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TOWN OF WAYLAND

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BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
THOMAS J. FAY
CHERRY C. KARLSON
DOUGLAS A. LEVINE

Board of Selectmen

Meeting Minutes

December 20, 2019

8:00 a.m.

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

Attendance: Lea T. Anderson, Mary M. Antes, Cherry C. Karlson, Thomas J. Fay, Douglas A. Levine
(arrived 8:19 a.m.)

Also Present: Assistant Town Administrator Elizabeth Doucette

A1. Call to Order by Chair C. Karlson called the meeting of the Board of Selectmen to order at 8:08 a.m. in the Selectmen's Meeting Room in the Wayland Town Building when a quorum was present, noted that the meeting was not being broadcast or videotaped for later broadcast by WayCAM, and reviewed the agenda for the public.

A2. Announcements and Public Comment Santa's Ride, courtesy of the Wayland Fire Department, will begin tonight.

There was no public comment.

A3. Licensing: Vote to approve 2020 Used Car Dealer's License Class II:

- **Wayland Automotive Sales, Inc., 322 Commonwealth Road**
- **Cook's Automotive of Wayland, Inc., 338 Boston Post Road**

The Board invited Eli Elias, owner, and Rich Devlin, Sales Manager, of Wayland Automotive Sales, and Town Planner, Sarkis Sarkisian, to the table. Chair C. Karlson explained that the Board has heard complaints about the number of vehicles at Wayland Automotive and wants to make sure that the license allowing 19 vehicles for sale has meaning. S. Sarkisian reported that after informing Wayland Automotive of the concerns of the Board, some of the cars have been removed. He suggested a meeting with abutters as a next step to resolving issues.

E. Elias explained that there are other reasons for vehicles to be parked besides sales. In addition to vehicles for sale, there are vehicles of seven employees, vehicles that have been sold but are waiting for license plates, and many vehicles waiting for service every day. C. Karlson reported that she has counted more than 40 cars on site and suggested talking about the business plan and not argue over numbers today.

The Board discussed various ideas such as careful labeling of vehicles for sale and vehicles that have been sold. Neighbors want the license enforced. The Board considered whether to change the license to more clearly state the total number of vehicles and to clarify the business going on at Wayland Automotive Sales:

vehicles for service, vehicles of staff, vehicles for sale, and vehicles sold waiting for registration. The Board agreed that this is not the time to change the license and that the process should be consistent and fair for all licensees. C. Karlson asked if the managers would be willing to talk with a representative of the Town in three months to assess the situation. E. Elias agreed to update the Town in three months. E. Elias and R. Devlin left the meeting at 8:38 a.m.

C. Karlson reported that the outstanding paperwork from Cook's Automotive of Wayland, Inc. has been submitted.

T. Fay moved, seconded by M. Antes, to approve the 2020 Used Car Dealer's License Class II for Wayland Automotive Sales Inc., 322 Commonwealth Road and Cook's Automotive of Wayland, Inc., 338 Boston Post Road. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A4. Selectmen's Reports and Concerns C. Karlson reported that the ZBA voted 5-0 in favor of site plan approval for the River's Edge project with all variances including 218 units. The Town and Wood Partners, developer of River's Edge, are filing a joint application with the DHCD (Department of Housing and Community Development) to get the units certified and receive Safe Harbor from 40B development for two years and possibly 4 years.

C. Karlson reminded the Board that the Cascade Safe Harbor expires on January 15, 2020. She has responded to Mark Hays that the Board is interested in getting mediation on the Cascade project moving.

C. Karlson handed out the updated list of potential Town Meeting articles. She reported that the Board of Library Trustees voted on Wednesday not to support the application for CPA funding for accessibility projects because of the preservation restriction language. C. Karlson reminded the Board that the CPC was proposed as the funding source for this project.

T. Fay asked if the RFP for the CoA/CC had been filed.

C. Karlson explained that work this week was derailed because of a delay with warrants for Board of Assessors approval and public records requests.

A5. Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any

There were none.

A6. Adjourn T. Fay moved, seconded by D. Levine, to adjourn the meeting at 8:51 a.m. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Items Distributed for Information and Use by the Board of Selectmen at the Meeting of December 20, 2019.

1. Map of site plan for Wayland Automotive Sales, Inc. dated November 2, 2017, from S. Sarkisian
2. 2020 Annual Town Meeting Potential Articles as of December 20, 2019, from C. Karlson

Items Included as Part of Agenda Packet for Discussion During the December 20, 2019 Board of Selectmen's Meeting

None