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TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
LOUIS M. JURIST
CHERRY C. KARLSON
DOUGLAS A. LEVINE

**Board of Selectmen
Meeting Minutes
September 5, 2018
6:30 p.m.
Wayland Town Building
Large Hearing Room
41 Cochituate Road, Wayland**

Attendance: Lea T. Anderson, Mary M. Antes, Douglas A. Levine (6:36 pm), Louis M. Jurist, Cherry C. Karlson

Also Present: Town Administrator Nan Balmer

A1. Call to Order by Chair L. Anderson called the meeting of the Board of Selectmen to order at 6:30 p.m. in the Large Hearing Room in the Wayland Town Building when a quorum was present, noted that the meeting will likely be broadcast and videotaped for later broadcast by WayCAM, and reviewed the agenda for the public.

A2. Announcements and public comment M. Antes announced that the Storm Water Forum co-sponsored by the BoS and the League of Women Voters will be September 12 at 7:30 pm in the Senior Center. Also, on September 12th at 5:30 pm in Natick, there will be an Open Meeting Law Training Workshop held at the library. L. Anderson noted this meeting will be N. Balmer's last BoS meeting and there will be a retirement gala tomorrow afternoon in the Senior Center. She also noted the Town Administrator select, Louise Miller, is also present and she starts on Monday.

A3. Swearing in of New Firefighters: Lindsay Byrne, Mitchel Mabardy, and Jack Stafford Fire Chief D. Houghton came before the Board and discussed the candidate selection process, which he noted was very difficult.

D. Levine entered the meeting at 6:36pm.

Fire Chief D. Houghton introduced Jack Stafford, Mitch Mabardy, and Lindsay Byrnes to the Board giving an overview of each Firefighter's background. Town Clerk Beth Klein conducted the swearing in of each firefighter. The Board congratulated each firefighter and welcomed them to Wayland.

A2. Announcements and public comment, continued There was no Public Comment.

A10. Consent Calendar: Review and vote to approve (see separate sheet) L. Anderson asked to take up the Consent Calendar next as two items require a notarization from Town Clerk B. Klein.

1. **Vote the question of approving and signing the weekly payroll and expense warrants**
2. **Vote the question of approving the relocation of one (1) pole 45/16, Edgewood Road, Wayland**
3. **Vote the question of approving and signing the acceptance by the Wayland Conservation Commission of the Deed for 74 Moore Road, from the Tamposi Brothers I, LLC.**
4. **Vote the question of approving the invoice for Valerio, Dominello & Hillman, LLC, dated August 8, 2018, Invoice N. 5, for general labor matters: \$21,863.98**
5. **Vote the question of approving the invoice from Mark J. Lanza, Attorney at Law, dated July 31, 2018, for litigation matters: \$477.26**
6. **Vote the question of approving an extension of bar hours for Broomstones Curling Club on Friday, October 5, and Saturday, October 6 2018 for one hour each evening (Closing at 1am).**

M. Antes moved, seconded by C. Karlson, to approve the Consent Calendar. YEA: L. Anderson, M. Antes, D. Levine, C. Karlson, L. Jurist. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A9. Minutes: Review and vote to approve regular session minutes of August 20, 2018 C. Karlson moved, seconded by M. Antes to approve the regular session minutes of August 20, 2018, as amended. YEA: L. Anderson, M. Antes, D. Levine, C. Karlson, L. Jurist. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A11. Correspondence Review The Board reviewed the Correspondence packet. C. Karlson noted Item 8 a letter from KPLaw to Conservation about title issues related to lands at Town Center owned by Twenty Wayland. She noted that some of these documents also pertain to the land in which the Board has interest and that any work should be coordinated to be efficient with our legal resources. The Board offered congratulations to the DPW transfer station for receiving a grant. The Board discussed the process for appealing the Private Road Plowing decisions and wanted to be certain residents understood how and where to file.

A6. Discuss Special Town Meeting Articles There are currently 15 articles shown on the STM Article list. The Board assigned the articles to each Selectman as follows:

- L. Anderson: Articles A (Pay Previous Fiscal Years Unpaid Bills), B (Current Year Transfers) and D (Initial Year Funding of Town Successor Collective Bargaining Agreement for Police Union).
- C. Karlson: Articles C (Appropriate Funds for the Abatement of Asbestos at River's Edge Site), E (Circuit Breaker Match Program: Adopt State Language) and N (Limit Discharge of Weapons in Town of Wayland).
- D. Levine: Articles F (Article Prohibition of Marijuana), G (Article 2: Marijuana Establishment District A- Boston Post Road), H (Federal Flood Plain District Zoning Amendment-Panel Numbers Update), I (Pre-existing Nonconforming Use of Land That Consists of More Than Six Dwelling Unites) and O (Advanced Water Meter Reading Infrastructure).
- L. Jurist: Articles J (High School Athletic Complex Renovation), K (Appropriate Partial Construction Funds for Wayland High School Athletic Facilities Improvements) and L (Construction of Synthetic Turf Athletic Field at Loker Conservation & Recreation Area).
- M. Antes: Article M (Loker Conservation Area Grass Athletic Field).

A8. Town Administrator's Report

1. **Correspondence** None
2. **Transition** N. Balmer said she and Elizabeth Doucette met with new Town Administrator Louise Miller and reviewed around 85-100 open work items. She said she thinks the Board made an excellent choice.

A12. Selectmen's reports and concerns D. Levine mentioned that he met with the BoPW regarding the Town Manager Special Act. C. Karlson said she met with her two boards (WWMD, Assessors) that have staff and will reach out to the chairs of other boards in her portfolio. N. Balmer said as of today the Town has received legal advice pertaining to the Rod and Gun Club and it has been referred to the Assessors.

A4. Liquor License Hearing for Coach Grill: Vote to approve 1.) Change of Beneficial Interest Holders; 2.) New LLC Managers; and 3.) Change of Manager of Record L. Anderson opened the hearing at 7:00 pm and read the legal notice aloud.

Meaghen Kenney, Attorney for McDermott, Quilty & Miller, LLP, and new manager of The Coach Grill, David Wilson, came before the Board. M. Kenney explained the three actions for which they are in front of the Board. L. Anderson summarized the work and recommendation of the Police Chief. The Board asked D. Wilson about his background, experience and meeting with the Police Chief. There were no comments from the public.

L. Anderson closed the meeting and asked for a motion.

C. Karlson moved, seconded by M. Antes, to approve the Application of BBRG TR, LLC d/b/a The Coach Grill of Wayland for 1.) Change of Beneficial Interest Holders; 2.) New LLC Managers; and 3.) Change of Manager of Record for The Coach Grill of Wayland restaurant located at 55 Boston Post Road. YEA: L. Anderson, M. Antes, D. Levine, C. Karlson, L. Jurist. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A5. Recess to attend Finance Committee Special Town Meeting Warrant Article The Board took a recess at 7:06pm to attend the Finance Committee's Special Town Meeting Warrant Workshop.

The Board returned to the Large Hearing Room at 9:00 pm.

A7. Executive Session: Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining and impact bargaining with Wayland Police Officers Union and International Association of Firefighters Local 1978 and, Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a) (6) to discuss the purchase, exchange, lease or value of real property with respect to the Town's agreement with Twenty Wayland, LLC. Relative to property and development located off 400-440 Boston Post Road, and Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 a (2), (3) and (6) to review and approve the executive session minutes of August 20, 2018. APPROVE AND HOLD: Executive Session minutes of August 20, 2018. At 9:00 pm, L. Anderson moved, seconded by M. Antes, that the Board of Selectmen enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining and impact bargaining with Wayland Police Officers Union and International Association of Firefighters Local 1978 and, Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a) (6) to discuss the purchase, exchange, lease or value of real property with respect to the Town's agreement with Twenty Wayland, LLC. Relative to property and development located off 400-440 Boston Post Road, and Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (6) to review and approve the executive session minutes of August 20, 2018. APPROVE AND HOLD: Executive Session minutes of August 20, 2018.

The Chair declares that a public discussion of these matters may have a detrimental effect on the litigating, negotiating or bargaining position of the Town. Roll call vote: YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. The Chair invites attendance by: Nan Balmer, Town Administrator, Elizabeth Doucette, Assistant Town Administrator, Phil Schneider, Personnel Board member, Maryanne Peabody, Personnel Board member, Patrick Swanick, Chief of Police, Dave Houghton, Chief of Fire Department. The Board will reconvene in approximately 20 minutes for the purpose of finishing the regular agenda.

The Board reconvened in regular session at 9:35pm.

A12. Selectmen's reports and concerns, continued M. Antes said she was asked by Rep. Carmine Gentile to meet with The United Steelworkers who are locked out due to contract negotiations with National Grid. They are meeting with cities and towns to ask for a resolution to refrain from issuing new permits during the lockout. She asked the Board if it was interested in putting this on the agenda for the next meeting to discuss and/or vote. N. Balmer said she received calls from National Grid for a meeting, but she didn't think it was proper. The Board agreed they did not have any desire to get involved.

A13. Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any:
None.

A14. Adjourn L. Jurist moved, seconded by D. Levine, to adjourn the meeting at 9:40 p.m. YEA: L. Anderson, M. Antes, D. Levine, C. Karlson, L. Jurist. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Items Distributed for Information and Use by the Board of Selectmen at the Meeting of September 5, 2018.

None.

Items Included as Part of Agenda Packet for Discussion During the September 5, 2018 Board of Selectmen's Meeting

1. Application for 1.) Change of Beneficial Interest Holders 2.) New LLC Manager; and 3.) Change of Manager of Record to C.V. 7-Day All-Alcoholic Beverage License (ABCC#00002-RS-1340) BBRG TR, LLC d/b/a The Coach Grill of Wayland, 55 Boston Post Road, Wayland, MA 07118
2. Special Town Meeting Articles
3. Town Administrator's Report for the Week Ending August 31, 2018
4. Board of Selectmen Minutes from August 20, 2018