

TOWN OF WELLESLEY



MASSACHUSETTS

**WARRANT  
for the  
SPECIAL TOWN MEETING  
May 13, 2019**

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)  
Thursday, April 11, 2019 at 7:00 P.M. at Town Hall  
PLANNING BOARD PUBLIC ZONING HEARING (WARRANT ARTICLES)  
Wednesday, April 10, 2019 at 6:30 P.M. at Town Hall

Commonwealth of Massachusetts  
Norfolk, ss.

To any Constable of the Town of Wellesley in the County of Norfolk,

GREETINGS:

In the name of the Commonwealth aforesaid, you are hereby required to notify the qualified Town Meeting Members of said Town of Wellesley to meet in the

**Wellesley Middle School Auditorium  
50 Kingsbury Street  
May13, 2019**

at 7:00 P.M. at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members, in accordance with Chapter 202 of the Acts of 1932, as amended, and subject to referendum as provided therein:

**ARTICLE 1  
Board of Selectmen  
Town Reports**

To see if the Town will vote to choose a Moderator to preside over said meeting and to receive reports of town officers, boards and committees, including the Report of the Advisory Committee; or take any other action in relation thereto.

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02458  
2019 APR -4 PM 1:21

**ARTICLE 2**  
**Board of Selectmen**  
**Smart Growth Zoning (40R) – Wellesley Office Park**

To see if the Town will vote to amend the Zoning Bylaw to adopt two new sections; Section XIVJ (14J) Smart Growth Overlay Districts and Section XIVJ.1. (14J.1) Wellesley Park Smart Growth Overlay District, or take any other action in relation thereto.

**ARTICLE 3**  
**Board of Selectmen**  
**Smart Growth Zoning (40R) Map Amendments**  
**Wellesley Office Park**

To see if the Town will vote to amend the Zoning Map to rezone properties located at 20 William Street, 40 William Street, 45 William Street, 55 William Street, 60 William Street, 65 William Street, 80 William Street, and 100 William Street (Assessor's Parcel ID#s 2-1, 4-1-A, 3-4, 3-3, 3-1, 3-2, 3-1-B, 3-1-A), the area to be rezoned totaling approximately 26 acres in area, into the Wellesley Park Smart Growth Overlay District; the underlying zoning of the properties would remain unaffected, or take any other action in relation thereto.

**ARTICLE 4**  
**Board of Selectmen**  
**Residential Incentive Overlay Amendment**  
**Delanson Circle & 140, 148 Weston Road Projects**

To see if the Town will vote to amend the Zoning Bylaw to modify Section XIVF (14F) Residential Incentive Overlay for the purposes of allowing its application over a greater number of zoning districts, allowing for additional levels of residential density, and making other associated changes, or take any other action in relation thereto.

**ARTICLE 5**  
**Board of Selectmen**  
**Yard Regulations Amendment**  
**Delanson Circle & 140, 148 Weston Road Projects**

To see if the Town will vote to amend the Zoning Bylaw to modify Section XIX (19) Yard Regulations to provide for exemption of parcels in the Residential Incentive Overlay district from certain dimensional requirements, or take any other action in relation thereto.

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**ARTICLE 6**  
**Board of Selectmen**  
**Zoning Map Amendment - RIO**  
**Delanson Circle & Weston Road Projects**

To see if the Town will vote to amend the Zoning Map to rezone properties to the Residential Incentive Overlay district located at:

- 1-3 Delanson Circle, 2-4 Delanson Circle, 6 Delanson Circle, 8 Delanson Circle, 5-7 Delanson Circle, 12-18 Hollis Street (Assessor's Parcel ID#s 123-13, 123-9, 123-10, 123-11, 123-12, 123-14), the area to be rezoned totaling approximately 82,000 square feet in area, into the Residential Incentive Overlay district; and
- 112 Weston Road, 134 Weston Road, 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessor's Parcel ID#s 137-36, 150-1, 149-1, 149-2, 149-3, 149-4), the area to be rezoned totaling approximately 155,000 square feet in area, into the Residential Incentive Overlay district.

Or take any other action in relation thereto.

**ARTICLE 7**  
**Board of Selectmen**  
**Zoning Map Amendment- General Residence**  
**Delanson Circle & Weston Road Projects**

To see if the Town will vote to amend the Zoning Map to rezone property located at:

- 6 Delanson Circle (Assessor's Parcel ID# 123-10) and portions of properties located at 2-4 Delanson Circle and 8 Delanson Circle (Assessor's Parcel ID#s 123-9 and 123-11), the area to be rezoned totaling approximately 20,000 square feet in area, from the Single Residence District and 10,000 Square Foot Area Regulation District to the General Residence District; and
- 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessor's Parcel ID#s 149-1, 149-2, 149-3, 149-4), the area to be rezoned totaling approximately 77,000 square feet in area, from the Single Residence District and 15,000 Square Foot Area Regulation District to the General Residence District.

Or take any other action in relation thereto.

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**ARTICLE 8**  
**Board of Selectmen**  
**Zoning Bylaw Amendment- List of Zoning Districts**

To see if the Town will vote to amend the Zoning Bylaw to modify Section 1 to add to the list of zoning districts the Smart Growth Overlay Districts, Wellesley Park Smart Growth Overlay District and Commercial Recreation Overlay District, or take any action in relation thereto.

**ARTICLE 9**  
**Board of Health/Board of Selectmen**  
**Funding for Mental Health and Social Services**

To see what funds, if any, the Town will appropriate to fund Mental Health and Social Services for fiscal year 2020,

Or take any other action in relation thereto.

**ARTICLE 10**  
**Board of Selectmen**  
**General Bylaw Amendment- Notice of Town Meeting**

To see if the Town will vote to amend the General Bylaws to modify Article 8.10. Notice of Town Meeting to change of the locations of the posting of attested copies of warrants from Wellesley Square to the Police Station.

Or take any other action in relation thereto.

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TOWN OF WELLESLEY  
2019 APR -4 P 1:21

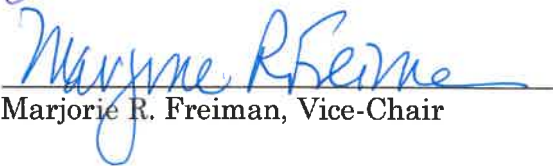
And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town and by causing this warrant to be posted on the Town of Wellesley website ([www.wellesleyma.gov](http://www.wellesleyma.gov)) at least fourteen days before the date on which the meeting is to be held.

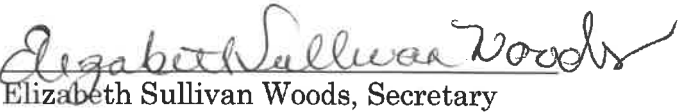
Hereof fail not and make due return of this Warrant and your doings thereon unto the Town Clerk at or before the time of holding said meeting.

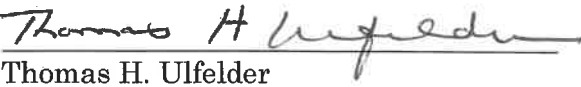
Given under our hands this 4 day of April 2019.

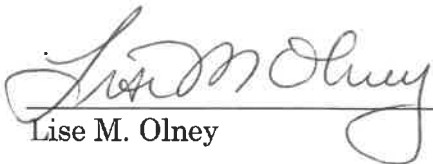
Board of Selectmen

  
\_\_\_\_\_  
Jack Morgan, Chair

  
\_\_\_\_\_  
Marjorie R. Freiman, Vice-Chair

  
\_\_\_\_\_  
Elizabeth Sullivan Woods, Secretary

  
\_\_\_\_\_  
Thomas H. Ulfelder

  
\_\_\_\_\_  
Lise M. Olney

REC'D  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02462  
2019 APR -4 P 1:21

A true copy,   
Attest: Constable, Town of Wellesley

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA April 4, 2019

I have this date caused the within warrant to be served by posting two copies in two conspicuous places in the Town, *i.e.*, the Town Hall and Wellesley Square, and causing the warrant to be posted to the Town of Wellesley website.

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02458  
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