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TOWN OF WAYLAND

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WAYLAND, MASSACHUSETTS 01778

Approved and
Released with
Redactions

BOARD OF SELECTMEN

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

Board of Selectmen Meeting Minutes Executive Session September 5, 2017 8:20 P.M.

Wayland Town Building, Selectmen's Meeting Room
41 Cochituate Road, Wayland

Attendance: Lea T. Anderson, Mary M. Antes, Louis M. Jurist, Cherry C. Karlson, Douglas A. Levine
Also Present: Town Administrator Nan Balmer, Town Engineer Paul Brinkman, River's Edge Advisory Committee Member Rebecca Stanizzi

Purpose: L. Anderson called the session to order at 8:20 p.m. in the Selectmen's Meeting Room, Wayland Town Building, by unanimous roll call vote of the Board (YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0) in open session as permitted by Massachusetts General Laws Chapter 30A, Section 21(a)(6) to consider the purchase, taking, lease or value of real property in regard to the Rivers Edge Project at 484-490 Boston Post Road; and 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 on the following topics: pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), a discussion of 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, and a discussion of strategy with respect to litigation in a pending action regarding Bernstein, et al v. Planning Board, et al, Boelter et al v. Wayland Board of Selectmen and 20 Millbrook Road; and pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(3), a discussion of strategy with respect to and in preparation for collective bargaining with the Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Wayland Teachers' Association, Wayland Educational Secretarial Association, Custodial Union and Food Service Association representing town and school employees, and a discussion of strategy with respect to negotiations with the Police Union regarding withdrawing from Civil Service; and pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(2), a discussion of strategy with respect to negotiations with non-union personnel, Town Administrator and Police Chief; and pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(6), the consideration of the purchase, exchange, taking, lease or value of real property in regard to the municipal parcel at the Town Center Project, and the River's Edge Project at 484-490 Boston Post Road, and Wayland Meadows, LLC, Lot 8, Old Sudbury Road, and the property at 87 Old Connecticut Path, Wayland, commonly known as Mainstone, because a public discussion of these matters may have a detrimental effect on the litigating, negotiating or bargaining position of the Town: APPROVE AND HOLD: August 7, 2017, July 24, 2017, May 15, 2017, and APPROVE AND RELEASE WITH REDACTIONS: August 21, 2017, June 19, 2017, June 5, 2017, September 26, 2016, October 5, 2015.

Discussion: P. Brinkman advised the Board that the developer of the River's Edge project, Wood Partners, found asbestos in an amount reportable to the Department of Environmental Protection (DEP). P. Brinkman said that he reported the asbestos to the DEP on behalf of the Town. The DEP required that, after its inspection, the Town create a plan to manage and remove the asbestos. Wood Partners estimates there will be \$80,000 in additional costs; however, the Town Engineer believes the costs will be less. He said Wood Partners has requested that the 90-day due diligence period be extended. The Board agreed (1) to offer Wood

Partners an extension of time lost due to asbestos remediation; (2) to credit the costs paid by Wood Partners to manage to remediation to the \$3 million soil costs; and (3) to have town representatives meet with a Wood Partners representative to discuss and agree on business terms, after which language will be drafted for an amendment to the Land Disposition Agreement (LDA) by the parties respective attorneys.

P. Brinkman and R. Stanizzi left the meeting at 8:45 pm.

The Board reviewed the executive session minutes. C. Karlson moved, seconded by M. Antes, to approve and hold the executive session minutes of August 7, 2017, July 24, 2017, and May 15, 2017, as amended. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. C. Karlson moved, seconded by M. Antes, to approve and release with redactions the executive session minutes of August 21, 2017, June 19, 2017, June 5, 2017, September 26, 2016, October 5, 2015, as amended. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

C. Karlson moved, seconded by D. Levine, to exit the executive session at 8:56 p.m. Roll call vote: YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Items Distributed for Information and Use by the Board of Selectmen at the September 5, 2017, Executive Session Meeting

■ [REDACTED]
[REDACTED]
[REDACTED]
■ [REDACTED]
[REDACTED]
■ [REDACTED]
[REDACTED]