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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  
JOSEPH F. NOLAN

## Board of Selectmen Meeting Minutes October 5, 2016

**Attendance:** Lea T. Anderson, Mary M. Antes, Louis M. Jurist, Cherry C. Karlson, Joseph R. Nolan  
**Also Present:** Town Administrator Nan Balmer

**A1. Open Meeting and Enter into Executive Session (a) Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(7), to Review and Consider for Approval the Potential Release of the Following Executive Session Minutes, Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), regarding a Discussion of Strategy with Respect To Health Insurance with the Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Custodians, WTA, WESA and Food Service Unions, and for a Discussion of Strategy with Respect to Collective Bargaining with the School Custodians Union, and for a Discussion of Collective Bargaining Strategy Pertaining to the OPEB Recommendation, and a Discussion of Strategy Relating to a Step 3 Police Grievance:**  
**APPROVE:** November 16, 2015, May 16, 2016, June 27, 2016, and September 6, 2016; **APPROVE WITH REDACTIONS:** February 3, 2015, May 18, 2015, February 22, 2016, April 11, 2016, May 2, 2016, June 6, 2016, June 13, 2016, July 13, 2016, July 25, 2016, and September 19, 2016 At 7:03 p.m., C. Karlson moved, seconded by M. Antes, to enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(7), to review and consider for approval the potential release of the following executive session minutes, pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), regarding a discussion of strategy with respect to health insurance with the Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Custodians, WTA, WESA and Food Service Unions, and for a discussion of strategy with respect to collective bargaining with the School Custodians Union, and for a discussion of collective bargaining strategy pertaining to the OPEB Recommendation, and a discussion of strategy relating to a Step 3 Police Grievance: **APPROVE:** November 16, 2015, May 16, 2016, June 27, 2016, and September 6, 2016; **APPROVE WITH REDACTIONS:** February 3, 2015, May 18, 2015, February 22, 2016, April 11, 2016, May 2, 2016, June 6, 2016, June 13, 2016, July 13, 2016, July 25, 2016, and September 19, 2016. The Chair declares that a public discussion of these matters may have a detrimental effect on the bargaining, or negotiating position of the town. Roll call vote: **YEA:** L. Anderson, L. Jurist, J. Nolan, M. Antes, C. Karlson. **NAY:** none. **ABSENT:** none. **ABSTAIN:** none. Adopted 5-0. Chair C. Karlson invites attendance by Town Administrator Nan Balmer. The Board will reconvene in open session in approximately twenty minutes.

The Board returned to open session at 7:23 p.m.

**A2. Call to Order by Chair** Chair C. Karlson called the meeting of the Board of Selectmen to order at 7:24 p.m. in the Selectmen's Meeting Room of the Wayland Town Building and noted the meeting will likely be broadcast and videotaped for later broadcast by WayCAM.

M. Antes announced that Wayland Concert Series begins its season this Friday. L. Anderson stated that the Health Department is offering free flu clinics.

**A3. Public Comment** Sally Cartwright, member of the Library Board of Trustees, announced that there will be a celebratory open house to honor Ann Knight and her 14 years of service to the town.

**A4. Discuss Special Town Meeting Articles Including: Vote to Take Position to Co-Sponsor or to Withdraw Articles and Vote to Order Articles**

The Board stated that the deadline for input is tonight. Article 1, (Municipal Field Irrigation Waiver Bylaw) has new language from Town Counsel. C Karlson asked N. Balmer to get a BOPW member contact for the article. The Board stated that Article 2 (Amend Chapter 36, Section 18 of Town Code) is being voted on tonight.

L. Anderson stated that she has seen the Finance Committee comments on Article 3, (Landscaping in Parking Areas Zoning Bylaw) and that they are well done. L. Anderson moved that the BOS support Article 3 “Landscaping in Parking Areas Zoning Bylaw” for Special Town Meeting, seconded by J. Nolan. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

L. Anderson stated that Article 4 (Conservation Cluster Developments) is more complicated. The Board felt comfortable to vote on the article as written. L Anderson moved that the BOS support Article 4 “Conservation Cluster Developments Zoning Bylaw” for Special Town Meeting, seconded by J. Nolan. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

C. Karlson reported that MaryAnn DiNapoli will add a map to the warrant for Article 5 (Petition the State Legislature to Remove All Police Personnel from the Provisions of Civil Service). The Board decided that since Article 6 (Mainstone Farm) mentions a sketch from Annual Town Meeting, it would be helpful to add the sketch to the warrant.

The Board stated that the petitioner’s comments have been revised slightly in Article 7 (Eliminate Funding for Stonebridge Water Access Road and Water Main). C. Karlson stated that the most recent version of the draft warrant has the language changes in Article 8 (107 Old Sudbury Road). N. Balmer told the Board that the appraisal is underway. The Board agreed not to vote on the article before getting an appraisal. M. Lowery told the Board that the BOPW is discussing what their financial choices are. J. Nolan asked how Wayland compares to other towns when it comes to water rates. M. Lowery said they are fairly high but comparable considering age of infrastructure. The Board decided to wait until they get more information before taking a vote.

C. Karlson stated that Article 9 (8 Glezen Lane) in the draft review of the warrant is correct. The Board decided to put a statement in the warrant that says the Board will defer a decision until Special Town Meeting on Articles 8 (107 Old Sudbury Road), 9 (8 Glezen Lane), 10 (Assisted/Independent Living and Nursing Home), and 11 (Home Occupation).

The Board also decided to defer a decision until Special Town Meeting on Article 13 (Middle School Field Feasibility Study). L. Jurist told the Board that the Recreation Commission might pull the article. L. Anderson moved that the BOS pull Article 13 (Middle School Field Study) if the Recreation Commission votes to do so, seconded by L. Jurist. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

The Board decided to leave the order of the articles as it is now.

**A5. Town Administrator Evaluation: Receive Cumulative Evaluation** C. Karlson reviewed with the Board how she organized everyone’s comments on their evaluations of N. Balmer. The Board decided that

they will edit them and bring the evaluations back to the next meeting, with the goal to present them at the October 24 meeting.

**A6. Meet with Representatives of Energy Initiatives Advisory Committee to Discuss Community Event Celebrating New Solar Energy Facilities** Energy Initiatives Advisory Committee member Ellen Tohn discussed a possible public event for the town to celebrate the new solar energy facilities. E. Tohn stated that although there are a few more final steps in the process to complete it, the committee and AMERESCO would like to have an event to celebrate the panels and also get the word out to the community and press. E. Tohn asked the Board to let her know if they wanted to include anyone else. She said they are looking at the dates of December 1, 2, 3, or 4 and want to have it at the High School. E. Tohn also discussed putting up signs to promote the event. AMERESCO will install flat screen televisions in the High School, Middle School, and the Town Building. The Board stated that the committee should work with the planning director on any possible signs for the event.

**A7. Review and Approve Minutes of September 19, 2016** M. Antes moved, seconded by J. Nolan, to approve the revised minutes of September 19, 2016. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A8. Review and Approve Consent Calendar (See Separate Sheet)** J. Nolan moved, seconded by L. Jurist, to approve the Consent Calendar. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A9. Review Correspondence (See Separate Index Sheet)** N. Balmer asked the Board to read the communication on Housing. C. Karlson stated that there have been several letters sent to state agencies regarding the timely submission of cost certifications and the town should follow up with them to see where the agencies are to bring this matter to a close. This could be source of income to the town. The Board thanked Director of Public Health, Julia Junghanns, for doing a great job explaining the issue at the Church of the Holy Spirit.

**A10. Report of the Town Administrator** N. Balmer announced that the Housing Organizational Study has been completed, and Housing Consultant K. Sunnarborg will do a presentation for the Board on Oct. 24. N. Balmer stated that the appraisal of 107 Old Sudbury Rd. is underway. Proposals for 8 Glezen Lane are due Oct 21. The owner was sent a letter requesting access to the property for an appraisal. Town Counsel M. Lanza advised that the "Town Wide Recreation Facilities Strategic Plan" article is written broadly enough to encompass the "Middle School Feasibility Study" article. The Recreation Commission will meet Thursday after the BOS to take final votes on the warrant articles to decide whether to recommend passing over the Middle School Study article. N. Balmer stated that she is looking into firms and individuals to serve as a independent contractor to help quantify River's Edge costs. N. Balmer suggests to the Board that the town focus on problem-solving with the Schools and BOPW/DPW first.

**A11. Selectmen's Reports and Concerns** J. Nolan discussed the MetroWest RTA event that he attended tonight. He noted that money made from the new parking spaces will go back into updating the Framingham station. J. Nolan stated that the 495 Partnership is having a meeting to discuss demolition of the tolls. M. Antes told the Board that the MAPC will send a group to test various traffic patterns on a temporary basis if the town needs it. C. Karlson told the Board that they have started the process on the legal RFP evaluations. N. Balmer stated that the town has two candidates for the Conservation Administrator position, but has no current updates on candidates for the DPW Director position.

**A12. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any**

The Chair said, "I know of none."

**A13. Adjourn** There being no further business before the Board, L. Anderson moved, seconded by J. Nolan, to adjourn the meeting of the Board of Selectmen at 8:45 p.m. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**Items Distributed for Information and Use by the Board of Selectmen at the Meeting of October 5, 2016**

1. Draft Town Administrator Evaluation, October 2016
2. Invitation to Celebration to Honor Ann Knight, Director of the Wayland Free Public Library, Sunday, October 30, at the Library
3. Draft Order of Special Town Meeting Articles

**Items Included as Part of Agenda Packet for Discussion During the October 5, 2016 Board of Selectmen's Meeting**

1. List of Articles Received for the November Special Town Meeting with Article Text
2. Draft Minutes of September 19, 2016
3. Report of the Town Administrator, October 3, 2016