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TOWN OF WAYLAND

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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

August 20, 2018

7:00 p.m.

Wayland Town Building
Selectmen's Meeting Room
41 Cochituate Road, Wayland

Attendance: Lea T. Anderson, Mary M. Antes, Louis M. Jurist (7:48pm), Douglas A. Levine

Absent: 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 7:00 p.m. in the Selectmen's Meeting 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. Announcement and Public Comment The Board of Selectmen and League of Women Voters are sponsoring a stormwater forum on Sept. 12 in the Senior Center.

Carole Plumb, Bald Rock Rd., asked the Board to show how they tested out the different options for the Special Act and to insure a system of checks and balances. She stated that people are looking to the Board for leadership.

Duane Galbi, 190 Stonebridge Rd., discussed the proposal by Verizon to put a cell tower off of old Stonebridge Road. He said it is unclear who he should go to about this issue.

A3. Petitioners Workshop N. Balmer reviewed the timeline and process for the Petitioners articles including the Finance Committee Article Workshop on Sept. 5. The form for a Petitioners Article is available online.

Ed Notargiacomo, 9 Loring Lane, asked several questions about submitting an article for the STM.

John Sax, 203 Willow Brook Drive, asked how the Town Clerk deals with the issue of illegible signatures.

Duane Galbi, 190 Stonebridge Rd., came before the Board to discuss submitting an article relative to the Town Community Gardens. He said he would prefer to not have to submit an article about the issue.

Ed Notargiacomo, 9 Loring Lane, came before the Board and talked about WayForward, a group of Wayland residents that want to make some adjustments on how the Town makes certain decisions. He said the goal of the group is for articles that meet a certain dollar threshold to be discussed at Town Meeting, but to be followed by a vote at the polls after Town Meeting to allow more people to participate.

A4. Meet with Planning Board on Special Town Meeting Articles; Vote to refer articles back to the Planning Board:

1. Zoning By-Law: Marijuana Prohibition
2. Zoning By-Law: Marijuana Establishment District A-Boston Post Road
3. Zoning By-Law: Marijuana Establishment District B-Mixed Use Overlay District (Town Center)
4. Zoning By-Law: Marijuana Establishment District C-Cochituate Village
5. Zoning By-Law: Marijuana Temporary Moratorium to December 2019
6. Zoning By-Law: Amend Flood Plain Maps

7. Zoning By-Law: Pre-existing non-conforming use of land with six or more dwelling units (Launcher Way)

Town Planner S. Sarkisian and Planning Board chair Dan Hill came before the Board on behalf of the Planning Board and presented seven articles for the fall Special Town Meeting. They briefly discussed each article, and Board members asked questions about the consequences of each article passing or not passing.

L. Jurist entered the meeting at 7:48pm

L. Anderson stated the next step is for the Board to refer the articles back to the Planning Board. S. Sarkisian explained the process going forward to Special Town Meeting.

M. Antes moved, seconded by D. Levine, to vote to refer the seven articles back to the Planning Board. YEA: L. Anderson, M. Antes, D. Levine, L. Jurist. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

A5. Executive Session: Enter into Executive Session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(6) to Consider the Purchase, Exchange, Taking, Lease or Value of Real Property in Regard to the Rivers Edge Project at 484-490 Boston Post Road At 7:55pm, L. Anderson moved, seconded by D. Levine, that the Board of Selectmen enter into Executive Session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(6), to Consider the Purchase, Exchange, Taking, Lease or Value of Real Property in Regard to the Rivers Edge Project at 484-490 Boston Post Road. 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, D. Levine, L. Jurist. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0. The Chair invites attendance by: Nan Balmer, Town Administrator, Elizabeth Doucette, Assistant Town Administrator, and Paul Brinkman, Town Engineer. The Board will reconvene in approximately 15 minutes for the purpose of conducting the regular agenda.

The Board reconvened in open session at 8:25pm.

A6. Ballot Question Language: Vote to approve ballot question language for October 2, 2018 Special Election to decide whether the Town will adopt a prohibition against marijuana establishments in Wayland. L. Anderson explained that the Board would discuss this item, but put off the vote until next week because of incomplete language in the posted agenda. There were no questions or comments from the Board about the language. It was noted the language is per Town Counsel.

A7. Warrant for 2018 State Primary: Vote to sign D. Levine moved, seconded by M. Antes, to vote to sign the 2018 State Primary warrant. YEA: L. Anderson, M. Antes, D. Levine, L. Jurist. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

A8. Special Act: Discuss Selectmen's individual meetings with the boards and the committees Each Board member gave the status of his/her individual meetings. D. Levine said he's meeting with the BoPW next Tuesday and will talk to the Board of Library Trustees. M. Antes has meetings with the CPC, Conservation, Historic District Committee, COA, Historical Commission, and the Wayland Housing Partnership. L. Jurist is meeting with Schools in September. L. Anderson said she met with the Personnel Board last week. She encouraged Board members to ask their liaison boards and committees to put their ideas regarding the Special Act in writing.

A9. Citizens Academy: Update from Selectman Antes M. Antes reviewed her contacts and discussions about a possible citizens academy. She discussed potential dates, who would be involved, and the role of the new Town Administrator. A discussion ensued about how many residents would participate and attendance in other communities who held similar programs. L. Anderson said conceptually she likes the idea, but the fall is a busy time. The Board stated that M. Antes should continue and report on the registration response.

A10. Articles sponsored by the Board of Selectmen: Board Vote to Sponsor:

- 1. Pay Previous Year Unpaid Bills** N. Balmer stated this article is a typical administrative article.
- 2. Current Year Transfers** N. Balmer expects to use it to pay a temporary employee and the IT Director.
- 3. Clarification of Circuit Breaker Language** The Board of Assessors didn't want to propose this article. N. Balmer said if the COA doesn't take it up, she will bring it back to the Board of Selectmen.

M. Antes moved, seconded by D. Levine, to vote to submit articles number one and number two. YEA: L.

Anderson, M. Antes, D. Levine, L. Jurist. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

A11. Town Administrator's Report

1. Correspondence

- a. **Lake Terrace and Morrill Roads: Police Chief Recommendation** N. Balmer said the Police Chief is looking into placing Resident Only Parking signs, and she asked the Board for its thoughts. L. Jurist replied that he doesn't know if signs will help. The next step is for the Board to discuss this with the Police Chief.
- b. **Wayland Rod and Gun Club Chapter 61B Land** The land is held as Chapter 61B Land which requires that the BoS, and possibly the Planning Board and Assessors, be notified of any transaction and understanding the Town's right of first refusal.

2. **Transition to new Town Administrator** The new Town Administrator will come in to meet with N. Balmer and E. Doucette on August 29 and September 5.

A12. Minutes: Review and vote to approve the minutes of August 6, 2018 D. Levine moved, seconded by M. Antes, to approve the minutes of August 6, 2018, as amended. YEA: L. Anderson, M. Antes, D. Levine, L. Jurist. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

A13. Consent Calendar: Review and vote to approve (see separate sheet)

1. **Vote the question of approving and signing the weekly payroll and expense warrants**
2. **Vote the question of approving an extension to the Rivers Edge Land Disposition Agreement**
3. **Vote the question of approving the placement of temporary sign boards for the Dudley Pond Run/Walk and Kids Fun Run (sponsored by The Dudley Pond Association – a non-profit 501 (c) (3) organization) to be placed adjacent to the Town's election signboards during the period Monday, September 17 through Sunday, September 23.**
4. **Vote the question of approving a One-day Liquor License for an event (ALS Association Fundraiser) at the Longfellow Health Club, 524 Boston Post Road, Wayland, MA 01778 on Sunday, September 23, 2018 from 11:30 am to 1:30pm.**

M. Antes moved, seconded by L. Jurist, to approve number three and four of the Consent Calendar, as amended. YEA: L. Anderson, M. Antes, D. Levine, L. Jurist. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

A14. Correspondence Review N. Balmer recommended the budget status report be put on the agenda as an item and to invite the Finance Director to come in to discuss it and answer questions. N. Balmer said she will make sure someone gets back to the resident regarding Glen Road and the signage. L. Anderson noted the Wayland Community Center feasibility study was very interesting and well done.

A15. Selectmen's reports and concerns There is a Selectmen's regional meeting September 25 in Danvers that M. Antes and L. Anderson will try to attend. L. Anderson stated the Annual Report will be due by the end of September.

A16. Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any:
None.

A17. Adjourn D. Levine moved, seconded by L. Jurist, to adjourn the meeting at 9:05 p.m. YEA: L. Anderson, M. Antes, D. Levine, L. Jurist. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

Items Distributed for Information and Use by the Board of Selectmen at the Meeting of August 6, 2018.

1. Fiscal 2018 Budget Status Report
2. Wayland Citizens Academy plan

Items Included as Part of Agenda Packet for Discussion During the August 6, 2018 Board of Selectmen's Meeting

1. Petitioner's Workshop information including: Warrant Article Process: Guide for Petitioners; 2018 Special Town Meeting Schedule; information on petitioner's access to counsel

2. Zoning Articles for Fall Town Meeting: Article 1 – Prohibition of Marijuana; Article 2 – Marijuana Establishment District A – Boston Post Road; Article 3 – Marijuana Establishment District B – Mixed-Use Overlay District (Town Center); Article 4 – Marijuana Establishment District C- Cochituate Village; Article 5 – Marijuana Moratorium June 30, 2019; Article 6 –Federal Flood Plain District Zoning Amendment-Panel Numbers Update; Article 7 – Pre-existing Non-conforming Use of Land that Consists of More Than Six Dwelling Units
3. Ballot question for Special Town Election, Tuesday, October 2, 2018
4. Warrant for 2018 State Primary
5. Board of Selectmen Articles: Pay Previous Fiscal Years Unpaid Bills; Current Year Transfers; Update on Clarification of Circuit Breaker Article
6. Town Administrator Report for the Week Ending August 17, 2018
7. Board of Selectmen minutes from the August 6, 2018 meeting