

Supplemental Packet

September 12, 2022

7:00pm

From: Howard Abel [REDACTED]

Date: Thursday, July 28, 2022 at 6:22 PM

To: Karlson, Cherry <ckarlson@wayland.ma.us>

Cc: Select Board Members <sbmembers@wayland.ma.us>

Subject: Glezen Lane turn Restrictions

[NOTICE: This message originated outside of the Town of Wayland Email System -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I hand delivered a letter to the Select Board office at the Town Building earlier this week speaking to this issue. I certainly hope it will be read and discussed at your next meeting. I also understand that a forum is planned for further neighbor discussion.

We have lived in Wayland since 1966, and on Sedgemoor Road since 1973, and I am having a very hard time with this decision, which we strongly believe to be without merit.

Thank you.

Susie and Howard Abel

35 Sedgemoor Road

Wayland, Ma

To: Cherry Karlson
Wayland Select Board Chair

Subject: Glezen/Route 27 Turn Issues

The recent turn regulations put in place for Glezen Lane to and from Route 27 are quite a bit more than just a nuisance. They leave only one way to exit the Glezen Lane/Moore Road area to go southbound in Wayland, through the Route 126/Route 27/Route 20 interchange, which is sometimes backed up for quite a few light cycles.

A workaround we used a few years ago when the same regulations were in place was to turn right from Glezen Lane, and then to turn into the Wayland Country Club entrance and turn back onto Route 27 southbound. Likewise, when we come out of the Town Center shopping area and must turn right, because we can't turn left to reach the natural Glezen Lane entrance, and we find that the interchange area is bound up, a quick left onto Library Lane sometimes bypasses that problem.

The above are poor and possibly more dangerous solutions to the artificial turn regulations that have been just put in place, but necessary to avoid being ticketed for making an illegal turn.

Also, there was no discernible public notice made when these regulations were adopted, especially to the swath of Wayland residents most affected.

It seems that these regulations are for the benefit of a single Glezen Lane resident, to the detriment of all other Wayland residents in the area. It's not clear that the Wayland Select Board made much of an effort to forestall this latest legal action, which to us in the affected area clearly affects our perception of the quality of life in Wayland.

Our presumption is that Wayland's town government will work to solve this issue.

Thanks,

Thomas Largy
Tonya Largy
59 Moore Road

Costello, Christopher

From: Heather Foust-Cummings [REDACTED]
Sent: Monday, September 12, 2022 3:53 AM
To: Karlson, Cherry
Cc: [REDACTED]
Subject: Glezen Lane turn restriction & signage

[NOTICE: This message originated outside of the Town of Wayland Email System -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Chairwoman Karlson,

My name is Heather Foust-Cummings, and I reside at 7 Spruce Tree Ln., Wayland. Unfortunately, due to a business commitment, I am unable to attend tonight's hearing regarding the turn restriction on Glezen Lane & Old Sudbury Road. However, I would like to register my opinion and concern with you and the Select Board via this note.

I was quite surprised when I saw the signs implementing the turn restriction go up again. We've been operating without the restriction for quite some time, and as best I can tell, no one has been harmed as a result. On the other hand, the turning restriction poses an inconvenience and a nuisance, and provides no clear solution to any identified problem.

Beyond the burden the restriction poses for local residents, of greater concern to me is that the turn-restriction sign at the northwest corner of Moore Rd. and 126 blocks the line of sight for drivers turning from Moore onto 126. Depending on the height of one's car, the height of the driver, and where one's car is positioned at the stop sign, the turn-restriction sign impedes line of sight for drivers on Moore Rd. Even without the sign, the intersection can be tricky to navigate given oncoming traffic speed and foliage. The new sign adds an additional layer of complexity to the intersection and poses a traffic hazard. It's a great example of an unintended consequence.

Thank you to you and the Board for your consideration of these comments. I would appreciate the elimination of the turning restriction and the immediate removal of signage for the same.

Respectfully,
Heather Foust-Cummings
7 Spruce Tree Ln.

Costello, Christopher

From: Lawrence Roche [REDACTED]
Sent: Monday, September 12, 2022 6:14 AM
To: Karlson, Cherry
Subject: Re: Turn restrictions at Glezen Lane & Old Sudbury Road (Rte. 27)

[NOTICE: This message originated outside of the Town of Wayland Email System -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

For the attention of Select Board Chair Cherry Karlson:

I am owner and resident at 15 Moore road, Wayland. Unfortunately I will be out of the country on September 12th when the Public forum is being held. My views are as follows:

I was very surprised to see that the Town of Wayland is trying to reimpose turning restrictions at the junction of Glezen lane and route 27. I had assumed that the attempt to impose these restrictions several years ago had been abandoned in recognition that they did not serve the interests of local residents on Glezen lane and on the roads adjoining Glezen lane.

The speed bumps on Glezen lane have been a useful addition. Similarly, the signs on route 126 which discourage through traffic are also useful. However, the turning restrictions at the junction of Glezen lane to and from route 126 south simply create a huge and unnecessary inconvenience for local residents while doing nothing to mitigate through traffic. The through traffic that uses Glezen lane is almost entirely commuter traffic that originates and returns to Sudbury and beyond from the north of route 27. Restrictions on turns towards route 126 south from Glezen lane- and returning from that direction - merely impede local residents and unnecessarily add to the congestion at the alternative junction of routes 126 and 27.

Sean Roche
(L. Sean Roche)
15 Moore road,
Wayland

Sent from my iPhone

Sent from my iPhone

Costello, Christopher

From: Kaelyn Phillips [REDACTED]
Sent: Sunday, September 11, 2022 6:06 PM
To: Karlson, Cherry
Subject: Glezen Lane

[NOTICE: This message originated outside of the Town of Wayland Email System -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms Karlson,

I'm writing to protest the turn restrictions that have been imposed on Glezen Lane. Please read these comments into the record.

As a 9-year resident of Wayside Rd, I have driven on Glezen more times than I can count, especially as my daughter attended preschool at 79 Old Sudbury Rd.

I can state with confidence, therefore, that the traffic on Glezen Lane falls into two camps: residents and commuters. The latter group are not commuting from Town Center to 127. They're commuting from Sudbury, Hudson, and other towns towards Boston.

I understand the no left turn was originally intended to lessen traffic to Town Center. Talk to the retailers at Town Center; they'll confirm that there's not enough business to cause traffic on Glezen Lane.

Therefore, the no left turn affects only those people who use Glezen Lane because we live here. We turn left because we're headed to the town fields, to a meeting at the middle school, or to visit the transfer station. We aren't trespassing as a cut through but rather trying to participate in our community.

Please take the sign down. It's not effective in curbing traffic and instead creates frustration and animosity among neighbors.

Thank you,
Kaelyn Phillips
8 Wayside Road

Costello, Christopher

From: Mai B [REDACTED]
Sent: Friday, September 9, 2022 12:02 AM
To: Karlson, Cherry
Subject: Turn restriction Glezen Lane and Rte 27

[NOTICE: This message originated outside of the Town of Wayland Email System -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms Karlson,

We are writing to express our deep disappointment at the settlement reached between the current BoS and resident David Bernstein regarding the turn restriction at Glezen Lane and Route 27. There were no public hearings that we are aware of before this settlement was agreed to by the BoS.

This turn restriction serves no public safety purpose, wastes police time in monitoring it, increases traffic congestion at the light at the foot of Concord Road, increases traffic on route 126 and, for residents going to the Cow Common and Community Gardens, potentially on Bow Road. It increases congestion and risk of accident exiting the library parking lot. Our understanding is that it was not the recommendation of the traffic engineer at the original discussions of traffic mitigation during planning for the Town Center. It leaves Wayland residents at risk of receiving a ticket for a moving violation which carries with it a significant increase in insurance for multiple years. During the initial period of the sign being placed 14 years ago, most of the tickets given out were to Wayland residents.


The turn restriction doesn't even meaningfully decrease traffic on Glezen Lane, as most traffic comes from the north in the morning or towards the north in the afternoon and during rush hour, whereas this turn restriction is from 9-6. There is negligible traffic to/from the Town Center, which did not turn into the bustling mall feared by the original plaintiffs, all of whom other than the Bernsteins have withdrawn from the suit in any case.

This turn restriction affects the entire Glezen Lane neighborhood as well as the surrounding Wayland community. It is opposed by most if not all of the residents who live on Glezen Lane and in the surrounding areas, with the exception of Mr Bernstein and his wife. On a personal level for us, it makes what should be a short trip to the Community Gardens or the Cow Common into a long, potentially traffic-laden trip, especially in the afternoon when schools let out. The timing of the restriction (9-6) is exactly when residents GO to the Gardens or the Cow Common or through the center of town for appointments.

The restriction is a terrible precedent of a small minority of citizens (now down to one and his wife) misusing the court system to alter the traffic pattern on a public road for their personal convenience rather than for public safety or meaningful traffic mitigation.

I realize that, having agreed to the settlement, the hands of the BoS are now tied and that the BoS cannot simply respond to the will of Wayland residents. I also understand that Mr Bernstein has not been willing to negotiate about this turn restriction for the good of his neighbors or the town and has doggedly pursued appeal after appeal. There are a number of towns which have turn restrictions which exempt residents. Would it be possible to exempt Wayland residents (all Wayland residents) from being ticketed if they make this turn? The police would still stop any car making the turn but if the license revealed a Wayland address, neither a ticket nor a warning would be issued. This would at least relieve the pressure on Wayland citizens. Or might it be possible to offer Mr Bernstein a meaningful turn restriction from the north during rush hour which would actually serve a purpose in decreasing Glezen Lane traffic and in return he would allow the town to remove these rather nonsensical signs?

Thank you for your consideration.

Mai-Lan and Hendrik Broekman
50 Orchard Lane
Wayland, MA 01778


Sent from my iPad, which accounts for any odd autocorrects

Costello, Christopher

From: Eric Seiberling [REDACTED]
Sent: Friday, September 9, 2022 10:50 PM
To: Karlson, Cherry
Subject: Turn Restrictions at Glezen Lane & Old Sudbury Road (Rte 27)

[**NOTICE:** This message originated outside of the **Town of Wayland Email System -- DO NOT CLICK on links or open attachments** unless you are sure the content is safe.]

Dear Cherry,

I am writing as a concerned citizen of Wayland who lives at 19 Sedgemoor Road and as a family impacted by the timed turn restrictions at Glezen Lane and Old Sudbury Road.

I am dismayed at the willingness of the town council to not use data but fear to make decisions which impact the daily lives of those of us who live in the area. We moved into the area 3 years ago and use this road quite often to support local Wayland businesses. I have yet to see any significant traffic on this road (other than some landscapers during the day). The restrictions only punish the taxpaying citizens of Wayland and does not solve any particular problem.

Instead, the traffic restrictions push additional traffic onto Concord Road and the roads connecting to Route 20., especially at the intersections near the city buildings. This increases the potential for accidents and traffic jams in a real way. If any efforts should be made for public safety, the town council should focus on these critical areas of traffic to ensure better traffic flow and safety.

Instead, we are building a precedent for a few individuals to threaten litigation to drive the council to react out of fear, rather than the best interest of the whole community. Of those who initiated the 2008 lawsuit, only one remains in Wayland. Should one person, who desired to have less traffic on their specific street be able to impact the lives of so many without ANY DATA OR FACTS to support it? If we do not use data to make decisions, but threat of lawsuits, what is to prevent others in doing the same?

Traffic is a fact of life in the greater Boston area. Our focus should be how we manage that traffic issue in a holistic way, and not a kneejerk reaction without thought to the broader consequence. I feel the town council needs to reconsider this decision to support the whole of the community and not a single plaintiff (as it stands today) who wants less traffic on their street.

I apologize that I cannot come to the town council meeting on Monday as I will be in Seattle traveling for business. My entire family vehemently opposes the restrictions put into place. I implore the council to reverse this settlement and bravely stand up for all of its citizens.

Please feel free to respond to any concerns that I have outline in this quick note. I appreciate your service to our community and hope that wisdom can prevail.

Respectfully,
Eric Seiberling
[REDACTED]

Proposed Holiday Display Policy for Town-Owned Public Spaces in Wayland
Human Rights, Diversity, Equity and Inclusion Committee
Draft for Select Board Review | September 1, 2022

The Wayland Holiday Display Policy encourages displays and activities in town-owned public spaces that promote a culture of diversity, equity and belonging. The purpose of the policy is to help decision makers in town departments, boards and committees uphold this intent in deciding whether to allow a particular display or activity in a public space under their jurisdiction.

When deciding whether to allow a display or activity in a public space, decision makers are expected to evaluate whether a display or activity in a public space meets two essential criteria:

- it reduces the likelihood of exclusion or harm to those whose culture or religion may be different from those organizing the display or activity; and
- it promotes a culture of diversity, equity and belonging in the Town of Wayland.

To assist in evaluating whether a proposed display or activity meets these criteria, decision makers and their colleagues are asked to consider and discuss the guiding questions below.

Guiding Questions: Strive to achieve responses of “no” to the first set of questions and “yes” to the second set.

Consider/discuss the following to help avoid or reduce the likelihood of exclusion or harm:

1. Could this display or activity be construed as a town endorsement of a specific religious tradition?
2. Are you aware of cultural or religious meaning associated with the display or activity that might lead to feelings of harm or exclusion for people who are not part of that culture or religion?
3. Are you aware of discriminatory or hateful use of any of the display symbols that has led, or could lead, to harm?

Consider/discuss the following to promote a culture of diversity, equity and belonging:

4. Will you make an effort to display symbols of other traditions that are of roughly equal size and prominence?
5. Will this display or activity contribute to public awareness of cultural and religious diversity in Wayland?
6. Will this display or activity convey a spirit of welcoming and belonging to individuals and groups of all identities in Wayland?

If there may be public safety concerns or legal questions:

- For public safety concerns, seek appropriate public safety guidance and permissions.
- For legal questions, seek the advice of town counsel.

Costello, Christopher

From: Costello, Christopher
Sent: Friday, July 1, 2022 12:15 PM
To: Board and Committee Chairs
Subject: ANNUAL REPORT NOTICE

Dear Board and Committee Chairs:

Preparations for the Town's 2022 Annual Report are now underway and we need your help.

Town Code mandates that "All boards, commissions, committees, officers and agents of the Town shall submit to the Select Board, **not later than September 30** after the end of each fiscal year, a written report giving an account of the business transacted during the preceding fiscal year." ([§ 53-1: Annual reports](#)). Please be sure that your report is an "Annual Report" and ready on or before the September deadline; and that all corresponding graphs, images and spreadsheets are finalized in time. The Annual report must be prepared by the committee, not by Town staff.

Expect many reminders and check-ins on how your reports are progressing over the next two months. Please feel free to send your completed reports ahead of the September 30th deadline.

How to prepare your report:

Please keep me in mind that this report covers the July 1, 2021 – June 30, 2022 time period.

Similar to last year, we are implementing a word limit guidance of no more than 1,000 words for each report.

As part of your final report's preparation process, we ask you to keep the following guidelines in mind:

- Please only send in your report once all the copy--and corresponding graphs, images, etc.--are final and complete. **No draft copies, please.**
- All copy should be sent in a Word document (Times New Roman font, 11 point type size, single line spacing). No pdfs, please.
- No need to make columns or to design your page ahead of time. All page formatting will be done by the Select Board's Office.
- Images (including graphs) can be sent as an accompanying attachment or put in the final Word document. All images/graphs should be in either a jpg, tiff or png format. Please include a brief description of each image as the title of the image file or near the image/graph in the Word document page.
- Tables can be within the Word document, itself. But, if working in Excel, please send a pdf of the Excel spreadsheet contents (each pdf of the spreadsheet you send should fit on a page in the annual report). Please reference previous Annual Reports for appropriate page breaks.
- Please use the following format in your email subject line when submitting your content: **2022 Annual Report, (Name of your Committee)**
- All final reports and corresponding attachments should be sent to Chris Costello, ccostello@wayland.ma.us.

A Reminder of the importance of completing your Annual Report by the deadline....

“All appointed boards, commissions or committees of the Town, other than those created under the General Laws of the Commonwealth, that do not submit a written report **on or before the September 30** deadline shall be dissolved . . .” ([§ 53-3: Annual reports](#))

So, the earlier the better when it comes to sending in your final report.

Thank you for your time and your assistance with the 2022 Annual Report. Please know it is very much appreciated and if you need any guidance or have questions relating to this process, please feel free to reach out.

Christopher Costello
Management Analyst
Town of Wayland
41 Cochituate Road
Wayland, MA 01778
Phone: 508-358-3622

SELECT BOARD

The Select Board's role is to serve as the chief policy-making board; it has broad authority over the Town's matters not delegated by statute or bylaw to another town government entity. The Select Board, through the Town Manager, is responsible for operations of several departments and activities, including building, facilities management, police, fire, finance, treasurer, legal matters, disposition of real property, human resources, and collective bargaining matters.

Appointed committees advise the Select Board on wastewater treatment, senior programs, youth services, energy and climate, emergency planning, and conservation matters.

Selectboard members generally do not have authority over policy and services that are directed by elected boards with statutory duties and responsibilities such as schools, assessment, and library. Public works functions, including roads, water, parks, cemeteries and solid waste disposal, and recreation services are administered through the Town Manager, with policy and rate-setting authority vested in elected boards.

PFAS

The Board worked on the logistics of a short-term and long-term solution including a water rebate program that supported over 600 households. The Board authorized and supported the procurement and installation of a short-term remediation solution that resulted in PFAS levels falling below 20 ppt. The new equipment at the Happy Hollow well is up and running and the water treatment is working. Water is expected to continue to test under the Maximum Contaminant Level (MCL).

Council on Aging

The Select Board's approval of a Settlement Agreement with Twenty Wayland, LLC, in January, 2022, placed the municipal parcels under agreement. The closing on the land was expected by June 30, 2022. The Board worked diligently from October, 2020, through January, 2022, to negotiate an agreement. The negotiation was part of a parallel strategy to transition ownership of 400-440 Boston Post Road and engage in a project that ensured that the Town had enough information to make an informed decision at Annual Town Meeting

The Board authorized establishment of a working group and hiring an architect to provide cost estimates. The design firm worked with the existing floor plan and provided cost estimates to develop a multi-use community center. The project was approved by Town Meeting in May of 2022 to proceed with design and construction.

Capital Stabilization Fund

The Town established a capital stabilization fund policy by appointing a subcommittee that determined the policy and the funding mechanisms for the fund. The Board approved the policy and Town meeting approved a funding appropriation.

School Building

The Board voted to sign the Statement of Interest for submission to the Massachusetts School Building Authority for the Claypit Hill Elementary School. This action supports mitigation of overcrowding anticipated from increased enrollments as well as modernization of school facilities and systems.

Route 20

The Board issued a survey to understand priorities for improving the Route 20 corridor that continues to be critically important to the future economic viability and quality of life along that

thoroughfare. The survey provided a method for residents to provide opinions and develop an open, public planning process for recommendations for improvements and potential future development. The purpose is to continue to enhance the vibrancy of the area; pedestrian, bike and driver safety; environmental quality; overall aesthetics, and other important quality of life aspects, to the extent possible.

As a next step toward an improved corridor, the Board approved two initiatives. One is a plan for consolidating curb cuts and the other, is a master planning effort.

Athletic Fields

The Select Board in collaboration with the Recreation Commission sponsored the design and construction of a grass field at Loker, which was unanimously supported by the Select Board and Recreation Commission and ultimately approved by Town meeting at both the Fall Special Town Meeting and the Spring Annual Town Meeting.

The Board collaborated with the Recreation Commission to identify a long-term solution for fields. The Board sponsored the Town of Wayland Fields Presentation and Community Forum to discuss current and future field needs, and the best way to address those needs in an efficient, cost-effective, and timely manner. The format involved listening to residents' ideas, feedback, and suggestions. The Board called a Special Town Meeting in September, 2021, and proposed several field initiatives resulting in the Board sponsoring multiple articles that passed successfully at Town Meeting. The articles addressed the planning, design, and construction of a grass field at Loker Conservation area, a grass field at 195 Main Street and a grass field at a yet to be determined location.

Communications

The Board authorized the Town Manager to help improve the dissemination of information to residents through social media, press releases and the Town web site.

Town Manager Act

The Board successfully sponsored and authorized H4087, an Act creating a Select Board town manager form of government in the town of Wayland. The Board began efforts to form policy that aligned with the nature of the act including the consolidation of Town departments and additional authority granted to the Town Manager.

School Bus Parking

The Board authorized the implementation of a school bus parking plan at the Town Building that resulted in consolidated bus routes, a reduced number of busses, and the redesign of the Town Building parking area to accommodate displaced vehicles and traffic. The Town building location was determined as the best available choice until the Town determines an alternative location.

Comcast Renewal License

The Town agreed to a non-exclusive renewal license for the next ten years with the Comcast Cable Communications Management LLC. The Town agreed to an annual subscriber rate of \$0.95 per subscriber for ten years, a flat payment of capital of \$3,500 per year, and 5% of gross annual revenues as an operating grant, up from 4.6% in the previous agreement.

COVID-19

COVID-19 cases fluctuated throughout the year and the influx of cases and safety related concerns were taxing to all Town departments, most significantly, the Health Department. The

Board continued to support mask mandates and remote participation in meetings. Public Health Nurses continued to be assigned to contact tracing efforts. The Board allocated ARPA funding to continue to aid the Town's ability to respond to COVID-19 pandemic related issues.

Climate and Energy

The Board supported the development of the Climate Action Mobilization Plan to reduce community-wide greenhouse gas emissions by 50% from 1990 baseline levels by the year 2030; the final plan was formally adopted.

Remote Participation in Town Meeting

The Board hosted an information session on the topic of Remote Participation at Annual Town Meeting. Members worked with State Representatives, State Senators and Town Counsel to author a Home Rule Petition that was submitted to the State legislature and authorized the support of remote participation at Annual Town Meeting. The Board anticipates conducting a final review of the petition in the next fiscal year.

Wayland Music Festival

The Board approved the creation of a festival planning committee which hosted its first event in April 2022.

River's Edge

As of the end of June, 2022, Alta Rivers Edge construction is almost complete. The Town has received all milestone payments, and wastewater infrastructure improvements are completed.

Administration and Regulatory

The Board called for annual elections in May 2022, in coordination with Annual Town Meeting. Incumbent Select Board Member, Tom Fay, was reelected.

The Board sponsored an article to reaffirm the funding of Stonebridge-Potter Road Bridge that was approved at the 2021 Annual Town Meeting. This was done after new information became available that resulted in the Town ultimately declining to continue to share financial responsibility for the project with Framingham.

The Board established its goals for the next fiscal year. The goals included hiring a permanent Town Manager, more effective governance under the Select Board Town Manager Act, facilitating affordable housing per the Housing Production Plan, completing the Council on Aging and Community Center project, developing long range operating and capital plans, advancing Wayland's work to be equitable and inclusive, effectively communicating with the community, taking action on climate change and facilitating Route 20 revitalization.

Financial Management

The Board rewrote Section 19-3 of Town bylaws, which was approved by Annual Town meeting, to provide guidelines for writing article comments by the Finance Committee.

The Board participated in the FY2023 budget process, reviewed budgets, and evaluated proposals for the expenditure of operating and capital funds.

The Board authorized supporting FEMA and CARES Grant applications and the application for \$700,000 in state grants for Per- and Polyfluoroalkyl substances (PFAS).

The Board authorized a ballot question at the local election, and the majority of Wayland voters chose to use excluded debt to fund the Council on Aging and Community Center and Loker

Field.

The Board authorized the Finance Department restructuring that created a Town Accountant position and made the Treasurer, Assessor and Finance Departments direct reports.

Human Resources Personnel and Labor Relations

The Board authorized and participated in a search for an interim Town Administrator. The interim Town Administrator was appointed on January 18th, promoted to Interim Town Manager upon the legislature's passing the Town Manager Act, and on March 16, 2022, his contract was extended to accommodate the timeline associated with conducting a rigorous search for a permanent Town Manager.

The Board awarded a contract and authorized the development of an RFP to procure a search firm for recruitment services to fill the position of Town Manager. Filling open staff positions continued to be a challenge throughout the year because of COVID-19 and economic conditions. The Town hired a new Human Resources leader and has been diligently recruiting for open positions to include the Town Planner, Treasurer, and Assessor.

The Board supported the implementation of the Human Rights, Diversity, Equity, and Inclusion Committee (HRDEI) phone portal.

Public Safety and Emergency Services

The Board passed a sign policy which provided guidance to support Town bylaws on temporary signs as well as signs on public land.

After a yearlong search effort, the Board ratified the appointment of Sean Gibbons as Police Chief.

The Board reviewed and discussed a revised proposal to reorganize the Local Emergency Planning Committee (LEPC). The Board voted to reorganize and redefine responsibilities of the LEPC to meet federal requirements of the Federal Emergency Planning and Community Right-To-Know Act (EPCRA). The number of voting members increased from eight to nine and the Fire Chief was installed as the permanent chair.

Land Use and Community Development

The Board led discussions on various candidates for affordable housing projects including 212 Cochituate Road, 297 Boston Post Road, Launcher Way and Sherman Bridge Road, and 12 Hammond Road

The Board approved the Housing Production Plan (HPP) and authorized the submission of the plan to Department of Housing and Community Development

Legal Services Responsibilities

The Board worked to finalize outstanding project related items associated with Oxbow Meadows to improve existing paths throughout the recreational property.

The Board voted to authorize the Acting Town Manager to sign the Massachusetts State-Subdivision Agreement for Statewide Opioid Settlement. The Town received some funds related to the Statewide Opioid Settlement agreement and designated them for use toward substance education

There were open meeting complaints. One complaint was related to the Board's' circulation of a composite performance evaluation of the previous Town Administrator and the other was

related to meeting minutes of a pending legal matter. The complaints are under review by the Attorney General's office.

Special Projects

The Board issued a Host Community Agreement with Earth Well Farms for a medical marijuana treatment center to be located at 526 Boston Post Road.

Closing Remarks

Town staff continued to be challenged by the ability to respond to operational and public safety crises as well as the issues related to statewide staffing supply shortages that affect the Town's ability to hire. The retention and support of Town staff are critical to the success of ongoing town operations. Town employees' dedicated service and commitment continue to be the foundation on which the Wayland operates, and the Select Board thanks them for their dedication, perseverance, and loyalty.

The Select Board also thanks the past Town Administrator, Louise Miller, for her years of service and dedication managing Town operations and providing leadership to the Town through the COVID-19 pandemic.

And, it would be impossible to run the town with the effectiveness and efficiency we rely on without the highly valued participation and leadership of volunteers, boards, and committee members who donate their time and energy to the community. The Board thanks residents and businesses of Wayland for entrusting us to serve you.