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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 Wednesday, February 23, 2022 7:00 p.m.

**Wayland Town Building: Remote (via Zoom)  
41 Cochituate Road, Wayland, MA**

**Present via Remote Participation:** Thomas J. Fay, Cherry C. Karlson, Carol B. Martin, David V. Watkins

**Absent:** Adam G. Gutbezahl

**Also Present via Remote Participation:** Acting Town Administrator Stephen Crane, Finance Director Brian Keveny

**A1. Call to Order, 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 and announced each member by full name and that all present would participate remotely. T. Fay announced that the meeting would be recorded for re-broadcast and reviewed the ways in which the public could view and participate. T. Fay reviewed the agenda.

**A2. FY2023 Budget: Discussion and potential vote to recommend the revised Town and Unclassified FY2023 budgets:** T. Fay noted that the proposed FY 2023 budget had not yet been approved by the Finance Committee. S. Crane, joined by video-teleconference and provided background that a draft budget was first presented by Finance Director, B. Keveny and prior Town Administrator L. Miller in December. S. Crane added that the Finance Committee initially recommended a reduction in \$1.2 million, thereafter there was an increase in the budgeted amount assumed from state aid, further the Town then made reductions and the Finance Committee requested that the School Department make additional reductions.

B. Keveny joined the meeting via teleconference and reviewed each page of the FY 2023 budget, he reported that the budget totaled \$92.6 million which represented a 4.39% increase over the prior year budget. B. Keveny noted a significant increase in Other Expenses that was attributed to increases in OPEB and state assessments. He reviewed the real estate tax levy and tax rate forecast. There was a discussion about the impact of Alta at River's Edge on the budget.

C. Karlson requested the Board discuss the reductions and the personnel changes. B. Keveny outlined the reductions made to the budget to date. There was a discussion regarding the Personnel Board's role in the process of budgeting positions and the status of current vacancies. B. Keveny reviewed the proposed departmental payroll changes, the addition of 4.93 FTE's, which accounted for an overall 5.94% increase over the prior year. The Board tabled the budget conversation to a future meeting.

**A3. 2022 Annual Town Meeting a. Discuss and Potential Vote to Insert and take a Position on Warrant Articles; meet with petitioners to discuss their articles; refer to the list of articles in the Board's packet. [Articles marked with an \* are proposed to be presented under the Abbreviated Presentation Procedure]**

T. Fay invited petitioners Tom Sciacca, Rolling Lane and George Harris, Holiday Road, who joined by video-teleconference to discuss Article NN. Rescind Appropriation for Framingham Bridge. T. Sciacca summarized the intent of the article which would rescind the previously approved funding for repairs to the Stonebridge Road Bridge, which T. Sciacca opposes due to its location within the City of Framingham. D. Watkins noted that the bridge is located both in Framingham and Wayland, but mostly in Framingham. D. Watkins reported that the voters were informed of the location of the bridge at 2021 Annual Town Meeting and still voted to fund the repairs. T. Sciacca and G. Harris expressed objection to D. Watkins statements.

T. Fay invited Town Moderator, Dennis Berry, who joined by video-teleconference to discuss warrant Article LL. Appointment of Finance Committee. D. Berry reviewed the justification for the warrant article and discussed the Finance Committee's comments.

C. Karlson moved, seconded by D. Watkins, that the Board vote to defer its recommendation on Article MM. Town Acceptance of Whittemore Lane as a Public Way until 2022 Annual Town Meeting. Roll Call Vote: YEA: T. Fay, C. Karlson, C. Martin, D. Watkins. NAY: None. ABSENT: A. Gutbezahl. ABSTAIN: None. Adopted 4-0.

C. Martin moved, seconded by D. Watkins, that the Board of Selectmen insert and support Article FF. Local Historic District Bylaw Amendment. Roll Call Vote: YEA: T. Fay, C. Karlson, C. Martin, D. Watkins. NAY: None. ABSENT: A. Gutbezahl. ABSTAIN: None. Adopted 4-0.

C. Martin moved, seconded by D. Watkins, that the Board of Selectmen support Article HH. Fire Sprinkler System at 89 Oxbow Condo Trust – Community Housing. In discussion, T. Fay questioned if the article would set a precedent for other housing. D. Watkins suggested that the request could be funded by alternate means and also expressed concern with setting a precedent. C. Karlson suggested the Board consult with the Housing Partnership. Roll Call Vote: YEA: T. Fay, C. Martin. NAY: C. Karlson, D. Watkins. ABSENT: A. Gutbezahl. ABSTAIN: None. Motion failed 2-2.

C. Martin moved, seconded by D. Watkins, that the Board of Selectmen support Article JJ. 27 Sherman Bridge Road – Open Space Acquisition. In discussion, T. Fay expressed support for the motion, but would have preferred to see a stronger effort made to establish homes on part of the property given there were long-term budget implications balanced with the value of open space. Roll Call Vote: YEA: T. Fay, C. Martin. NAY: C. Karlson, D. Watkins. ABSENT: A. Gutbezahl. ABSTAIN: None. Motion failed 2-2.

C. Martin reviewed the revised version of § 19-3 Finance Committee: Recommendations and Reports related to Article T, the Board discussed and provided revisions. C. Martin moved, seconded by C. Karlson, that the Board of Selectmen insert and support Article T: Amend Chapter 19, Section 3 of Town Code, as written on page 9 of the Board packet, and as further amended. Roll Call Vote: YEA: T. Fay, C. Karlson, C. Martin, D. Watkins. NAY: None. ABSENT: A. Gutbezahl. ABSTAIN: None. Adopted 4-0.

There was a discussion regarding the development of Article J. FY 2023 Omnibus Budget. T. Fay suggested the Board discuss the budget at the beginning of the next meeting, and before the Finance Committee meeting. D. Watkins provided an update on several articles that would be discussed at the next meeting. There was a discussion on funding for Article KK. Wayland Free Library. D. Watkins described the relationship between Article K. New Stonebridge Resolution – expenditure of funds and Article NN. Rescind Appropriation for Framingham Bridge. S. Crane reported that the Town surveyor had confirmed that the drainage swales located in Wayland did carry the drainage from the bridge and the bridge connected Framingham to Wayland. S. Crane confirmed that the design for Article O. Loker Grass Field Construction was near completion and had been submitted to Conservation for review, he expected that the project bids would be received before ATM.

T. Fay indicated that there was no longer a need for Article M. T. Fay moved, seconded by C. Karlson, that the Board of Selectmen insert Article M. Acquisition of Land at Town Center. Roll Call Vote: YEA: None. NAY: T. Fay, C. Karlson, C. Martin, D. Watkins. ABSENT: A. Gutbezahl. ABSTAIN: None. Motion failed 0-4.

T. Fay indicated that there was no longer a need for Article A. T. Fay moved, seconded by C. Karlson, that the Board of Selectmen insert Article AA. Accept gifts of Land. Roll Call Vote: YEA: None. NAY: T. Fay, C. Karlson, C. Martin, D. Watkins. ABSENT: A. Gutbezahl. ABSTAIN: None. Motion failed 0-4.

**A4. Minutes: Review and vote to approve the minutes of February 7, February 9, and February 16, 2022. No Action was taken on the minutes of February 16, 2022.**

D. Watkins moved, seconded by C. Martin, to approve the minutes of February 7 and February 9, 2022, as amended. Roll Call Vote: YEA: T. Fay, C. Karlson, C. Martin, D. Watkins. NAY: None. ABSENT: A. Gutbezahl. ABSTAIN: None. Adopted 4-0.

**A5. Topics Not Reasonably Anticipated by the Chair 48 Hours In Advance, If Any:** S. Crane noted that there was snow forecasted for Friday, February 25 and that the staff would prepare the Board's packet for Monday remotely, if Town Building was closed.

**A6. Adjourn:** At 10:19 p.m., T. Fay announced that there was no further business before the Board. C. Karlson moved, seconded by C. Martin, that the Board adjourn the meeting. Roll Call Vote: YEA: T. Fay, C. Karlson, C. Martin, D. Watkins. NAY: None. ABSENT: A. Gutbezahl. ABSTAIN: None. Adopted 4-0.

**Items included in the packet and updated during the Board of Selectmen Meeting of Feb 23, 2022:**

1. Agenda for meeting of the Board of Selectmen, February 23, 2022 7:00 p.m.
2. Draft: Article List 2022 Annual Town Meeting, revised February 17, 2022
3. 2022 Annual Town Election/Annual Town Meeting Schedule, revised November 29, 2021
4. Draft: (v5): Draft: Article T: Amend Chapter 19, Section 3 of Town Code § 19-3 Finance Committee: Recommendations and Reports, revised February 8, 2022 with red line version
5. Draft: Article LL. Appointment of Finance Committee
6. Draft: Article HH. Local Historic District Bylaw Amendment, with red line revisions
7. Draft: Article HH. Fire Sprinkler System at 89 Oxbow Condo Trust – Community Housing
8. Draft: Article JJ. 27 Sherman Bridge Road – Open Space Acquisition with red line revisions
9. Draft: Article MM. Town Acceptance of Whittemore Lane as a Public Way, revised February 4, 2022
10. Letter: To: L. Whitney, Glover Property Management Inc. From: M. DiNapoli Re: Attached Amendment No 1 to Ground Lease between Town of Wayland and Horizon Towers LLC. Dates July 28, 2008
11. Vote Certificate: 2005 Special Town Meeting Article 3: Authorize The Transfer And Lease A Portion Of Reeve's Hill Property And The Conveyance Of Utility Easements For Wireless Communication Purposes
12. Lease Agreement: Ground Lease between Town of Wayland and Horizon Towers LLC Re: Reeve's Hill, executed November 7, 2005, with attached exhibits, Amendment No. 2, Site Plan Approval Documents

**Supplemental Packet:**

13. Draft: Proposed FY 2023 Budget
14. Letter: From: T. Fay To: Chair Finance Committee B. Steinberg re: Request for Finance Committee recommendation regarding Prop 2 ½ Ballot Questions, dated February 22, 2022 with attached Draft: Article O. Loker Grass Field Construction and Draft: Article N. Appropriate Funds to Construct A New Council on Aging Community Center (COA/CC)
15. Board Policy: Proposition 2 ½ Ballot Questions
16. Draft: Article K. New Stonebridge Resolution – expenditure of funds submitted with attachments
17. Draft: Article NN. Rescind Appropriation for Framingham Bridge
18. Draft: Article O. Loker Grass Field Construction
19. Letter: To: Planning Board From: S. Sarkisian, Town Planner Re: Draft Outdoor Dining Planning Board Report, Date: February 16, 2022
20. Letter: To: Planning Board From: S. Sarkisian, Town Planner RE: Draft Conservation Cluster Bylaw Amendments Planning Board Report, Date: February 22, 2022
21. Draft: Meeting Minutes Board of Selectmen Meeting Wednesday, February 9, 2022 3:30 p.m.
22. Draft: Meeting Minutes Board of Selectmen Meeting Monday, February 7, 2022 7:00 p.m.

**Items Distributed For Information and Use By the Board during the Meeting of February 23, 2022  
Otherwise Not Included In The Packet (Handouts):**

1. There were none.