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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  
April 24, 2017 6:45 p.m.  
Wayland Town Building, Selectmen's Meeting Room  
41 Cochituate Road, Wayland**

**Attendance:** Lea T. Anderson, Mary M. Antes, Cherry C. Karlson, Louis M. Jurist (arrived 7:28 p.m.), Douglas A. Levine (arrived 6:51 p.m.)

**Absent:** None

**Also Present:** Town Administrator Nan Balmer

**A1. Open Meeting and Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(2) to Discuss Strategy with Respect to Negotiations with Non-Union Personnel, Town Administrator** At 6:45 p.m., L. Anderson moved, seconded by C. Karlson, that the Board of Selectmen enter into executive session pursuant to Massachusetts General Laws Chapter 21(a)(2) to discuss strategy with respect to negotiations with non-union personnel, Town Administrator. The Chair declared that a public discussion of this matter may have a detrimental effect on the bargaining or negotiating position of the Town. Roll call vote: YEA: L. Anderson, M. Antes, C. Karlson. NAY: none. ABSENT: L. Jurist, D. Levine. ABSTAIN: none. Adopted 3-0. Chair L. Anderson invites attendance by Assistant Town Administrator/Human Resources Director John Senchyshyn.

The Board returned to open session at 7:00 pm

**A2. Call to Order by Chair** Chair L. Anderson called the meeting of the Board of Selectmen to order at 7:00 p.m. in the Selectmen's Meeting Room of the Wayland Town Building. L. Anderson noted that the meeting will likely be broadcast and videotaped for later broadcast by WayCam.

M. Antes announced that Wayland Reads activities continues this week. She said there will be a lecture this Thursday by the Weston Wayland Interfaith Action Group titled "Discrimination: Anti-Semitism, Islamophobia, Racism." She said this Sunday will be the rescheduled "Favorite Spaces - Memorable Places" presented by the Wayland Historical Society along with the Council on Aging.

**A3. Public Comment** Carole Plum, Bald Rock Road, had questions for new board member D. Levine about his work and interest with the 24 School Street project and Town Center.

Judy Lang, Concord Road, had questions about the proposed Community Center/Council on Aging Center. She asked if the proposed building could be impacted by the new Library. Her concern is that the Community Center/Council on Aging center will get bumped.

**A4. Hear Request of American Legion regarding Veterans' Display in Town Building Lobby and Discuss with Facilities Director** Paul Rufo came before the Board to discuss how to better present the veterans' memorials and displays in the Town Building's lobby. He said he just met with B. Keefe today and he feels very positive about the meeting as a first step, but is not sure yet about details like funding. B. Keefe said there is a lot of reorganizing in the lobby to do and there might be some funds required. He said the major players are the Town Clerk, the Historical Society, and the Historical Commission. He proposed

making an information center that holds all the pamphlets which would free up the space for the Legion. He said the free space could be used for display cases for the Historical Society and Archeology.

D. Levine asked if he has gone into other town halls to see how Legions display their cases. B. Keefe said he has not. C. Karlson said she likes how the Board of Health has their information displayed. She asked B. Keefe to keep in mind how technology will change in the future. B. Keefe said he thinks the town has good signage, just needs to work on helping people to see it.

**A5. Meet with Licensed Site Professional Ben Gould regarding Letter from Raytheon about Environmental Issues at Town Center** Ben Gould discussed the letter from Raytheon and the downgradient property status. He said the major issues they are dealing with include chemicals, PCPs in the wetlands, and groundwater contamination in a form of a plume. He discussed the report that was filed with Department of Environmental Protection (DEP) about a plume from an unidentified source. B. Gould said he contacted DEP but has not heard back yet so is not sure yet how far along the process is for them. He said the properties have six months to respond to DEP. B. Gould said the plumes move very slowly underground, probably ½ foot –1 foot a month, years to even cross the street. He said there is not much that the town can do at this point. He stated when the party who is responsible is identified they are required to notify the Chief Municipal Officer and the Board of Public Health. He said he will keep the town updated.

L. Jurist joined the meeting.

N. Balmer said she will follow up with the Board of Public Works. She said staff have been notified.

**A6. Discuss Board Communications Initiatives and Staff Assignments**

L. Anderson said the number one request from the listening sessions was to improve communications. N. Balmer said she and staff are looking for more direction for what the Board would like to see happen. L. Anderson brought up quarterly public forums, which C. Karlson said they have done in the past with certain subjects. D. Levine suggested having an “opt in” email option where residents can pick what town updates and news information they want emailed to them. N. Balmer said using her TA report she could summarize a few parts for a newsletter. L. Anderson brought up Facebook and said it’s very informative and quick. C. Karlson brought up holding Selectmen hours, which she said the Board hasn’t done in a few years. She said that might be something else to add to the list. L. Jurist suggested keeping it simple and starting with a few things like the opt in email, public forums, and Facebook. N. Balmer said they have to find some money to update the website. She said the update will be user friendly and easier for departments to upload information.

N. Balmer brought up correspondence and asked the Board to consider some policy changes as far as posting it. She asked if Board receipt can be delayed so she can have more time to respond before it’s posted. C. Karlson said the group selectman email should be deleted since their individual emails are listed. The Board agreed to delete the email. L. Jurist asked if N. Balmer can go through the packet to pick out correspondence that the Board should prioritize. N. Balmer said she can address it and make more of an effort. The Board agreed the policies were fine.

**A7. Discussion with Wastewater Management District Commission and Vote to Sign Payment in Lieu of Betterments Agreement with Wastewater Management District Commission**

F. Knight led a discussion about including a clause derived from the Finance Committee article comments. The Wastewater Management District Commission (WWMDC) does not want the clause included as it is

their opinion that it sets a precedent. He stated that the clause has been taken out but they want to go on record why it was removed.

F. Knight said the WWMDC thinks allocating the gallons to the library building is a good thing to do for the future. He said if that building ever becomes an office building the town will need that amount. L. Anderson asked if they are happy with the numbers in the document. F. Knight said the agreement contains the right numbers.

C. Karlson moved, seconded by M. Antes, to vote to approve the agreement between the Board of Selectmen and the Wastewater Management District Commission regarding a payment in lieu of betterment plus related costs in the amount of \$52,291 for 820 gallons per day of sewer capacity for 5 Concord Road; this vote is contingent upon the execution of a separate agreement between the Wastewater Management District Commission, Conservation Commission and Wayland Meadows. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, D. Levine. NAY: none. ABSENT: ABSTAIN: none. Adopted 5-0.

**A8. Discuss and Vote to Approve Portfolio Assignments** L. Anderson noted two changes from the draft N. Balmer provided in packet. C. Karlson would take the Board of Assessors and D. Levine would take on the Audit Committee.

The Board discussed the draft policy document on Board of Selectmen Liaison Program. The Board decided that N. Balmer make a list of everything under the liaison program to see what it looks like at the next meeting.

**A9. Update on River's Edge Land Development Agreement** C. Karlson said they are still in discussion and down to about six items where there are definable ends. She said from the town's side everyone is working hard to respond to lawyers and to move the process along. The Board said it was nice to see Sudbury's minutes approving the emergency water access concept.

**A10. Minutes: Review and Vote to Approve Minutes of April 18, 2017** The minutes of April 18, 2017, were not ready to be reviewed.

**A11. Review and Approve Consent Calendar (See Separate Sheet)** M. Antes moved, seconded by C. Karlson, to approve the consent calendar. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, D. Levine. NAY: none. ABSENT: ABSTAIN: none. Adopted 5-0.

**A12. Review Correspondence (See Separate Index Sheet)** The Board reviewed the week's correspondence. The Board discussed OPEB questions and said they don't have an answer for that yet. C. Karlson said that might be something they want to put on a future agenda so they can talk about the few OPEB issues that remain. L. Anderson said the Weekly Buzz did publish their first summary of Board activities in the Crier this week. M. Antes said she hopes they work on accuracy. C. Karlson told M. Antes that the organizer would be open to getting that feedback.

**A13. Report of the Town Administrator** N. Balmer asked the Boards preference with doing an inside or outside search for the Police Chief recruitment, saying she doesn't see the harm in doing an external search at the same time as an internal search. She said the town received nine responses for double poles which have been forwarded to Eversource. She said they submitted the special act regarding local voting rights for Permanent Resident Aliens to State. B. Doucette completed her audit of the Library Drainage Project and the report is in packet. N. Balmer said it would be helpful if the Board expressed their support for paying the

town's bills. She noted that the subject of managing the WWMD C could transition under the Board of Public Works staff since a lot of the staff has skill to do that. She stated that the Board of Public Works is going to discuss it tomorrow night and assign a working group to the topic.

**A14. Selectmen's Reports and Concerns** C. Karlson noted there has been resident concern about the sound quality of WayCam's live feed of the Selectmen's meeting. She said it might be helpful to mention that during the upcoming WayCam meeting. C. Karlson said the Energy Initiatives Advisory Committee has sent her an updated charge. She mentioned she received an email from The Buzz wondering if someone from the Board would appear on the show to talk about the Open Meeting Law. She asked if the Board is interested in doing something like that. C. Karlson said she will look into more information and get some of the questions. M. Antes said there was a request to have more updates about IT and she talked about Habitat for Humanity. L. Anderson said that she and M. Antes will be on the Buzz to talk about the listening sessions report.

**A15. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any**  
The Chair said, "I know of none."

**A16. Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) to Discuss Strategy with Respect to Litigation in Pending Action regarding 20 Millbrook Road and to Discuss Whether the Town should Pursue Legal Proceedings with Respect to the Town's Agreement with Twenty Wayland, LLC, relative to Property and Development located off 400-440 Boston Post Road** At 8:53 p.m., 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)(3) to discuss strategy with respect to litigation in pending action regarding 20 Millbrook Road and to discuss whether the town should pursue legal proceedings with respect to the town's agreement with Twenty Wayland, LLC, relative to property and development located off 400-440 Boston Post Road. The Chair declared that a public discussion of these matters may have a detrimental effect on the litigating, bargaining or negotiating 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. Chair L. Anderson invites attendance by Town Administrator Nan Balmer.

The Board returned to open session at 9:15 pm

**A17. Adjourn** There being no further business before the Board, C. Karlson moved, seconded by M. Antes, to adjourn the meeting of the Board of Selectmen at 9:15 p.m. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, 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 April 24, 2017**

1. None

**Items Included as Part of Agenda Packet for Discussion During the April 24, 2017 Board of Selectmen's Meeting**

1. Memorandum of 4/24/17 from Nan Balmer, Town Administrator, to Board of Selectmen, re: American Legion Request/Town Building
2. Memorandum of 4/24/17 from Nan Balmer, Town Administrator, to Board of Selectmen, re: Correspondence from Raytheon Dated April 4, 2017
3. Memorandum of 4/24/17 from Nan Balmer, Town Administrator, to Board of Selectmen, re: Communication/Correspondence

4. Memorandum of 4/24/17 from Nan Balmer, Town Administrator, to Board of Selectmen, re: Payment in Lieu of Betterment
5. Memorandum of 4/24/17 from Nan Balmer, Town Administrator, to Board of Selectmen, re: Portfolio Assignments
6. Memorandum of 4/24/17 from Nan Balmer, Town Administrator, to Board of Selectmen, re: River's Edge
7. Memorandum of 4/24/17 to Board of Selectmen, re: No Minutes for April 18, 2017
8. Report of the Town Administrator for the Week Ending April 21, 2017