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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

## SELECT BOARD

### Meeting Minutes

### Executive Session

August 15, 2022

7:00 p.m.

ALL REMOTE

41 Cochituate Road, Wayland, MA

**Attendance:** Tom Fay, Cherry Karlson, Carol Martin, Adam Gutbezah, Dave Watkins

**Absent:** none.

**Also Present:** Stephen Crane, Acting Town Manager; John Bugbee, Assistant Town Manager; Brian Riley, KPLaw

**Purpose:** At 7:06 p.m. C. Karlson called the session to order by unanimous roll call vote of the Board (YEA: D. Watkins, C. Martin, A. Gutbezah, T. Fay, C. Karlson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0-0.) in open session; pursuant to Massachusetts General Laws, Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and consider for potentially release the following executive session minutes related to discussing strategy with respect to litigation Duane Galbi v. Town of Wayland et al: September 21, 2020; February 1, 2021; July 26, 2021; October 4, 2021; and December 13, 2021; and to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, Open Meeting Law, G.L. c. 30A, section 23, pursuant to G.L. c. 30A, section 21(a)(7) – Open Meeting Law complaint, George Harris, dated July 28, 2022; review of complaint and discussion.

All members and attendees participated remotely and confirmed they could discuss confidential matters in private.

**Open Meeting Law Complaint, Harris dated July 28, 2022:** The Board was joined by town counsel Brian Riley of KPLaw. B. Riley led the Board through a review and discussion of the response and of each set of executive session minutes named. The Board discussed previous redactions. Given that the final settlement is now public, the Board decided to release additional language in the December 13, 2021 minutes. C. Martin moved, seconded by T. Fay, to release additional language in the December 13, 2021 executive session minutes related to the Galbi matter. Roll call vote of the Board: YEA: D. Watkins, A. Gutbezah, T. Fay, C. Martin, C. Karlson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

The Board thanked B. Riley and agreed to let him know the actions on this topic later in open session.

At 7:23 pm, C. Martin moved, seconded by A. Gutbezah, to adjourn this executive session. Roll call vote of the Board: YEA: A. Gutbezah, D. Watkins, T. Fay, C. Martin, C. Karlson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**Purpose:** At 10:38 p.m. C. Karlson called the second executive session to order by unanimous roll call vote of the Board (YEA: D. Watkins, C. Martin, A. Gutbezah, T. Fay, C. Karlson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0-0.) in open session Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and approve the executive session minutes of July 18, 2022 with the intent to hold said minutes; and pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a) (6) to consider the purchase, exchange, taking, lease, or value of real estate in regard to the purchase of Launcher Way.

All members and attendees participated remotely and confirmed they could discuss confidential matters in private. Due to the hour, the Board deferred discussion of releasing the Bernstein executive session minutes to the next meeting.

**Minutes:** The Board reviewed the draft minutes. C. Martin moved, seconded by A. Gutbezah, to approve and hold the executive session minutes of July 18, 2022. Roll call vote of the Board: YEA: D. Watkins, A. Gutbezah, T. Fay, C. Martin, C. Karlson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**Launcher Way:** S. Crane updated the Board on the bid status for the Launcher Way property. Due to changing market conditions, the working group discussed and decided to stay with the original appraisal which was well below the Town Meeting authorized amount. The Board declined to know the appraised value. The Community Preservation Committee meets this week and the bid will be submitted on Wednesday. The Board had no additional questions.

**Exit Executive Session:** At 10:45 p.m., C. Martin moved, seconded by A. Gutbezah, to exit Executive Session and adjourn the meeting. Roll call vote of the Board: YEA: T. Fay, D. Watkins, A. Gutbezah, C. Martin, C. Karlson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**Documents provided:**

1. Draft response to the Harris OML complaint of July 28, 2022
2. Executive session minutes of September 21, 2020; February 1, 2021; July 26, 2021; October 4, 2021; and December 13, 2021, as approved and released with redactions
3. Draft executive session minutes of July 18, 2022.