

TOWN OF WELLESLEY



MASSACHUSETTS

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

SELECT BOARD MEETING AGENDA

6:00 pm Monday, April 6, 2026
Wellesley High School, Room 152
50 Rice Street

1. 6:00 Call to Order – Open Session
2. 6:05 Consent Agenda
 - Vote One Day License for Wellesley Historical Society
 - Appoint Special Police Officer
3. 6:10 Vote to Appoint Special Counsel to assist with Elective Pay and Inflation Reduction Act
4. 6:25 Administrative Matters
 - Discuss and Vote Minutes
5. 6:30 Annual Town Meeting Preparation

2026 Annual Town Meeting Budget Documents for Fiscal Year 2027 can be found at:
www.wellesleyma.gov/2026budgetbook



Next Select Board Meeting: April 6, 2026, Annual Town Meeting
April 7, 2026, Annual Town Meeting



[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.

SELECT BOARD MEETING CALENDAR

 = Town Hall Closed (Holiday)
 = Budget Milestone from FY27 Calendar

April 14, 2026	SB Meeting Discuss on Municipal Lien Certificate Fee Increase Mobile food vendor license - Oath Pizza Modify Development Agreement for 140 Weston Road Lockheart - Entertainment license amendment	
April 20, 2026	 Patriots Day – Town Hall Closed (School Vacation Week)	
April 27, 2026		
April 28, 2026	Select Board Meeting CONSENT - Wells. Hist. Society oneday license Catch Connect - service change (Sheila presentation) Voe Special Counsel for tax application - Direct Pay	
May 5, 2026	Select Board Meeting Weston/Linden Takings?	
May 12, 2026	All Board Meeting - ATM Debrief	
May 19, 2026	Select Board Meeting BAN Authorization Citizens Leadership Academy Graduation (certificates & photo)	
May 25, 2026	 Memorial Day – Town Hall Closed	Memorial Day - Veteran Event on Sat. 5/30
June 2, 2026	Select Board Meeting Reorganize	
June 16, 2026	Select Board Meeting Year End Transfers	
June 30, 2026	Select Board Retreat	

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EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

The Select Board will convene at 6:00 p.m. in Room 152 at Wellesley High School, 50 Rice Street. This will be an in-person meeting only.

- 1. 6:00 Call to Order – Open Session**
- 2. 6:05 Consent Agenda**

Please find the materials regarding the consent agenda item. Requests for removal from the consent agenda should be sent to the Executive Director or Chair by Monday. Should items not be removed from the consent agenda, here is a motion for acceptance:

MOTION

MOVE to approve the consent agenda.

- Vote to approve One Day License for Wellesley Historical Society**

The Wellesley Historical Society is hosting an event on April 15th at the Wellesley History & Exhibit Center, 323 Washington Street. The event is taking place from 6:00-9:00 p.m. and features a guest speaker as part of the Society's Exhibit Spotlight at Night. This event is titled "Defying the Nazis: Waitstill & Martha Sharp."

A list of Society supporters were sent invitations – the RSVPs indicate that the expected attendance is 60-75 people. The Society apologized for that late notice, but they had initially planned on obtaining a M.G.L. Chapter 12C caterer license, but the catering company cancelled on them with very limited notice. The Society has previously obtained one-day special event licenses for this space. Staff conducted a review of the application and recommends Board approval.

- **Vote to approve the appointment of a Babson College officer Madison Cirillo as a Wellesley special police officer for a term to expire on June 30, 2026.**

A recently hired Babson College police officer completed all training required to be appointed a Special Police Officer. Staff recommend appointment at the request of Chief Whittemore and Babson Chief Carcia. Chief Whittemore requested that this item be placed on the April 6th agenda for approval.



TOWN OF WELLESLEY

Application for Special License(s)

Date of Application: March 27, 2026

Date of Event: April 15, 2026

A special License is a temporary license issued pursuant to Chapter 635 of the Acts of 1982 to the responsible manager of any nonprofit organization conducting any indoor or outdoor activity or enterprise for the sale of alcoholic beverages. A special License for wine and malt beverages only may be issued to a for-profit organization conducting indoor or outdoor activity for the sale of beverages pursuant to Chapter 186 of the Acts of 2022.

Application fee: **\$25.00**
License fee: **\$50.00**
Checks payable to: Town of Wellesley

The undersigned hereby applies for a Special License for:

- All Alcoholic Beverages (nonprofit organizations only)
 Wine and Malt Beverages Only

All applications must include the following documents or will be returned to the applicant:

- a. Description of the event;
- b. Documentation of control over the licensed area (lease or deed);
- c. Written indication of the manner by which service, sale, delivery, and dispensing of alcoholic beverages are to be controlled;
- d. Proof of nonprofit status (for nonprofit organizations requesting all alcoholic beverage licenses)
- e. A floor plan or diagram (8½" x 11" sketch) showing the exact location within the event area where alcoholic beverages will be dispensed;
- f. Designation and identification in writing of all individuals who will serve, sell, deliver, and/or dispense alcoholic beverages;
- g. Proof of Liquor Liability Insurance
- h. Server Training Certificates for each individual serving; and
- i. Other such information that the Board may request.

APPLICANT INFORMATION

Name of Organization: Wellesley Historical Society, Inc

Address: 323 Washington St Wellesley MA

Name of Event Manager: Faith Ellis Address: 323 Washington St Wellesley MA

Assistant Event Manager: _____ Address: _____

EVENT INFORMATION

Event and Menu Description

The event will run from 6-9 pm, and is an opportunity for members and supporters to hear Artemis Joukowskey speak about his grandparents' efforts during World War II, for which they were awarded the Righteous Among Nations medal. There is a guest list, with RSVP required for entrance. The event will not be advertised, and heavy appetizers will be served along with beer, wine, and soft drinks.

Location: 323 Washington St Wellesley MA

Occupancy: 75 Estimated Attendance: 60 Indoor / Outdoor (circle one)

An 8X11" floor plan of the premises to be licensed must be submitted along with the application showing the exact location within the event area where alcoholic beverages will be sold, served, and consumed, and indicating all entrances and exits.

See documents included.

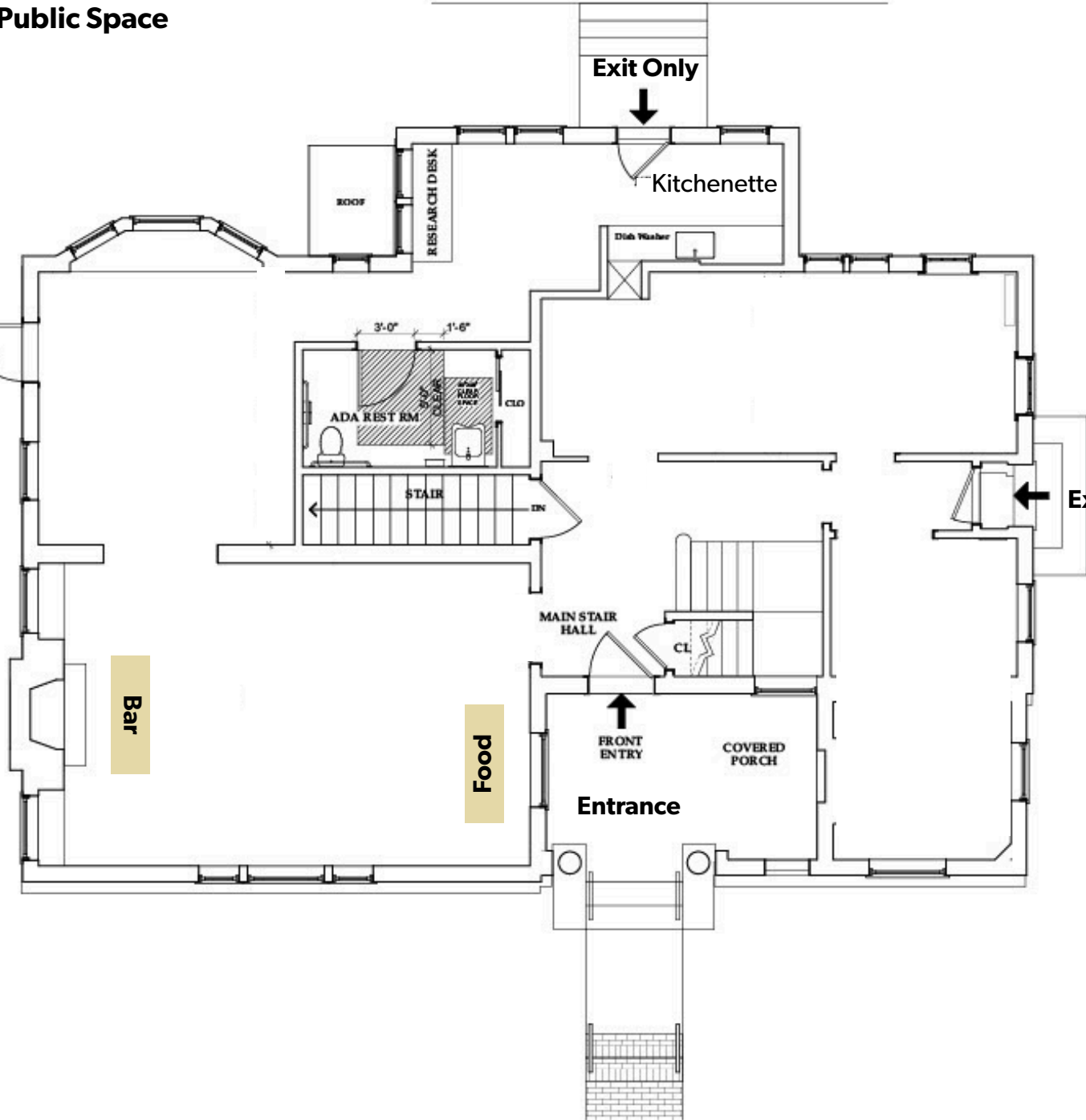
Wellesley Historical Society One-Day License – Indication of manner in which service, sale, delivery, and dispensing of alcoholic beverages will be controlled

The alcoholic beverages will be purchased from a wholesaler by the event manager in concert with the Board of Directors, and either delivered to the building where the event will be held or picked up by the event manager. Beverages will only be available at the bar indicated on the floor plan, and will be served by certified servers. Both servers and event managers will limit the number of alcoholic beverages served to any one person.

**Wellesley History & Exhibit Center
Building Layout & Usage
1st Floor - Galleries/Public Space**

Exterior
Door
onto ADA
Ramp

Exit Only



Exit Only

Exit Only

Kitchenette

Dish Washer

RESEARCH DESK

ROOF

ADA REST RM

STAIR

MAIN STAIR HALL

FRONT ENTRY

COVERED PORCH

Entrance

Bar

Food

3. 6:10 Vote to Appoint Special Counsel to Assist with Elective Pay and Inflation Reduction Act

The Town seeks to enter into a proposed pro bono agreement with Lawyers for Good Government (“L4GG”) to provide legal guidance related to accessing federal clean energy tax incentives under the Inflation Reduction Act, specifically through the Elective Pay process. The scope of services includes advising on eligibility, compliance requirements, and application strategy for solar projects at two elementary schools and the Recycling and Disposal Facility, with a focus on meeting key federal deadlines and maximizing potential tax credits.

The Town will not incur legal fees but will remain responsible for any associated application or third-party costs. The agreement outlines standard provisions regarding scope, confidentiality, document retention, and termination, and limits L4GG’s pro bono assistance to a set number of hours per project, with the possibility of extension based on project complexity. An executed agreement with L4GG is an interim measure until we execute a contract from broader tax advisory service through an RFP. The RFP is posted and the deadline is April 14. Provided we get responses, we hope to execute a contract in early May – but legal advice may be required before then.

A copy of the agreement and explanatory memorandum from Dr. Marybeth Martello are included in your materials.

MOTION

MOVE to approve Lawyers for Good Government as special counsel to assist with elective pay and Inflation Reduction Act.

**TOWN OF WELLESLEY**

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MEMORANDUM

To: Select Board
Meghan Jop, Executive Director of General Government Services

cc: Climate Action Committee
Rachel DeRoche, Finance Director/CFO
Steve Gagosian, Design and Construction Manager

From: Dr. Marybeth Martello, Sustainability Director

Re: Lawyers for Good Government, Inc. Engagement Letter

Date: April 3, 2026

At the Select Board's meeting on April 6, I will request approval of the attached engagement letter from Lawyers for Good Government, Inc. (L4GG). The Climate Action Department seeks to engage L4GG to provide pro bono legal advice to the Town of Wellesley (the Town) as it prepares to file for Inflation Reduction Act investment tax credits via elective pay for the Hunnewell School, Hardy School, and Recycling and Disposal Facility rooftop solar projects. Town Counsel has reviewed and approved the attached letter, and Article 25.5 of the Town Bylaws requires Select Board approval to retain counsel.

Climate Action intends to work with L4GG until the Town executes a contract with a tax advisor selected through a Request for Proposals (RFP). Responses to the RFP are due on April 14, and Climate Action anticipates executing a contract with a tax advisor in early May.

Rationale for Retaining L4GG

L4GG is a well-respected organization recommended by peer communities. An agreement with L4GG provides a no-cost legal advisory safety net in case project timelines accelerate or the RFP fails to attract responses. At its March 26 meeting, the Permanent Building Committee discussed the possibility of moving the school solar installations from summer 2027 to fall 2026. An accelerated timeline could require tax-related design and procurement advice before a tax advisor is retained through the RFP. Additionally, although we expect at least two responses to the RFP, we may not receive any, in which case an agreement with L4GG would ensure legal support if the Town needs to reissue the RFP.

Why hire a tax advisor if L4GG provides pro bono legal advice?

Engaging L4GG does not eliminate the need to retain a tax advisor through the RFP. The Town's tax advisory needs extend beyond L4GG's scope of services. Elective pay filings require documentation, staff coordination, and filing services not available through L4GG. L4GG also places a 12-hour limit on the

time devoted to each project. It is unclear whether these hours would be sufficient to meet the Town's needs or whether additional hours would be available if required.

L4GG is an excellent, no-cost resource. Engaging L4GG helps ensure that the Town can access critical, legal advice in the near-term regardless of the RFP timeline.

Thank you for your consideration.

March 23, 2026

Marybeth Martello
Sustainability Director
Town of Wellesley
mmartello@wellesleyma.gov
VIA ELECTRONIC MAIL

Re: Agreement for Legal Services

Dear Marybeth Martello:

We are looking forward to providing your Local Government, Town of Wellesley (“Town of Wellesley,” “Local Government,” or “Client”), with guidance and assistance with the Elective Pay process and leveraging other tax incentives under the Inflation Reduction Act (“IRA”) (collectively the “Matter”) as further described herein. This letter will address Client’s engagement with Lawyers for Good Government, Inc. (“L4GG”) and will describe the terms and conditions on which L4GG will provide Client with legal services.

We submit for Client’s approval the following provisions governing our engagement (the “Agreement”). If Client is in agreement, please sign the enclosed copy of this letter in the space provided below and return it to us. If Client has any questions about these provisions, or if Client would like to discuss possible changes, do not hesitate to contact us. We are pleased to have the opportunity to serve Client.

- 1. Client Scope of Representation.** The Client for this matter will be Town of Wellesley. We will be engaged in providing Client with legal guidance and assistance with accessing the Elective Pay process and leveraging other tax incentives under the Inflation Reduction Act (“IRA”) (collectively the “Matter”). The Scope of Services (the “Scope”) under the Matter is attached as Exhibits A - B. Modifications to the Scope must be made in writing and agreed to by both L4GG and Client. Email communication describing modifications to Scope and demonstrating the consent of both L4GG and Client are deemed to be sufficient written evidence of modifications to the Scope. Our primary point of contact for Client will be Marybeth Martello (mmartello@wellesleyma.gov). Our representation is limited to this Matter and additional legal representation will not be undertaken unless a new and separate retainer agreement is signed. Client

acknowledges that we have made no representations to Client concerning the outcome of this representation and further acknowledges that L4GG has not guaranteed and cannot guarantee the success of any action taken by L4GG on Client's behalf during the representation.

- 2. Fees and Expenses.** There will be no fees for L4GG's professional services; however Client will be responsible for any application fees, and associated costs, required by the government or other third parties such as tax preparers. L4GG will inform Client of any reasonably foreseeable costs, including additional costs for filing services, before any application is submitted on Client's behalf.
- 3. Conflicts.** L4GG represents many clients on a national basis. It is possible, although unlikely, that some of the clients we represent may be competitors of Client. It is possible that some of our present or future clients will ask us to represent them in disputes or other matters where their interests are adverse to Client's during the time we are providing legal services to Client. It is also possible that we will represent, or be asked to represent (in other matters), parties whose interests are adverse to Client's in this or a future matter in which we represent Client. Both of these situations would create a conflict of interest under our ethical rules which would prohibit us from undertaking the simultaneous representations without the waiver and consent of both clients. Therefore, as a condition to our undertaking this engagement, Client agrees that L4GG may represent existing or new clients whose interests are adverse to Client's in all types of matters, including litigation, that are not related to the matters in which we represent Client. Client further agrees that we may undertake to represent parties to whom Client is adverse in matters in which we represent Client, provided again that we do so only in matters that are not related to our work for Client. Because the validity and enforceability of these conflict waivers are essential conditions to L4GG's willingness to accept this engagement, and L4GG would not accept the engagement but for these waivers, Client agrees that, if the validity or enforceability of these waivers is ever challenged or revoked, L4GG may withdraw from representing Client and continue to represent L4GG's other clients, even in matters directly adverse to Client.
- 4. Document Retention.** Some materials related to the representation of Client (*e.g.*, administrative records, time and expense reports, personnel materials, and credit and accounting records) belong to us and will be handled in accordance with our document retention policy. Other materials (*i.e.*, documents provided to us by Client and the final version of documents that Client retains us to create) are considered Client files and belong to Client. We will retain Client's file for five

years or such a longer period as required by applicable law or L4GG's document retention policy in effect from time to time (the "Retention Period"). At Client's request, we will return Client's file to Client. If Client has not requested that we return the file or made arrangements for long-term storage, we may destroy or otherwise dispose of Client's files after the Retention Period.

- 5. E-mail Correspondence.** Our attorneys routinely send and receive information by e-mail. The internet does not provide a totally secure method of communication, and e-mail may be copied and held by any computer through which it passes. Persons not participating in the communication may intercept e-mails, and e-mails stored on computers may be accessed by unauthorized parties. Client agrees that e-mail is an acceptable means of communication between L4GG and Client.
- 6. Confidentiality.** Client understands that any information that Client provides to L4GG will be kept confidential and that L4GG is permitted to release information or documents in your file to a third party only with Client's consent, except as described herein or as permitted by applicable law. Client also acknowledges that some of the tools and deliverables created by L4GG and while assisting with Client's Matter could serve as educational tools for other tax-exempt entities looking to leverage Elective Pay provisions. As such, L4GG may ask Client for approval to share some of the tools and resources specifically created as a part of the services rendered to serve as resources and learning for other eligible entities regarding the IRA, including the Elective Pay process, subject to Client's approval. L4GG appreciates the opportunity to create resources to be made available to other IRA eligible entities based on the deliverables created during the representation of this Matter. Client also understands that L4GG will consult with other trusted individuals and partner organizations that may assist L4GG with relevant tasks and strategy considerations in Client's case. Client authorizes L4GG to consult with these individuals and organizations to share any privileged and/or confidential information that L4GG attorneys deem necessary and appropriate in their sole discretion. Client also understands that L4GG may share information with its funders and potential funders and that identifying information will be kept to a minimum. Specifically, L4GG is permitted to publicly share Client's organization's name and high-level details of Client's Matter with funders and the public for purposes of fundraising, general updates to L4GG's community, and advocacy to policymakers to improve the Elective Pay process. Please let us know if Client has any concerns regarding this approach. Client will be the ultimate arbiter of determining when and how an attorney work product can be shared with others outside the attorney team consisting of L4GG.

7. **Effective Date.** Effective date shall mean the date when this Agreement is fully executed and approved as to form and legality by L4GG.
8. **Conclusion of Representation.** Our relationship with Client will be concluded when we have completed our agreed-upon services. Client also acknowledges and agrees that L4GG may seek to end its involvement and representation in the case if: (1) Client does not cooperate with L4GG attorneys requests; (2) Client gives L4GG attorneys false information; (3) Client starts working with another attorney [in connection with the agreed-upon services described herein]; (4) L4GG attorneys determine that the case has become clearly frivolous, moot, unreasonable, or groundless; or (5) in L4GG opinion, the attorneys assigned to Client's case are required by law to withdraw from handling this matter. In such a case, L4GG attorneys would be under no obligation to secure replacement representation for Client.

It is understood, however, that either Client or L4GG may terminate this representation at any time, with or without cause, in compliance with applicable state law. Either party may end this agreement at any time by notifying the other party in writing. However, if Client decides to end this agreement and L4GG's representation, L4GG is not required to find a replacement lawyer for Client.

9. **Severability and Savings Provision.** In the event any nonmaterial provisions contained herein shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

[Remainder of page intentionally blank. Signature page follows.]

Once again, we are pleased to have this opportunity to work with you. Please do not hesitate to contact us if you have any questions or comments during the course of our representation.

Sincerely,

LAWYERS FOR GOOD GOVERNMENT

By:

Jillian Blanchard
Lawyers for Good Government

Dated: _____

AGREED AND ACCEPTED:

Town of Wellesley

Signature: _____

Name: _____

Title: _____

Address: _____

Phone number: _____

Dated: _____

Exhibit A: Scope of Work for Elementary School Solar Projects #1 and #2

Scope of Work - Planning for Clean Energy Tax Credits and Elective Pay

L4GG will assist Client in identifying clean energy tax credits accessible through the Elective Pay process that may be applicable to eligible property or properties Client plans to install at two elementary schools, to be placed in service during 2027.

Scope of Work - Establish the Beginning of Construction by July 4, 2026 for Wind & Solar Under Section 48E or 45Y

L4GG will provide guidance to Client to help them maximize the likelihood that Client will be eligible to receive clean energy tax credits for Elementary School Solar Projects #1 and #2 under the Inflation Reduction Act through Elective Pay and guidance related to establishing Beginning of Construction on or before July 4, 2026, such that the eligible property installed as part of Elementary School Solar Projects #1 and #2 remain subject to the extended placement-in-service deadline in effect prior to the passage of H.R. 1.

Scope of Work - Meet the Placement-In-Service deadline by December 31, 2027 for Solar under Section 48E

L4GG will provide guidance to Client to help Client maximize the likelihood that Client will be eligible to receive clean energy tax credits with respect to eligible property installed as part of Elementary School Solar Projects #1 and #2 under the Inflation Reduction Act through the Elective Pay process even if such eligible property begins construction after July 4, 2026.

Scope of Work - Compliance with Prohibited Foreign Entity Requirements

L4GG will provide guidance to Client to assist in identifying and complying with Prohibited Foreign Entity requirements to help them maximize the likelihood that Client will be eligible to receive clean energy tax credits for Elementary School Solar Projects #1 and #2 under the IRA through Elective Pay.

Scope of Work - Compliance with Build America Buy America Requirements

L4GG will provide guidance to Client to assist in identifying and complying with Build America Buy America requirements for Elementary School Solar Projects #1 and #2.

The Total Number of Hours of Pro Bono Assistance for Elementary School Solar Projects #1 and #2

Regardless of the number of projects incorporated into this Scope of Work, Client agrees that L4GG may end its pro bono services under this agreement once the total number of pro bono hours provided by L4GG for Client reaches 12 hours per project specified under this Agreement; however, L4GG, at its sole discretion, may increase the number of pro bono hours up to 24 hours for Elementary School Solar Projects #1 and #2 based on the complexity and impact of Elementary School Solar Projects #1 and #2 and based on the capacity of L4GG staff, as determined by L4GG.

Exhibit B: Scope of Work for Recycling and Disposal Facility Solar Project

Scope of Work - Planning for Clean Energy Tax Credits and Elective Pay

L4GG will assist Client in identifying clean energy tax credits accessible through the Elective Pay process that may be applicable to eligible property or properties Client plans to install in connection with the Recycling and Disposal Facility.

Scope of Work - Filing Assistance

L4GG will provide guidance to Client in connection with Client's draft Elective Pay submission that is due to be timely filed, taking into account any extensions filed by Client, with its taxable year 2026 filing. Client acknowledges that L4GG is not a tax return preparer and agrees and understands that L4GG will not act in that role (including, but not limited to, acknowledging that L4GG will not prepare or sign Client's tax return (including federal or applicable state or local tax returns, reports or statements or attachments thereto) as a paid or unpaid preparer, and will not provide any accounting advice, actuarial services, or tax filing services in connection with this representation). If Client is eligible for the relevant tax credit(s), L4GG will work with Client's employees and third-party service providers (e.g., accountants) to confirm that Client's Elective Pay submission is filed in accordance with the relevant legal guidance provided by the U.S. Internal Revenue Service and Treasury Department effective at the time of submission.

Scope of Work - Establish the Beginning of Construction by July 4, 2026 for Wind & Solar Under Section 48E or 45Y

L4GG will provide guidance to Client to help them maximize the likelihood that Client will be eligible to receive clean energy tax credits for Elementary School Solar Projects #1 and #2 under the Inflation Reduction Act through Elective Pay and guidance related to establishing Beginning of Construction on or before July 4, 2026, such that the eligible property installed as part of Elementary School Solar Projects #1 and #2 remains subject to the extended placement-in-service deadline in effect prior to the passage of H.R. 1. process.

Scope of Work - Meet the Placement-In-Service deadline by December 31, 2027 for
Solar under Section 48E

L4GG will provide guidance to Client to help Client maximize the likelihood that Client will be eligible to receive clean energy tax credits with respect to eligible property installed as part of Elementary School Solar Projects #1 and #2 under the Inflation Reduction Act through the Elective Pay process even if such eligible property begins construction after July 4, 2026.

Scope of Work - Compliance with Prohibited Foreign Entity Requirements

L4GG will provide guidance to Client to assist in identifying and complying with Prohibited Foreign Entity requirements to help them maximize the likelihood that Client will be eligible to receive clean energy tax credits for Elementary School Solar Projects #1 and #2 under the IRA through Elective Pay.

Scope of Work - Compliance with Build America Buy America Requirements

L4GG will provide guidance to Client to assist in identifying and complying with Build America Buy America requirements for Elementary School Solar Projects #1 and #2.

The Total Number of Hours of Pro Bono Assistance for Recycling and Disposal Facility Solar
Project

Regardless of the number of projects incorporated into this Scope of Work, Client agrees that L4GG may end its pro bono services under this agreement once the total number of pro bono hours provided by L4GG for Client reaches 12 hours per project specified under this Agreement; however, L4GG, at its sole discretion, may increase the number of pro bono hours up to 24 hours for Recycling and Disposal Facility Solar Project based on the complexity and impact of Recycling and Disposal Facility Solar Project and based on the capacity of L4GG staff, as determined by L4GG.

4. 6:25 Administrative Matters

- **Discuss and Vote Minutes**

Please find the minutes of March 31, 2026, for your review.

MOTION

MOVE to approve the minutes of March 31, 2026, as amended.

5. 6:30 Annual Town Meeting Preparation

This is listed for any items pertaining to the ATM that the Board would need to discuss.

1 Approved:

2

3 **Select Board Meeting:** March 31, 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, Town
7 Counsel Thomas Harrington, Town Counsel Eric Reustle, Special Counsel Nicholas Shapiro and
8 Robert Hopkins

9

10 **Meeting Documents:**

- 11 1. Agenda
12 2. Minutes for the March 30, 2026, meeting

13

14 1. **Call to Order**

15 Ms. Freiman called the meeting to order at 4:04 p.m. in Room 152, Wellesley High School, 50
16 Rice Street. The meeting will not be recorded as it is taking place immediately preceding the
17 second night of Annual Town Meeting.

18 2. **Executive Session**

19 At 4:05 p.m., Ms. Freiman requested a motion to enter executive session to discuss strategy with
20 respect to potential litigation regarding the disposition of the 40 Oakland Street parcel.

21

22 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and**
23 **voted (4-0) to enter Executive Session under M.G.L. c. 30A §21A, Exemption #3, to discuss**
24 **strategy with respect to potential litigation regarding 40 Oakland Street and to invite**
25 **Meghan Jop, Corey Testa, Town Counsel Tom Harrington and Eric Reustle, Special Counsel**
26 **Nick Shapiro and Robbie Hopkins to join as the chair has declared that having such**
27 **discussion in open session would have a detrimental effect on the Town's position. Following**
28 **the adjournment of the executive session the Board will return to open session to take up the**
29 **remainder of the agenda.**

30 **Aufranc – Aye**

31 **Freiman – Aye**

32 **Largess – Aye**

33 **Sullivan Woods – Not Present**

34 **Ulfelder – Aye**

35

36 Ms. Sullivan Woods joined the meeting at 4:08 p.m.

37

38 3. **Return to Open Session**

39 Ms. Freiman called the open session to order at 5:40 pm.

40 **4. Executive Director's Report**

41 • **Discuss and Vote Minutes**

42 The Board reviews the edits submitted for the minutes of the March 30, 2026, meeting.

43 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to**
44 **approve the minutes of March 30, 2026.**

45 **Aufranc – Aye**

46 **Freiman – Aye**

47 **Largess – Aye**

48 **Sullivan Woods – Aye**

49 **Ulfelder – Aye**

50

51 **5. Annual Town Meeting Preparation**

52 Ms. Jop informed the Board that IT Director Brian Dupont and Public Information Officer
53 Stephanie Hawkinson had been working with Wellesley Public Schools technical staff on
54 addressing the concerns raised by Town Meeting Members regarding audio visual adequacy during
55 presentations.

56 **6. Adjournment**

57 The meeting was adjourned at 5:50 p.m.

58

59 The next meeting is scheduled for April 6, 2026, at 6:00 p.m. in Room 152 of Wellesley High
60 School, 50 Rice Street.

61

62