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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**  
**Tuesday, November 2, 2021**  
**ALL REMOTE**  
**7:00 p.m.**  
**Wayland Town Building**  
**41 Cochituate Road, Wayland, MA**

**Attendance:** Thomas J. Fay, Cherry C. Karlson, Carol B. Martin, David V. Watkins, Adam G. Gutbezahl

**Absent:** None.

**Also Present:** Town Administrator Louise Miller, Assistant Town Administrator John Bugbee

**A1. Call to Order by Chair, Review the Agenda for Public:** At 7:00 p.m., T. Fay called the meeting of the Board of Selectmen to order when a quorum was present. T. Fay announced that pursuant to Chapter 20 of the Acts of 2021, the meeting would be conducted in an all remote format and that members of the public were invited to attend and participate remotely. He announced that the meeting would also be live-streamed and recorded for later broadcast on the local WayCAM Government Channel. T. Fay announced each member by full name and that all members and staff are participating remotely. T. Fay reviewed the agenda.

**A2. Public Comment:** There was none at this time. Public Comment was made later in the meeting.

### **A4. Consent**

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 the question of approving and signing the Massachusetts Department of Revenue's Commonwealth Sewer Rate Relief Fund Application for FY2022 Distribution

C. Karlson moved, seconded by D. Watkins, to approve the Consent Calendar for November 2, 2021 as presented in the Board packet. D. Watkins asked about the purpose MA DOR application. L. Miller explained that this application allows the Town, through the Wastewater Management District, to receive grant funding. This funding is based on the outstanding debt balances borrowed to benefit wastewater or sewer projects. Roll Call Vote: YEA: T. Fay, C. Karlson, A. Gutbezahl, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A3. 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) (6), discuss the acquisition, by gift, purchase or otherwise, interest in all or part of the parcels of land, on and off Elissa Avenue, north of the current X Golf business, and bounded by Elissa Avenue on the west and on the north by 185 Elissa Avenue, owned by the Town, from Boston Retail I, LLC; Pursuant to Massachusetts General Laws Chapter 30A, Section 21, (a) (2) to conduct a strategy session in preparation for contract negotiations with non- union personnel (Town Administrator).

At 7:04 p.m., Chair T. Fay moved 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) (6), discuss the acquisition, by gift, purchase or otherwise, interest in all or part of the parcels of land, on and off Elissa Avenue, north of the current X Golf business, and bounded by Elissa Avenue on the west and on the north by 185 Elissa Avenue, owned by the Town, from Boston Retail I, LLC; and pursuant to Massachusetts General Laws Chapter 30A, Section 21, (a) (2) to conduct a strategy session in preparation for contract negotiations with non-union personnel (Town Administrator).

T. Fay became aware that residents wanted to make public comment and returned to that agenda item.

**A2. Public Comment, continued:**

Bill Sterling, Morse Road, apologized for being late to give public comment and explained that he had trouble joining the meeting. He encouraged the Board to proceed with the acquisition of land to build a Senior/Community Center and to not lose momentum on the project.

Scott Walters, Draper Road, sent an email via the Wayland Dads group expressing support and looking for residents to give the Board feedback on proceeding with a Community Center. He and his family support pushing forward to construct a Community Center for all the aspects it will add to Wayland.

T. Fay stated that the Board received an email public comment from Mark Foreman, Three Ponds Road, on the same topic. It will be entered into Correspondence.

**A3. 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) (6), discuss the acquisition, by gift, purchase or otherwise, interest in all or part of the parcels of land, on and off Elissa Avenue, north of the current X Golf business, and bounded by Elissa Avenue on the west and on the north by 185 Elissa Avenue, owned by the Town, from Boston Retail I, LLC; Pursuant to Massachusetts General Laws Chapter 30A, Section 21, (a) (2) to conduct a strategy session in preparation for contract negotiations with non- union personnel (Town Administrator), continued:**

At 7:09 p.m., C. Karlson seconded the motion to enter into executive session.

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

Chair T. Fay invited attendance by Town Administrator L. Miller and Assistant Town Administrator J. Bugbee for the Twenty Wayland and Boston Retail I, LLC items. He announced that the Board would adjourn from executive session.

**A5. Adjourn:** At 9:34 p.m., the Board adjourned from Executive Session.

**Items included in the packet during the Board of Selectmen Meeting of November 2, 2021:** None.