

PACKET

December

16

2019



LOUISE L. E. MILLER
TOWN ADMINISTRATOR
TEL. (508) 358-3620
www.wayland.ma.us

TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
THOMAS J. FAY
CHERRY C. KARLSON
DOUGLAS A. LEVINE

BOARD OF SELECTMEN
Monday, December 16, 2019
6:45 p.m.
Wayland Town Building
Selectmen's Meeting Room
41 Cochituate Road, Wayland, MA

Proposed Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. The meeting likely will be broadcast and videotaped for later broadcast by WayCAM.

- 6:45 pm 1. Call to Order
2. Enter into Executive Session (1)
- I. Pursuant to Massachusetts General Laws Chapter 30A, Section 21, (a) (2) to conduct a strategy session in preparation for contract negotiations with non-union personnel (Town Administrator).
- 7:00 pm 3. Review Agenda for Public
- 7:05 pm 4. Announcements and Public Comment
- 7:10 pm 5. Licensing: Vote to approve renewal of liquor licenses, common victualler licenses, entertainment licenses, used car dealer licenses, and sale of second hand articles licenses as noted on the attached overview sheet.
- 7:20 pm 6. Appointments: Surface Water Quality: Interview and vote to appoint Norm Marowitz to a term ending June 30, 2020
- 7:35 pm 7. Town Manager Special Act: Review revised language, prepare Annual Town Meeting article and identify next steps
- 7:50 pm 8. FY2021 Operating Budget: Discuss and possible vote to approve

BOARD OF SELECTMEN
Monday, December 16, 2019
6:45 p.m.
Wayland Town Building
Selectmen's Meeting Room
41 Cochituate Road, Wayland, MA
Proposed Agenda – Page Three

- 8:10 pm 9. Discuss November 2019 Environmental Report on 412 Commonwealth Road (proposed Loker Field) and next steps
- 8:20 pm 10. Town Administrator's Report
1. Community Preservation Act Applications
 2. Council on Aging/Community Center Building RFP
 3. River's Edge Update
- 8:40 pm 11. Minutes: Review and vote to approve minutes of November 25, 2019 and December 9, 2019
- 8:45 pm 12. Consent: Review and vote to approve (see separate sheet)
- 8:50 pm 13. Correspondence Review
- 8:55 pm 14. Selectmen's reports and concerns
- 9:05 pm 15. Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any
- 9:10 pm 16. Enter into Executive Session (2)
- II. 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 Rivers Edge Project at 484-490 Boston Post Road; and
 - III. Pursuant to Massachusetts General laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with the New England Police Benevolent Association (NEPBA)/Wayland Police Officers Union (WPOU) Local 176; and
 - IV. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (1), (3), (6), (7) and (9) to review and approve the executive session minutes of November 4, 2019; November 8, 2019; and November 25, 2019
- APPROVE AND HOLD: Executive Session minutes of November 4, 2019; November 8, 2019; and November 25, 2019
- 9:30 pm 17. Adjourn

5.) Licensing
Listing of 2020
Renewals

To: Board of Selectmen
From: Teri Hegarty
Date: December 16, 2019
Re: 2020 License Renewals

The following is the list of licenses that are ready for approval for 2020.

VOTE: TO APPROVE THE 2020 RENEWAL OF THE LIQUOR LICENSES, COMMON VICTUALLERS' LICENSES, ENTERTAINMENT LICENSES, AUTO DEALER LICENSES, AND SALE OF SECOND-HAND ARTICLES LICENSES AS PRESENTED IN THE DECEMBER 16, 2019 MEMORANDUM TO THE BOARD OF SELECTMEN, RE: 2020 LICENSE RENEWALS. LICENSES WILL BE HELD PENDING THE COMPLETION OF BUILDING AND FIRE INSPECTIONS (WHERE APPLICABLE); PENDING RECEIPT OF ANY BACK TAXES (WHERE APPLICABLE); THE PAYMENT OF ANY OTHER ASSOCIATED/APPLICABLE FEES; AND THE RECEIPT OF ALL SIGNED AND COMPLETED RENEWAL PAPERWORK

The following liquor licenses are ready for approval for 2020:

110 Grill Management LLC, dba 110 Grill	171 Commonwealth Avenue	On Premise All Alcoholic Beverages -
China Rose	15 East Plain Street	On Premise All Alcoholic Beverages
BBRG TR, LLC dba Coach Grill	55 Boston Post Road	On Premise All Alcoholic Beverages
Old Wayland Restaurant Inc. dba Primebar (also known as Prime 131 Grill)	131 Boston Post Road	On Premise All Alcoholic Beverages
Boston's Finest Fuels, Inc.,* dba Wayland Gulf	28 Boston Post Road	Convenience Store - Wines and Malt

* License transfer approval was received 12/6/19.

The following Common Victualler's Licenses are ready for approval for 2020:

110 Grill Management LLC, dba 110 Grill	171 Commonwealth Avenue	Victualler License
BBRG TR, LLC dba Coach Grill	55 Boston Post Road	Victualler License
China Rose	15 East Plain Street	Victualler License
Dudley Chateau, LLC dba Dudley Chateau	20 Crest Road	Victualler License
Saint Wanas dba Liberty Pizza	116 Main Street	Victualler License
Elmwood Donuts, Inc. dba Mel's Restaurant (also known as Mel's Commonwealth Café)	310 Commonwealth Road	Victualler License
Old Wayland Restaurant Inc. dba Primebar (also known as Prime 131 Grill)	131 Boston Post Road	Victualler License
Zheng Group, Inc. dba Takara Japanese Restaurant	15 Elissa Avenue	Victualler License
The Villa, Inc.	124 East Plain Road	Victualler License
Golf Course Enterprises, LLC, dba Wayland Country Club	121 Old Sudbury Road	Victualler License
New Sandy Burr Country Club, Inc., dba Sandy Burr Country Club	103 Cochituate Road	Victualler License
The Local Restaurant of Wayland, LLC dba The Local Restaurant	11 Andrew Avenue	Victualler License
ST and AE Inc. dba Spice and Pepper)	236 Boston Post Road	Victualler License
PR Restaurants, LLC dba Panera Bread	21 Andrew Avenue	Victualler License

Testa's Restaurant Group, LLC dba Giacomo's Restaurant of Wayland	14 Elissa Avenue	Victualler License
Starbucks	44 Main Street	Victualler License
Wayland Pizza House	336 Boston Post Road	Victualler License
CNC Golf, LLC dba X-Golf Wayland	60 and 66 Andrew Avenue	Victualler License
Einstein Brothers Bagels #2996	44 Main Street	Victualler License

The following Auto Dealer Licenses are ready for approval for 2020:

Wayland Foreign Motors, LLC (Timothy Cornu and Thomas Cornu)	356 Boston Post Road	Used Car Dealer's License Class II
State Road Auto Body (Stephen Jones)	292 Boston Post Road	Used Car Dealer's License Class II
International Auto Works Inc.	118 Main Street	Used Car Dealer's License Class II
Shepard's Service (Mark Shepard)	268 Boston Post Road	Used Car Dealer's License Class II
Wayland Imports (Glenn B. Schwartz)	70 Boston Post Road	Used Car Dealer's License Class II
E & J Service Station LLC dba Wayland Mobil	315 Commonwealth Road	Used Car Dealer's License Class II
Cook's Automotive of Wayland, Inc.**	338 Boston Post Road	Used Car Dealer's License Class II
Wayland Automotive Sales, Inc.	322 Commonwealth Ave	Used Car Dealer's License Class II
Herb Chambers of Wayland, Inc. dba Herb Chambers Alfa Romeo of Boston	533 Boston Post Road	Used Car Dealer's License Class I
Herb Chambers of Wayland, Inc. dba Herb Chambers Maserati	531 Boston Post Road	Used Car Dealer's License Class I

Herb Chambers of Wayland, Inc. dba Herb Chambers Aston Martin Boston	533 Boston Post Road	Used Car Dealer's License Class I
Herb Chambers of Wayland, Inc. dba Herb Chambers Rolls-Royce Motor Cars of New England	533 Boston Post Road	Used Car Dealer's License Class I
Herb Chambers of Wayland, Inc. dba Herb Chambers Lamborghini Boston	533 Boston Post Road	Used Car Dealer's License Class I
Herb Chambers of Wayland, Inc. dba Bentley Boston	533 Boston Post Road	Used Car Dealer's License Class I

** Receipt of all required renewal paperwork still pending.

The following Entertainment Licenses are ready for approval for 2020:

110 Grill Management LLC, dba 110 Grill	171 Commonwealth Avenue	Entertainment License
Old Wayland Restaurant Inc. dba Primebar (also known as Prime 131 Grill)	131 Boston Post Road	Entertainment License
China Rose	15 East Plain Street	Entertainment License
Starbucks	44 Main Street	Entertainment License
Einstein Brothers Bagels #2996	44 Main Street	Victualler License

The following Sale of Second-Hand Article Licenses are ready for approval for 2020:

MetroWest Precious Metals, LLC***	241 Boston Post Road, Suite 5	Sale of Second-Hand Articles License
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*** Receipt of all required renewal paperwork still pending.

6.) Appointments
SWQC - N.
marowitz

Hegarty, Teri

From: Norm Marowitz <
Sent: Thursday, December 5, 2019 9:51 AM
To: Anderson, Lea
Cc: Hegarty, Teri; Toni Moores
Subject: Re: Surface Water Quality Committee opening

Dear Teri,
See letter I had sent to The Selectmen on October 2, 2019.

Norm Marowitz
to Selectmen, bcc: Mike

Hello Selectmen,
Mike Lowery suggested I contact you regarding a pending opening on the SWQC as a potential applicant. I moved into 41 Knollwood Lane, directly on Dudley Pond in June, 2018 after having lived in Concord, Mass. since 1996 (originally from the Jersey Shore, but nothing like the TV show....). The reason we moved into this house was it came to market at a time we were considering a move, but it had to be to something special. We considered a place on a nice, clean, beautiful body of water to be special. Luckily, in the winter of 2017, this house was available and we worked something out.

I've always fished since a kid as does my son Matt, currently a Junior at St. Lawrence U. in upstate N.Y. My wife enjoys the kayaking and just being in the backyard. We've enjoyed the pond very much, although this past summer not so much with the Millfoil problem. These types of problems can literally ruin everything that these special places have to offer. We didn't fish, didn't even want to paddle the kayaks through the muck of vegetation until the treatment plan did its work. A lot of work done by some very dedicated people saved the month of August up through now.

Regarding background, I have to say I don't have a scientific background, but have worked in environments where I had to learn a fair amount to be effective in my jobs as CFO, COO and President of various companies in the Surgical Laser business and Water Filtration industries (past 22 years or so and still involved) among some others. My early career started with one of the large CPA firms, but I only stayed long enough to get my certificate as I knew that wasn't a long term place for me. Went back to grad school for an MBA at Boston College in the Flutie days (did play basketball with him & some of his teammates on Fridays, not football) and got involved with a regional investment banking firm, then started my own firm with two others to do troubled company consulting, start up consulting and some mergers & acquisitions work. Eventually got involved with several companies with equity positions and enjoyed that very much. Mostly smaller companies that we grew by scratching and clawing, etc.

If you need any more information about me I'd be happy to provide that. Thanks for your consideration as I learn more about what responsibilities would be entailed.

Sincerely,
Norm Marowitz



9.) Environmental Report
412 Commonwealth Rd
Ransom Consulting letter
Consulting Engineers and Scientists

January 15, 2019

Project 941.01189

Mr. Sarkis Sarkisian, Town Planner
Town of Wayland
41 Cochituate Road
Wayland, Massachusetts 01778

RE: Environmental Conditions
Former Dow Chemical Facility
412 Commonwealth Road
Wayland, Massachusetts

Dear Mr. Sarkisian:

As requested, Ransom Consulting, Inc. (Ransom) has prepared this letter for Town of Wayland regarding the environmental conditions of the above-referenced property (the Site). Ransom understands that the Town plans to re-develop a portion of the Site with an athletic field and associated parking lot.

Between 1994 and 2000 and under the supervision of the Massachusetts Department of Environmental Protection (MassDEP), Ransom worked with The Dow Chemical Company (Dow) during the performance of preliminary and comprehensive response actions, as defined by the Massachusetts Contingency Plan (MCP) at the Site. The response actions were focused on several potential/suspected areas of contamination at the Site, including two on-site septic systems, a "former burn area", former "shallow disposal/glass disposal area", dredge spoils piles, and two fuel oil underground storage tanks (USTs). Dow also undertook additional voluntary response actions at the Site in response to public comments and a request from the Board of Selectmen; these actions include sampling of environmental media at other portions of the Site as requested by the public. Finally, in 1999, Dow undertook a voluntary facility closure project which included the demolition of the on-site buildings, the closure of the two septic systems, the removal of approximately 13,000 tons of sediments associated with two dredge spoils piles and the restoration of the Site. In March 2000, a Class A-2 Response Action Outcome (RAO) Statement, concluding that a Permanent Solution had been achieved at the Site, was submitted to the MassDEP.

Based on the response actions completed at the Site and the regulatory status of the Site, Ransom does not anticipate that the Site's past use will be an impediment to the proposed redevelopment plan.

If you have any questions regarding this letter, please contact me at (978) 465-1822.

Sincerely,

Timothy J. Snay
2019.01.15
11:16:33 -05'00'

Timothy J. Snay, LSP, LEP
Principal, Vice President/Senior Scientist

TJS:ts

12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822, Fax (978) 465-2986
400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891
Pease International Tradeport, 112 Corporate Drive, Portsmouth, New Hampshire 03801, Tel (603) 436-1490
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

www.ransomenv.com

SCANNED

9.) Environmental Report
412 Commonwealth
Rd., Ransom
Environment Consultant
Consulting RAM
Engineering Plan
Hydrogeology modification
Applied Sciences

RANSOM
Environmental
Consultants, Inc.

January 28, 2000

Project 94189

Mr. Scott E. Greene
Northeast Regional Office
Massachusetts Department of Environmental Protection
205A Lowell Street
Wilmington, Massachusetts 01887

RE: Release Abatement Measure (RAM) Plan Modification
RAM Plan No. 3
Former Dow Chemical Property
412 Commonwealth Road (RTE 30)
Wayland, Massachusetts
MA DEP Release Tracking No. 3-3866

Dear Mr. Greene:

On behalf of The Dow Chemical Company (Dow), Ransom Environmental Consultants, Inc. (Ransom) has prepared this Modification to Release Abatement Measure (RAM) Plan No. 3 to conduct soil removal activities at the former Dow Chemical Facility located at 412 Commonwealth Road, in Wayland, Massachusetts (the Site). The RAM Plan has been modified to include the excavation of the polynuclear aromatic hydrocarbon (PAH)-impacted soils located in the vicinity of the former fire training area at the Site. A completed Release & Utility-Related Abatement Measure (RAM & URAM) Transmittal Form (BWSC-106) is provided as Attachment A.

SUMMARY OF COMPLETED RAM ACTIVITIES

As presented in RAM Plan No. 3, dated December 6, 1999, the RAM activities include the excavation and off-site disposal of approximately 7,500 cubic yards of dredge spoils stockpiled at the Site. Soil removal activities were initiated on January 7, 2000, and are ongoing. To date, a total of approximately 9,500 tons of soil have been removed from the Site and transported to the Allied Waste Industries, Inc. facility in Niagra Falls, New York, for disposal.

MODIFICATION TO RAM PLAN NO. 3

Additional Soil Removal

RAM Plan No. 3 is being modified to include the excavation and off-site disposal of up to approximately 250 cubic yards of PAH-impacted soil identified in the vicinity of the former fire training area. Specifically, Ransom will direct the excavation of the top 2 feet of soil over an approximately 3,900 square foot area where elevated concentrations of PAHs were detected in soils. The approximate dimensions of area to be excavated are provided on Figure 1.

Brown's Wharf
Newburyport, MA 01950
Tel (978) 465-1822
Fax (978) 465-2986

P.O. Box 597
Bristol, RI 02809
Tel (401) 254-5070
Fax (401) 253-9508

9K Princess Road
Lawrenceville, NJ 08648
Tel (609) 620-0700
Fax (609) 620-1400

Mr. Scott E. Greene
Massachusetts Department of Environmental Protection

Confirmatory Soil Sampling

Following the excavation of PAH-impacted soils, Ransom will collect a total of eight composite soil samples from the area. The soil samples will be collected using hand tools. The soil samples will be placed in a cooler with ice and transmitted under chain of custody to a laboratory for chemical analysis. The samples will be analyzed for PAHs by U.S. EPA Method 8270.

Remediation Waste Management

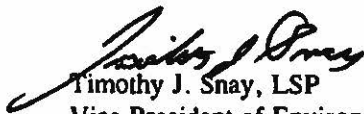
Consistent with RAM Plan No. 3, excavated soils will be transported from the Site to the Allied Waste Industries, Inc. facility in Niagara Falls, New York, for disposal. The transport of these soils will be performed under a Massachusetts Bill of Lading.

SCHEDULE

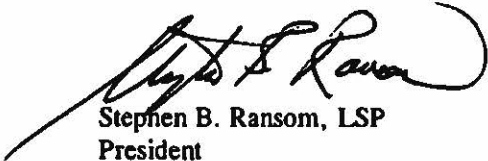
Excavation and off-site disposal of the dredge spoils piles and PAH-impacted soils is expected to be completed by February 24, 2000. Ransom expects to transmit the RAM Completion report to the Massachusetts Department of Environmental Protection and members of the Public Involvement Plan list by March 15, 2000. Ransom will incorporate a summary of the work presented in this RAM modification in our final report.

If you have any questions regarding this RAM Plan Modification, please do not hesitate to call us.

Sincerely,



Timothy J. Snay, LSP
Vice President of Environmental Services



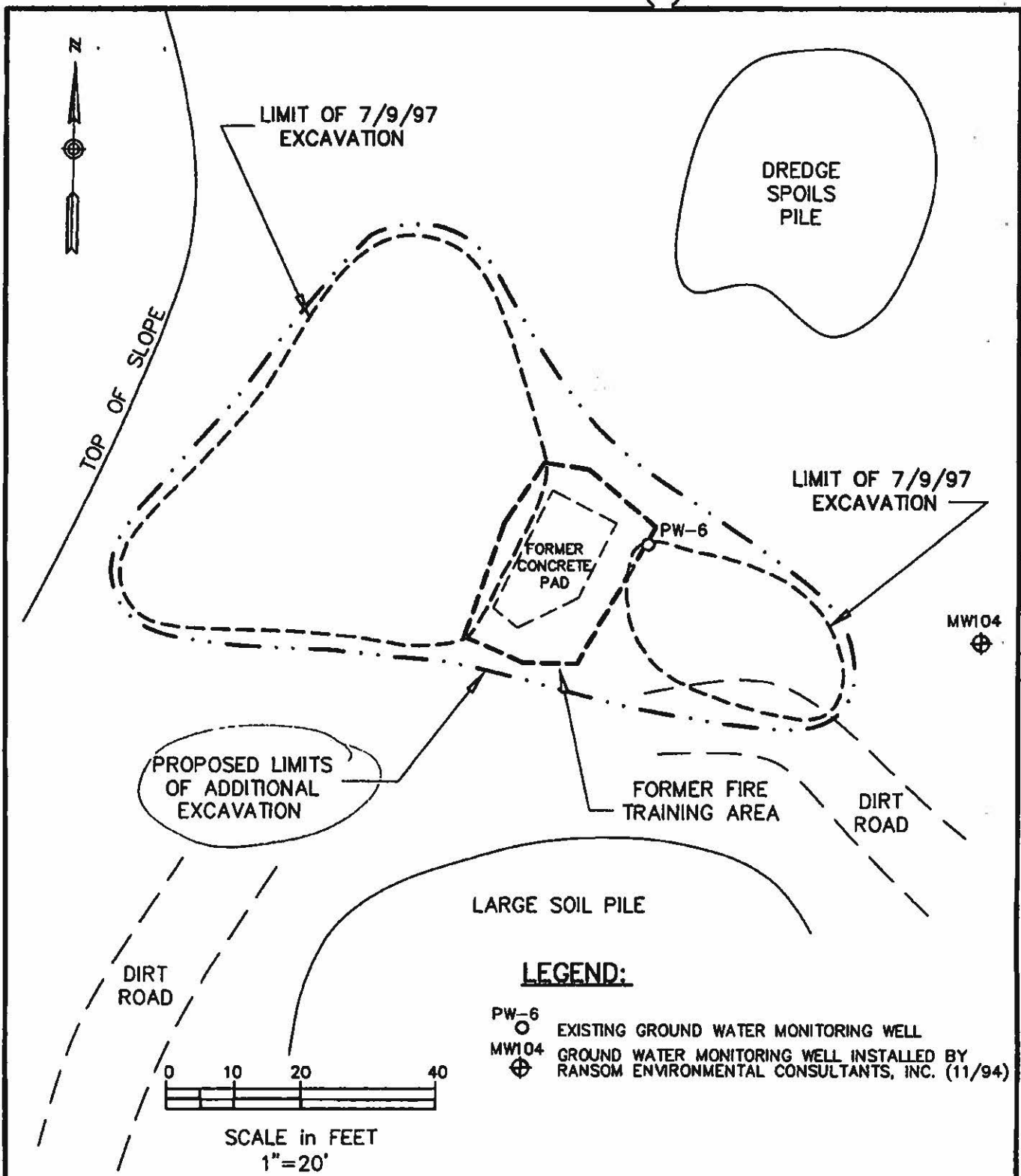
Stephen B. Ransom, LSP
President

TJS/SBR:sh
Enclosure



cc: per attached list

Mr. Scott E. Greene
Massachusetts Department of Environmental Protection

cc: Ben F. Baker, The Dow Chemical Company
Mary J. Lehman, The Dow Chemical Company
Jerold E. Ring, The Dow Chemical Company
Wayland Board of Health
Wayland Public Information Repository
Wayland Board of Selectmen
Wayland Fire Department
Wayland Conservation Commission
NED/Dow Neighbors, Inc., c/o Linda Segal
Theresa Barry, Department of Public Health
Irwin Silverstein
Anne Marie Desmarais, Environmental Insight
Susan Fargo, State Senator
Susan Pope, State Representative
Natick Cancer Study Task Force, c/o Jill Miller
William Swanson, Camp, Dresser & McKee
Cheryl Chagnon



LEGEND:

- PW-6  EXISTING GROUND WATER MONITORING WELL
- MW104  GROUND WATER MONITORING WELL INSTALLED BY RANSOM ENVIRONMENTAL CONSULTANTS, INC. (11/94)



Environmental Consultants, Inc.

**SITE PLAN
FORMER BURN AREA**

PREPARED FOR:
THE DOW CHEMICAL COMPANY
MIDLAND, MICHIGAN

SITE:
FORMER DOW CHEMICAL PROPERTY
412 COMMONWEALTH ROAD
WAYLAND, MASSACHUSETTS

DATE: JANUARY 2000
PROJECT: 94189
FIGURE: 1

p:\1994\phase2\94189-7.dwg



RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

Release Tracking
Number
3 - 3866

A. SITE LOCATION:

Site Name: Former Dow Chemical Facility
Street: 412 Commonwealth Road Location Aid: _____
City/Town: Wayland ZIP 01778-0000

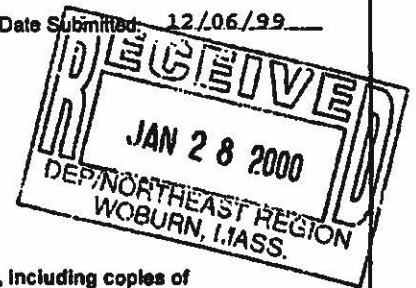
Check here if a Tier Classification Submittal has been provided to DEP for this Release Tracking Number.

Related Release Tracking Numbers That This RAM or URAM _____

B. THIS FORM IS BEING USED TO: (check all that apply)

- Submit a RAM Plan (complete Sections A, B, C, D, E, F, J, K, L and M).
 - Check here if this RAM Plan is an update or modification of a previously approved written RAM Plan.
- Submit a RAM Status Report (complete Sections A, B, C, E, J, K, L and M).
- Submit a RAM Completion Statement (complete Sections A, B, C, D, E, G, J, K, L and M).
- Confirm or Provide URAM Notification (complete Sections A, B, H, K, L and M).
- Submit a URAM Status Report (complete Sections A, B, C, E, J, K, L and M).
- Submit a URAM Completion Statement (complete Sections A, B, C, D, E, I, J, K, L and M).

Date Submitted: 12/06/99



You must attach all supporting documentation required for each use of form indicated, including copies of any Legal Notices and Notices to Public Officials required by 310 CMR 40.1400.

C. SITE CONDITIONS:

Check here if the source of the Release or Threat of Release is known.

If yes, check all sources that apply: UST Pipe/Hose/Line AST Drums Transformer Boat
 Tanker Truck Vehicle Other Specify: On-site disposal of dredge spoils

Identify Media and Receptors Affected: (check all that apply)
 Air Groundwater Surface Water Sediments Soil
 Welllands Storm Drain Paved Surface Private Well Public Water Supply Zone 2 Residence
 School Unknown Other Specify: _____

Identify Release and/or Threat of Release Conditions at Site: (check all that apply)

2 and 72 Hour Reporting Condition(s) 120 Day Reporting Condition(s) Other Condition(s)

Describe _____

RAMs may be conducted concurrently with an IRA only with written DEP approval
URAMs may not be conducted if any 2 or 72 Hour conditions exist at the site.

Identify Oils and Hazardous Materials Released: (check all that apply) Oils Chlorinated Solvents Heavy Metals
 Others Specify: Polynuclear aromatic hydrocarbons (PAHs) and dioxin

D. DESCRIPTION OF RESPONSE ACTIONS: (check all that apply)

- Assessment and/or Monitoring Only
- Excavation of Contaminated Soils
 - Re-use, Recycling or Treatment
 - On Site Off Site Est. Vol.: _____ cubic yards
 - Describe: _____
 - Store On Site Off Site Est. Vol.: _____ cubic yards
- Deployment of Absorbant or Containment Materials
- Temporary Covers or Caps
- Bioremediation
- Soil Vapor Extraction
- Structure Venting System
- Product or NAPL Recovery

SECTION D IS CONTINUED ON THE NEXT PAGE.



RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

Release Tracking

Number: 3 - 3866

D. DESCRIPTION OF RESPONSE ACTIONS (continued):

- Landfill (checked), Cover, Disposal (checked), Est. Vol.: 7500 cubic yards
Removal of Drums, Tanks or Containers
Removal of Other Contaminated Media
Other Response Actions
Groundwater Treatment Systems
Air Sparging
Temporary Water Supplies
Temporary Evacuation or Relocation of Residents
Fencing and Sign Posting

See 310 CMR 40.0442 for limitations on the scope and type of RAMs.
See 310 CMR 40.0464 for performance standards for URAMs.

E. TRANSPORT OF REMEDIATION WASTE: (if Remediation Waste has been sent to an off-site facility, answer the following)

Name of
Town and State:
Quantity of Remediation Waste Transported to

F. RAM PLAN:

- Check here if this RAM Plan received previous oral approval from DEP as a continuation of a Limited Removal Action (LRA).
Date of Oral
If a RAM Compliance Fee is required, check here to certify that the fee has been submitted.
Check here if the RAM Plan is proposed for a Transition Site.

G. RAM COMPLETION STATEMENT:

- If a RAM Compliance Fee is required in connection with submission of the RAM Completion Statement, check here to certify that the fee has been submitted.
If any Remediation Waste will be stored, treated, managed, recycled or reused at the site following submission of the RAM Completion Statement, you must submit a Phase IV Remedy Implementation Plan...

H. URAM NOTIFICATION:

- Identify Location Type: (check all that apply) Public Right of Way, Utility Easement, Private Property
Identify Utility Type: (check all that) Sanitary/Combined Sewerage, Water, Drainage, Natural Gas
Telephone, Steam Lines, Telecommunications, Electric, Other
Check here if you provided DEP with previous oral notification of this URAM.
Check here if the property owner was NOT contacted prior to initiation of the URAM.
Check here if this URAM will occur in connection with the construction of new public utilities.
With the exception stated below, the person undertaking the URAM must provide the name and license number of an LSP engaged or employed in connection with the URAM:
LSP Name: LSP License Number:
LSP information is not required if the URAM is limited to the excavation and/or handling of not more than 100 cubic yards of soil contaminated by Oil, or not more than 20 cubic yards of soil contaminated either by a Hazardous Material or a mixture of a Hazardous



RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

Release Tracking

Number

3 - 3866

I. URAM COMPLETION STATEMENT:

Check here if this URAM was limited to the excavation and/or handling of not more than 100 cubic yards of soil contaminated by Oil, or not more than 20 cubic yards of soil contaminated by either a Hazardous Material or a mixture of a Hazardous Material and Oil.

If any Remediation Waste will be stored, treated, managed, recycled or reused at the site following submission of the URAM Completion Statement, you must submit either a Release Abatement Measure (RAM) Plan or a Phase IV Remedy implementation Plan, along with the appropriate transmittal form, as an attachment to the URAM Completion Statement.

J. LSP OPINION:

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of (i) the standard of care in 309 CMR 4.02(1), (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and (iii) the provisions of 309 CMR 4.03(5), to the best of my knowledge, information and belief,

> If Section B of this form indicates that a Release Abatement Measure Plan is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> If Section B of this form indicates that a Release Abatement Measure Status Report or a Utility-Related Abatement Measure Status Report is being submitted, the response action(s) that is (are) the subject of this submittal (i) is (are) being implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> If Section B of this form indicates that a Release Abatement Measure Completion Statement or a Utility-Related Abatement Measure Completion Statement is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed and implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) complies(y) with the identified provisions of all orders, permits, and approvals identified in this submittal;

I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.

Check here if the Response Action(s) on which this opinion is based, if any, are (were) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If the box is checked, you MUST attach a statement identifying the applicable provisions of the order(s).

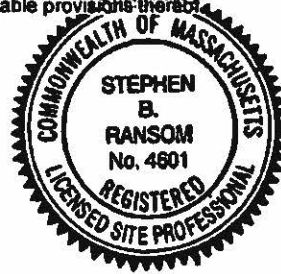
LSP Name: Stephen B. Ransom LSP #: 4601 Stamp:

Telephone: 978-465-1822 Ext.:

FAX: (optional) 978-465-2986

Signature: *Stephen B. Ransom*

Date: 1/27/00



An LSP Opinion is not required for a Utility-Related Abatement Measure Notification.

An LSP Opinion is not required for a URAM Completion Statement if the URAM is limited to the excavation and/or handling of not more than 100 cubic yards of soil contaminated by Oil, or not more than 20 cubic yards of soil contaminated either by Hazardous Material or a mixture of Hazardous Material and Oil.

K. PERSON UNDERTAKING RAM OR URAM:

Name of The Dow Chemical Company

Name of Ben Baker Title: Remediation Leader

Street: 2020 Dow Center

City/Town: Midland State: MI ZIP Code: 48674-0000

Telephone: 517-636-9787 Ext.: FAX: 517-636-1364

Check here if there has been a change in person undertaking the RAM or URAM.



RELEASE & UTILITY-RELATED ABATEMENT
MEASURE (RAM & URAM) TRANSMITTAL FORM

Pursuant to 310 CMR 40.0444 - 0446 and 310 CMR 40.0462 - 0465 (Subpart D)

Release Tracking

Number

3

-

3866

L. RELATIONSHIP TO SITE OF PERSON UNDERTAKING RAM or URAM: (check one)

- RP or PRP Specify: Owner Operator Generator Transporter Other RP or PRP: _____
- Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)
- Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))
- Any Other Person Undertaking RAM or URAM Specify _____

M. CERTIFICATION OF PERSON UNDERTAKING RAM OR URAM:

I, Ben Baker, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

By: Ben Baker Title: Remediation Leader
(signature)

For: The Dow Chemical Company Date: 1/27/00
(print name of person or entity recorded in Section K)

Enter address of person providing certification, if different from address recorded in Section

Street: _____
City/Town: _____ State: _____ ZIP Code: _____
Telephone: _____ Ext.: _____ FAX: (optional) _____

YOU MUST COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.



LOUISE L. E. MILLER
TOWN ADMINISTRATOR
TEL. (508) 358-7755
www.wayland.ma.us

TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

11.) Draft of
BoS Minutes
November 25, 2019

BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
THOMAS J. FAY
CHERRY C. KARLSON
DOUGLAS A. LEVINE

DRAFT

**Board of Selectmen
Meeting Minutes
November 25, 2019
6:00 p.m.
Wayland Town Building
Selectmen's Meeting Room
41 Cochituate Road, Wayland**

Attendance: Lea T. Anderson, Mary M. Antes, Cherry C. Karlson, Thomas J. Fay, Douglas A. Levine
Also Present: Town Administrator Louise Miller, Assistant Town Administrator Elizabeth Doucette

A1. Call to Order by Chair C. Karlson called the meeting of the Board of Selectmen to order at 6:01 p.m. in the Selectmen's Meeting Room in the Wayland Town Building when a quorum was present, noted that the meeting will likely be broadcast and videotaped for later broadcast by WayCAM, and reviewed the agenda for the public.

A2. Announcements and Public Comment M. Antes wished everyone a Happy Thanksgiving.

Dennis Berry, Town Moderator, invited everyone to the ELVIS Committee meeting on Dec. 12, when the 2040 Town Meeting of the Future Working Group report will be discussed.

Paul Dale, 12 Grace Rd., spoke in favor of the Green Community Choice Aggregation Article.

John Sax, Willow Brook Dr., discussed the CMG Report on the proposed site for the Loker Field and asked that questions raised in Dan Hill's letter of May 20, 2019 be answered.

Sabine von Mering, 6 Melville Place, spoke in support of the proposed Green Community Choice Aggregation Article.

George Harris, 8 Holiday Rd., discussed the FinCom's Budget guideline 3-2-1 vote that is in question. He said that the vote passed and asked the Board to resolve the issue.

Cliff Lewis, Claypit Hill Rd., discussed the next steps in a Recreation sculling program that includes a shed for boats (shells) on Lake Cochituate.

A3. Community Preservation Committee applications: review and vote to submit – Housing (2), Library (1), Playground (2), Real Property (1)

C. Karlson introduced the CPC applications. There were two applications in the packet on housing related matters. L. Miller and the Board briefly went over potential articles for the Library, Playground, and Real Property. C. Karlson asked the Board to consider a vote on the Housing applications since it is under their jurisdiction. L. Miller said the Library application would fall under Facilities so the Board can vote on that one as well.

L. Anderson moved, seconded by M. Antes, that the Board of Selectmen submit 3 CPC applications, one having to do with the housing charette, second having to do with the Housing Consultant, and the third having to do with the Library ADA compliance. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

The Board noted their support for the two CPC playground applications.

A4. ATM 2020: review and vote to approve article submission documents; review list of potential articles C. Karlson updated the Board on all the article document revisions, including FinCom's edits.

M. Antes moved, seconded by L. Anderson, that the Board of Selectmen vote to approve the Town Meeting forms for petitioners and boards. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

The Board reviewed the list of potential articles for the 2020 Annual Town Meeting.

A5. TA Review: Transmit Board Member's individual reviews; instruct HR Manager or Chair to compile final evaluation for December 9 C. Karlson reported that the next step in the Town Administrator's review is for the Chair to receive hard copies of the Board's evaluations. Board members submitted their individual reviews to C. Karlson who said she will give them to the HR Manager for the file. She asked the Board to authorize her or the HR Manager to consolidate all submissions into an evaluation that will be made public on Dec. 9.

D. Levine moved, seconded by L. Anderson, that the Board of Selectman authorize the HR Manager or the BoS Chair to consolidate the different pieces from the various members of the Board for the Town Administrator's evaluation to create a single product. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A6. Town Administrator's Report

1. Holiday Hours – Town Building Schedule L. Miller discussed proposed Holiday hours for the Town Building.

2. Council on Aging/Community Center Building L. Miller reported that the CoA/CC project has been advertised. She noted that in addition to CoA space, the RFP includes certain Recreation Department activities, office space for the Veterans Agent and Historical Commission. She would like to add office space for Youth Services to the potential new COA/CC building. RFP includes three options: purchase of land, purchase of a building with parking, and lease of a building with parking.

3. Loker Field L. Miller referred to the memo in the packet reviewing the documentation with the DEP and answering the question on the use of the property as soccer fields. The Board asked whether the questions from Dan Hill's personal letter were asked in the review. L. Miller reported that the request from the BoS was to review the documents regarding the site and present an independent conclusion on use of the property as a playing field. The Licensed Site Professional (LSP) who wrote the conclusion is someone who has worked with Wayland for many years and is highly regarded.

4. River's Edge L. Miller reported that the Planning Board is meeting tonight to review its recommendation letter to the ZBA with conditions. Discussion is ongoing regarding including some mitigation funds for pedestrian and bike improvements along Rte. 20. The DPW requested an improved gate to the transfer station and a signboard. L. Miller reported that an application to the DHCD (Department of Housing and Community Development) is underway so that the Town is able to count the units towards the affordable housing total. The Board briefly discussed the old landfill in relation to the River's Edge project and agreed to put this on a future agenda. T. Fay expressed interest in getting a discussion started among interested committees about different options.

5. Capital Improvement Plan (CIP) The Board discussed a memo from both the Police and Fire Chiefs regarding a notification that the public safety record management software needs to be replaced. The Town will start researching alternatives for new software, which will need to be added to the CIP. L. Miller said she will draft a memo to the FinCom regarding the addition and estimated cost. She discussed the process ahead, which will involve IT.

6. Operating Budget Update (This item was reported out of order at 7:24 p.m.) L. Miller distributed the Fiscal 2021 Operating Budget Requests and reported on the memo sent to the Finance Committee on Nov. 18.

7. Police Department Accreditation L. Miller announced that the Police Department received their accreditation. The Board commented on this significant achievement.

8. Fire Station #2 Design Update L. Miller reported that the cost estimates for the project will be coming in soon. Additional funding may be needed due to new public safety building regulations.

9. Financial Update: FY19 Year End; FY20 YTD L. Miller reported that the Town ended the year well. All departments closed within a 1-2% range of budget, which falls right into line with projections that would be available to fund CIP items.

10. Permitting Software Update The Town now has multiple sources of funding. L. Miller said she is expecting to issue the RFP before Town Meeting. She noted Wastewater will be added to the online permitting program.

11. Tenant-based Rental Assistance Program E. Doucette reported on a program that could assist 3-4 households. The assistance would be organized to go towards their security deposit or first months' rent. A future timeline will be on the next agenda. Both E. Doucette and C. Karlson said the need is high.

A7. Swear in Fire Lieutenant Alexiss Wheeler Fire Chief N. McPherson introduced Fire Fighter Alexiss Wheeler and stated she will be the first female Fire Lieutenant in Wayland. Town Clerk A. Ludwig conducted the swearing in ceremony. The Board congratulated Lieutenant A. Wheeler.

A8. Glezen Lane Fence Viewing: Update and vote on next steps

D. Levine and T. Fay discussed their experience during the fence-viewing event. The materials and location of the fence were described. T. Fay said the Board is not at a place to issue an opinion without checking with Town Counsel. The issue is that it is not clear the fence meets the statutory definition of fence. The Board asked L. Miller to ask Town Counsel three questions: does this issue fall under the Board's jurisdiction regarding the definition of fence; does it fall under another department or board as a nuisance; or is it simply a neighbor dispute not covered by any law.

A9. Minutes: Review and vote to approve minutes of October 28, November 4 and November 8, 2019

T. Fay moved, seconded by M. Antes, that the Board of Selectmen approve the regular session minutes of October 28, 2019 November 4, 2019 and November 8, 2019. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A10. Consent Calendar: Review and vote to approve (see separate sheet)

1. Vote the question of approving and signing the weekly payroll and expense warrants.
2. Vote the question of approving four (4) sandwich boards promoting the "State of the Town," to be displayed at the following locations from December 3, 2019 – December 10, 2019: Fire Station Two in Cochituate; Old Connecticut Path and Cochituate Road (Five Paths); Route 20/Old Connecticut Path by the Coach Grill; and Town Center (corner of Routes 20 and 27)
3. Vote the question of approving three (3) sandwich boards promoting Wayland Dads Dad & Kid Drop-in Play at the following locations: Fire Station Two in Cochituate; Old Connecticut Path and Cochituate Road (Five Paths); and Route 20/Old Connecticut Path by the Coach Grill as follows:
 - November 25 – November 30, 2019 for the November 30, 2019 Drop-in session
 - December 9 – December 14, 2019 for the December 14, 2019 Drop-in session
 - January 6, 2020 – January 11, 2020 for the January 11, 2020 Drop-in session
 - January 20, 2020 – January 25, 2020 for the January 25, 2020 Drop-in session
 - February 3, 2020 – February 8, 2020 for the February 8, 2010 Drop-in session
 - February 24, 2020 – February 29, 2020 for the February 29, 2020 Drop-in session

4. Vote the question of retroactively approving two (2) sandwich boards that promoted the Wayland High School Scholarship Committee event at the following locations: Old Connecticut Path and Cochituate Road (Five Paths) and Route 20/Old Connecticut Path by the Coach Grill for the time period of November 23, 2019 – November 30, 2019.
5. Vote the question of approving Town Administrator correspondence to Old Wayland Restaurant, Inc. d/b/a Prime 131 Grill (also known as Primebar Grill), located at 131 Boston Post Road, Wayland, MA, requesting that they transfer their liquor license or return their liquor license without renewing for 2020
6. Vote the question of approving and signing invoice # 19 from Valerio, Dominello & Hillman, dated November 4, 2019, for legal services rendered through October 31, 2019, in the amount of \$391.80.
7. Vote the question of approving an extension of bar hours for Dudley Chateau, LLC, 20 Crest Road, Wayland, MA for one (1) hour from midnight on Tuesday, December 31, 2019 to 1:00am on Wednesday, January 1, 2020.
8. Vote the question of approving three (3) defense and indemnification deductible payments to MIIA: \$24,133 for Claimant Kenneth Nelson; \$4,924 for Claimant Jennifer Ordway; \$20,635 for Claimant Jane Doe.
9. Vote the question of approving holiday hours for the Town Building as follows:
 - Wednesday, November 27, 2019, offices closing at 12:30 pm
 - Thursday, November 28, 2019, offices are closed for the Thanksgiving holiday
 - Friday, November 29, 2019 offices are closed for the day after Thanksgiving holiday
 - Tuesday, December 24, 2019 and Tuesday, December 31, 2019, offices closing at 12:30 pm
 - Wednesday, December 25, 2019 and Wednesday, January 1, 2020, offices are closed for the Christmas and New Year's Day holidays, respectively

M. Antes moved, seconded by L. Anderson, to approve the revised Consent Calendar in the Board Packet. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A11. Public Hearing on Tax Classification and Tax Recapitulation and votes to adopt FY2020 tax rate policy C. Karlson opened up the hearing at 7:30 p.m. She reviewed the hearing procedure and invited Board of Assessors Chair J. Brodie to present the FY2020 Tax Classification document and Finance Director Brian Keveny to walk through the tax recap sheet. The Board of Assessors and Director of Assessing were also in attendance.

J. Brodie went through the presentation page by page. He reported that it was an interim year for the Assessing Department for the Division of Local Services. The average residential single-family assessment increased 6.6% from \$750,500 to \$800,300. Commercial was unchanged and personal property total valuation was unchanged. New growth for FY20 was \$29,705,790 in assessed value. Most of it was from single-family property additions and renovations. Personal property growth was 24% less than last year. The proposed tax rate would be \$17.76 per \$1,000. J. Brodie went over the Board's options tonight to adopt: a single or uniform tax rate, split tax rate, small commercial exemption, and residential exemption. J. Brodie went into details of potential outcomes with each of the options. The Board thanked J. Brodie and BOA members for their work and in-depth explanations. C. Karlson noted the one time the Town has considered a split rate that she can remember was when the Town Center was being developed. C. Karlson asked if there were questions from the attendees. FinCom Chair C. Martin stated she has been authorized by FinCom to review the BOA's presentation and to submit a recommendation of a single uniform tax rate. A brief discussion ensued on whether the FinCom should be making a recommendation each year. It was suggested to include the EDC next year.

Kerry Gustufson, Oak St., asked why the CIP values haven't increased at the same rate (slide 5). C. Karlson said it is driven by the value of Wayland's residential property.

L. Anderson moved, seconded by M. Antes, that the Board of Selectmen vote to establish the residential tax factor of 1. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

L. Anderson moved, seconded by D. Levine, that the Board of Selectmen vote not to adopt a small commercial exemption. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

L. Anderson moved, seconded by M. Antes, that the Board of Selectmen vote not to adopt a residential exemption. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Finance Director B. Keveny appeared before the Board to discuss the FY20 tax recap reports presented in the Board's packet. He reviewed the document while highlighting a few points regarding the rate change. He said the 4.38% increase in the FY2020 appropriation over FY2019 is roughly the same as the previous year's increase. He noted that the Town Meeting General Fund Budget was a big driver of the change. State assessments, cherry sheet and state aid, and free cash were discussed. The result of a 17.76 tax rate for FY2020 compared with 18.28 for FY2019 is driven by a lower number estimated in total assessments at Town Meeting. The actual growth in assessments is almost 6%. B. Keveny said this was good news. The Board thanked B. Keveny for his work.

A12. Energy and Climate Advisory Committee: Discuss Green Energy Aggregation potential ATM article Energy & Climate Committee Co-Chairs Anne Harris and Ellen Tohn appeared before the Board to discuss Green Energy Aggregation. They said the goal is to potentially have an article at Annual Town Meeting. E. Tohn said that we are in a climate emergency, that the proposed program is one of the few big levers the Town has to make an impact, and that the article at ATM authorizes the Town to explore an option for green energy. She described what the process would be with a potential consultant. L. Miller confirmed that the process will be similar to municipal purchasing. Board members asked various questions regarding timelines and staff time. C. Martin asked if there are any costs to this article. C. Karlson said there is no cost to this article. C. Karlson said that the article submission forms will be available on line. The Board thanked E. Tohn and A. Harris.

A13. Appointments:

- **Finance Committee: interview and vote to appoint to a 3-year term ending June 30, 2022. Candidates: Victoria Mints, Pamela Roman.**

Victoria Mints and Pamela Roman appeared before the Board and briefly introduced themselves. They explained why they were interested in joining the Finance Committee. Board members asked questions regarding the time commitment, reaching consensus, and being open minded to opposing views. The Board thanked V. Mints and P. Roman for coming in tonight and volunteering.

D. Levine moved, seconded by T. Fay, that the Board of Selectmen nominate Pamela Roman to a 3-year term on the Finance Committee ending on June 30, 2022. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

- **Senior Tax Relief Committee: Vote to appoint Anne Gilbert, representing the Finance Committee, to a 3-year term ending June 30, 2022.**

L. Anderson moved, seconded by M. Antes, that the board of Selectmen reappoint Anne Gilbert to the Senior Tax Relief Committee representing the Finance Committee to a 3-year term ending June 30, 2022. YEA: L. Anderson, M. Antes, T. Fay, C. Karlson. D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

- **Review updated vacancy list** C. Karlson said she will update the list and ask T. Hegarty to post it online.

A14. FY2021 Capital Requests: Fields: Discuss HS Phase 2 with School Committee representative School Committee member K. Steinberg appeared before the Board to discuss the High School Phase 3 project. Phases 1 and 2 are in process and are coming along. Phase 3 is the baseball field to the north of the stadium. The field has become compacted and is also too close to the repositioned stadium and multi-purpose field. The cost for design and construction is \$2M. It is anticipated that the funding source would be a debt exclusion.

A15. Correspondence Review. D. Levine said he had a conversation with T. Holder about item #1 regarding plowing a private driveway and will make sure the resident has been notified. Regarding item #3 the Board agreed that this type of anonymous correspondence should not be included in the packet, but there are times to consider anonymous information under the right circumstances. L. Anderson noted item #4 regarding the resignation of a Surface Water Quality Committee member. The Board noted item # 6, the memo on Limo Service.

A16. Selectmen's reports and concerns T. Fay asked about the process of pursuing property for a cell tower to collect revenue. He recognized John Dyer thanked him for his service. He also thanked L. Miller for her work getting the CoA/CC RFP together and thanked everyone who worked on the Veterans Day ceremony. M. Antes said she went to the MPO election meeting and Framingham was selected. She discussed some of the traffic and transportation issues that were raised. L. Anderson reported that there was a public forum for the Select Board/Town Manager Act last week and there were many good suggestions. The Board asked L. Anderson to talk with Town Counsel to see what suggestions could be applicable. C. Karlson reminded Board members that licensing is coming up.

A17. Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any:
None.

A18. Enter into Executive Session Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation – Stephen Cass v. Town of Wayland; 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 Rivers Edge Project at 484-490 Boston Post Road; and Pursuant to Massachusetts General laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with the New England Police Benevolent Association (NEPBA)/Wayland Police Officers Union (WPOU) Local 176

At 9:37 p.m., C. Karlson moved, seconded by D. Levine, 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 – Stephen Cass v. Town of Wayland; 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 Rivers Edge Project at 484-490 Boston Post Road; and Pursuant to Massachusetts General laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with the New England Police Benevolent Association (NEPBA)/Wayland Police Officers Union (WPOU) Local 176

The Chair declares that a public discussion of these matters may have a detrimental effect on the litigating, negotiating or bargaining position of the Town. Roll call vote: YEA: T. Fay, M. Antes, C. Karlson, D. Levine, L. Anderson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. The Chair invites attendance by Louise Miller, Town Administrator, and Elizabeth Doucette, Assistant Town Administrator. The Board will reconvene in approximately 30 minutes for the purpose of adjourning.

The Board returned to open session at 10:16 p.m.

A18. Adjourn T. Fay moved, seconded by M. Antes, to adjourn the meeting at 10:16 p.m. YEA: L. Anderson, M. Antes, D. Levine, T. Fay, C. Karlson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Items Distributed for Information and Use by the Board of Selectmen at the Meeting of November 25, 2019.

1. Wayland Energy and Climate Committee – Additional Background on Consumer Choice Aggregation
2. Town of Wayland Fiscal 2020 Total Budget
3. Documents for Public Hearing by the Wayland Board of Selectmen re: Tax Classification and Tax Rate Recap process with the Mass. DOR Division of Local Services
4. Fiscal 2021 Operating Budget Requests Town Departments and Unclassified Expenses submitted by Town Administrator and Finance Director

Items Included as Part of Agenda Packet for Discussion During the November 25, 2019 Board of Selectmen's Meeting

1. Board/Committee vacancies as of November 25, 2019
2. CV of Pamela Bronson Roman
3. CV of Vika Mints
4. Draft ATM Warrant Opening Announcement
5. Draft of Proposed Board Article Submission Form
6. Draft Petitioners Article Process
7. Draft Petitioners Article Petitioners Article Submission Form
8. Draft of BoS meeting minutes for October 28, 2019; November 4, 2019; and November 8, 2019
9. "Start a Community Choice Aggregation Program," by Metropolitan Area Planning
10. Correspondence from Louise Miller, Town Administrator, to Chief Patrick Swanick and Chief Neil McPherson, dated November 14, 2019, re: Public Safety RMS-Replacement
11. Correspondence from Chief Patrick Swanick, to Louise Miller, Town Administrator, dated October 31, 2019, re: Police Department "Re-Certification"
12. Draft of Wayland Community Preservation Act Project Application for Wayland Housing Community Workshop/Charette
13. Draft of Wayland Community Preservation Act Project Application for Affordable Housing Consultant Services
14. "Community Choice Aggregation for Wayland, MA," Wayland Energy and Climate Committee and Town of Wayland board of Selectmen, November 25, 2019 (ppt)
15. Correspondence from Louise Miller, Town Administrator and Brian Keveny, Finance Director, to the Finance Committee, dated November 18, 2019, re: Transmittal of FY21 Town Departmental and Unclassified Budget Requests
16. 2020 ATM Potential Articles as of November 25, 2019
17. Presentation for Fiscal 2020 Tax Classification Hearing
18. Draft Tax Rate Recapitulation for Fiscal 2020
19. Correspondence from Benson Gould, Principal, CMG Environmental, Inc., to the Board of Selectmen, dated October 29, 2019, re: Initial review of publicly-available documentation on the former Dow Chemical property

CORRESPONDENCE

1. Correspondence from Eddylka Rodriguez (office temp), to Teri Hegarty, Executive Assistant, dated November 4, 2019, re: call from resident Phillis Kilpatrick re: plowing of street
2. Correspondence from Carolyn Murray, KP Law, to resident Duane Galbi, dated November 7, 2019, re: Public Records Request to the Town of Wayland, Supplemental Response, SPR19-2089
3. Correspondence from Anonymous, to Wayland Board of Selectmen, Wayland School Committee, Wayland School Principals, Wayland Town Administrator, The Boston Globe, the Boston Herald, Boston Magazine, Wayland Patch, Wayland eNews, Wayland Voters Network and select broadcast news outlets, dated November 11, 2019, re: Town of Wayland promotes racism in schools?
4. Correspondence from Charles "Toni" Moores, to Lea Anderson and the Board of Selectmen, dated November 14, 2019, re: resignation from Surface Water Quality Committee
5. Correspondence from Louise Miller, Town Administrator, to Massachusetts Port Authority, Attn: Ground Transportation, dated November 14, 2019, re: Town of Wayland does not have private limousine/livery requirements
6. Correspondence from Timothy Kelly, Vice President, Government & Regulatory Affairs, Internet Essentials from Comcast, to Board of Selectmen, dated October 28, 2019, re: latest news about Internet Essentials from Comcast
7. Correspondence from Jeffrey Roelofs, Law Offices of Jeffrey Roelofs, Environmental and Land Use Law, dated October 25, 2019, re: Bernstein, et al. v Wayland Planning Board, et al. Civil Action No. 2008-0552 (Middlesex Superior Court)
8. Wayland Police Department Monthly Report for October 2019 from Patrick Swanick, Chief of Police
9. Correspondence from resident Lance Lichtor, to the Board of Selectmen, dated October 27, 2019, re: suggestion to use app seeclickfix.com
10. Flyer re: Open Meeting Law Regional Training Workshop, Wednesday, November 20, 2019, in Southborough
11. Correspondence from Greg Franks, Sr. Manager, Government Affairs, Comcast, to Board of Selectmen, dated November 19, 2019, re: Important Information—Price Changes

**PUBLIC DOCUMENTS PROVIDED TO THE BOARD OF SELECTMEN FROM
DECEMBER 6, 2019 THROUGH AND INCLUDING DECEMBER 12, 2019
OTHERWISE NOT LISTED AND INCLUDED IN THE CORRESPONDENCE
PACKET FOR DECEMBER 16, 2019**

**Items distributed to the Board of Selectmen –December 6, 2019 – December 12, 2019
(none)**

**Items Distributed for Information and Use by the Board of Selectmen at the Meeting of
December 9, 2019**

1. Community Preservation Act Project Application for Affordable Housing Consultant Services
2. Community Preservation Act Project Application for Consultant to Facilitate and Prepare Wayland's Housing Production
3. Community Preservation Act Project Application for 5 Concord Road Americans with Disabilities Act (ADA) Improvements
4. Community Preservation Act Project Application for Accessibility and Inclusivity at Public Playgrounds: Claypit Hill and Happy Hollow
5. "The Future of Rowing," handout from resident Clifford Lewis

**Items included as part of the Agenda Packet for discussion during the December 16, 2019
Board of Selectmen Meeting**

1. Listing of 2020 license renewals
2. Letter of interest from resident Norm Marowitz
3. Correspondence from Timothy Snay, Principal, Vice President/Senior Scientist, Ransom Consulting, Inc., to Sarkis Sarkisian, Town Planner, dated January 15, 2019, re: environmental conditions of former Dow Chemical Facility, 412 Commonwealth Road, Wayland, MA
4. Correspondence from Timothy Snay, Vice President of Environmental Services, Ransom Environmental Consultants, Inc., and Stephen Ransom, President, Ransom Environmental Consultants, Inc., to Scott Greene, Northeast Regional Office, Massachusetts Department of Environmental Protection, dated January 28, 2000, re: Release Abatement Measure (RAM) Plan Modification, RAM Plan No. 3, Former Dow Chemical Property, 412 Commonwealth Road (Rte. 30), Wayland, MA, MA DEP Release Tracking No. 3-3866
5. Draft of Board of Selectmen Minutes of November 25, 2019

BOARD OF SELECTMEN
Monday, December 16, 2019
6:45 p.m.
Wayland Town Building
Selectmen's Meeting Room
41 Cochituate Road, Wayland, MA

CONSENT CALENDAR

1. Vote the question of approving and signing the weekly payroll and expense warrants.

BOARD OF SELECTMEN
Monday, December 16, 2019
6:45 p.m.
Wayland Town Building
Selectmen's Meeting Room
41 Cochituate Road, Wayland, MA

CORRESPONDENCE

1. Correspondence from resident John Sax, to the Board of Selectmen and Louise Miller, Town Administrator, dated December 9, 2019 re: Follow up comments on Loker LSP study discussed at the December 9th Board of Selectmen meeting
2. Correspondence from resident George Harris, to Carrie Benedon, Director, Division of Open Government, Office of the Attorney General, dated December 9, 2019, re: Pending Open Meeting Law Complaints against Wayland Board of Selectmen
3. Notice of Filing, Public Hearings and Procedural Conference from The Commonwealth of Massachusetts, Department of Public Utilities, dated November 26, 2019, re: Petition of NSTAR Gas Company doing business as Eversource Energy, pursuant to G.L. c. 164, § 94 and 220 CMR 5.00, for Approval of General Increases in Base Distribution Rates for Gas Service
4. Correspondence from Shonda Green, Department Secretary, Commonwealth of Massachusetts, Department of Telecommunications and Cable, dated December 4, 2019, re: License Expiration Notice
5. Correspondence from Roberta Rubin, Chief Counsel, Office of the General Counsel, and Catherine Racer, Associate Director, Division of Housing Development, to Local Official dated November 25, 2019, re: Subsidized Housing Inventory Biennial Update
6. Report from Julia Junghanns, Director of Public Health, dated December 9, 2019, re: Wayland Board of Health Director's Report