board would be as follows:

#	Title	Name	Term
1	Chair	Michael Racette	06/30/29
2	Vice Chair	Alexander Gavis	06/30/29
3	Secretary	Lawrence McNally	06/30/27
4	Board Member	Elizabeth Cahill	06/30/27
5	Board Member	Michael Greco	06/30/28
6	Board Member	Thomas Paine	06/30/28
7	Board Member	Open	
1	Alt. Board Member	Emily Maitin	06/30/29
2	Alt. Board Member	Odessa Sanchez	06/30/29
3	Alt. Board Member	Jacklie Hempel	06/30/28
4	Alt. Board Member	Geoffery Fehling	06/30/27
5	Alt. Board Member	Open	
6	Alt. Board Member	Open	
7	Alt. Board Member	Open	

The Historical Commission is actively trying to recruit another architect to join the WHC. Currently, one member and three alternate member positions remain open.

Additionally, the WHC voted to reappoint Michael Racette as Chair, Alexander Gavis as Vice Chair, and Lawrence McNally as Secretary. All will be one-year terms ending June 30, 2027.

Please let me know if you have any questions concerning this recommendation and request.

Thank you.



MEMORANDUM
Town of Wellesley - Planning Department

To: Beth Sullivan Woods
Historical Commission Liaison
Select Board

From: David Smith
Chair
Historic District Commission

Date: June 11, 2026

Re: Historic District Commission Board Reappointments

Pursuant to the Town of Wellesley Bylaws, Article 18, and upon the direction of the Historic District Commission (HDC), I kindly request that the Select Board reappoint the following residents to the HDC for the following term. The HDC discussed these appointments during our regularly scheduled meetings held on Tuesday, May 5 and Tuesday, June 2, 2026, and voted unanimously to approve the following members be reappointed to the HDC:

- Ms. Meredith Angjeli, Wellesley Resident

With the Select Board's reappointment, this member will serve on the HDC for a term of three (3) years to expire on June 30, 2029.

Mrs. Angjeli was first appointed in 2020 and has served one full and one partial term as a member of the Historic District Commission. She and her family have lived in the heart of Wellesley's Historic District for almost ten years. She works as a residential interior designer and has a wide breadth of experience preserving historic properties in Wellesley and the surrounding areas. She is dedicated to the preservation of the Town's Historic Districts and has served as a reliable and discerning member of the commission.

- Mr. Christopher Spagnuolo, Wellesley Resident

With the Select Board's reappointment, this member will serve on the HDC for a term of three (3) years to expire on June 30, 2029.

Christopher Spagnuolo is a full-time real estate broker with Coldwell Banker in Boston. He is a graduate of Syracuse University and has been civically engaged in Wellesley for many years working with the Youth Commission, volunteering at veterans' events, and serving on the Historic District Commission.

I appreciate your attention to this matter.

Wellesley Kepes Panel Committee

The Kepes Panel Committee (established in 2005) assists the Town of Wellesley in determining the reuse of 76 historic artistic porcelain enamel panels created in 1959 by world-renowned artist, **Gyorgy Kepes** (1906-2001) of Hungary, created as exterior walls on the original 1959 Wellesley Main Library. Its goals are to keep the panels in Wellesley; have the Town retain their ownership; and keep the panel sets together as much as possible. Six of the original panels are located in the 2012 High School and others are at the rear entrance of the 2002 Library as well as in the Children's room of the WFL. Finally, the Committee wishes to make them accessible to the public.

It is requested that the members of the Committee be reappointed. The Committee includes members that have a passion about Wellesley and its history, art, architecture, and the works of Mr. Kepes. All members are familiar and passionate about the Kepes Panels. The bios of the members are outlined below:

1. **Tory DeFazio** is a native of Wellesley. He operates a commercial printing firm founded by his father in 1929. He is a retired Navy officer and is active in town government being a Town Meeting Member for over 50 years and a member of the Wellesley Celebrations Committee. He is MC of the annual Town Veterans Parade in May.
2. **Sylvia Rich** has been a long-term resident of Wellesley and member of the Kepes Panel Committee. She has an expertise in Communications/PR, program and business development, and Hungarian culture. She was employed as a life enrichment executive at Waterstone responsible for designing and implementing a range of cultural programs for Waterstone's residents for many years. She is a private consultant that designs and leads cultural journeys to Hungary for executive clients, is fluent in Hungarian, and has dual US/Hungarian citizenship. She was recently appointed New England Consul for Hungary effective in October.
3. **Robert Murphy** has been a resident of Wellesley since 1972. He has served on many town committees including Town Meeting Member. He is a former professor of architecture at Wentworth University, holding a joint doctorate in civil engineering and urban planning. He is a retired Air Force colonel and has served on state agencies involving transportation, regional planning and public works. Bob founded the Kepes Panel Committee in 2005.
4. **George Roman** is a long-time resident of Wellesley. He is President of George A. Roman & Associates – Architects, Planners, Interior Designers. He is a graduate of MIT and a long-time teacher at the Boston Architectural Center. He is also Past President of the

Wellesley Historical Society. He has been involved in many town committees including Past Chair of the Historic District Commission. He is a member of the Wellesley Country Club.

5. **Jon Shore** is a real estate broker at Douglas Elliman Real Estate in Wellesley. He has been a resident of Wellesley and Weston and remains active in the local community. Jon was previously a Vice President at Christie's, the international auction house, and worked as a registrar at the Museum of Fine Arts, Boston. Jon has extensive experience working with living artist and artists' estates such as Joan Mitchell, Robert Mapleson and Alexander Calder when he was employed at several galleries and a private art dealership in New York. Jon has a Bachelor's degree in Art History from Skidmore College.

From: noreply@civicplus.com
To: [DL: Select Board](#)
Subject: Online Form Submittal: Volunteer Form
Date: Tuesday, April 28, 2026 8:20:59 PM

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Volunteer Form

Town of Wellesley Volunteer Form

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For information on the activities and responsibilities of various boards and committees visit the Town's website (www.wellesleyma.gov) under Boards and Committees, or contact a member of a board or committee in which you are interested. Additional information is in the Town Annual Report, available on the website, the Town Clerk's office, and the Wellesley Free Library.

Name	Mary Gard
Email Address	mgard62@gmail.com
Address	21 Laurel Ave
City	Wellesley Hills
State	MA
Zip Code	02481
Home Phone Number	6176979563
Work Phone Number	6176979563
Committees of Interest	Climate Action Committee
Background/Experience	HeatSmart Alliance training Rewiring America Coach training Other courses, mostly on building decarbonization, through

NEEP, NESEA, NBI. Green Home Institute, MAEEP

BA in Political Science. Minor in Environmental Studies, Oberlin College

Resume/CV

Field not completed.

Local Government Experience

Town Meeting Member, Precinct E, since 2015(?)
Advisory Committee, 2017-2020
Advisory Liaison to HHU committee, and then SBC
Climate Action Committee 2023-

Particular areas of interest, if any

Energy policy
Building decarbonization
Embodied carbon

Current Involvement

CAC
Sustainable Wellesley
Wellesley Gardeners Guild

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Subject: Online Form Submittal: Volunteer Form
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Name	Odessa Sanchez
Email Address	odessaw@gmail.com
Address	48 Barton Rd
City	Wellesley
State	MA
Zip Code	02481-3518
Home Phone Number	8572336583
Work Phone Number	<i>Field not completed.</i>
Committees of Interest	DEI Task Force , General Bylaw Review Committee, Historical Commission
Background/Experience	Resident for 17 years and longtime participant in school PTO groups, School Parent Council, governance and volunteer work. I have coached youth cheer and flag football for many years and

I currently work with High school and elementary aged students as a Coach and teacher aid. I am passionate about the environment and our community planning.

Resume/CV

Field not completed.

Local Government Experience

Town Meeting Member Precinct E since 2021
Wellesley Housing Authority Board, League of Women Voters
Wellesley Nomination Committee
Wellesley Historical Commission Alternate since 2022

Particular areas of interest, if any

Historical Commission
And Plaque Sub committee

Current Involvement

Wellesley High School Cheer Coach
Wellesley Housing Authority Board Member
R.I.O. Taskforce Member
D.E.I. Taskforce Member
League of Women Voters Wellesley Nomination Committee
St John St Paul Collaborative Pastoral Council
MetroWest Commission on the Status of Women-Chair
Town Meeting Member 2021-Chrrent
Wellesley Historical Commission Alternate and HC Plaque Sub committee member

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Date: Tuesday, June 9, 2026 11:54:22 AM

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Name	Elizabeth Cahill
Email Address	lzhcahill@gmail.com
Address	7 HIGHLAND RD
City	WELLESLEY
State	Massachusetts
Zip Code	02482
Home Phone Number	6175132569
Work Phone Number	<i>Field not completed.</i>
Committees of Interest	Historical Commission
Background/Experience	Licensed Architect
Resume/CV	<i>Field not completed.</i>

Local Government
Experience

Member of Wellesley Historical Commission since 2024.

Particular areas of
interest, if any

Field not completed.

Current Involvement

Field not completed.

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Date: Tuesday, June 9, 2026 6:51:33 PM

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Name	Michael S. Greco
Email Address	Grecoms@outlook.com
Address	65 Livermore Road
City	Wellesley Hills
State	MA
Zip Code	02481
Home Phone Number	617-470-5852
Work Phone Number	617-470-5852
Committees of Interest	Historical Commission
Background/Experience	<ul style="list-style-type: none">•President of American Bar Association•President of Massachusetts Bar Association•Trial Attorney for 50 years with the Boston Law Firms of Hill &

Barlow and K&L Gates

- Teaching English at Phillips Exeter Academy for two years
- Princeton University Graduate and varsity football
- Teaching International Law Justice eight weeks each year for 9 years in China

Resume/CV

Field not completed.

Local Government Experience

See above
Will submit a resume or cv

Particular areas of interest, if any

See above

Current Involvement

- Wellesley Historical Commission Member
- Board of Directors of the Asian Community Development Corporation in Boston (affordable housing) since 2007

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Name	Emily A. Maitin
Email Address	emilymaitin@gmail.com
Address	16 Cranmore Road
City	Wellesley
State	MA
Zip Code	02481
Home Phone Number	617-968-1939
Work Phone Number	<i>Field not completed.</i>
Committees of Interest	Historical Commission
Background/Experience	Prior Education: BA from Smith College; MA from the University of Michigan; JD from Boston University. Retired in 2025 after 38 years as General Counsel for a privately owned commercial real

estate company with properties in Wellesley and Waltham. I have served on the Historical Commission as a Member and Alternate Member for several terms and previously served on the Historic District Commission. I am a former member of the Permanent Building Committee. I have also held a real estate broker's license in MA for many years and currently hold one. Through my work in commercial real estate and as an attorney since 1980, I am familiar with building plans and specifications, surveys, abstracts and title research, which has been useful in reviewing the title abstracts prepared in conjunction with the Plaque Program of the Historical Commission and building plans and specs for waivers from the Demo Delays.

Resume/CV

Field not completed.

Local Government Experience

See above information regarding current and prior memberships on Town Committees.

Particular areas of interest, if any

Historic preservation

Current Involvement

Alternate Member of the Historical Commission; Member of the Community Preservation Committee on behalf of the Historical Commission

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Subject: Online Form Submittal: Volunteer Form
Date: Tuesday, June 9, 2026 1:03:31 PM

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Volunteer Form

Town of Wellesley Volunteer Form

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Name	Thomas M Paine
Email Address	tmpaine@gmail.com
Address	2 Cushing Rd
City	Wellesley Hills
State	MA
Zip Code	02481
Home Phone Number	339-222-8580
Work Phone Number	<i>Field not completed.</i>
Committees of Interest	Historic District Commission, Historical Commission
Background/Experience	retired landscape architect and lifelong preservationist, former member of Design Review Board
Resume/CV	<i>Field not completed.</i>

Local Government
Experience

former member of Design Review Board

Particular areas of
interest, if any

historic preservation, community character preservation,
landscape preservation, sustainability

Current Involvement

WHC, WHDC

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [DL: Select Board](#)
Subject: Online Form Submittal: Volunteer Form
Date: Tuesday, June 9, 2026 11:46:33 AM

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Name Michael J Racette

Email Address mracette1989@gmail.com

Address 21 Fairbanks Avenue

City Wellesley

State Massachusetts

Zip Code 02481

Home Phone Number 7814312405

Work Phone Number 8573420155

Committees of Interest Historical Commission

Background/Experience B.A. History, Siena College
J.D., Boston College Law School
Civil Litigation Attorney for 37 years

Town Resident since 1996
Wellesley Historical Commission (Current Chair)

Resume/CV

[Michael J Racette HMDRS Resume.docx](#)

Local Government
Experience

Longtime Alternate and Full Member of Wellesley Historical
Commission, including current position as Chair

Particular areas of
interest, if any

Field not completed.

Current Involvement

Longtime Alternate and Full Member of Wellesley Historical
Commission, including current position as Chair

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From: noreply@civicplus.com
To: [DL: Select Board](#)
Subject: Online Form Submittal: Volunteer Form
Date: Tuesday, June 9, 2026 2:23:40 PM

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Name	Meredith Angjeli
Email Address	mac7289@gmail.com
Address	10 COTTAGE ST
City	WELLESLEY
State	MA
Zip Code	02482
Home Phone Number	6177564170
Work Phone Number	<i>Field not completed.</i>
Committees of Interest	Historic District Commission
Background/Experience	Mrs. Angjeli was first appointed to the Historic District Commission in 2020 and has served one full and one partial term as a member of the Historic District Commission. She and

her family have lived in the heart of Wellesley's Historic District for almost ten years. She works as a residential interior designer and has a wide breadth of experience preserving historic properties in Wellesley and the surrounding areas. She is dedicated to the preservation of the Town's Historic Districts and has served as a reliable and discerning member of the commission.

Resume/CV

Field not completed.

Local Government Experience

Mrs. Angjeli was first appointed to the Historic District Commission in 2020 and has served one full and one partial term as a member of the Historic District Commission.

Particular areas of interest, if any

Field not completed.

Current Involvement

Historic District Commission

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From: noreply@civicplus.com
To: [DL: Select Board](#)
Subject: Online Form Submittal: Volunteer Form
Date: Tuesday, June 2, 2026 10:59:29 AM

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Name	TODD OFENLOCH
Email Address	TOFENLOCH@YAHOO.COM
Address	24 SABRINA ROAD
City	WELLESLEY
State	MA
Zip Code	02482
Home Phone Number	6176767100
Work Phone Number	<i>Field not completed.</i>
Committees of Interest	Youth Commission
Background/Experience	WELLESLEY RESIDENT SINCE 2018 PROFESSIONAL PRIVATE EQUITY INVESTOR WITH 25+ YEARS OF EXPERIENCE

CPA EXAM PASSED, BS ACCOUNTANCY FROM
UNIVERSITY OF ILLINOIS
MBA COLUMBIA UNIVERSITY
EXPERIENCE IN INDUSTRY (GE), ACCOUNTING (PWC),
BANKING (LAZARD), AND PRIVATE EQUITY

Resume/CV	TJO CV JUNE 2026.docx
Local Government Experience	PARTICIPANT ON HUNNEWELL, HARDY, UPHAM PLANNING BOARD YOUTH COMMISSION, LAST FEW YEARS
Particular areas of interest, if any	<i>Field not completed.</i>
Current Involvement	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [DL: Select Board](#)
Subject: Online Form Submittal: Volunteer Form
Date: Tuesday, June 9, 2026 12:04:40 PM

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Name Alexander Gavis

Email Address Acgavis@outlook.com

Address 65 Grove Street

City Wellesley

State MA

Zip Code 02482

Home Phone Number 6178942606

Work Phone Number 6178942606

Committees of Interest Historical Commission

Background/Experience I am currently serving as Vice Chair of the Historical Commission. I have been an active member for many years and have taken historic preservation training and work cooperatively

with all members.

Resume/CV

Field not completed.

Local Government Experience

I do not have access to my CV now as I am traveling on vacation.

I have previously served as President of the Wellesley Free Library Foundation.

Particular areas of interest, if any

Historic Preservation

Current Involvement

I am currently serving as Vice Chair and have been an active member.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [DL: Select Board](#)
Subject: Online Form Submittal: Volunteer Form
Date: Saturday, June 6, 2026 11:23:46 AM

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Name Christopher Spagnuolo

Email Address cspags68@gmail.com

Address 14 Paine Street

City Wellesley

State MA

Zip Code 02481

Home Phone Number 6177552922

Work Phone Number *Field not completed.*

Committees of Interest Youth Commission

Background/Experience *Field not completed.*

Resume/CV *Field not completed.*

Local Government
Experience

Youth Commission
Historic District Commission

Particular areas of
interest, if any

Field not completed.

Current Involvement

Youth Commission
Historic District Commission

Email not displaying correctly? [View it in your browser.](#)

Town of Wellesley

SPED Stabilization Payment Request


At ATM 2017, the Town accepted Ch 40, S 13E; added by section 24 of Chapter 218 of the Acts of 2016 (Municipal Modernization Act); authorizing the School Department to establish a reserve fund to be utilized to pay , without further appropriation, unanticipated or unbudgeted Special Education costs. Disbursements from this fund require a majority vote by both the School Committee and the Board of Selectmen.

The School Department hired a vendor, New England Medical Billing (N.E.M.B), to file for Medicaid reimbursement for eligible students. Town Meeting agreed to annually appropriate these newly identified receipts into the fund.

The fund was started with a transfer of \$20,000 from free cash. The School Department will annually advise Town meeting of the amount collected and request the appropriation to the fund.

This form will be used to obtain the approvals required to pay the attached invoices.

<u>Vendor Name</u>	<u>Number</u>	<u>Purpose</u>	<u>Invoice #</u>	<u>Date</u>	<u>Amount</u>	<u>Account code</u>
New England Medical Billing	37352	School Medicaid Claiming Fee	WELLE2512	5/8/2026	\$ 782.41	83982203-578010

<u>Authorization</u>	<u>Vote Date</u>	<u>Chairman Signature</u>
School Committee	5/9/26	
Board of Selectmen	_____	_____

New England Medical Billing Group Ltd.

19 Norfolk Ave
South Easton, MA 02375 US
Accounts@nembgroup.com
www.nembgroup.com

INVOICE

BILL TO
Sarah Butler
Wellesley Public Schools
40 Kingsbury ST
Wellesley, MA 02481

INVOICE WELLE2512
DATE 05/08/2026
TERMS Due on receipt
DUE DATE 05/31/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Billing - Admin	Actual AAC Q1 2026 7/1/25 - 9/30/25	16,900.63	0.045	760.53
	Billing - Direct Service	Actual DSC Q2 2026 10/1/25 - 12/31/25	486.20	0.045	21.88

If you have any questions please contact Nancy Reilly at
nreilly@nembgroup.com.

BALANCE DUE

\$782.41



5. 6:45 Joint Meeting with Board of Public Works to Appoint Vacant Board of Public Works Position

MOTION to convene a joint meeting:

MOVE to call a joint meeting between the Select Board and the Board of Public Works and to name Marjorie Freiman as Chair and Jeffrey Wechsler as Secretary.

Board of Public Works (BPW) member Scott Bender recently resigned, and the BPW voted to nominate Edward “Ned” Hall to fill the vacancy that resulted from the resignation. BPW Chair Jeffrey Wechsler submitted a memorandum to Marjorie on June 10 requesting a joint meeting with the Select Board and BPW to discuss and vote on the appointment of Mr. Hall to the BPW.

MOTION

MOVE to appoint Edward Hall to the Board of Public Works until the 2027 Town Election.

MOVE to dissolve the joint meeting.

TOWN OF WELLESLEY

Wellesley, Massachusetts, 02481

COMMISSIONERS

Jeffrey P. Wechsler
Scott Bender
Michael McManus



David A. Cohen, Director
Department of Public Works
20 Municipal Way
Tel: 781-235-7600

BOARD OF PUBLIC WORKS

June 10, 2026

To: Marjorie Freiman, Select Board Chair

From: Jeffrey Wechsler, Board of Public Works Chair

Re: **Board of Public Works Vacancy**

The Board of Public Works voted to nominate Ned Hall to fill the vacancy that resulted from Scott Bender's recent resignation.

There were three candidates that expressed interest in filling the vacancy. All three candidates were interviewed by DPW Director David Cohen and myself on June 8, 2026. Based on Mr. Hall's prior experience and expertise we believe he most closely meets the current and future needs of the Board of Public Works. We then recommended Mr. Hall to the full Board of Public Works and they were unanimous in moving forward with Ned for further consideration.

Therefore, we respectfully request that a joint meeting of the Select Board and the Board of Public Works be convened on June 16, 2026 to discuss this matter further and vote to fill the vacancy.

I look forward to discussing this matter at your earliest convenience and welcome any questions or comments you may have.

Candidate letters of interest are attached for your reference.

Attachments

6. 7:00 Public Safety Update from Police Chief and Fire Chief

Police Chief Scott Whittemore and Fire Chief Steve Mortarelli will provide quarterly updates to the Board regarding their respective departments.

7. 7:40 Joint Meeting with Community Preservation Committee to Discuss Next Steps on North 40 Conservation Restriction

Stephen Murphy, Chair of the Community Preservation Committee (CPC), and members of the CPC have been asked to join the meeting. We have posted the meeting as a joint meeting, however formal calling of a joint session is not required as it is not anticipated there will be voting. This agenda item is intended as a status update and discussion regarding the current state of the Conservation Restriction process. No action is anticipated at this meeting.

As a reminder, the Town acquired the [North 40 property](#) in 2015 pursuant to a Purchase and Sale Agreement with Wellesley College. The Purchase and Sale Agreement requires that at least 50% of the property (23.38 acres) remain as open space in perpetuity, with 50% as municipal use under the Select Board's jurisdiction. In addition, a portion of the acquisition was funded through the Community Preservation Act (CPA). Based on the original financing allocation approved by Town Meeting, approximately 13.12 acres of the property were attributed to CPA funding and are anticipated to be protected through a Conservation Restriction. The remaining open space obligations may be satisfied through other mechanisms and do not necessarily require a Conservation Restriction. The property south of the Cochituate Aqueduct, commonly referred to as the "Southern Six," is also subject to Purchase and Sale provisions requiring that it remain in its natural state as an open space buffer. Additionally, approximately 5.66 acres of the property are subject to an Activity and Use Limitation associated with the former landfill remediation efforts. The CPC has been evaluating potential Conservation Restriction areas and has previously recommended a CR area totaling approximately 16.14 acres, consisting of:

- Approximately 11.09 acres surrounding the certified vernal pool and associated upland habitat area; and
- Approximately 5.05 acres providing a 200-foot buffer along the Cochituate Aqueduct.

Since the Board's last discussion, Town staff have met with representatives of the CPC to discuss the purpose and scope of the Conservation Restriction. There was general agreement that the primary purpose of the Conservation Restriction should be to protect areas of the property not otherwise protected through existing deed restrictions, Purchase and Sale obligations, or landfill restrictions. Based on those discussions, CPC representatives expressed a willingness to consider a Conservation Restriction area that more closely reflects the approximately 13.12 acres attributable to the CPA funding contribution, while recognizing that some members would prefer a larger protected area than previously discussed.

The remaining items requiring further discussion and recommendation include:

- The final acreage and configuration of the Conservation Restriction area;
- Preparation of a survey plan to establish definitive Conservation Restriction boundaries; and
- Review and refinement of draft Conservation Restriction language.

Once the Board reaches general consensus on the preferred location and extent of the Conservation Restriction, staff anticipates that a professional survey plan will be required to establish final boundaries and acreage. At that time, staff would return with recommendations regarding next steps, including preparation of final documents and boundary plans.

Given the significant amount of time since the Board's last discussion of the Conservation Restriction, this meeting is intended primarily as a recap of prior discussions, review of the CPC's recommendations, and an opportunity for the Board to provide feedback on a potential path forward. It is anticipated that the Select Board will conduct a formal public process, including public meetings and opportunities for public comment, during the fall of 2026 before taking final action on the Conservation Restriction. Following completion of that public process, the Board would consider final approval of the Conservation Restriction area, language, and the Wellesley Conservation Land Trust is the intended holder of the CR.

NO MOTION

From: [Stephen Murphy](#)
To: [Jop, Meghan](#); [Colette Aufranc](#)
Cc: [McMahon, Barbara](#); [Beatrice Bezmalinovic](#)
Subject: North 40 conservation restriction
Date: Wednesday, January 15, 2025 8:52:43 PM
Attachments: [CPC - North 40 CR DRAFT_BS.pdf](#)
[CPC - North 40 map 11-24.pdf](#)

Dear Colette and Meghan,

I am writing about the conservation restriction for the North 40, and related to that purpose, I have attached two documents for your consideration at your upcoming retreat.

The first is a map showing the areas in the North 40 where the CPC recommends where the conservation restriction should be placed, which appears as a beige or a yellow tint. One portion (@11.09 acres) is anchored by the vernal pool and includes its upland habitat. The other portion (@5.05 acres) provides a 200-foot buffer along the aqueduct.

The second is a draft of the conservation restriction drafted by town counsel with the CPC's input. Article III of the document addresses the restrictions (subsection A) and the permissible uses (subsection B & C).

While the selection rests with the Select Board, the CPC would suggest the Wellesley Conservation Land Trust would be the holder of the conservation restriction.

Once the lines on the map are settled upon, it is our understanding that an important next step would be a land survey and the staking on the ground of those lines. The other next steps would appear to me to be more in the legal realm, and Town Counsel is the one to ask.

This recommended map is the product of lengthy discussions and comments not only within the CPC, but with the SB, the NRC, the Trails Committee, the WCLT, and other individuals. In response to this feedback, the elongated area around the vernal pool is now designed to extend to its associated upland area to preserve more of the habitat of the species in and around vernal pool, and the paths within that area. As for the second portion of the restriction, a 200-foot buffer along the aqueduct

In past conversations with the Select Board, there was some concern raised over the adequate protection of the vernal pool area. This concern was echoed by members of the CPC as well as the NRC, representatives of the trails committee, and the Wellesley Conservation Land Trust. The new proposal includes an elongated area around the vernal pool that reaches upland, preserving more of the habitat of the species in and around the vernal pool while also encompassing more of the existing trail system and preserving at least a portion of a significant pine grove.

Looking at the highlighted areas, the CPC is proposing that the full area highlighted around the vernal pool be placed under the conservation restriction. According to the

GIS calculations, this is an area of 11.09 acres. In addition, the CPC requests that a 200-foot buffer along the aqueduct be included under the restriction to preserve and enhance the feeling of open space while walking along the aqueduct. The GIS calculation indicated on the map for this section is 5.05 acres.

The CPC is *not* requesting any additional portions of the North 40 be part of the conservation restriction – no additional land along Turner Road (adjacent to the former dump site) and none of the “southern triangle (the land below the aqueduct.) The two parcels cited for inclusion in the restriction, the vernal pool area and the area adjacent to the aqueduct, total a little over 16 acres.

The purpose of a conservation restriction is to ensure the permanent protection of important natural resources. The vernal pool and its upland habitat as well as the surrounding trails and mature trees are clearly an important natural resource to the Town, as are the trails and the area around the aqueduct. The CPC believes this proposal fulfills that purpose while also balancing another goal the CPC has maintained throughout these discussions – maintaining as much flexibility as possible for future municipal use of the remaining area of the North 40. This proposal allows for significant useable land along Turner Road as well as access from Turner Road to the remaining area of the North 40. In addition, more land along Weston Road remains accessible.

Best wishes and regards,

Stephen Murphy, Chair
Community Preservation Committee

GRANTOR: Town of Wellesley
GRANTEE: Wellesley Conservation Land Trust
ADDRESS OF PREMISES: 156 Weston Road
FOR GRANTOR’S TITLE SEE: Norfolk County Registry of Deeds at Book 32892, Page 563.

Commented [GJ(1)]: Type names of Grantor(s), Grantee(s), address of the CR Premises and the Grantor’s deed reference(s). If the Grantor will take title to the Premises immediately prior to recording the CR, leave the deed references blank and write in the recording information before recording the CR

GRANT OF CONSERVATION RESTRICTION

I. STATEMENT OF GRANT

THE TOWN OF WELLESLEY, MASSACHUSETTS, a municipal corporation formed under the laws of the Commonwealth of Massachusetts and acting by and through its Select Board, having an address at 525 Washington Street, Wellesley, Norfolk County, Massachusetts 02482, being the sole owner of the Premises as defined herein, constituting all of the owner(s) of the Premises as defined herein, for my successors and assigns (“Grantor”), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, grant, with QUITCLAIM COVENANTS, to Wellesley Conservation Land Trust, a Massachusetts charitable trust, established under Agreement and Declaration of Trust dated _____, having a mailing address of P.O. Box 81129, Wellesley Hills, Norfolk County, Massachusetts 02481, their permitted successors and assigns (“Grantee”), for nominal consideration, IN PERPETUITY AND EXCLUSIVELY FOR CONSERVATION PURPOSES, the following Conservation Restriction on land located in Wellesley containing a XX-acre portion (so called “Section A”) and a XX-acre portion (so called “Section B”) (collectively, the “Premises”) of a 46 acre parcel of land, which Premises is more particularly described in Exhibit A and shown in the attached reduced copy of a survey plan in Exhibit B, both of which are incorporated herein and attached hereto.

Commented [IF2]: We should consider whether we want to transfer the land prior to executing the CR.

The fee interest in the Premises was acquired utilizing, in part, Community Preservation Act funds pursuant to Chapter 44B of the Massachusetts General Laws, which funds were authorized for such purposes by a vote of the Wellesley Town Meeting held on January 20, 2015, an attested copy of which vote is attached hereto as Exhibit C (the “CPA Vote”).

Commented [IF3]: We need a surveyed plan.

II. PURPOSES:

This Conservation Restriction is defined in and authorized by Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws and otherwise by law. The purposes of this Conservation Restriction (“Purposes”) are to ensure that the Premises will be maintained in perpetuity in its natural, scenic, or open condition for conservation and passive outdoor recreational purposes and to prevent any use or change that would materially impair the Conservation Values (as defined below).

Commented [EM4]: I removed all of these because I don’t think any apply, but we should be sure.

The Conservation Values protected by this Conservation Restriction include the following:

- Open Space. The Premises contributes to the protection of the scenic and natural character of Wellesley and the protection of the Premises will enhance the open-space value of these and nearby lands.

- Wildlife Habitat. The Premises includes areas designated by the MA Division of Fisheries and Wildlife acting by and through its Natural Heritage and Endangered Species Program (NHESP) as “**Certified Vernal Pools**”, the protection of which aligns with NHESP’s wildlife and habitat protection objectives. The Premises contains approximately 3 acres of wooded wetlands and Section A contains an approximately 1/2-acre vernal pool.

Commented [IF5]: We should work with NRC to ensure this is correct.

Public Access. Public access to the Premises will be allowed for passive outdoor recreation, education, nature study. The Section A of the Premises include an already established walking trail network. The preservation of Section A will support this network. New trails may be constructed on both Section A and Section B of the Premises to further public outdoor recreation.

Commented [BS6R5]: Certified Vernal pool #32. The pool is ¼-1/2 acre depending on which map is used. ½ acre is fine.

Deleted: abut

- Wetlands. The wooded wetlands on the Premises provide valuable habitat for a diverse array of wildlife species as well as provide the many other public benefits of wetlands protection recognized by the Commonwealth of Massachusetts (Section 40 of Chapter 131 of the Massachusetts General Laws).

- Consistency with Clearly Delineated Federal, State, or Local Governmental Conservation Policy. Protection of the Premises furthers the Town of Wellesley’s 2022 Open Space and Recreation Plan: the protection of the Town’s scenic landscape (Goal 1(C)), protect, enhance, and restore the Town’s sensitive land, water, and wetland resources (Goal 2), and the expansion and protection of the Town’s tree canopy, (Goal 3).

- Scenic Protection. **Is this applicable?**

- *[Add any other applicable conservation values that the CR will help to protect]*

Commented [BS7]: I don’t love the expression, but scenic view could be a value, particularly for the properties abutting the Turner/Weston Intersection, where the CR buffers the neighboring properties from abundant traffic.

III. PROHIBITED and PERMITTED ACTS AND USES

A. Prohibited Acts and Uses

The Grantor will not perform or allow others to perform the following acts and uses which are prohibited on, above, and below the Premises:

1. Structures and Improvements. Constructing, placing, or allowing to remain any temporary or permanent structure including without limitation any building, tennis court, landing strip, mobile home, swimming pool, asphalt or concrete pavement, graveled area, roads, sign, fence, gate, billboard or other advertising, antenna, utilities or other structures, utility pole, tower, solar panel, solar array, conduit, line, septic or wastewater disposal system, storage tank, or dam, unless otherwise permitted in Paragraph III.B.;

2. Extractive Activities/Uses. Mining, excavating, dredging, withdrawing, or removing soil, loam, peat, gravel, sand, rock, surface water, ground water, or other mineral substance or natural deposit, or otherwise altering the topography of the Premises;
3. Disposal/Storage. Placing, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, tree and other vegetation cuttings, liquid or solid waste or other substance or material whatsoever;
4. Adverse Impacts to Vegetation. Cutting, removing, or destroying trees, shrubs, grasses or other vegetation;
5. Adverse Impacts to Water, Soil, and Other Features. Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, natural habitat, archaeological conservation, or ecosystem function;
6. Introduction of Invasive Species. Planting or introducing any species identified as invasive by the Massachusetts Invasive Plant Advisory Group or identified as invasive in such recognized inventories as the Massachusetts Introduced Pests Outreach Project, the Northeast Aquatic Nuisance Species Panel, or other such inventories, and any successor list as mutually agreed to by Grantor and Grantee;
7. Motor Vehicles. Using, parking, or storing motorized vehicles, including motorcycles, mopeds, all-terrain vehicles, off-highway vehicles, motorboats or other motorized watercraft, snowmobiles, launching or landing aircraft, or any other motorized vehicles, acknowledging that vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) may have a legal right to enter the Premises;
8. Subdivision. Subdividing or conveying a part or portion of the Premises (as compared to conveyance of the Premises in its entirety which shall be permitted), it being the Grantor's and Grantee's intention to maintain the entire Premises under unified ownership;
9. Use of Premises for Developing Other Land. Using the Premises towards building or development requirements on this or any other parcel;
10. Adverse Impacts to Stone Walls, Boundary Markers. Disrupting, removing, or destroying stone walls, granite fence posts, or any other boundary markers;
11. Residential or Industrial Uses. Using the Premises for residential or industrial purposes;
12. Inconsistent Uses. Using the Premises for commercial purposes that are inconsistent with the Purposes or that would materially impair the Conservation Values, or for any other uses or activities that are inconsistent with the Purposes or that would materially impair the Conservation Values.
13. [Add any other prohibited acts or uses on the Premises.]

B. Permitted Acts and Uses

Notwithstanding the Prohibited Acts and Uses described in Paragraph III.A., the Grantor may conduct or permit the following acts and uses on the Premises, provided they do not materially impair the Purposes and/or Conservation Values. In conducting any Permitted Act and Use, Grantor shall minimize impacts to the Conservation Values to ensure any such impairment thereto is not material.

1. Vegetation Management. Maintaining vegetation, including pruning, trimming, cutting, and mowing, and removing brush, all to prevent, control, and manage hazards, disease, insect or fire damage, and/or in order to maintain the condition of the Premises as documented in the Baseline Report;
2. Non-native, Nuisance, or Invasive species. Removing non-native, nuisance, or invasive species, interplanting native species, and controlling species in a manner that minimizes damage to surrounding, non-target species and preserves water quality;
3. Composting. Stockpiling and composting stumps, trees, brush, limbs, and similar biodegradable materials originating on the Premises; provided, however, such composting complies with the Wetland Protection Act and any local wetlands regulations;
4. Natural Habitat and Ecosystem Improvement. With prior written approval of the Grantee, conducting measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, ecosystem function, or rare or endangered species including planting native trees, shrubs, and other vegetation;
5. Trails. Maintaining and constructing trails as follows:
 - a. Trail Maintenance. Conducting routine maintenance of trails, which may include widening trail corridors up to [redacted] feet in width overall, with a treadway up to [redacted] feet in width.
 - b. New Trails. With prior written approval of the Grantee, constructing new trails or relocating existing trails, provided that any construction or relocation results in trails that conform with the width limitations above.
 - c. Trail Features. With prior written approval of the Grantee, constructing bog bridging, boardwalks, footbridges, railings, steps, culverts, benching, cribbing, contouring, or other such features, together with the use of motorized equipment to construct such features;
6. Signs. Constructing, installing, maintaining, and replacing signs and informational kiosks with respect to the Permitted Acts and Uses, the Purposes, the Conservation Values, trespass, public access, identity and address of the Grantor, sale of the Premises, the Grantee's interest in the Premises, boundary and trail markings, any gift, grant, or other applicable source of support for the conservation of the Premises;

7. Outdoor Passive Recreational and Educational Activities. Hiking, nature observation, nature and educational walks and outings, outdoor educational activities, and other non-motorized outdoor recreational and educational activities.

C. Special Use Area

The Grantor reserves the right to conduct or permit the following activities and uses only within the area shown on the Plan as **Section B** in addition to the Permitted Acts and Uses described in Paragraph III.B., and otherwise subject to this Conservation Restriction

1. Lighting and Water Fountains. Limited lighting and water fountains may be installed with the prior written approval of the Grantee and the Town of Wellesley’s Natural Resources Commission (“NRC”) in Section B of the Premises. All lighting must be in compliance with the Town of Wellesley’s Dark-Sky Agreement with Wellesley College, attached as **Exhibit D** and as may be amended from time to time. Installation of underground utilities to supply power and/or water to facilities may be installed with the prior written approval of the Grantee and the NRC, provided, however, that all disturbed land is restore to its prior condition to the extent reasonably practicable. Such improvements may be maintain and repaired, as necessary, by the Grantor; and
2. Exercise Stations. New outdoor fitness equipment may be installed with prior written approval of the Grantee and the NRC. Equipment may be maintained and repair as needed by the Grantor.

D. Site Restoration

Upon completion of any Permitted Acts and Uses, any disturbed areas shall be restored substantially to the conditions that existed prior to said activities, including with respect to soil material, grade, and vegetated ground cover.

E. Compliance with Permits, Regulations, Laws

The exercise of any Permitted Acts and Uses under Paragraph III.B. shall be in compliance with all applicable federal, state and local laws, rules, regulations, zoning, and permits, and with the Constitution of the Commonwealth of Massachusetts. The inclusion of any Reserved Right requiring a permit, license or other approval from a public agency does not imply that the Grantee or the Commonwealth takes any position whether such permit, license, or other approval should be issued.

F. Notice and Approval

1. Notifying Grantee. Whenever notice to or approval by Grantee is required, Grantor shall notify or request approval from Grantee, by a method requiring proof of receipt, in writing not less than sixty (60) days prior to the date Grantor intends to undertake

the activity in question, unless a different time period is specified herein. The notice shall:

- a. Describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity;
 - b. Describe how the proposed activity complies with the terms and conditions of this Conservation Restriction, and will not materially impair the Purposes and/or Conservation Values;
 - c. Identify all permits, licenses, or approvals required for the proposed activity, and the status of any such permits, licenses, or approvals.
 - d. Describe any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the Purposes and Conservation Values.
2. Grantee Review. Where Grantee's approval is required, Grantee shall grant or withhold approval in writing within sixty (60) days of receipt of Grantor's request. Grantee's approval shall only be granted upon a showing that the proposed activity will minimize impacts to the Conservation Values and will not materially impair the Purposes and/or Conservation Values. Grantee may require Grantor to secure expert review and evaluation of a proposed activity by a mutually agreed upon party.
3. Resubmittal. Grantee's failure to respond within sixty (60) days of receipt shall not constitute approval of the request. Grantor may subsequently submit the same or a similar request for approval.

Commented [GJ(8)]: Use this paragraph regardless of the number of Grantees

IV. INSPECTION AND ENFORCEMENT

A. Entry onto the Premises

The Grantor hereby grants to the Grantee, and its duly authorized agents or representatives, the right to enter the Premises upon reasonable notice and at reasonable times, for the purpose of inspecting the Premises to determine compliance with or to enforce this Conservation Restriction.

B. Legal and Injunctive Relief

1. Enforcement. The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain compensatory relief, including without limitation, compensation for interim losses (i.e., ecological and public use service losses that occur from the date of the violation until the date of restoration) and equitable relief against any violations, including, without limitation, injunctive relief and relief requiring restoration of the Premises to its condition prior to the time of the injury (it being agreed that the Grantee will have no adequate remedy at law in case of an injunction). The rights hereby granted shall be in addition to, and not

in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Conservation Restriction.

2. Notice and Cure. In the event the Grantee determines that a violation of this Conservation Restriction has occurred and intends to exercise any of the rights described herein, the Grantee shall, before exercising any such rights, notify the Grantor in writing of the violation. The Grantor shall have thirty (30) days from receipt of the written notice to halt the violation and remedy any damage caused by it, after which time Grantee may take further action, including instituting legal proceedings and entering the Premises to take reasonable measures to remedy, abate or correct such violation, without further notice. Provided, however, that this requirement of deferment of action for thirty (30) days applies only if Grantor immediately ceases the violation and Grantee determines that there is no ongoing violation. In instances where a violation may also constitute a violation of local, state, or federal law, the Grantee may notify the proper authorities of such violation.
3. Reimbursement of Costs and Expenses of Enforcement. Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including counsel fees) incurred by the Grantee in enforcing this Conservation Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof. In the event of a dispute over the boundaries of the Conservation Restriction, Grantor shall pay for a survey by a Massachusetts licensed professional land surveyor and to have the boundaries permanently marked.

C. Non-Waiver

Enforcement of the terms of this Conservation Restriction shall be at the sole discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

D. Disclaimer of Liability

By acceptance of this Conservation Restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws and regulations, or acts not caused by the Grantee or its agents.

E. Acts Beyond the Grantor's Control

Nothing contained in this Conservation Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Premises resulting from natural causes beyond the Grantor's control, including but not limited to fire, flood, weather, climate-related impacts, and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises

resulting from such causes. In the event of any such occurrence, the Grantor and Grantee will cooperate in the restoration of the Premises, if desirable and feasible.

V. PUBLIC ACCESS

Subject to the provisions of this Conservation Restriction, the Grantor hereby grants access to the Premises to the general public and agrees to take no action to prohibit or discourage access to and use of the Premises by the general public, but only for daytime use and only as described in Paragraph III.B, provided that such agreement by Grantor is subject to the Grantor's reserved right to establish reasonable rules, regulations, and restrictions on such permitted recreational use by the general public for the protection of the Purposes and Conservation Values. Grantor has the right to control, limit, or prohibit by posting and other reasonable means activities or uses of the Premises not authorized in Paragraph III.B. The Grantee may require the Grantor to post the Premises against any use by the public that results in material impairment of the Conservation Values. This grant of public access to the Premises is solely for the purposes described in Section 17C of Chapter 21 of the Massachusetts General Laws and the Grantor and Grantee hereto express their intent to benefit from exculpation from liability to the extent provided in such section.

VI. TERMINATION/RELEASE/EXTINGUISHMENT

A. Procedure

If circumstances arise in the future that render the Purposes impossible to accomplish, this Conservation Restriction can only be terminated, released, or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law after review and approval by the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, or successor official ("Secretary"), and any other approvals as may be required by Section 32 of Chapter 184 of the Massachusetts General Laws.

B. Grantor's and Grantee's Right to Recover Proceeds

If any change in conditions ever gives rise to termination, release, or extinguishment of this Conservation Restriction under applicable law, then Grantee, on a subsequent sale, exchange, or involuntary conversion of the Premises, shall be entitled to a portion of the proceeds in accordance with Paragraph VI.C., subject, however, to any applicable law which expressly provides for a different disposition of the proceeds, and after complying with the terms of any gift, grant, or funding requirements. The Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

C. Grantee's Receipt of Property Right

Grantor and Grantee agree that the conveyance of this Conservation Restriction gives rise to a real property right, immediately vested in the Grantee, for the purpose of enforcing this Conservation Restriction, but does not entitle Grantee, upon extinguishment, release, or termination, to any proceeds received by the Grantor from the subsequent sale, exchange or involuntary conversion of

the Premises. Any proceeds that result from any such extinguishment, release, or termination will be distributed only after complying with the terms of any gift, grant, or other funding requirements.

D. Cooperation Regarding Public Action

Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action. All related expenses incurred by the Grantor and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Grantee in accordance with Paragraph VI.B. and Paragraph VI.C. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

VII. DURATION AND ASSIGNABILITY

A. Running of the Burden

The burdens of this Conservation Restriction shall run with the Premises in perpetuity, and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Premises.

B. Execution of Instruments

The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction. The Grantor, on behalf of itself and its successors and assigns, appoints the Grantee its attorney-in-fact to execute, acknowledge and deliver any such instruments on its behalf. Without limiting the foregoing, the Grantor and its successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit

The benefits of this Conservation Restriction shall run to the Grantee, shall be in gross and shall not be assignable by the Grantee, except when all of the following conditions are met:

1. the Grantee requires that the Purposes continue to be carried out;
2. the assignee is not an owner of the fee in the Premises;
3. the assignee, at the time of the assignment, qualifies under and 26.U.S.C. 170(h), and applicable regulations thereunder, if applicable, and is eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the Massachusetts General Laws; and
4. the assignment complies with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

VIII. SUBSEQUENT TRANSFERS

A. Procedure for Transfer

The Grantor agrees to incorporate by reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, including a leasehold interest and to notify the Grantee not less than twenty (20) days prior to the effective date of such transfer. Failure to do any of the above shall not impair the validity or enforceability of this Conservation Restriction. If the Grantor fails to reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, then the Grantee may record, in the applicable registry of deeds, or registered in the applicable land court registry district, and at the Grantor's expense, a notice of this Conservation Restriction. Any transfer will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

B. Grantor's Liability

The Grantor shall not be liable for violations occurring after their ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this Conservation Restriction shall survive the transfer. Any new owner shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

IX. ESTOPPEL CERTIFICATES

Upon request by the Grantor, the Grantee shall, within thirty (30) [*60 days for municipalities unless otherwise agreed upon*] days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance or non-compliance with any obligation of the Grantor contained in this Conservation Restriction.

X. NON MERGER

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and the Grantee agrees that it will not take title, to any part of the Premises without having first assigned this Conservation Restriction following the terms set forth in Paragraph VII.C to ensure that merger does not occur and that this Conservation Restriction continues to be enforceable by a non-fee owner.

XI. AMENDMENT

A. Limitations on Amendment

Grantor and Grantee may amend this Conservation Restriction only to correct an error or oversight, clarify an ambiguity, maintain or enhance the overall protection of the Conservation Values, or add real property to the Premises, provided that no amendment shall:

1. affect this Conservation Restriction’s perpetual duration;
2. be inconsistent with or materially impair the Purposes;
3. affect the qualification of this Conservation Restriction as a “qualified conservation contribution” or “interest in land” under any applicable laws, including 26 U.S.C. Section 170(h), and related regulations;
4. affect the status of Grantee as a “qualified organization” or “eligible donee” under any applicable laws, including 26 U.S.C. Section 170(h) and related regulations, and Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws; or
5. create an impermissible private benefit or private inurement in violation of federal tax law, as determined by an appraisal, conducted by an appraiser selected by the Grantee, of the economic impact of the proposed amendment; or
6. alter or remove the provisions described in Paragraph VI (Termination/Release/Extinguishment); or
7. cause the provisions of this Paragraph XI to be less restrictive; or
8. cause the provisions described in Paragraph VII.C (Running of the Benefit) to be less restrictive

B. Amendment Approvals and Recording

No amendment shall be effective unless documented in a notarized writing executed by Grantee and Grantor, approved by the Town of Wellesley and by the Secretary in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, and recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XII. EFFECTIVE DATE

This Conservation Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative approvals required by Section 32 of Chapter 184 of the Massachusetts General Laws have been obtained, and it has been recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XIII. NOTICES

Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage pre-paid, addressed as follows:

To Grantor: Meghan Jop
Executive Director
Town of Wellesley
525 Washington Street
Wellelsey, MA 02482

To Grantee: Name
Address
Municipality, State, Zip code

or to such other address as any of the above parties shall designate from time to time by written notice to the other or, if notice is returned to sender, to an address that is reasonably ascertainable by the parties.

XIV. GENERAL PROVISIONS

A. Controlling Law

The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in order to effect the Purposes and the policy and purposes of Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the Purposes that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability

If any provision of this Conservation Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Conservation Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the Grantor and Grantee with respect to this Conservation Restriction and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Restriction, all of which are merged herein.

XV. BASELINE DOCUMENTATION REPORT

The Conservation Values, as well as the natural features, current uses of, and existing improvements on the Premises, such as, but not limited to, trails, woods roads, structures, meadows or other cleared areas, agricultural areas, and scenic views, as applicable, are described in a Baseline Documentation Report (“Baseline Report”) prepared by Grantee with the cooperation of the Grantor, consisting of maps, photographs, and other documents and on file with the Grantee and included by reference herein. The Baseline Report (i) is acknowledged by Grantor and Grantee to be a complete and accurate representation of the condition and values of the Premises as of the date of this Conservation Restriction, (ii) is intended to fully comply with applicable Treasury Regulations, (iii) is intended to serve as an objective information baseline for subsequent monitoring of compliance with the terms of this Conservation Restriction as described herein, and (iv) may be supplemented as conditions on the Premise change as allowed over time.

Notwithstanding the foregoing, the parties may utilize any evidence of the condition of the Premises at the time of this grant in addition to the Baseline Report.

XVI. MISCELLANEOUS

A. Pre-existing Public Rights

Approval of this Conservation Restriction pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws by any municipal officials and by the Secretary, is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

B. Release of Homestead

The Grantor attests that there is no residence on or abutting the Premises (including areas excluded from the Premises) that is occupied or intended to be occupied as a principal residence by a spouse, former spouse, or children of the grantor, or a spouse, former spouse, or children of a beneficiary of the trust, if Premises is owned by a trust.

C. No Surety Interest

The Grantor attests that there is no mortgage, promissory note, loan, lien, equity credit line, refinance assignment of mortgage, lease, financing statement or any other agreement which gives rise to a surety interest affecting the Premises.

D. Executory Limitation

If Grantee shall cease to exist or to be qualified to hold conservation restrictions pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, or to be qualified organization under 26 U.S.C. 170(h), and applicable regulations thereunder, if applicable, and a prior assignment is not made pursuant to Paragraph VII, then Grantee's rights and obligations under this Conservation Restriction shall vest in such organization as a court of competent jurisdiction shall direct pursuant to the applicable Massachusetts law and with due regard to the requirements for an assignment pursuant to Paragraph VII.

E. Prior Encumbrances

This Conservation Restriction shall be in addition to and not in substitution of any other restrictions or easements of record affecting the Premises.

F. The following signature pages are included in this Grant:

Grantor |
Grantee Acceptance

Commented [GJ(9)]: If the Grantor is a Trust, a draft Trustee's Certificate or a recorded copy of the Trustee's Certificate should be submitted with the CR for review. We encourage you to check with your registry to determine particular requirements regarding attaching Trustee's Certificates to the CR

EEA-DCS Model Conservation Restriction April 2023

Approval of the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts.

G. The following exhibits are attached and incorporated herein:

Exhibit A: Legal Description of Premises

Exhibit B: Reduced Copy of Recorded Plan of Premises

[Applies to CPA purchases]

Exhibit C: Town or City Vote Authorizing the Use of CPA Funds

Exhibit D: Dark Sky's Agreement with Wellesley College

GRANT AND APPROVAL OF WELLESLEY SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Wellesley, Massachusetts, hereby certify that at a public meeting duly held on _____, 2024, the Select Board voted to approve in the public interest and grant the foregoing Conservation Restriction to Wellesley Conservation Land Trust pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws and do hereby approve in the public interest and grant the foregoing Conservation Restriction.

TOWN OF Wellesley SELECT BOARD:

Colette Aufranc

Marjorie Frieman

Tom Ulfelder

Lise Olney

Beth Sullivan Woods

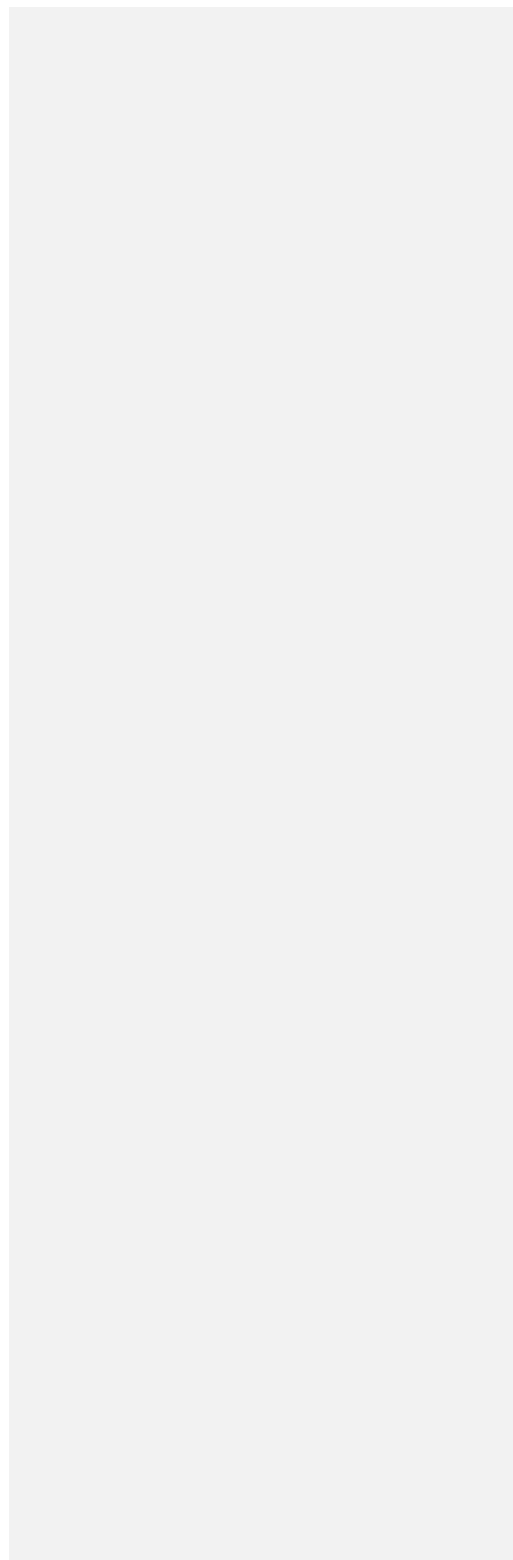
Commented [WS(10): Please insert all names of Select Board Members under signatory lines, thank you

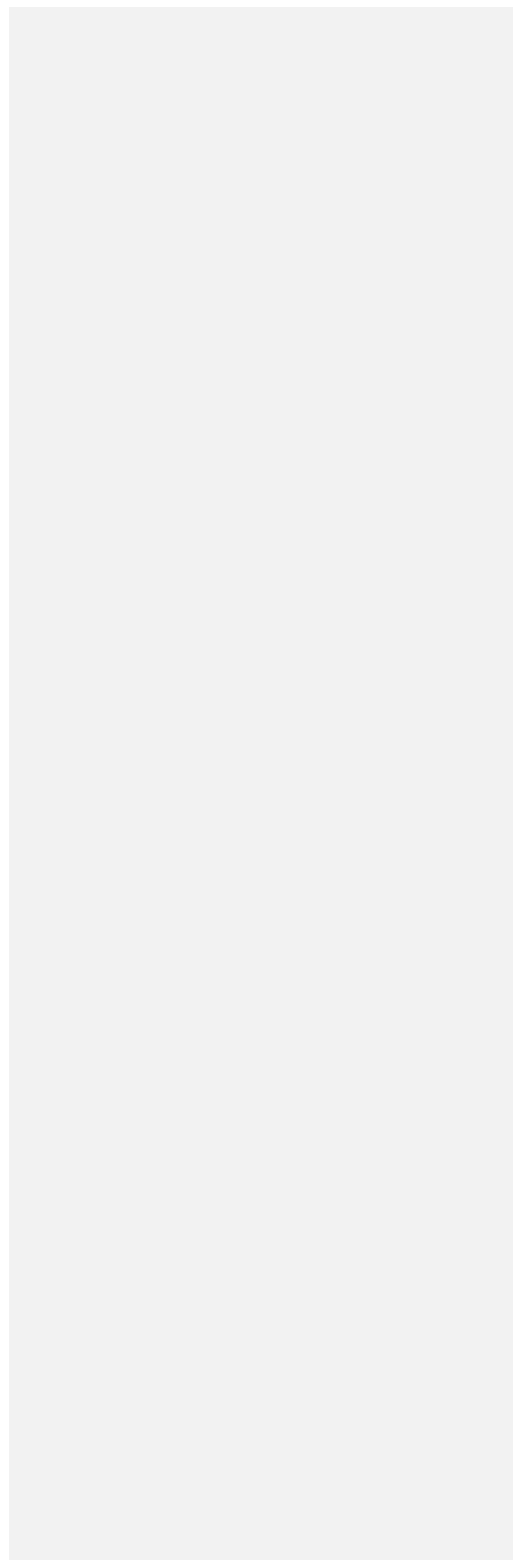
THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this ____ day of _____, 2024, before me, the undersigned notary public, personally appeared _____, _____, _____, _____, and _____, and proved to me through satisfactory evidence of identification which was _____ to be the persons whose names are signed on the proceeding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:





ACCEPTANCE OF GRANT

Commented [GJ(11): To be used if Grantee is a charitable corporation or trust

The foregoing Conservation Restriction from Town of Wellesley was accepted by Wellesley Conservation Land Trust this _____ day of _____, 2024.

By: _____
[Enter name]

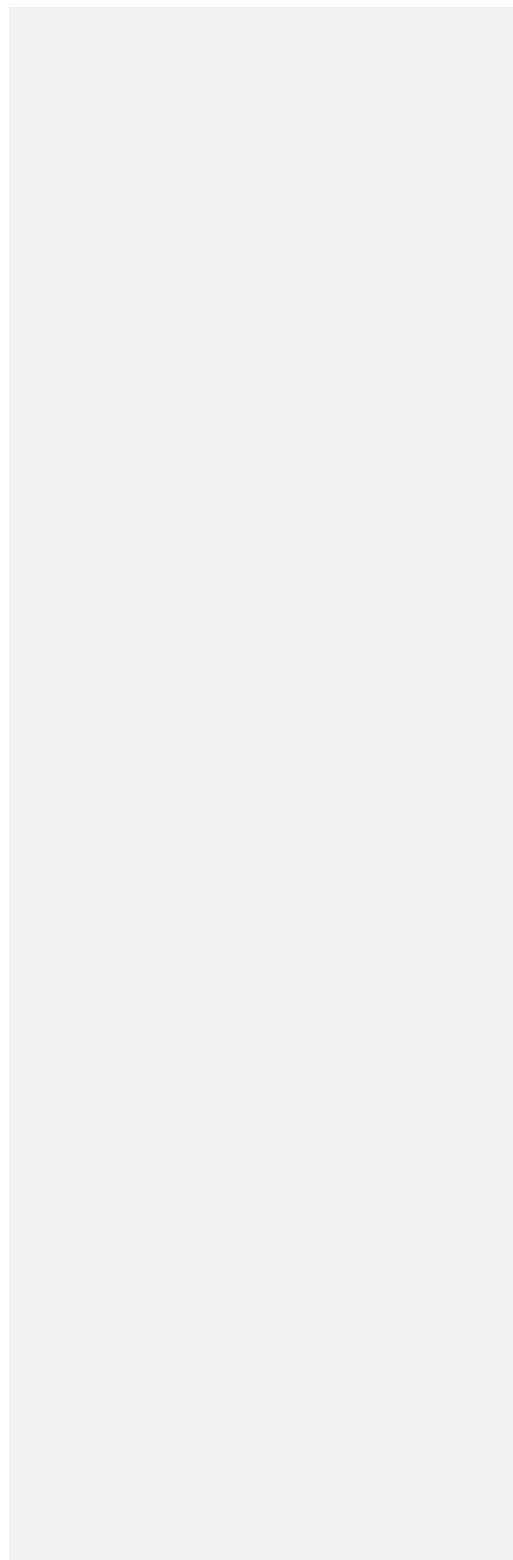
Its: _____, duly authorized

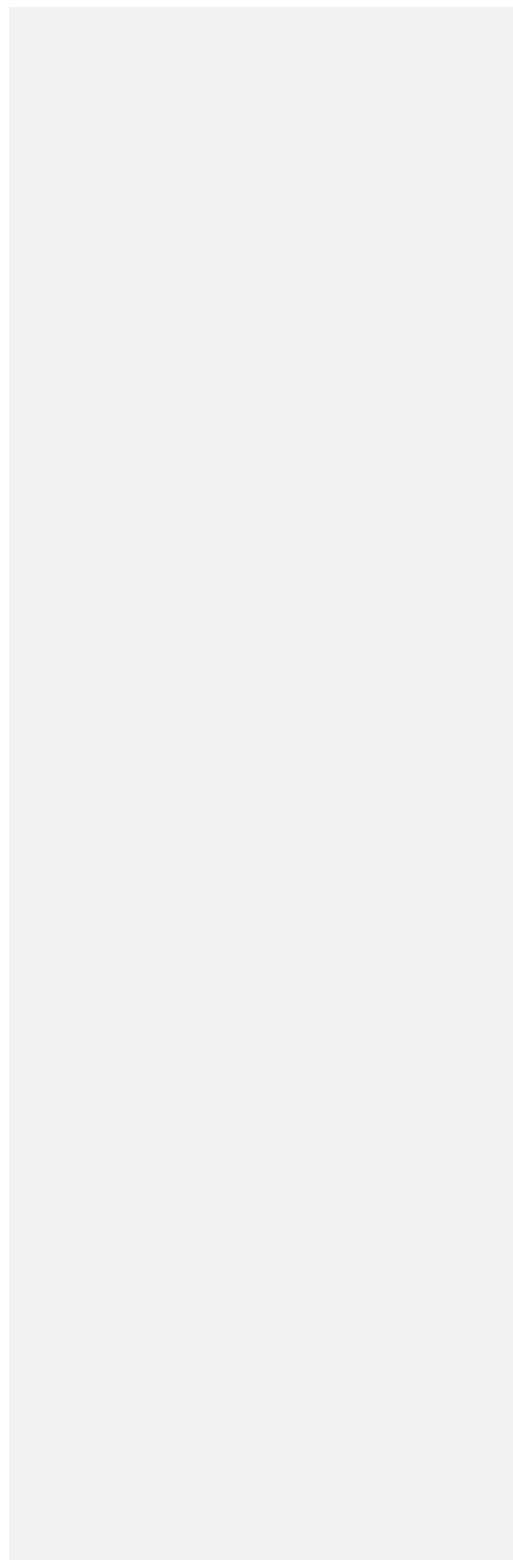
THE COMMONWEALTH OF MASSACHUSETTS

_____ County, ss:

On this ____ day of _____, 2024, before me, the undersigned notary public, personally appeared _____, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:





**APPROVAL OF SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS OF
THE COMMONWEALTH OF MASSACHUSETTS**

The undersigned, Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby approves the foregoing Conservation Restriction from [GRANTOR] to [GRANTEE] in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws.

Dated: _____, 2023

Rebecca L. Tepper
Secretary of Energy and Environmental Affairs

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss:

On this ____ day of _____, 2023, before me, the undersigned notary public, personally appeared Rebecca L. Tepper, and proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

EXHIBIT A

Legal Description of Premises

If you do not have a survey plan for the Premises, or if you choose to provide a written description in addition to the survey plan, insert that written description here.

ALL Building Envelopes and Exclusion areas MUST be defined by metes and bounds.

If providing a written metes and bounds description along with a survey plan, the written metes and bounds and those shown on the survey MUST match.

OR

If Exhibit B is a reduced copy of a survey plan and you will not provide a written metes and bounds description, follow the template provided below. This is the recommended option if you have a survey plan.]

Description of the Premises

The land in [TOWN/CITY, COUNTY], Massachusetts, containing _____ acres, +/-, shown as [Insert parcel name as given on plan, i.e., "Parcel A" or "Lot 10"] on a plan of land titled [Insert Plan Name], dated [Insert Plan Date], by [Insert Plan creator / professional land surveyor / company name, address], recorded at [Insert recording information].

EXHIBIT B

[Reduced Copy of OR Sketch] Plan of Premises

For official full size plan see [*enter County*] Registry of Deeds Plan Book ____ Page ____

[This plan/map must show the Premises. The CR area and any exclusions or building envelopes must be clearly labeled.]

If a party other than the PLS or other professional preparer of the Plan has added features (e.g., planned trails), this should be labeled as a 'Sketch Plan of Premises' and should clarify which features are not associated with the official copy.

If this is a copy of the full size plan that has not been altered in any way, then it should be labeled as a 'Reduced Copy of Plan of Premises'.

North 40 Timeline

April 16, 2014	Wellesley College informed Town that they filed a petition with the Massachusetts Supreme Judicial Court seeking to remove the deed restriction that precluded the sale of the parcel.
May 2, 2014	Mass SJC ruled in favor of the College to release the deed restriction, commonly referred to as the Durant Indenture .
May 27, 2014	Select Board established the North 40 Steering Committee, and the first organizational meeting was held. The North 40 Committee was funded by \$30,000 of CPC Administrative Funds, and \$30,000 of funds from the Select Board.
July 23, 2014	Select Board requested Reserve Fund Transfer of \$75,000 to fund the efforts of the North 40 Committee.
July – October 2014	Hired Dodson & Flinker with Brovitz Planning and Design to conduct a Vision Study .
July – October 2014	Select Board engaged Environmental Partners to peer review the environmental assessment of the land performed by Haley & Aldrich
July – October 2014	North 40 Committee engaged John Rockwood of EcoTec to perform a Wetlands Review
July – October 2014	North 40 Committee engaged Beta Engineering to perform a traffic assessment.
September 2014	Select Board hired Colliers International to perform an Appraisal of land value
October 3, 2014	North 40 Interim Report of the Select Board completed. Reports in Appendixes. Report recommended acquisition of the North 40.
October 27, 2014	STM approved \$150,000 in Free Cash to allow the Select Board to plan for the North 40 landfill remediation, if necessary.
November 2014	Town submits bid to Wellesley College to acquire land
Dec. 18, 2014	Select Board signs Purchase and Sale Agreement with Wellesley College

Purchase and Sale Terms:

1. \$35 Million
2. Open Space – The Town agrees that it will maintain at least 50% of the North 40 acreage as open space in perpetuity, and will also endeavor to preserve the portion of the property south of the aqueduct as open space to serve an important buffer for the College.
3. Sustainability – The College is concerned that any future development of the North 40 property be engineered, designed and constructed in a manner consistent with the sustainable standards that guide Wellesley College in its on campus projects. The College has adopted guidelines that equate to LEED Gold standards and will share its overall standards with the Town such that mutually agreeable language can be adopted for the North 40 property and its future site and building development.
4. Dark Sky Alliance – In any site or building development on the North 40, the Town will maintain specific guidelines around lighting that will protect the Wellesley College main campus from negative impacts of nighttime illumination. This is of particular importance as it relates to student and faculty use of the Wellesley College observatory on the north side of campus.
5. Future Road Connections to Route 135 – The Town agrees that any future road connections across the North 40 or from the Weston/Turner Road neighborhood to Route 135 would not be made any closer than 1000' in either direction from the existing main entrance to the College.
6. North 40 Advisory Committee – The Town will grant two seats on the North 40 Advisory Committee for designated representatives of the College.

7. Single Family Residence at 156 Weston Road – The College will master lease this property from the Town for up to five (5) years from closing at \$1,300 per month. After the first year, the rent will increase annually at a fixed rate of 3.5%. During the term of the lease, the College will be responsible for maintaining the property and for all associated utility costs. In the event that the current occupant (a Wellesley College faculty member) chooses to vacate the home/property prior to the five (5) year lease term, then the lease will be terminated immediately.
8. Community Gardens – The Town will endeavor to maintain community gardens somewhere within the North 40 property including access for Wellesley College students who will be subject to the same fees and obligations of other Town resident gardeners.

January 20, 2015 [Special Town Meeting, Article 2](#) – Town Meeting voted unanimously to acquire the North 40. STM did not determine use of the North 40. P&S requirements hold. In acquiring land, Town took on obligation to clean up a sanitary land fill that was leased from Wellesley College to the Town of Wellesley between 1955-1960. Clean up area is approximately 5 acres. Acquisition included use of CPC funds, tax-exempt bonds, and taxable bonds. The Town left available land to be used/sold for use other than municipal purpose (Housing, 40B, CCRC)

CPC Component Land acquired with CPC Funds requires Conservation Restriction (CR). Town indicated CR would be determined in the future.

Cost Allocation

	Cost		Interest	Projected	Median Tax
	Allocation	Acres*	Rate	Annual Debt Service	Bill Impact
CPA portion	\$ 10,000,000	13.12	4.00%	\$ 580,000	N/A
General Fund portion					
Tax-exempt	13,636,931	17.89	4.00%	750,000	69
Taxable	12,000,000	15.75	5.00%	780,000	72
	<u>25,636,931</u>	<u>33.64</u>		<u>1,530,000</u>	<u>141</u>
Total property	\$ 35,636,931	46.76		\$ 2,110,000	\$ 141

* Reflecting simple allocation based on financial contribution.

Options

At STM Town considered several uses for the land including:

- Open Space (Trails, Parks, Recreation)
- 2-3 Elementary Schools
- 3+ Recreation Fields
- Rink
- Pool
- Lighted Fields
- Housing
- Community Center
- Community Gardens
- Indoor Recreation Courts
- Land Bank
- Solar Farm

May, 2015

Closing on acquisition

2016 – 2018

Working with Environmental Partners, the Town conducted due diligence to complete the clean up efforts of the sanitary land fill in compliance with the Mass Contingency Plan. Most cost

effective plan was to bring in fill to cover the debris and to place an Access and Use Limitation on the site.

January 2018

Select Board had discussions on North 40 and included representatives from Schools, Planning, CPC, NRC, Advisory, Recreation, and Facilities to begin to design a new public process. Group agreed to the following:

- Finalize CR within 2 years
- Create New North 40 Committee with membership from SB, SC, Planning, Rec, NRC, Advisory, Facilities, Trails, WHDC, PFTF, BPW, Wellesley College (2 Reps), Woodlands Neighborhood and Weston Road Neighborhood representatives.

Intent was to:

- review the original process IN BRIEF and share the consensus from that process that the most-frequently cited and requested uses for the North 40 are open space, recreation, and housing. Some respondents wanted to retain the North 40 AS IS, all open space for trails, recreation, gardens, etc. and others would like a combination of open space and housing (recognizing that 50% must remain open space pursuant to the P&S).
- Conduct a charrette in which participants will be given a map with certain attributes depicted, such as the landfill, South 6, borders, etc. and asked to design how they would use the space.

February 2018

SB drafted RFP for consultant services, with findings of Phase III Remediation, Board determined they would defer study until "Cap" of landfill was complete.

December 2019

Mass Contingency Phase IV Plan finalized. Monitoring of the landfill continues on an annual basis.

April 2019

Funds for execution of North 40 Remediation funded at ATM

July 1- September 2019

NRC working with CPC completed [boardwalk around North 40](#).

February 2020 - March 2023

Staff assisted CPC with working to identify an Appraiser for the CPC portion of land. Ultimately CPC working with Town Counsel determined that an appraisal was not required.

November 2020

North 40 landfill remediation completed. Monitoring of the landfill continues on an annual basis.

[December 7, 2020](#)

Activity and Use Limitation finalized and approved.

[July 24, 2024](#)

CPC at Select Board to discuss Conservation Restriction

[September 19, 2023](#)

CPC at Select Board to discuss Conservation Restriction

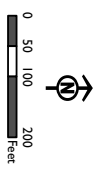
[November 14, 2023](#)

CPC at Select Board to discuss Conservation Restriction



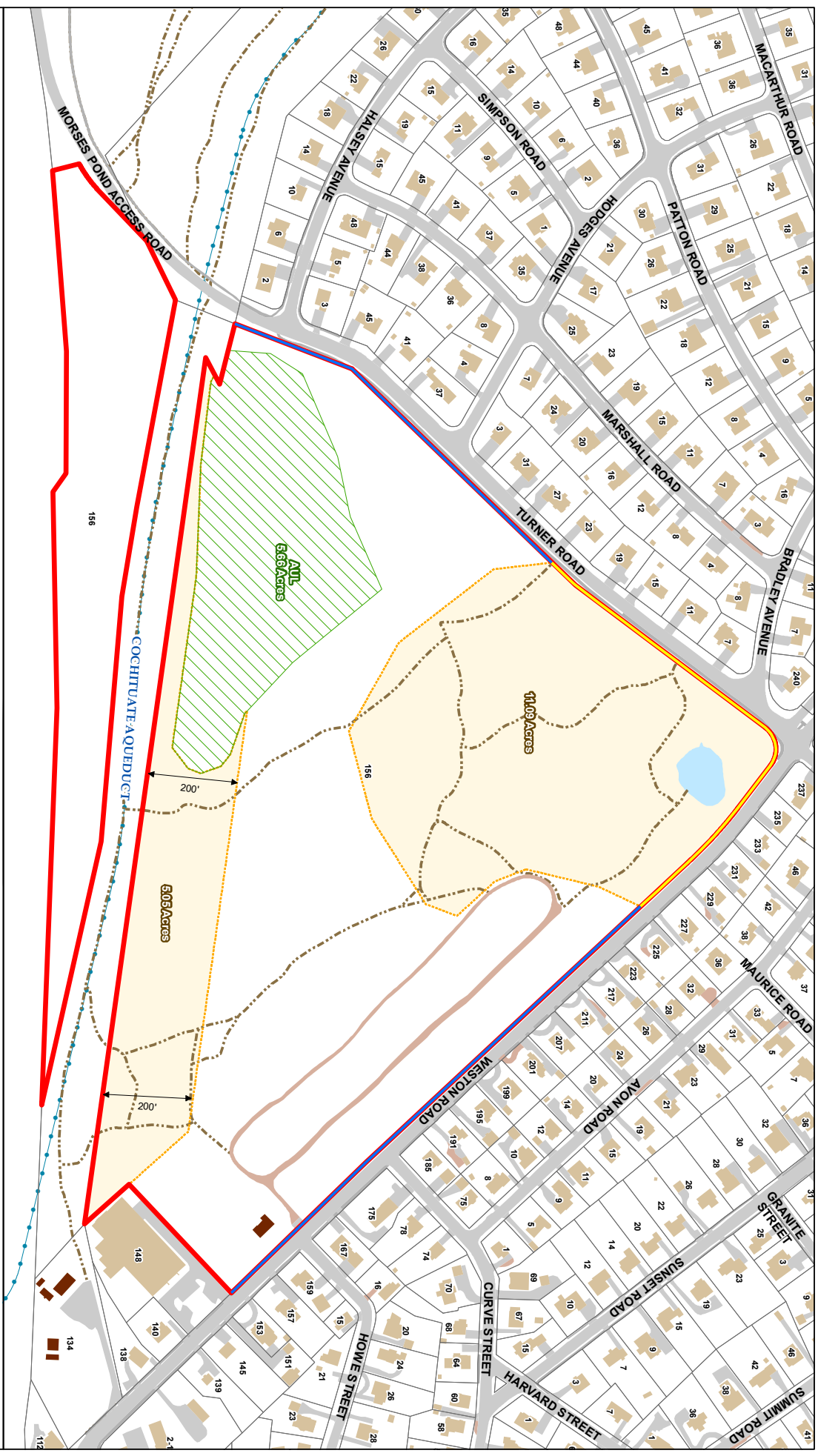
-  North 40 Parcel
-  Condituate Aqueduct
-  Activity Use Limitation
-  Forage (2,145.60 Feet)
-  Restriction Forage (1,119.76 Feet)
-  Conservation Restriction (1,114 Acres)

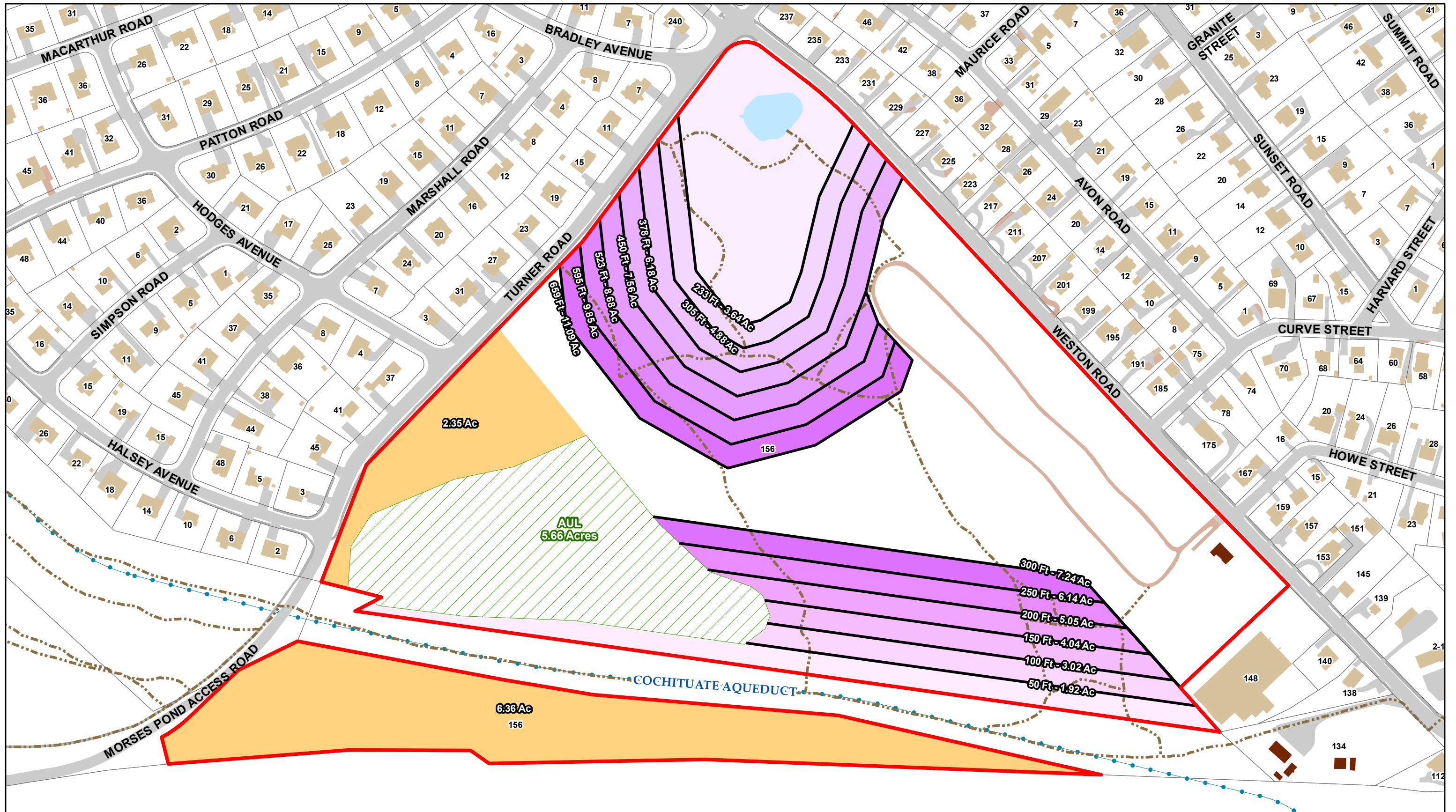
THE NORTH 40
 Prepared for the Community Preservation Committee
 by the Information Science Department
 GIS Office



Disclaimer: This map is for display purposes only. It is not intended for survey or legal purposes. Questions about specific details on this map should be directed to the respective town board, committee, or department. The liability for any errors, omissions, or inaccuracies in the information provided herein.

11.07.2024

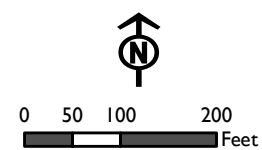




- ▭ North 40 Parcel
- Cochituate Aqueduct
- ▨ Activity Use Limitation
- ▭ Trails
- ▭ Conservation Restriction Areas
- ▭ Conservation Restriction Distances

THE NORTH 40

Prepared for the Community Preservation Committee
by the Information Technology Department
GIS Office



03.19.2024

Disclaimer:
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8. 8:10 Discuss and Vote Appointments

- **Climate Action Committee**

A memorandum from Climate Action Committee Chair Lise Olney recommending a candidate for appointment will be shared with the Board separately from this week's FNM packet due to a scheduling conflict. Thank you for your understanding!

9. 8:25 Discuss and Vote The Nines 2026-2027 Affordable Rents

John Costello of Maloney Properties, representing the owners, will be attending the meeting to discuss the 2026 rents for the Nines which is located at 40 Williams Street. The proposed Gross Rent increase for new tenants in 2025 increases 3.6%. The Table below shows the maximum rents that could be charged under the current income limits. For existing tenants, the rent increase is proposed for 5%. The Nines has consistently raised rents lower than the maximum for existing tenants and staff is supportive of a 5% increase similar to last year.

MOTION

MOVE to accept the compliance report and to approve the proposed rent increases as detailed in the submittal from Maloney Properties.

Below are the proposed 2026 rents for The Nines:

Unit Size/AMI	2026 Gross	2026 UA	2026 Net
Studio – 80%	\$2,400	\$155	\$2,245
1 Bed – 80%	\$2,742	\$186	\$2,556
2 Bed – 80%	\$3,085	\$263	\$2,822
3 Bed – 80%	\$3,427	\$386	\$3,041

Last Year (2025)

Unit Size/AMI	2025 Gross	2025 UA	2025 Net
Studio – 80%	\$2,316	\$144	\$2,172
1 Bed – 80%	\$2,646	\$165	\$2,481
2 Bed – 80%	\$2,978	\$241	\$2,737
3 Bed – 80%	\$3,308	\$346	\$2,962

MOTION

MOVE to approve a 5% rent increase for existing affordable unit tenants and set the 2026 Gross Rents as follows:

- Studio –\$2,400**
- 1 Bed –\$2,742**
- 2 Bed –\$3,085**
- 3 Bed –\$3,427**

From: [John Costello](#)
To: [Jop, Meghan](#)
Subject: 2026 Proposed Rents - The Nines
Date: Monday, May 18, 2026 8:24:51 AM
Attachments: [The Nines - 2026 Proposed Rents.pdf](#)

[**EXTERNAL EMAIL** : This message originated outside of the TOWN OF WELLESLEY mail system. **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Meghan

Hope you had a nice weekend!

Attached/below are the 2026 proposed rents for The Nines in Wellesley.

Please let me know if these calculations are approved or if you have any questions. Thank you.

	Unit Size/AMI	2026 Gross	2026 UA	2026 Net
The Nines - Wellesley, MA	Studio 80%	\$2,400	\$155	\$2,245
	1 Bed 80%	\$2,742	\$186	\$2,556
	2 Bed 80%	\$3,085	\$263	\$2,822
	3 Bed 80%	\$3,427	\$386	\$3,041

John Costello
Brokerage Division - Affordable Housing Manager
Maloney Properties LLC
27 Mica Lane, Wellesley, MA 02481
P: 617-675-6444 | U.S. Relay 711 | F: 833-734-1491

Sign up or follow our Affordable Housing Alerts:

[Email](#) | [Instagram](#) | [Facebook](#) | [X](#)



10. 8:40 Administrative Matters

- **Discuss and Vote Minutes**

Please find included in your materials the draft minutes of the June 2, 2026, and June 8, 2026, meetings.

MOTION

MOVE to approve the minutes of June 2, 2026, and June 8, 2026, as amended.

1 Approved:

2

3 **Select Board Meeting:** June 2, 2026

4 **Present:** Marjorie Freiman, Thomas Ulfelder, Colette Aufranc, Beth Sullivan Woods, Kenneth
5 Largess

6 **Also Present:** Executive Director Meghan Jop, Assistant Executive Director Corey Testa,

7

8 **Meeting Documents:**

9 1. Agenda

10 2. Select Board Meeting Calendar

11 3. Meeting Overview

12 4. Request for Change of Hours for CV and Liquor Licenses for Shake Shack submitted by
13 Attorney David Himmelberger

14 5. Fire Station Master Plan PowerPoint

15 6. Fire Station Master Plan – Final Report Draft dated May 22, 2026

16 7. Appointments for Select Board Meeting Table June 2, 2026

17 8. Memorandum from COA Chair Judy Gertler to Select Board re: Recommendations for
18 Appointment to COA Board dated May 26, 2026

19 9. Email from Ned Hall to Meghan Jop re: MLP Board Appointments dated May 28, 2026

20 10. Draft Meeting Minutes of May 19, 2026

21 11. Select Board Retreat Agenda – June 2, 2026

22

23 1. **Call to Order**

24 Ms. Freiman called the meeting to order at 6:30 p.m. in the Great Hall of Town Hall (the meeting
25 was relocated from the Juliani Room due to technical issues – staff posted signs notifying the
26 public to the room change and amended the posted agenda). Ms. Freiman announced the meeting
27 was being aired live on Comcast Channel 8 and Verizon Channel 40 by Wellesley Media and
28 would be available for later viewing on wellesleymedia.org.

29 2. **Citizen Speak**

30 **Laura Robert**, Greenlawn Avenue, presented wildlife photographs taken recently in and around
31 the MassBay Forest, Centennial Reservation, Carisbrook Reservation, and Brookside Road,
32 depicting a bobcat, woodpecker, snapping turtle, and a buck. She urged the Board to protect the
33 Town's biodiversity in the context of the proposed development, noting that Governor Healey has
34 set state goals to increase biodiversity by 30 percent by 2030 and 40 percent by 2050. She argued
35 that the interconnected conservation areas are functioning and thriving ecosystems, and that a large
36 development in that location would be devastating to that biodiversity.

37 **Paul White**, Oakland Street, explained he was a recently retired commercial trial lawyer and
38 offered his strategic negotiation perspective to the Board. He argued that very few cases settle
39 before a lawsuit is filed, as there is no meaningful impetus for the party who believes it holds the
40 stronger position to concede. He contended that the Commonwealth's refusal to negotiate below
41 180 units reflects that posture, and that filing a lawsuit would fundamentally change the negotiating

42 dynamic by exposing both parties to legal costs and risk. He further argued that the Town should
43 reclaim the public relations narrative by making clear that residents are not opposed to affordable
44 housing per se, but rather to the 150 predominantly market-rate units proposed alongside the
45 affordable units, whose purpose he believed was primarily to fund MassBay's expansion rather
46 than to address housing need.

47 **Sue McKay**, Oakland Street, spoke to the significant traffic burden already experienced on
48 Oakland Street, describing it as a major artery serving Route 9, Route 16, Brookside Road, and
49 access to Needham, with existing bus, truck, and student traffic. She expressed concern that
50 eliminating the existing parking lot and adding 180 units would further exacerbate traffic
51 conditions. She asked the Board to negotiate a significant reduction in the number of units. She
52 also noted that a deer had been seen crossing Oakland Street from the forest to the college campus
53 that very day.

54 **Doug Youngen**, Oakland Street, reported that his organization (Friends of Centennial) has over
55 600 households displaying yard signs and over 3,200 petition signers. He also presented attendance
56 data from the recent May 11 Special Town Meeting. He expressed frustration that the Town's Mass
57 Bay land disposition web page does not list reduction of density as a critical negotiating priority,
58 despite two requests — one verbal and one written — to add it. He also offered the resources of
59 Friends of Centennial to assist in the negotiation process and noted that 84 percent of Town
60 Meeting Members had authorized nearly \$1 million for litigation if negotiations fail.

61 **Leslie Hanrahan**, Putney Road, echoed many of the preceding speakers, calling for a dramatic
62 reduction in the scale of the project as the Board's most critical negotiating priority. She challenged
63 the framing that the arrangement constitutes "saving the Mass Bay Forest," arguing that
64 commercial development of that scale strains credibility as conservation. She cited statistics from
65 the May 11 Special Town Meeting. She asked the Board to revise the Town website to include
66 density reduction as a critical priority, to commit publicly to litigation if negotiations fail to reduce
67 scale, and to keep 40 Oakland Street as a standing agenda item with regular public updates.

68 **Eric Warasta**, Oakland Street, noted that 180 units on roughly 5 to 8 acres implies between 22
69 and 36 units per acre, a density he argued cannot be supported by the surrounding environment.
70 He urged the Board to negotiate aggressively on density and emphasized that any development
71 should be consistent with the Town's sustainability and preservation goals, proximity to public
72 transit, and the character of the surrounding neighborhood.

73 **Ann-Mara Lanza**, Oakland Street thanked the Board for hosting the Special Town Meeting but
74 cautioned against the interpretation that the negotiation vote was primarily about reducing density.
75 She stated that she and many others who voted for the negotiation option were comfortable with
76 the 180-unit count, and wished to negotiate on traffic mitigation, public safety, and other
77 conditions rather than unit count. She expressed concern that the tone of the Board's post-STM
78 letter to the state was overly aggressive for what was intended to be a good-faith negotiation,
79 specifically objecting to the use of the word "untenable" with respect to traffic on Oakland Street
80 — a road she characterized as significantly less congested than Route 9, Route 16, or Weston
81 Road. She also pushed back on the argument that reducing unit count increases affordable housing,
82 noting that market-rate units cross-subsidize affordable units and that the Town had already

83 demonstrated to the state that a 20 percent affordability requirement was the financially viable
84 maximum. She expressed hope for an open, honest, and good-faith negotiation.

85 **Lynn Hlatky**, Lake Shore Road (Natick), reinforced the argument for filing suit, drawing on her
86 own experience in litigation against Stuart Healthcare, during which she found that action — not
87 negotiation — was required to compel engagement from the Healey administration. She suggested
88 that the July 1st date, on which the state could begin selling the property to a developer, made pre-
89 litigation filing an urgent priority.

90 **Giannina L. Garcés-Ambrossi Muncey**, Turner Road, a neurosurgeon and critical care specialist,
91 spoke to the ecological value of MassBay Forest, arguing that the trees and ecosystem are "no less
92 alive than we are" and that the forest must be protected as fully and vigorously as one would protect
93 the health of a child. She urged the Board to resist any framing that conceding a portion of the
94 forest is a reasonable compromise.

95 **3. Executive Director's Report**

96 Ms. Jop provided the following updates:

97 Congresswoman Katherine Clark and her team were thanked for securing a \$500,000 federal grant
98 for the Natural Resources Commission and the Charles River Watershed Association, and for
99 attending the regional partnership event held the previous day at Town Hall.

100 Wellesley's American Legion Post 72 will hold its 107th Anniversary Ceremony on June 3rd from
101 11:00 AM to 12:30 PM at the Council on Aging. The public is invited and RSVPs may be directed
102 to Kathy Savage at ksavage@wellesleyma.gov or by calling the COA.

103 A sustainability community event, "Get a Scoop of Ice Cream and Get the Scoop on
104 Sustainability," is scheduled for June 17th from 6:30 PM to 8:30 PM at the Hunnewell School
105 Playground (rain location: Hunnewell cafeteria). The event is sponsored by the Climate Action
106 Committee, the Natural Resources Commission, and Sustainable Wellesley, and will feature
107 information on transportation, utility costs, home energy coaching, quieter lawn care, and family
108 activities.

109 Ms. Jop announced the upcoming retirement of Cricket Vlass, Park and Tree Superintendent, who
110 has served the Town for over 40 years in the roles of arborist, horticulturalist, landscape planner,
111 and department superintendent. The Board expressed gratitude for her decades of service and
112 wished her the best on her upcoming retirement.

113 Mr. Testa announced the first official Pride Month kickoff event in Wellesley, co-organized by
114 World of Wellesley and the UU-Wellesley Hills Church, to be held on June 4th from 5:00 PM to
115 7:00 PM on the front lawn of the church at 309 Washington Street. The event features live music,
116 lawn games, food trucks, and community activities. Co-sponsors include the Hills and Village
117 Congregational Churches, Temple Beth Elohim, the Wellesley Freedom Team, the DEI Task

118 Force, Representative Alice Peisch, and Senator Cynthia Creem. Registration is encouraged but
119 not required at worldofwellesley.org.

120 **4. Consent Agenda**

- 121 • **Vote Change in Hours for Shake Shack at 74 Central Street for Wine and Malt**
122 **Beverages and Common Victualler License**

123 This item was removed from the consent agenda at the request of Ms. Aufranc.

124 Attorney David Himmelberger appeared on behalf of Shake Shack, accompanied by the
125 establishment's manager, Alcohol Compliance and Licensing Administrator, and Director of
126 Operations. Also available remotely were Deputy Police Chief Jeff Renzella and Support Services
127 Manager Cay Meagher.

128 The applicant originally requested an extension of Common Victualler (CV) hours from 10:00 AM
129 to midnight (Monday–Saturday) and extension of alcohol service hours to align with those hours.

130 Ms. Aufranc expressed that she did not see the need to extend the hours and viewed this application
131 differently from a recent request by a small independent restaurant which was requesting earlier
132 alcohol service as a brunch menu accompaniment. She noted that she felt the current alcohol service
133 hours are appropriate for a chain burger establishment. Other Board members commented, noting
134 that while there is no compelling reason to extend alcohol service earlier in the morning,
135 consistency in evening alcohol hours with neighboring Central Street restaurants — including
136 Juniper, Bocado, Alta Strada, and Lockheart — was relevant to fairness. Staff confirmed that most
137 nearby licensed restaurants are permitted alcohol service until midnight, though many close earlier
138 in practice. Alcohol accounts for less than 2 percent of Shake Shack's sales.

139 The Board reached a consensus to bifurcate the votes: approving an expanded CV license and
140 extending the evening alcohol license to midnight to be consistent with neighboring
141 establishments, while declining to extend the opening hour for alcohol service.

142 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
143 **voted (5-0) to approve the change in hours for the Common Victualler license for Shake**
144 **Shack to Monday through Saturday, 10:00 AM through 12:00 AM, and Sunday, 12:00 PM**
145 **through 12:00 AM.**

146

147 **Aufranc – Aye**

148 **Freiman – Aye**

149 **Largess – Aye**

150 **Sullivan Woods – Aye**

151 **Ulfelder – Aye**

152 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
153 **voted (5-0) to approve the change in hours for the Liquor license for Shake Shack to Monday**
154 **through Saturday, 11:00 AM through 12:00 AM, and Sunday, 12:00 PM through 12:00 AM.**

155
156 **Aufranc – Aye**
157 **Freiman – Aye**
158 **Largess – Aye**
159 **Sullivan Woods – Aye**
160 **Ulfelder – Aye**

161 **5. Presentation on Fire Station Master Plan**

162 *Fire Chief Steve Mortarelli, Former Fire Chief David Soar, Assistant Chief Chuck*
163 *DiGiandomenico, and Consultant Jeff Shaw joined the meeting.*

164 Fire Chief Steve Mortarelli, former Chief David Soar, Assistant Chief Chuck DiGiandomenico,
165 and Jeff Shaw of Context Architecture presented the findings and recommendations of the
166 comprehensive Fire Station Master Plan, completed over the course of approximately one year.

167 **Existing Conditions and Current Challenges**

168 Chief Mortarelli introduced the presentation by noting that both fire stations — Station 1
169 (approximately 100 years old) and Station 2 (the current headquarters, approximately 40 years old)
170 — have been meticulously maintained by Facilities Management Department (FMD) and Fire
171 Department personnel, but have reached the end of their operational viability as fire stations. He
172 emphasized significant health and safety concerns, noting that in recent years, approximately a
173 dozen active and recently retired Wellesley firefighters have contracted some form of cancer, with
174 at least two members on disability pension under Massachusetts' cancer presumption law in the
175 prior week alone. He attributed this, in part, to facilities that do not allow for proper segregation
176 of contaminated gear and apparatus from living and working quarters.

177 Jeff Shaw of Context Architecture elaborated on the structural and programmatic deficiencies.
178 Station 1 contains approximately 50 percent of the space it should have for its current programs
179 and staff; Station 2 approximately 60 percent. Both stations lack fitness rooms, appropriately
180 gendered or flexible single-user bathroom facilities, adequate living quarters, and — most
181 critically — compliant gear storage and decontamination zones. Mr. Shaw explained that best-
182 practice fire station design requires a "hot-to-cold" transition where firefighters returning from
183 calls can decontaminate, shower, and access clean areas without carrying contaminants into living
184 spaces. Neither station currently allows for this. Persistent carcinogenic particulates from
185 apparatus exhaust and fire grounds are circulated in the same areas where firefighters eat and sleep
186 during 24-hour shifts. Additionally, at Station 1, mutual aid apparatus from neighboring
187 communities cannot physically fit within the bays.

188 **Response Time Analysis**

189 Context's analysis showed that the department currently meets or exceeds the NFPA standard of
190 reaching 90 percent of calls within 4 minutes. Weaker response coverage exists in the northwest
191 and eastern (Route 128 corridor) portions of Town. As development increases — particularly high-
192 density or medical/assisted living uses that generate higher call volumes — the department's ability
193 to maintain that performance will come under pressure. Mr. Shaw explained that the report
194 identified a trigger mechanism: if response performance declines 3 percent from the 2025 baseline,
195 the Town should begin planning for a third fire station, with the goal of keeping total performance
196 decline below 5 percent before the new station comes online.

197 Board members asked several clarifying questions, including whether the decline in response time
198 is directly correlated with population growth; Mr. Shaw explained it is primarily a function of call
199 volume at the fringes of Town combined with road network distances. A member asked why a
200 third station would be necessary rather than simply adding apparatus and staffing to existing
201 locations; Mr. Shaw and Chief Mortarelli explained that Station 2, even after renovation, would
202 not have sufficient space to house the additional units needed, and that distributing apparatus
203 geographically is essential to reducing response times to underserved areas of Town. Ms. Jop noted
204 the additional complication that all units deploying from a single station leaves the district
205 uncovered, increasing reliance on mutual aid and further extending response windows.

206 Chief Mortarelli noted that newer, large multifamily buildings like The Nines generate more fire-
207 type calls than one might expect, largely due to hallway smoke conditions from cooking, though
208 newer alarm and ventilation system design is improving that dynamic. He and Assistant Chief
209 DiGiandomenico described the department's protocols for apparatus exit — noting that sirens are
210 not used continuously but only when approaching intersections or navigating significant traffic,
211 which the Board noted would be important to communicate to any neighborhood near a
212 prospective new station site.

213 **Site Analysis and Recommendations**

214 Context evaluated multiple potential sites for a new headquarters using a weighted scoring matrix
215 covering lot size and program fit, vehicular access, response time impact, wetlands and floodplain,
216 site constraints, and other factors. According to Mr. Shaw, three sites scored highly enough to
217 warrant test-fit diagrams: two variations along Weston Road (near Howe Street and Curve Street)
218 and a site at 515 Washington Street adjacent to the police station (directly across Washington
219 Street from the Tolles Parsons Center). All three are Town-owned and can support a fire
220 headquarters footprint of approximately 2 acres. The Weston Road sites scored highest overall;
221 the Washington Street site, while feasible, raises concerns regarding Article 97 approval
222 requirements, the existing Sudbury Aqueduct running diagonally through the parcel, and limited
223 future flexibility due to surrounding parkland and the adjacent police station.

224 A member noted that 515 Washington Street is located in Morton Field and clarified for the public
225 that it is adjacent to the police station, not elsewhere on Washington Street. Ms. Jop confirmed
226 that the conceptual siting on Weston Road was developed with awareness of previously discussed
227 conservation restriction boundaries on the North 40 parcel including the vernal pool, and that the
228 proposed footprint would not impinge on those areas.

229 Mr. Shaw briefly outlined the two projects the report recommends:

230 **Project 1** — A new headquarters building of approximately 26,000 square feet at the Weston Road
231 location, paired with a renovation of Station 2 (with a small addition) to convert it into a
232 modernized substation housing the ambulance company. Administrative functions, mechanical
233 services, and specialty and reserve vehicles would move to the new headquarters. Station 1 would
234 be decommissioned and made available to the Town for repurposing or sale. The project would
235 require temporary swing space and phased construction to maintain continuous service. The
236 estimated timeline from feasibility study to completion of both components is approximately 6 to
237 7 years.

238 **Project 2** — A future third station of approximately 9,200 square feet in the eastern section of
239 Town, to be sited through a future feasibility study, triggered by the response time metric described
240 above. An estimated construction date of approximately 2034 was used for cost projection
241 purposes.

242 Board discussion included emphasizing that the rationale for both projects must be communicated
243 to the public primarily in terms of health, safety, exposure control, and NFPA compliance — not
244 merely improved sleeping quarters or modernization amenities — to ensure residents understand
245 the true urgency. A member noted the recommendation results in two comparably sized stations
246 rather than a traditional headquarters-and-substation model, and sought clarification; Chief
247 Mortarelli and Mr. Shaw explained this reflects the physical reality of Wellesley's existing
248 footprint and the need to move administrative and specialty functions off-site to free up room for
249 operational compliance at Station 2.

250 **Next Steps**

251 Ms. Aufranc observed that the Town is entering a critical period of capital planning, with several
252 major projects under consideration, including Morse's Pond, school air conditioning, the Fire
253 Department Master Plan, and the Department of Public Works Master Plan. Given the timing of
254 these projects and the work of the Capital Planning Committee (CAPCOM), she stressed the need
255 to break larger initiatives into manageable phases and prioritize investments thoughtfully. Ms.
256 Aufranc noted that information from the School Facilities Strategic Plan will not be available
257 during CAPCOM's current review cycle, making timely progress on other projects particularly
258 important, supporting immediate public engagement efforts, followed by a structured engagement
259 process in the fall, to help maintain project momentum and inform future funding decisions.

260 FMD Director Joe McDonough, appearing virtually, addressed the Board regarding next steps. He
261 confirmed that a feasibility study would be conducted on a preferred site (not multiple sites
262 simultaneously, given the cost of geotechnical drilling and environmental studies) and that the plan
263 is to seek feasibility funding at the Fall Special Town Meeting. He agreed that public engagement
264 must begin immediately, before the feasibility phase, given the siting implications for the North
265 40 neighborhood.

266 Multiple Board members stressed the importance of early and robust public outreach and
267 engagement, noting that neighbors of the Weston Road sites will need accurate information about
268 operational realities — including when sirens and air horns are and are not used — before
269 misinformation takes hold. A member noted that this is the first time the master plan has been
270 discussed publicly and that the Board should begin community engagement as soon as the full
271 report and appendices are posted to the Town website, which Ms. Jop indicated would occur as
272 early as the following day. Ms. Freiman noted the constraints on site selection imposed by response
273 time requirements and affirmed that the public engagement process will include education on those
274 criteria.

275 The Board expressed gratitude to Chief Mortarelli and Assistant Chief DiGiandomenico, the fire
276 department, Context Architecture, Jeff Shaw, former Chief David Soar, Facilities Director Joe
277 McDonough, and project manager Glenn Remick for their thorough work.

278 **6. Discuss and Vote Annual Appointments**

279 • **Staff and Counsel Appointments**

280 Ms. Jop presented the annual staff appointments, including Board of Fire Engineers, school
281 crossing guards, traffic officers, and campus special police, as reviewed and recommended by
282 staff.

283 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
284 **voted (5-0) to approve the annual appointments of staff, Town Counsel, and Labor Counsel**
285 **as detailed in the appointments table for the Select Board Meeting of June 2, 2026.**

286
287 **Aufranc – Aye**
288 **Freiman – Aye**
289 **Largess – Aye**
290 **Sullivan Woods – Aye**
291 **Ulfelder – Aye**

292 • **Election Workers**

293 Ms. Jop noted that approximately 100 election workers are needed to staff three elections this year,
294 with the first primary occurring shortly after Labor Day in September (Note: Primary Day is
295 September 1, 2026).

296 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
297 **voted (5-0) to approve the election workers as submitted by the Town Clerk.**

298
299 **Aufranc – Aye**
300 **Freiman – Aye**
301 **Largess – Aye**
302 **Sullivan Woods – Aye**
303 **Ulfelder – Aye**

304 • **Council on Aging**

305 Ms. Aufranc reported that three Council on Aging (COA) member terms were expiring, and that
306 two incumbents did not seek reappointment. She thanked Ms. Chen and Mr. McCarthy for their
307 valued service. The COA Board convened a subcommittee of officers to conduct open, posted
308 interviews of four applicants, three of whom were interviewed on May 15, 2026: Corinne
309 Monahan, Renee Spencer, and Ann Raider. The subcommittee and the full COA Board
310 unanimously recommended all three candidates, who collectively bring institutional knowledge,
311 strong connection to COA patrons, experience with the housing authority, Town government
312 experience, and finance and strategic planning backgrounds. Ms. Aufranc concurred with the
313 recommendation.

314 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
315 **voted (5-0) to appoint Ann Raider, Renee Spencer, and Corinne Monahan to the Council on**
316 **Aging for a term to expire June 30, 2029.**

317
318 **Aufranc – Aye**
319 **Freiman – Aye**
320 **Largess – Aye**
321 **Sullivan Woods – Aye**
322 **Ulfelder – Aye**

323 • **Municipal Light Board**

324 Ms. Aufranc reported that the Municipal Light Board's (MLB) one appointed member, Paul
325 Criswell, had a term expiring. She thanked Mr. Criswell for his valued service. A subcommittee
326 consisting of MLB Chair Ned Hall and Vice Chair Scott Bender, with Ms. Aufranc and MLP
327 Director Dave Woods in attendance, conducted open, posted interviews of four applicants. The
328 subcommittee recommended Brett Estwanik, who brings over 20 years of experience in private
329 equity focused on the energy sector, with expertise in energy storage, distributed energy systems,
330 microgrids, renewables, and the New England market, as well as CFO-level financial and contract
331 review experience. Ms. Aufranc concurred with the recommendation.

332 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
333 **voted (5-0) to appoint Brett Estwanik to the Municipal Light Board for a term to expire on**
334 **June 30, 2029.**

335
336 **Aufranc – Aye**
337 **Freiman – Aye**
338 **Largess – Aye**
339 **Sullivan Woods – Aye**
340 **Ulfelder – Aye**

341 **• Town-Wide Capital Planning Committee**

342 Ms. Aufranc reported that a subcommittee of herself and Mr. Ulfelder, joined by Ms. Jop, CFO
343 Rachel DeRoche, FMD Director Joe McDonough, and FMD Project Manager Glenn Remick,
344 conducted interviews for the citizen representative position on the Town-Wide Capital Planning
345 Committee (“CAPCOMM”). Four applications were received; two candidates withdrew, and two
346 were interviewed. The subcommittee recommended Thomas Goemaat, who brings a 40-year
347 career in the construction industry including 15 years as CEO of a large construction firm, as well
348 as extensive familiarity with the Town's capital process through his service on the Permanent
349 Building Committee (PBC). A member confirmed that Mr. Goemaat's appointment to CAPCOMM
350 would not preclude his continued service on the PBC.

351 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
352 **voted (5-0) to appoint Thomas Goemaat to the Town-Wide Capital Planning Committee for**
353 **term to expire June 30, 2029.**

354
355 **Aufranc – Aye**
356 **Freiman – Aye**
357 **Largess – Aye**
358 **Sullivan Woods – Aye**
359 **Ulfelder – Aye**

360 **7. Administrative Matters**
361 **• Discuss and Vote Minutes**

362 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
363 **voted (5-0) to approve the minutes of May 19, 2026, as amended.**

364
365 **Aufranc – Aye**
366 **Freiman – Aye**
367 **Largess – Aye**
368 **Sullivan Woods – Aye**
369 **Ulfelder – Aye**

370 **8. Executive Session**

371 At 9:11 p.m., Ms. Freiman requested a motion to enter executive session to discuss strategy with
372 respect to potential litigation regarding the disposition of the 40 Oakland Street parcel.

373
374 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
375 **voted (5-0) to enter Executive Session under M.G.L. c. 30A §21A, Exemption #3, to discuss**
376 **strategy with respect to potential litigation with Albany Road-Wellesley, LLC and with**
377 **respect to litigation regarding 40 Oakland Street and to invite Meghan Jop, Corey Testa,**
378 **Town Counsel Tom Harrington and Eric Reustle, and Special Counsel Nick Shapiro and**
379 **Robert Hopkins to join, as the chair has declared that having such discussion in open session**
380 **would have a detrimental effect on the Town's position. Following the adjournment of the**
381 **executive session the Board will return to open session for the sole purpose of adjourning the**
382 **meeting.**

383
384 **Aufranc – Aye**
385 **Freiman – Aye**
386 **Largess – Aye**
387 **Sullivan Woods – Aye**
388 **Ulfelder – Aye**

389 Ms. Aufranc made a motion at 10:40 p.m. to return to Open Session.

390 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
391 **voted (5-0) to exit Executive Session and return to Open Session for the sole purpose of**
392 **adjourning the meeting.**

393
394 **Aufranc – Aye**
395 **Freiman – Aye**
396 **Largess – Aye**
397 **Sullivan Woods – Aye**
398 **Ulfelder – Aye**

399 **9. Adjournment**

400 The meeting was adjourned at 10:41 p.m.

401
402 The next meeting is scheduled for May 12, 2026, at 5:30 p.m. in the Juliani Room, Wellesley Town
403 Hall.

404
405
406
407
408

1 Approved:

2

3 **Select Board Meeting:** June 8, 2026

4 **Present:** Marjorie Freiman, Thomas Ulfelder, Colette Aufranc, Beth Sullivan Woods, Kenneth
5 Largess

6 **Also Present:** Executive Director Meghan Jop, Assistant Executive Director Corey Testa,

7

8 **Meeting Documents:**

9

1. Agenda

10 2. Select Board (SB) Meeting Calendar

11 3. Meeting Overview

12 4. Additional Materials

13 a. Memo from Policy Subcommittee (PSC) to SB re: Abutter Lot Sale Policy dated
14 June 4, 2026

15 b. Memo from PSC to SB re Withholding of Permits dated June 4, 2026

16 c. GIS Map of potential abutter lot sale parcels

17

18

19 1. **Call to Order**

20 Ms. Freiman called the meeting to order at 6:02 p.m. in the Great Hall of Town Hall (the meeting
21 was relocated from the Juliani Room due to technical issues – staff posted signs notifying the
22 public to the room change and amended the posted agenda). Ms. Freiman announced the meeting
23 was being aired live on Comcast Channel 8 and Verizon Channel 40 by Wellesley Media and
24 would be available for later viewing on wellesleymedia.org.

25 2. **Citizen Speak**

26 None.

27 3. **Executive Director's Report**

28 Ms. Jop provided the following updates:

29 Ms. Jop reported that the Massachusetts Department of Energy Resources (DOER) Green
30 Communities Division approved a \$1,000,000 Climate Leader Communities Decarbonization
31 Accelerator grant award to the Town of Wellesley. The funds will support the installation of solar
32 PV systems at Hunnewell and Hardy Elementary Schools. Ms. Jop extended thanks to
33 Sustainability Director Dr. Marybeth Martello, Sustainability Analyst Janet Mosley, and partners
34 at Facilities Management Department (FMD) and the Municipal Light Plant (MLP) for their work
35 on the application. Chair Freiman also congratulated the team, noting the substantial impact the
36 grant will have in completing the solar installations.

37 Ms. Jop reminded residents of an upcoming sustainability event: a "Get a Scoop on Sustainability"
38 community event co-hosted by Wellesley's Climate Action Committee, Natural Resources

39 Commission, and Sustainable Wellesley, scheduled for Wednesday June 9, 2026, at 6:30 PM at
40 the Hunnewell School playground, featuring J.P. Licks ice cream, sustainability information
41 stations, and children's activities. Finally, Ms. Jop reported on the opening of Morse's Pond for
42 pre-season use, with no lifeguards on duty until June 22nd. Ms. Jop noted that residents and season
43 pass holders must present a valid ID or a pass receipt, and that the current lower-rate season passes
44 would be available only through June 21st, with rates increasing when the guarded season begins
45 on June 22nd.

46 Ms. Sullivan Woods added that Sunday, June 14th is Flag Day, and invited residents with worn or
47 retired flags to drop them off at the Council on Aging (COA) drop box, Town Hall West Lobby
48 drop box, or the Recycling and Disposal Facility (RDF) near the clothing recycling area. A
49 respectful flag retirement ceremony will be held at 1:00 PM on June 14th at Woodlawn Cemetery.

50 Mr. Ulfelder took a moment to publicly thank World of Wellesley, Rev. Mark Robel at the UU-
51 Wellesley Hills Church, Mr. Testa, and the organizing committee for hosting a Pride Month event
52 at the UU Church. He described the evening as positive, joyful, and well-attended, with strong
53 entertainment and activities for children.

54 **4. Consent Agenda**

- 55 • **Vote Change in Hours for Sundays at Shake Shack at 74 Central Street for**
- 56 **Common Victualler License**
- 57 • **Vote Change in Officers, All Alcohol License Wellesley Country Club, 300 Wellesley**
- 58 **Avenue**
- 59 • **Vote to Appoint Cheryl Carlson as Parking Clerk**

60 **Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled**
61 **and voted (4-0) to approve the Consent Agenda.**

62 **Aufranc – Not Present**

63 **Freiman – Aye**

64 **Largess – Aye**

65 **Sullivan Woods – Aye**

66 **Ulfelder – Aye**

67 *Ms. Aufranc joined the meeting at 6:08 p.m.*

68 **5. Vote Special Counsel for Central Mass MSW Consortium (DPW/RDF) Negotiations for**
69 **Trash Disposal Contract**

70 *RDF Superintendent Jamie Manzolini joined the meeting via the Zoom meeting platform.*

71 Ms. Jop introduced the item and invited RDF Superintendent Jamie Manzolini to provide
72 additional context. The request sought authorization to expend up to \$5,000 for legal services to
73 allow the Board of Public Works (BPW) to participate in the Central Massachusetts Municipal
74 Solid Waste (MSW) Consortium's fact-finding and information-gathering process related to a

75 future trash disposal contract. Ms. Jop and Mr. Manzolini clarified that joining the information-
76 gathering exercise does not commit the Town to a contract; any resulting agreement would require
77 further review and action by BPW and could range from three to eight years in length, pending
78 findings. The Town's current trash disposal contract is set to expire at the end of FY27.

79 Mr. Manzolini explained that the Consortium, which includes approximately 30 to 35
80 municipalities—among them Newton, Dover, and Sherborn—has an existing 20-year contract
81 coming due around the same time as Wellesley's. Participating in the group negotiation is expected
82 to yield better pricing than the Town could likely obtain negotiating independently, given the
83 leverage of combined tonnage. Legal costs would be shared among member towns on a
84 proportional tonnage basis, and Mr. Manzolini indicated the actual expense to Wellesley would
85 likely be below the \$5,000 cap.

86 A member asked for confirmation that this arrangement applies only to municipal solid waste, not
87 to recycling programs or the revenues the town derives from recycling and Mr. Manzolini
88 confirmed that was the case. A member asked whether Wellesley could simply join the eventual
89 contract and reimburse the consortium for its proportional share of legal costs after the fact; Mr.
90 Manzolini clarified this was not possible, participation in the negotiation was required to be
91 eligible for the resulting contract.

92 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
93 **voted (5-0) to authorize the expenditure of funds for legal services associated with the Town's**
94 **participation in the Central Massachusetts Municipal Solid Waste Consortium's**
95 **negotiations for a future trash disposal contract and approve the appointment of consortium**
96 **special counsel for such negotiations.**

97

98 **Aufranc – Aye**

99 **Freiman – Aye**

100 **Largess – Aye**

101 **Sullivan Woods – Aye**

102 **Ulfelder – Aye**

103 **6. Policy Subcommittee Update**

104 It was noted for the public that the Policy Subcommittee (PSC) Update agenda item had been
105 inadvertently omitted from the amended agenda posted online for much of the day and as such no
106 vote would be taken to approve the Naming Policy. Ms. Freiman noted that the other items were
107 first reads. Ms. Aufranc requested that Board members direct questions in advance to Mr. Testa so
108 that responses could be prepared prior to future meetings.

109 **• Discuss and Vote Draft Naming of Public Assets Policy**

110 Ms. Aufranc summarized revisions made following the first read, noting that Board feedback and
111 Town Counsel input had been incorporated. Key changes included, but were not limited to:

- 112 • A revised section on tax-exempt bond financing property, added at Town Counsel's
113 direction, to ensure the policy's compatibility with bond counsel review requirements.
- 114 • The addition of an Exhibit A, drafted by Town Counsel, outlining recommended elements
115 for a naming agreement.
- 116 • Updated equitable treatment language. Revised procedure language advising boards to
117 engage early with the Select Board's office before any naming discussions begin, to avoid
118 procedural missteps or premature commitments.

119 The Board discussed additional language changes and edits, and Ms. Aufranc indicated the
120 revisions would be circulated for the Board's next meeting without requiring the matter to return
121 to the PSC.

122 • **Discuss Draft Abutter Lot Sale Program (First Read)**

123 Ms. Aufranc provided background on the genesis of this policy, noting that for several years the
124 Town has been unable to respond to resident requests to purchase small, adjacent orphan parcels
125 of Town-owned land due to the absence of a formal policy. The PSC, following the advice of
126 Town Counsel, reviewed comparable policies from Littleton, Springfield, Wayland, Wilmington,
127 and Yarmouth, ultimately using the Littleton/Springfield framework as a foundation.

128 Graphic Information Systems (GIS) Manager Mike Thompson prepared a map of candidate parcels
129 based on criteria including Town ownership per the assessor, exclusion of owner-unknown parcels,
130 parcels under 4,800 square feet, exclusion of traffic islands or roadside slivers, and an assessed
131 value of \$35,000 or less. The \$35,000 threshold reflects a different statutory disposition procedure
132 that applies below that value. The Board acknowledged the map was distributed late and agreed
133 that additional time was needed to review it thoroughly.

134 The Board reviewed several policy provisions and identified areas requiring additional
135 clarification before final adoption. Discussion included whether assessed values used to establish
136 purchase prices could be challenged if property conditions had materially changed since the most
137 recent assessment cycle, with staff agreeing to consult the Assessor's Office and Town Counsel.
138 The Board also considered the treatment of parcels sold to multiple abutters, discussing whether
139 protections should be included to clarify that the Town bears no responsibility for future
140 subdivision efforts by co-owners, with consensus that such provisions may be more appropriately
141 addressed through conveyance documents rather than policy language.

142 Members raised questions regarding the scope of legal fees to be borne by purchasers and whether
143 the Town's legal costs should be passed through in below-threshold transactions, prompting further
144 review of customary practice. The Board additionally discussed the circumstances under which
145 Town Meeting authorization is required for the sale of Town-owned land, the potential
146 development value of certain parcels in light of evolving housing regulations, and the importance
147 of circulating parcel maps to department heads to identify operational, planning, or community
148 concerns. A member asked how parcels could be evaluated for potential neighborhood and open-
149 space use, while other members felt the size and nature of the potential parcels did not make them
150 candidates for such uses. Ms. Aufranc noted next steps included circulating potential [parcels to
151 Department heads for their review to identify potential Town needs. Ms. Aufranc and Mr. Largess

152 both emphasized that this policy is not a proactive land sale program, it is designed solely to
153 provide a framework for responding to individual resident requests for specific orphan slivers of
154 land. Ms. Aufranc again requested that any further questions be submitted to Mr. Testa in advance
155 of the next PSC meeting on June 25.

156 • **Discuss Draft Denial of Permits for Unpaid Taxes (First Read)**

157 Ms. Aufranc introduced the proposed tax title and permit denial policy, explaining that it is
158 intended to implement an existing Town bylaw and state statutory requirements, leaving limited
159 discretion for the Board. She thanked Mr. Testa for preparing the accompanying materials and
160 noted that outreach to all permit-issuing authorities would be required before final adoption.

161 During discussion, Board members examined the policy's potential impact on businesses,
162 particularly holders of Common Victualler (CV) licenses, with concern raised that denying license
163 renewals to businesses in tax arrears could inadvertently hinder their ability to generate revenue
164 needed to satisfy outstanding obligations. Members reviewed the policy's provision allowing
165 licenses and permits to remain available when taxpayers enter into repayment agreements with the
166 Treasurer/Collector and discussed whether additional language may be warranted. The Board also
167 reviewed procedural protections contained in the policy, including requirements for written notice
168 and an opportunity for a hearing prior to any denial, suspension, or revocation of a license or
169 permit. Further discussion focused on the meaning and enforceability of the policy's reference to
170 taxpayers who have not filed an abatement application "in good faith," with staff agreeing to seek
171 clarification from Town Counsel regarding the provision's intended application. Ms. Jop
172 highlighted the practical importance of the policy as an enforcement tool for collecting delinquent
173 personal property taxes, noting that permit withholding is one of the few available mechanisms for
174 recovering unpaid obligations that cannot be secured through a lien process.

175 Ms. Aufranc noted she had received several comments and questions from a member via staff and
176 that she would follow up on those questions with Town Counsel before the second read.

177 7. **Chair's Report**

178 • **40 Oakland Street**

179 Ms. Freiman updated the Board and the public on the following items:

180 **40 Oakland Street:** Ms. Freiman acknowledged residents who have attended Citizen Speak and
181 written to the Board regarding 40 Oakland Street, emphasizing that all comments and concerns are
182 taken seriously. She explained that Open Meeting Law requires all items to be listed on the agenda
183 before the Board may respond or engage in dialogue, and that the Board's silence during Citizen
184 Speak on this topic is not a reflection of disinterest. She confirmed that the Board is conducting
185 portions of its work in executive session to protect negotiation and litigation strategy, and that all
186 relevant information would be shared with the public at the earliest possible time.

187 **Fire Station Master Plan:** The Fire Department and Context Architecture recently presented the
188 final draft master plan report for the upgrading and modernization of Wellesley's two fire stations.
189 Station 1 on Central Street, at 100 years old, no longer meets modern fire service needs, and Station

190 2 headquarters on Route 9 also has significant deficiencies. Neither facility provides adequate
191 living, health, safety, or equipment facilities. The consultants recommended replacing Station 1,
192 renovating and expanding Station 2, and establishing a response-time threshold that would trigger
193 planning for a third station on the east side of Town. Due to Fire Department call response time
194 constraints, the recommended location for the Station 1 replacement is on the North 40 on Weston
195 Road, across from either Howe or Curve Streets, requiring approximately 2 acres. Sirens would
196 only be activated when necessary for traffic control on engine departures. Ms. Freiman noted that
197 last week was the Board's first review of the final plan, and a public meeting on the fire station is
198 being scheduled for later in the month.

199 North 40 Conservation Restriction: Concurrently, the Board is working to complete and record a
200 conservation restriction (CR) on the North 40 commensurate with the Community Preservation
201 Commission's (CPC) contribution to the purchase. Fifty percent of the acreage is designated as
202 open space under the purchase terms, and the percentage of CPC funding will determine the
203 appropriate acreage subject to the CR. The Board is meeting with CPC the following week to
204 discuss the recommended CR delineation, with a public meeting on the CR anticipated in
205 September.

206 Board Reorganization: Ms. Freiman reported that at the prior week's Select Board retreat, Mr.
207 Ulfelder explained that the vice chair traditionally succeeds the chair in the following year. Mr.
208 Ulfelder shared that he had met with Mr. Largess several times regarding a potential nomination
209 as vice chair, but that Mr. Largess declined for personal reasons at this time. In light of that
210 development, the number of complex ongoing projects overlapping into FY27, two new
211 committees commencing work this month, and the Board's collaborative work with state
212 representatives on the 40 Oakland Street project, Mr. Ulfelder nominated the current officers to
213 remain in their positions for another year. The motion passed unanimously. Ms. Freiman also
214 offered broad thanks to all staff for their dedication in supporting the Board, managing capital and
215 infrastructure planning, implementing salary plan innovations, and handling the many
216 unanticipated challenges of the year. She noted that the Board had accomplished the majority of
217 the items on its Fiscal Year 2026 Work Plan while dealing with unanticipated, complex issues that
218 arose over the course of the year.

219 8. Executive Session

220 Ms. Freiman requested a motion that the Board vote to convene in Executive Session for the
221 purpose of discussing strategy with respect to potential litigation with the Commonwealth of
222 Massachusetts regarding 40 Oakland Street/MassBay and to conduct strategy with respect to
223 negotiations with the AFSCME Council 93 Local 49 (Custodian Union).
224

225 **At 6:59 p.m., upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was**
226 **polled and voted affirmatively (5-0) to discuss strategy with respect to potential litigation**
227 **with the Commonwealth regarding 40 Oakland Street/MassBay and to conduct strategy with**
228 **respect to negotiations with the AFSCME Council 93 Local 49 (Custodian Union), and to**
229 **invite Executive Director Meghan Jop, Assistant Executive Director Corey Testa, Town**
230 **Counsel Tom Harrington, Special Counsel Nicholas Shapiro, Special Counsel Robert**
231 **Hopkins, Human Resources Director Dolores Hamilton, and Facilities Management Director**

232 **Joe McDonough to join as the Chair has declared that having such discussions in open session**
233 **would have a detrimental effect on the Town's bargaining position. Following the**
234 **adjournment of the executive session, the Board will return to Open Session for the sole**
235 **purpose of adjourning the meeting.**

236
237 **Aufranc – Aye**
238 **Freiman – Aye**
239 **Largess – Aye**
240 **Sullivan Woods – Aye**
241 **Ulfelder – Aye**

242 Ms. Aufranc made a motion at 9:06 p.m. to return to Open Session.

243 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
244 **voted (5-0) to exit Executive Session and return to Open Session for the sole purpose of**
245 **adjourning the meeting.**

246
247 **Aufranc – Aye**
248 **Freiman – Aye**
249 **Largess – Aye**
250 **Sullivan Woods – Aye**
251 **Ulfelder – Aye**

252 **9. Adjournment**

253 The meeting was adjourned at 9:07 p.m.

254
255 The next meeting is scheduled for June 16, 2026, at 6:30 p.m. in the Juliani Room, Wellesley Town
256 Hall.

A General Bylaw Review Committee, subject to the provisions of the Town of Wellesley (“Town”) Town Bylaws Sections 1-7, shall be established to review the General Bylaws of the Town and report to the Select Board with any recommendations concerning proposed amendments and updates that the Committee may determine to be necessary or desirable. The Committee shall:

- Conduct a holistic review of the General Bylaws, ensuring that the Bylaws remain current, clear, well organized, internally consistent, enforceable, and consistent with applicable law;
- Consider proposed amendments, additions and updates to Town Bylaws suggested by Town bodies, officials and residents;
- Recommend amendments, additions and updates to Town Bylaws as the Committee determines to be necessary or desirable;
- Invite to participate in Committee discussions Town staff and the Chair or designee of any Town body having jurisdiction over any particular Bylaw provision under review;
- Submit to Town Counsel for legal review, and whenever practicable to the Select Board, any proposed amendments to the General Bylaws or draft warrant articles within the foregoing scope of review prior to their inclusion in the warrant for any Town Meeting;
- Consider all articles in the warrant for any Town Meeting which propose an amendment of or addition to the General Bylaws, and recommend revisions for clarity, enforceability, and consistency with the General Bylaws and applicable law;
- Report its vote to Town Meeting on any proposed Bylaw or Bylaw amendment; and
- Assist the Town Clerk in preparing updates to the General Bylaws, including all amendments and additions thereto.

Membership of the Committee shall include:

- Two members of the Select Board, appointed by the Chair
- ~~Three~~Four Town Meeting Members designated by the Committee, to serve a term concurrent with their Town Meeting membership, renewable at the Committee’s discretion. Motions shall carry with two-thirds (2/3) support of the voting membership of the Committee.
- *Ex Officio, Non-Voting* Members: Town Moderator, Town Clerk, Executive Director and/or Assistant Executive Director (at Executive Director’s discretion and in attendance as their workload permits)

11. 8:50 Chair's Report

- **40 Oakland Street**
- **Town-Wide Capital Planning Committee ("CapCom") Update**

12. 9:00 Adjournment

13. Other Correspondence

- Memorandum from Civil Discourse Initiative re: April 2026 Town Talk Dialogue
- Email from Cricket Vlass re: DPW Donations

Wellesley Civil Discourse Initiative
“Town Talk: A Facilitated Dialogue for Board and Committee Volunteers”
Summary and Recommendations

The Wellesley Civil Discourse Initiative organized the “Town Talk” dialogue on April 30, 2026, at the Hunnewell Elementary School. All volunteer board and committee members were invited to register. Participants were divided into six groups with the goal of mixing members of different boards and committees. Each group had two facilitators from the Civil Discourse Initiative.

Based on the take-aways during the dialogue and feedback from participants at the end of the dialogue, the Civil Discourse Initiative working group for this dialogue recommends the following actions:

- **Create more opportunities for in-person communication and connections among members of boards and committees** – Suggestions include
 - Encourage in-person meetings rather than remote.
 - Provide an internal directory or shared document so that board/committee members can easily find a list of members of other bodies with email addresses. (Some use personal email addresses that are not posted or internally available.)
 - Hold an annual dialogue for board and committee members (could solicit topic ideas).
 - Incorporate dialogue as part of the “Lunch and Learn” series.
 - Consider informal events for board members to speak informally.
- **Build a mentorship structure for new board and committee members** – Mentoring relationships could be within boards, among boards, and/or with former board members.
- **Provide resources for skill building, including communications training** – Provide information to board/committee members on workshops and other resources offered by the MMA and other organizations to help board/committee members strengthen necessary skills for board work.
- **Provide more internal information to boards and committees** – Suggestions include
 - Circulate information about the work of different boards/committees and/or feature different boards/committees at “Lunch and Learn.”
 - Ensure that board/committee members are aware of the Town calendar so they can stay apprised of events.
 - Create internal directory as described above.

Summary of “Town Talk” Dialogue

Goals for the dialogue

- To provide an opportunity for Town board and committee members to build connections
- To share positive experiences and challenges in serving in Town government
- To encourage a sense of common purpose among board and committee members
- To consider ideas or actions for further exploration

Participation

34 participants from 16 Town bodies:

- Advisory Committee (7)
- Climate Action Committee (3)
- Community Preservation Committee (1)
- Council on Aging Board (4)
- Design Review Board (2)
- Housing Authority Board (3)
- Human Resources Board (1)
- Moderator
- Permanent Building Committee (1)
- Planning Board (2)
- Public Works and Municipal Light Board (2)
- Recreation (1)
- Retirement Board (1)
- School Committee (2)
- Select Board (3)
- Wetlands Protection Committee (1)

Take-aways from the dialogue

The final question in the dialogue was “**What is one action, mindset, or connection you want to carry forward from this conversation into your work?**” Facilitators took notes in each group to capture the responses from participants. All the responses are represented below and have been grouped into general categories; some similar responses have been consolidated in one bullet.

For individual board/committee members:

- Embrace your learning curve; focus on understanding your role.
- Always seek information and additional learning.
- Broaden your contacts.
- Build relationships with people on other boards/committees.
- Board/committee members are not alone; reach each out early and often for live conversations with members of other board/committees; don’t be shy about calling people you don't know with questions.
- Listen to opposing sides for understanding; stay open-minded; be willing to review your perceptions; tolerate ideas with which we disagree.
- Listening and understanding are essential to do the best for the community.
- Judgment is the opposite of curiosity. Ask why when you see negative comments. Be curious instead.
- Respect everyone’s humanity.
- Recognize that all volunteers have different strengths; recognize your own limits.
- Have faith in leaders as neighbors in the community.

- It's easy to get discouraged – stay committed to moving forward; people rely on us.
- Remember whether helping one or many – board/committee work is really important.
- Not sure the board/committee work is appreciated, need to assume someone appreciates it.
- Patience.

For board/committee management:

- Structure mentorship program for others or ask or reach out to current/former board/committee members.
- Succession in committees (share knowledge/mentor others).
- Explore AI benefits (compilation/review of meeting minutes).
- Suggest communication training to help new board/committee members build confidence for public speaking and televised meetings. Also suggest relevant videos (e.g. YouTube).
- Encourage members to sign up for workshops through the MMA or other municipal organizations.
- Encourage understanding of the Open Meeting Law and potential benefits for public relations.

For communication:

- The W provides useful info, keep communicating.
- Town PR – folks don't know what people don't know.
- Use social media to educate and encourage participation (in a positive way).
- Recognize the huge power of citizen engagement.
- Most people are not paying attention – have patience.
- People have a right to information but they may not know where to get it.
- Communication is critical within and between boards/committees; transparency and collegiality between boards/committees is essential.
- Find ways to recognize Town volunteers, the time they devote to the Town, and the positive impact they have.
- Appreciate Town staff and recognize their work – communicate the good things going on.

For future direction:

- Magic in the small group format – dialogues like this – brings down temperature.
- Meet in person – it does take energy but is also energizing. Some committees meet on screen – meeting in-person as often as possible helps attract others to become involved.
- Engage with others; collaborate on work to find answers; it helps with political divisions to get to know others
- People working together helps – we should have more chances to interact.
- Provide information, learning opportunities, for understanding the scope of other boards/committees.
- We have a nice town – how to preserve it?
- Support each other; seek to understand.

- Encourage multiculturalism.
- No protection for committee members. *[not sure of context for this note]*
- Recognize that we are all working together and be aware of the many ways our work is connected.
- Create culture of interaction – not one and done. Too many silos result in duplication of work. Need opportunities for more interaction among boards/committees, which could lead to breaking down silos.
 - Meet new people.
 - Bring a citizen who is not involved.
 - Free-flowing conversations.
 - Strengthen bonds.

Feedback from participants

After the dialogue ended, all participants filled out a paper feedback form (see attached). Results are summarized below.

- 1. Participants were asked how the dialogue aligned with your expectations.**
0 not aligned at all; 0 somewhat; 2 neutral; 21 aligned; 11 exceeded
- 2. Participants were asked to circle a response (strongly disagree, disagree, neither agree nor disagree, agree, strongly agree) for each of the following statements:**
 - **I have a clearer understanding of the challenges or perspectives of other board/committee members as a result of this dialogue.**
 - 0 strongly disagree; 0 disagree; 0 neither agree nor disagree; 15 agree; 19 strongly agree
 - **Facilitated dialogue supports open and respectful communication.**
 - 0 strongly disagree; 0 disagree; 0 neither agree nor disagree; 6 agree; 28 strongly agree
 - **The format of facilitated dialogue can help boards/committees build common purpose.**
 - 0 strongly disagree; 0 disagree; 0 neither agree nor disagree; 7 agree; 27 strongly agree
 - **I feel more connected with other board/committee members as a result of this dialogue.**
 - 0 strongly disagree; 0 disagree; 0 neither agree nor disagree; 7 agree; 27 strongly agree
- 3. Participants were asked how likely they would be to use the following dialogue tools in their board/committee work.**
 - **Communications agreements:**
 - 0 very unlikely; 3 somewhat unlikely; 9 neutral; 16 likely; 6 very likely
 - **Timed go-arounds:**
 - 1 very unlikely; 5 somewhat unlikely; 8 neutral; 12 likely; 8 very likely

- **Facilitation:**

- 0 very unlikely; 1 somewhat unlikely; 9 neutral; 14 likely; 10 very likely

4. Participants were asked how likely they would be to participate in another dialogue with board/committee members

- 0 very unlikely; 1 somewhat unlikely; 1 neutral; 12 likely; 20 very likely

Some comments from participants on individual feedback forms:

- Have more frequent dialogues and other opportunities for board/committee members to engage face-to-face and understand each other
- Valued getting to know more colleagues, learning about dynamics of other boards/committees
- Sharing among participants described as “open,” “honest,” “supportive,” “respectful,” “enlightening,” “collegial”
- Valued the open conversation most; a couple critiques of the structured go-arounds; one request for *more* structure to the open conversation
- Suggested providing written descriptions of each town body ahead of time (2)
- Wanted to engage with the other dialogue groups; one request to switch groups mid-dialogue
- Feel more likely to reach out to other board members

Acknowledgements:

The Wellesley Civil Discourse Initiative is made possible by funds granted from the R.W. Babson Fund by the Wellesley Select Board, and staff support from the Town of Wellesley. The location for the “Town Talk” dialogue was generously provided by the School Department and the staff of Hunnewell Elementary School.

Many thanks to the volunteers who helped plan and facilitate the “Town Talk” dialogue: Jeff Azano-Brown, Marguerite Chatelier, David Cohen, Leda Eizenberg, Samantha Gambaccini, Jing He, Chris Horner, Lillian Lau, Marybeth Martello, Deed McCollum, Elaine Mittell, Lise Olney, Ellie Perkins, Lucienne Ronco, Cynthia Westerman.

Many thanks also to the 34 town board and committee members who participated in the dialogue, and to all those who selflessly dedicate their time to governing the Town of Wellesley.

Meagher, Cathryn

From: Vlass, Cricket
Sent: Thursday, June 11, 2026 6:41 AM
To: Jop, Meghan
Cc: Meagher, Cathryn; Olsen, Ed
Subject: Donations

Hi Meghan,

Recent donations:

- Memorial tree donated by Joe Roberts and planted at Kelly Field. Donation of \$600.00.
- Carole Epstein donated the cost to purchase and her time to plant spring flowering bulbs and annual flowers planted at a traffic island on Weston Rd. Donation of \$500.00.
- Arbor Day tree seedlings for 4th graders were donated by Barlett Tree. The seedlings were bagged by the Rotary and distributed by the DPW. The value of donation was approximately \$700.00. We did not receive confirmation for the exact amount.

Thanks,
Cricket

Cricket Vlass, Superintendent
Town of Wellesley
Department of Public Works
Park & Tree Division
30 Municipal Way
Wellesley Hills, MA 02481
Tel: (781) 235-7600 X3330
Fax: (781) 431-7569
E-mail: cvlass@wellesleyma.gov
Town Website: <http://www.wellesleyma.gov/>

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

A RETIREMENT CELEBRATION IN HONOR OF

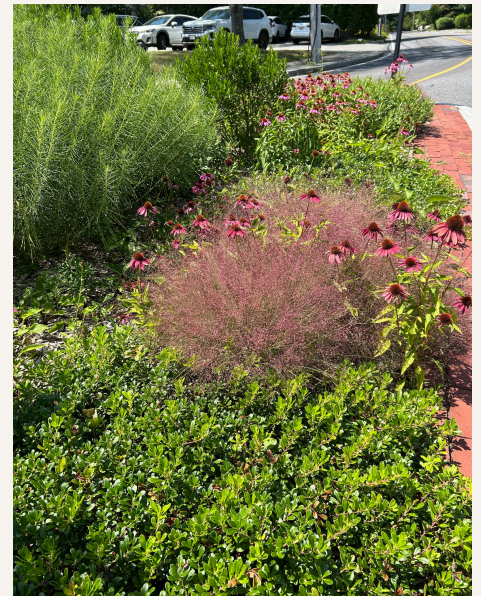
Cricket Vlass

DPW Park & Tree Division Superintendent

Please join us to celebrate Cricket's 44 year career with the Town of Wellesley and wish her well on this new chapter.

Clock Tower Park Labyrinth

Tuesday, June 9th at 1:00PM



Please RSVP to dpw@wellesleyma.gov

