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# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

## BOARD OF SELECTMEN

THOMAS J. FAY  
ADAM G. GUTBEZAH  
CHERRY C. KARLSON  
CAROL B. MARTIN  
DAVID V. WATKINS

## Meeting Minutes BOARD OF SELECTMEN Monday, October 4, 2021

7:00 p.m.

**Wayland Town Building; Council on Aging Room  
41 Cochituate Road, Wayland, MA**

**Attendance:** Thomas J. Fay, Cherry C. Karlson, David V. Watkins

**Remote Participation:** Adam G. Gutbezahl, Carol B. Martin

**Also Present:** Town Administrator Louise Miller, Assistant Town Administrator John Bugbee, Town Planner Sarkis Sarkisian, Management Analyst Seath Crandall

**A1. Call to Order by Chair, Review the Agenda for Public:** At 7:01 p.m., T. Fay called to order the meeting of the Board of Selectmen when a quorum was present. T. Fay announced that the meeting would be conducted in a hybrid format and that members of the public were invited to attend and participate in-person or remotely. T. Fay announced that the meeting would be live-streamed and recorded for later broadcast on the local WayCAM Government Channel. T. Fay announced each member by full name and that A. Gutbezahl and C. Martin would participate remotely by video-teleconference. T. Fay reviewed the agenda for the public.

**A3. Announcements and Public Comment:** A. Gutbezahl announced that the Wayland Cultural Council was accepting grant applications until October 15.

Paul Dale, Grace Road, joined by teleconference to express thanks on behalf of the Special Town Meeting (STM) petitioners to the Board, the Moderator, the Recreation Commission and the volunteers for their efforts to conduct the STM.

### **A4. Consent: review and vote to approve:**

1. Vote the question of designating and approving signing authority to Louise Miller, Town Administrator on items listed below.
2. Vote the question of approving and signing the weekly payroll and expense warrants.
3. Vote to approve a One-day Liquor License for wine sampling and the sale of bottled wine (to be consumed off-site only) for House Bear Brewing, 3 Graf Road, Unit #15, Newburyport, MA 01950 at the Russell's Summer Farmers' Market, 397 Boston Post Road, Wayland, Massachusetts, 01778, for October 20, 2021 from 12 noon to 4:00 p.m. This license is conditional upon the approval of the Massachusetts Department of Agricultural Resources' approval of the extension.
4. Vote to approve the following corrections to the Permanent Municipal Building Committee appointments for two-year terms. (Previous appoint was incorrectly for 3 years.)
  - a. Patrick Rowe – term ending June 30, 2022
  - b. Brian Chase – term ending June 30, 2022
  - c. Eric Sheffels – term ending June 30, 2022
5. Vote to appoint the following individuals to a two-year term on the Permanent Municipal Building Committee as noted, below:
  - a. Michael Gitten – term ending June 30, 2023
  - b. Andrew Steneri – term ending June 30, 2023
- ~~6. Vote the question of approving and signing the agreement with The Human Relations Service, Inc. (HRS) for Mental Health Services.~~
7. Vote the question of approving and signing agreement for the Execution of the WestMetro Home Consortium Home Investment Partnership Program with the Towns of Bedford, Belmont, Brookline, Concord, Lexington, Natick, Needham, Sudbury, Watertown and Wayland, and the Cities of Framingham, Newton and Waltham.

C. Karlson moved, seconded by D. Watkins, to approve the Consent Calendar for October 4, 2021, as presented in the Board packet. S. Sarkisian joined the meeting to describe the purpose and urgent need for the agreement related to Item #7. C. Karlson noted that there was a need to ratify the term end dates for several appointments previously voted by the Board, as listed in Item #4 and #5. L. Miller reported that Item #2 represented a one-week extension for a previously approved liquor license. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A3. Minutes – September 20, September 27 afternoon, September 27 evening, and September 30, 2021; review and vote to approve:** The Board agreed to take action on the minutes of September 27, 2021 evening and September 30, 2021 minutes at the next meeting.

C. Karlson moved, seconded by D. Watkins, to approve the minutes of September 20, 2021, as amended. C. Martin expressed concern with wording in section A8; edits were suggested and made. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, D. Watkins. NAY: C. Martin. ABSENT: none. ABSTAIN: Adopted 4-1.

C. Martin moved, seconded by D. Watkins, to approve the minutes of September 27, 2021 afternoon, as written. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A5. Selectmen's Reports and Concerns:** The Board members expressed thanks to the Town Administrator and other Town officials for their efforts to facilitate STM. T. Fay, additionally thanked Molly Upton for volunteering. T. Fay and D. Watkins acknowledged there seemed to be a consensus on some of the field issues before the Town. C. Karlson updated the Board on the status of the 2021 Annual Report. A. Gutbezah requested that working groups and their members be listed on the Town's website. D. Watkins requested the Board conduct a review of the to-do's that resulted from STM, requested an update on the Oxbow Field Project, and Remote Participation effort. D. Watkins reported that the Route 20 Corridor Survey results had been drafted and requested that the Board review it. (He distributed a copy.) D. Watkins requested that a memorandum be drafted to better understand what updates would be needed to the Employee Handbook.

T. Fay acknowledged an email from the School Committee to the Board and Finance Committee regarding a request to fund alternative water sources in all the schools, due to the PFAS6 levels in the drinking water. L. Miller reported that the Town had been supplying alternative water sources to residents who are identified as sensitive consumers (e.g., pregnant women, nursing mothers and infants) and last year also to the schools. The water deliveries continued until the end of the school year, and since that time the Town had moved away from water delivery and began giving rebates to residents. This school year, the Town provided alternative water to the two schools where the level of PFAS6 was above the state threshold.

L. Miller reported that the Town is in compliance with all MassDEP requirements for providing drinking water. L. Miller expressed willingness to provide alternative water to the additional schools, but that the Town did not have a funding source for the additional deliveries. The Town is currently delivering water to all schools and paying for the water delivered to Happy Hollow and Loker Schools, estimated to be more than \$6,000 per month. C. Karlson noted that some people presumed that the reason that the school water fountains had been closed was due to PFAS6 when the fountains had been closed due to COVID-19 guidance. The Board agreed to respond to the School Committee and discuss the topic at another meeting. A. Gutbezah noted the importance of informing the public about what the Town has done to date toward PFAS6 remediation.

**A6. Topics Not Reasonably Anticipated by the Chair 48 Hours In Advance, If Any:** L. Miller updated the Board that the state had recently made changes to Wayland's precincts based on the census data, which was described as inaccurate. L. Miller reported that the GIS Coordinator and Town Clerk would soon provide three maps to the Board: 1) the current precinct map, 2) the map provided by the state with its revisions and the associated census data, and 3) a map with a balanced option suggesting precincts developed by the Town Administrator and Town Clerk. A. Gutbezah made the distinction between the Board's authority to re-precinct independent of the state's authority to determine districts. T. Fay acknowledged that B. Sterling requested the Board attend a meeting to discuss the Council on Aging / Community Center project.

**A7. Executive Session: I. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (6) to discuss the purchase, exchange, lease or value of real estate with respect to the Town's agreement with Twenty Wayland, LLC. relative to property and development located off 400-440 Boston Post Road; II. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect**

to collective bargaining with: The Wayland Library Staff Association MFT, AFT, AFL-CIO; International Association of Firefighters, AFL-CIO Local 178; Local 690 Wayland-1 American Federation of State, County and Municipal Employees (AFSCME 690 Wayland -1); Local 690 Wayland – 2 American Federation of State, County, and Municipal Employees (AFSCME 690 – 2); III. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with all bargaining units pursuant to the Public Employee Committee (PEC) agreement; IV. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation related to Kenneth Nelson v. Town of Wayland, et al., and V. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation Duane Galbi v. Town of Wayland et al. VI. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (2), (3), and (6) to review and approve the executive session minutes of September 13 and September 27, 2021  
**Approve and Hold: Executive Session minutes of September 13 and September 27, 2021**

At 7:58 p.m., Chair T. Fay moved, seconded by C. Karlson, that the Board of Selectmen enter into Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (6) to discuss the purchase, exchange, lease or value of real estate with respect to the Town's agreement with Twenty Wayland, LLC. relative to property and development located off 400-440 Boston Post Road; pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with: the Wayland Library Staff Association MFT, AFT, AFL-CIO; International Association of Firefighters, AFL-CIO Local 178; Local 690 Wayland-1 American Federation of State, County and Municipal Employees (AFSCME 690 Wayland -1); Local 690 Wayland – 2 American Federation of State, County, and Municipal Employees (AFSCME 690 – 2); pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with all bargaining units pursuant to the Public Employee Committee (PEC) agreement; pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation related to Kenneth Nelson v. Town of Wayland, et al., pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation Duane Galbi v. Town of Wayland et al.; pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (2), (3), and (6) to review and approve the executive session minutes of September 13, 2021 with the intent to approve and hold said minutes.

T. Fay declared 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: T. Fay, A. Gutbezahl, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Chair T. Fay invited attendance by Town Administrator L. Miller, Assistant Town Administrator J. Bugbee, member of the Conservation Commission, Sean Fair and Management Analyst S. Crandall. T. Fay announced that the Board would exit from executive session and not reconvene in open session.

**A8. Adjourn:** The Board adjourned from executive session at 9:26 p.m.

**Items included in the packet and updated during the Board of Selectmen Meeting of October 4, 2021:**

1. Revised Agenda of the Board of Selectmen for Monday, October 4, 2021 7:00 p.m., revised September 30, at 11:52 a.m., and October 4, 2021 at 5:20 p.m.
2. Draft: Meeting Minutes, Board of Selectmen Meeting of Monday, September 20, 2021 7:00 p.m.
3. Draft: Meeting Minutes, Board of Selectmen Meeting of Monday, September 27, 2021 2:30 p.m.
4. Email: From: Chris Ryan Sent: Wednesday, September 29, 2021 12:40 PM To: Board of Selectman members Cc: Finance Committee Members Subject: Drinking water at schools

**Items Distributed For Information and Use By the Board during the Meeting of October 4, 2021  
Otherwise Not Included In The Packet (Handouts):**

1. Re-envisioning Route 20 Corridor Survey Report, September 25, 2021, prepared by and distributed by D. Watkins.
2. Memo to Board of Selectmen from D. Watkins, dated September 26, 2021, re: Draft Memo to Personnel Board re: Update of Employee Handbook.

**Correspondence:**

1. There was none.