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# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

BOARD OF SELECTMEN

THOMAS J. FAY  
ADAM G. GUTBEZAHL  
CHERRY C. KARLSON  
CAROL B. MARTIN  
DAVID V. WATKINS

**REVISED**

**(Revises agenda posted Sept. 30, 2021 at 11:52am)**

## **BOARD OF SELECTMEN**

**Monday, October 4, 2021**

**7:00 p.m.**

**Wayland Town Building; Council on Aging 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.*

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be at the meeting location listed above, and it is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. The meeting may also be accessed remotely via zoom at the link below:

<https://zoom.us/j/95721725414?pwd=RVVKcG9qMXRVcXNlc1pMWVRXYjJLQT09>

Password: 346818

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

Additionally, the meeting will be broadcast live, in real time, via WayCAM which can be viewed online at <https://www.waycam.tv/live> or on one of their cable channels (Comcast 8, 9, or 99 & Verizon 37, 38 or 39). This meeting will also be recorded which will be made available to the public at the link above as soon after the meeting as is practicable.

Everyone in attendance must adhere the Town of Wayland's new mask requirement dated August 11 that requires the wearing of masks within municipal buildings for all members of the public and for staff when interacting with the public. <https://www.wayland.ma.us/home/news/august-11-2021-announcement-covid-19-update-and-new-mask-requirement-wayland-town>

- 7:00 pm 1. Call to Order, Review Agenda for Public
- 7:05 pm 2. Announcements and Public Comment
- 7:15 pm 3. Minutes – September 20, September 27 afternoon, September 27 evening, and September 30, 2021; review and vote to approve
- 7:25 pm 4. Consent: review and vote to approve
- 7:30 pm 5. Selectmen's Reports and Concerns
- 7:35 pm 6. Topics not Reasonably Anticipated 48 hours in advance, if any

**BOARD OF SELECTMEN**  
**Monday, October 4, 2021**  
**7:00 p.m.**  
**Wayland Town Building**  
**41 Cochrane Road, Wayland, MA**

7:40pm 7. Executive Session:

- I. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (6) to discuss the purchase, exchange, lease or value of real estate with respect to the Town's agreement with Twenty Wayland, LLC. relative to property and development located off 400-440 Boston Post Road;
- II. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with:
  - The Wayland Library Staff Association MFT, AFT, AFL-CIO
  - International Association of Firefighters, AFL-CIO Local 178
  - Local 690 Wayland-1 American Federation of State, County and Municipal Employees (AFSCME 690 Wayland -1)
  - Local 690 Wayland – 2 American Federation of State, County, and Municipal Employees (AFSCME 690 – 2);
- III. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with all bargaining units pursuant to the Public Employee Committee (PEC) agreement;
- IV. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation related to Kenneth Nelson v. Town of Wayland, et al., and
- V. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation Duane Galbi v. Town of Wayland et al.
- VI. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (2), (3), and (6) to review and approve the executive session minutes of September 13 and September 27, 2021  
Approve and Hold: Executive Session minutes of September 13 and September 27, 2021

8:45pm 8. Adjourn

**BOARD OF SELECTMEN**  
**Monday, October 4, 2021**  
**7:00 p.m.**  
**Wayland Town Building**  
**41 Cochituate Road, Wayland, MA**

**CONSENT CALENDAR**

1. Vote the question of designating and approving signing authority to Louise Miller, Town Administrator on items listed below.
2. Vote the question of approving and signing the weekly payroll and expense warrants.
3. Vote to approve a One-day Liquor License for wine sampling and the sale of bottled wine (to be consumed off-site only) for House Bear Brewing, 3 Graf Road, Unit #15, Newburyport, MA 01950 at the Russell's Summer Farmers' Market, 397 Boston Post Road, Wayland, Massachusetts, 01778, for October 20, 2021 from 12 noon to 4:00 p.m. This license is conditional upon the approval of the Massachusetts Department of Agricultural Resources' approval of the extension.
4. Vote to approve the following corrections to the Permanent Municipal Building Committee appointments for two -year terms. *(Previous appoint was incorrectly for 3 years.)*
  - Patrick Rowe – term ending June 30, 2022
  - Brian Chase – term ending June 30, 2022
  - Eric Sheffels – term ending June 30, 2022
5. Vote to appoint the following individuals to a two-year term on the Permanent Municipal Building Committee as noted, below:
  - Michael Gitten – term ending June 30, 2023
  - Andrew Steneri – term ending June 30, 2023
6. ~~Vote the question of approving and signing agreement with The Human Relations Service, Inc. (HRS) for Mental Health Services.~~
7. Vote the question of approving and signing agreement for the Execution of the WestMetro Home Consortium Home Investment Partnership Program with the Towns of Bedford, Belmont, Brookline, Concord, Lexington, Natick, Needham, Sudbury, Watertown and Wayland, and the Cities of Framingham, Newton and Waltham.