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TOWN OF WAYLAND

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BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
LOUIS M. JURIST
CHERRY C. KARLSON
JOSEPH F. NOLAN

**Board of Selectmen
Meeting Minutes
March 6, 2017
Wayland Town Building, Selectmen's Meeting Room
41 Cochituate Road, Wayland**

Attendance: Mary M. Antes, Louis M. Jurist, Cherry C. Karlson, Joseph F. Nolan

Absent: Lea T. Anderson

Also Present: Town Administrator Nan Balmer

A1. Open Meeting and enter into Executive Session pursuant to Massachusetts General Laws Chapter 30 A, Section 21 (a)(3) to Discuss Strategy with Respect to Litigation if an Open Meeting may have a Detrimental Effect on the Litigating Position of the Public Body and the Chair So Declares and Specifically, 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 6:30 p.m., C. Karlson moved, seconded by M. Antes, 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 if an open meeting may have a detrimental effect on the litigating position of the public body and specifically, 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 this matter may have a detrimental effect on the litigating, bargaining or negotiating position of the Town. Roll call vote: YEA: M. Antes, L. Jurist, C. Karlson. NAY: none. ABSENT: L. Anderson, J. Nolan. ABSTAIN: none. Adopted 3-0. Chair C. Karlson invites attendance by Town Administrator Nan Balmer. The Board will reconvene in open session in approximately thirty minutes. J. Nolan joined the meeting as the Board entered executive session.

The Board returned to open session at 6:58 p.m.

A2. Call to Order by Chair Chair C. Karlson called the meeting of the Board of Selectmen to order at 6:58 p.m. in the Selectmen's Meeting Room of the Wayland Town Building and noted that the meeting will likely be broadcast and videotaped for later broadcast by WayCAM. M. Antes announced that on Thursday the League of Women Voters will hold a meeting on selected Annual Town Meeting articles as well as Candidates Night on March 16. On March 30th the chair of the Finance Committee will talk about the town's big financial picture and policies.

A8. Minutes: Review and Vote to Approve Minutes of February 6, 2017, February 8, 2017, February 13, 2017, and February 24, 2017 M. Antes moved, seconded by L. Jurist, to approve the minutes of February 6, 2017, February 8, 2017, February 13, 2017, and February 24, 2017, as amended. YEA: M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: L. Anderson. ABSTAIN: none. Adopted 4-0.

A8. Review and Approve Consent Calendar (See Separate Sheet) L. Jurist moved, seconded by M. Antes, to approve the consent calendar. YEA: M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: L. Anderson. ABSTAIN: none. Adopted 4-0.

A3. Swearing In of New Police Officer Kenneth D. Davis II The Board welcomed new Police Officer Kenneth D. Davis II, who was sworn in by Town Clerk Beth Klein.

A4. Public Comment Sally Cartwright, Library Board of Trustees member, came before the Board to announce the kickoff of the 5th edition of Wayland Reads.

Michele Cunneen, 87 East Plain Street, discussed her concerns about the School Street 40B housing proposal. She said she is concerned about wetlands, parking and traffic. The Board asked her to submit her concerns to them in writing.

A5. Meet with Financial Advisor to Discuss 2017 Borrowing and Vote to Establish Maximum Useful Life for Equipment Recommend Clark Rowell and Zoe Pierce came before the board to discuss borrowing and vote to establish a realistic life for equipment. C. Rowell said the plan is to sell the bonds on March 20th or in early April. He said the cost impact isn't as bad as one would think. He proposed a different logistic to improve the bond sales process. He said his new way still wouldn't be complete until the selectboard approves them by signing the bonds, which they could do Thursday morning in Z. Pierce's office. He said equipment can be borrowed up to 5 to 20 years and presented a proposed schedule. J. Nolan suggested decreasing to 10 years for the heavy equipment borrowing. L. Jurist moved, seconded by J. Nolan, to establish the maximum useful life of vehicles for the purpose of issuing bonds as amended. YEA: M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: L. Anderson. ABSTAIN: none. Adopted 4-0. The Board agreed with C. Rowell's proposed process for bond issuances.

A10. Review Correspondence (See Separate Index Sheet) The Board reviewed the week's correspondence. The Board discussed M. Lanza working on a case with the Assessing Department since he is familiar with the issue. They also discussed the future location of the busses, WRAP minutes and the old landfill. C. Karlson mentioned that an open meeting law complaint was withdrawn on the Finance Committee.

A6. Discuss Wayland Meadows Agreement and Consider Acceptance of Gift of Land

Town Planner S. Sarkisian joined the Board. He discussed looking at the possibility to reserve part of the land for municipal purposes, a playing field, septic, or a reserve area. He and the Conservation Administrator have discussed the pros and cons. S. Sarkisian discussed where the land is located. He suggested that they might be able to write it into a deed. He said the land could potentially give the town 4,000-5,000 gallons of capacity. It's also a great opportunity for more conservation land. S. Sarkisian said the land owner is anxious to get this done soon. The Board decided get in touch with their contact at Raytheon and the land owner to answer a few questions before they took the next step.

A7. Discussion and Potential Vote on Annual Town Meeting Articles

N. Balmer stated that the Warrant has gone to print and is in the Selectmen's Dropbox. N. Balmer discussed the changes of the Revolving Fund Article and the 6 accounts. She described the work staff had to do last minute with the DOR regarding the Municipal Modernization Act. The Board decided not to take a position on the Street Acceptance Article at this time.

A11. Report of the Town Administrator

N. Balmer stated that the Notice of Award for Rivers Edge was signed Feb. 16. The Sudbury Water Superintendent is meeting next week regarding interconnection with Wayland, and N. Balmer said she is expecting positive results. N. Balmer discussed the reserve fund transfer request for legal services. She said there were additional costs for Rivers Edge but the Finance Committee decided not to hear it last week when N. Balmer attended. She said she hopes the Finance Committee will approve additional money for the legal

budget. C. Karlson said they didn't anticipate a second round of RFPs for Rivers Edge. N. Balmer said 150 Main St. could possibly see an appeal of a demolition permit. She said parking is an area that could be discussed but that's all up to the ZBA. She said staff is working well together in the building department. D. Berry has stated that due to his schedule there will not be a Moderator's Forum for Annual Town Meeting but he will attend the Board's meeting instead.

A12. Selectmen's Reports and Concerns M. Antes attended the site walk at 24 School Street and discussed her experience with the Board. N. Balmer said the board will see a draft of the letter that is going to be sent to the State regarding School Street. She said the Planning Board hearing is the 7th and the Board will meet on the 13th to discuss the letter. J. Nolan suggested someone reach out to TEC who has done studies in that area over the last few years.

A13. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
The Chair said, "I know of none."

A14. Adjourn There being no further business before the Board, L. Jurist moved, seconded by J. Nolan, to adjourn the meeting of the Board of Selectmen at 8:25 p.m. YEA: M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: L. Anderson. ABSTAIN: none. Adopted 4-0.

Items Distributed for Information and Use by the Board of Selectmen at the Meeting of March 6, 2017

1. Amended Version of Board of Selectmen Article, Revolving Funds

Items Included as Part of Agenda Packet for Discussion During the March 6, 2017 Board of Selectmen's Meeting

1. Memorandum of 3/6/17 from Nan Balmer, Town Administrator, to Board of Selectmen re: Borrowing – 2017
2. List of Annual Town Meeting Articles and Memorandum of 3/6/17 from Nan Balmer, Town Administrator, to Board of Selectmen re: Revolving Fund Article
3. Memorandum of 3/6/17 from Nan Balmer, Town Administrator, to Board of Selectmen re: Wastewater – Wayland Meadows Agreement/PILOB
4. Draft Board of Selectmen Meeting Minutes, February 6, 2017, February 8, 2017, February 13, 2017, and February 24, 2017
5. Report of the Town Administrator for the Week Ending March 3, 2017