

**PACKET**

**Nov 22**

**2021**



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

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

**Revises agenda posted Nov 18, 2021 at 4:04PM**

**BOARD OF SELECTMEN**

**Monday, November 22, 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.*

One may watch or may participate remotely with the meeting link that can be found at  
<https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

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 meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

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.

Everyone in attendance must adhere the Town of Wayland's new mask requirement dated August 11, 2021  
<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. Route 20 Corridor: discuss and potential vote on further survey
- 7:35 pm 4. Capital Stabilization Policy: discussion and potential vote to appoint subcommittee
- 8:50 pm 5. American Rescue Plan Act (ARPA): Discuss and potential vote on next steps for the expenditure of funds
- 8:20 pm 6. Town Administrator update
  - a. Alta at River's Edge
  - b. COA/CC
  - c. Annual Town Meeting list of potential articles
  - d. Green Communities
  - e. Police Chief Search
  - f. School Bus Parking
  - g. Town Building Holiday hours
  - h. MSBA School Feasibility Study
- 8:40 pm 7. Request for use of Municipal Space to display Menorah for the following dates:  
Sunday, November 28 to December 6, 2021

**BOARD OF SELECTMEN**  
**Monday, November 22, 2021**  
**7:00 p.m.**  
**Wayland Town Building**  
**41 Cochrane Road, Wayland, MA**

- 8:45pm 8. Minutes – November 8 and November 15, 2021; review and vote to approve
- 8:50pm 9. Consent: review and vote to approve
- 9:00pm 10. Correspondence
- 9:05pm 11. Selectmen’s Reports and Concerns
- 9:15pm 12. Topics not Reasonably Anticipated 48 hours in advance, if any
- 9:25pm 13. 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) (6), discuss the acquisition, by gift, purchase or otherwise, interest in all or part of the parcels of land, on and off Elissa Avenue, north of the current X Golf business, and bounded by Elissa Avenue on the west and on the north by 185 Elissa Avenue, owned by the Town, from Boston Retail I, LLC.
  - III. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with:
    - 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);
  - 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.,
  - V. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (2), (3), and (6) to review and approve the executive session minutes of November 15, 2021
- Approve and Hold: Executive Session minutes of November 15, 2021
- 10:00pm 14. Adjourn

## PRESS RELEASE

---

### **TOWN OF WAYLAND MASSACHUSETTS FY 2022 TAX RATE & TAX CLASSIFICATION HEARING**

The Board of Selectmen will hold a Public Hearing on Monday, December 6, 2021 at 7:00pm in the Wayland Town Building, 41 Cochituate Road, Wayland, MA and remotely via zoom (link to be found on the Town of Wayland Website). The Board of Assessors will present data relative to the setting of the FY 2022 tax rate and its effect on taxpayers for the different classification of properties in Wayland. The Board of Selectman will vote whether a uniform tax rate will be maintained for residential, commercial and industrial properties and whether an open space discount and/or residential and/or small commercial exemption will be approved for Fiscal Year 2022. In addition, Town officials responsible for preparing the tax recapitulation submission to the Massachusetts Department of Revenue will review and answer questions from the public concerning the proposed FY 2022 tax rate. Public comment will follow. If residents are unable to attend the hearing in person or remotely, written opinions, may be sent to the Board of Selectmen, 41 Cochituate Road, Wayland, MA 01778, or by email to [bosmembers@wayland.ma.us](mailto:bosmembers@wayland.ma.us) prior to December 6, 2021.

Thomas J. Fay  
Chair, Board of Selectmen

# Re-envisioning Route 20 Corridor Survey

One long term goal of the Board of Selectmen is to improve the Route 20 corridor for the benefit of the current and future businesses, increased economic vitality and tax income, and improved safety and services for our residents.

The Board of Selectmen seeks your input through this survey. The results will be used to better understand how the local community feels about the Route 20 Corridor. We greatly appreciate you taking the time to share your thoughts. Your responses are a first step in providing input, and we expect and will encourage further public input along the way.

In 2022, the State Department of Transportation is slated to repave Route 20 in Wayland Center from the intersection of Rts 27 and 126 to the Sudbury townline. This is a unique opportunity to reenvision the Wayland Route 20 Corridor.

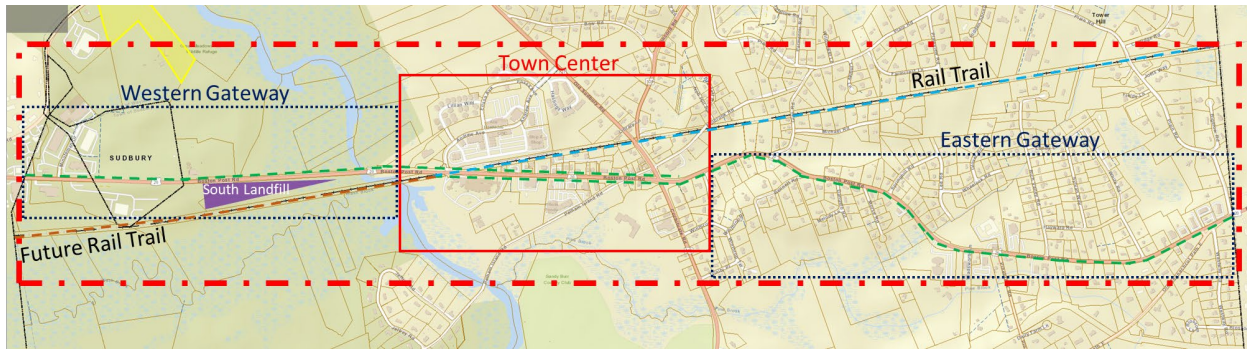
In this same timeframe, the Town has the potential to receive state and/or federal funding, and it will need to respond with “shovel ready” projects. The Board is focused on the following objectives, not all of which may be eligible for state or federal funding:

- Consolidate curb cuts on Route 20
- Add and improve sidewalks to create an east to west walking corridor on Route 20
- Make it safer to bike along Route 20, while recognizing the nearby rail trail
- Improve landscaping and lighting along Route 20

To achieve the objectives, the Town will begin by performing the following preliminary activities:

- 1) Create a detailed layout of Route 20 showing the edge of the pavement and identify the distance of the right of way on the north and south side of the roadway.
- 2) Calculate the full length of the area in order to have the information needed to calculate costs.
- 3) Identify where the buildings and curb cuts are for each of the segments and where should they be.
- 4) Identify the private and/or business properties affected and work with them to determine whether they would be amenable to combined curb cuts and plantings on their property.
- 5) For work that needs to be done in the right of way, like tree plantings the Town would need permission from the State.
- 6) The Town would need permission from the State for a bike lane.
- 7) After the Town has determined whether they can consolidate curb cuts, further evaluation can be done regarding proper crosswalk placement.

We have provided a map, visuals and background information to assist you with the survey responses.



**Map:** The map of the Route 20 Corridor shows the possible location of a border to border sidewalk (green dashed line).

Scope of Sidewalks     

**Images:** The images below show various scenes from Route 20 between the center and the Sudbury townline.



**Background:** The effort to improve the corridor is critically important to the future economic viability and quality of life along Route 20. Community input on various topics such as safety improvements, accessibility and street design will help shape future improvements. The purpose of this survey is for residents to provide opinions and to develop, through an open, public planning process, recommendations for improvements and potential future development to enhance vibrancy of the area, pedestrian, bike and driver safety, environmental quality, overall aesthetics and other important quality of life aspects, where possible.

It is unlikely we can change the posted speed limits (between 35-45 mph) because Route 20 is considered a major state road with speed limits determined by the state. These higher speeds increase the importance of creating safe walking and biking conditions.

Many of the properties along Route 20 are privately owned thereby limiting the Town’s control and influence over them.

This survey is broken up into the following sections:



- Zoning
- Incentives

Thank you for your participation.

### **Board Survey Questions (Planning, EDC, BOPW, WWMDC)**

For example, there are several parcels of Town-owned land over which the Town may have direct control. Individual Boards could communicate their opinion regarding the parcels (east to west):

- The parcel with the Mellen Law Office where the building is of historical significance and the land is park land at the corner of Routes 27 and 20
- Blacksmith Green, the triangle parcel at the intersection of Pelham Island Road and Route 20
- The Town Center parcels (ownership control still pending)
- The municipal pad at Town Center (ownership control still pending)
- The former South Landfill site on the south side of Route 20, across the Sudbury River

### **Zoning**

Q1 Should the Town change the zoning to require a special permit for existing restaurants and retail (along the bike path) so they can provide outdoor seating to people using the bike path without a special permit?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q2 Should the Town allow mixed use/ multifamily residential use along the Route 20 Corridor? (check all that apply)

- Exclusive 2-3 story multifamily buildings
- Mixed use, with ground-floor retail and residential above
- Senior housing
- Affordable housing

Q3 Should current retail and restaurant parking requirements be reduced to minimize paved areas in the Route 20 Corridor?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q4 Should a drive-through be allowed for a coffee shop/eatery on the south side of Route 20 (i.e. conducive to morning traffic)?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q5 Should “last-mile” delivery warehouses or spaces be allowed in the Route 20 corridor?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q6 According to current Wastewater District rules, in order to be eligible to join the Wayland Center wastewater plant, property owners have to demonstrate that they could install their own septic system if necessary. As a result, several smaller properties in Wayland Center are limited from expanding because they cannot meet this standard. Should this criterion be lifted and therefore only zoning rules apply to encourage the improvement of smaller properties and should the Town take on responsibility for always being able to provide wastewater capacity to those properties?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q7 Should the Town create additional parking behind businesses along Route 20

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q8 Should the Town build playgrounds on Town owned parcels

1. Strongly support
2. Somewhat support
3. Neither support nor oppose
4. Somewhat oppose
5. Strongly oppose



## Incentives

Q9 Should moderate density bonuses be allowed for properties on the Route 20 Corridor who propose projects that (check all that apply):

- Site any new building close to the road and hide parking in back
- Utilize the Design Review Board to create higher-quality projects
- Restore historic properties
- Offer housing that is stipulated to be 25% affordable
- Meet Passive House (high-level green building) requirements
- Support bike path improvements and/or connections
- No density bonuses should ever be offered

Q10 Periodically, property owners have asked if they could contribute to improvements such as signage in Wayland. One way of accommodating that request is that the Town could create an Enterprise Zone. An Enterprise Zone allows funds to be collected from area property owners for collective landscaping and improvements, signage or bike path improvements and encourage investment. Should Wayland setup an Enterprise Zone?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q11 As a taxpayer and resident, would you favor raising matching tax dollars for this Zone?

- None
- Up to \$50,000 (Approximately \$10 per household per year)
- Up to \$100,000 (\$20 per household per year)
- Up to \$200,000 (\$40 per household per year)
- More as needed to upgrade the district

Q12 To provide an incentive for larger investments in the Route 20 corridor, Wayland could offer tax incentive agreements to businesses or developers. In this scenario, the Town negotiates Tax Increment Financing (TIF) agreements only when the benefits of private investment are expected to exceed any foregone tax revenue. These typically are also supported by State funding and economic incentives associated with job creations and well as the revitalization of commercial centers through housing development. These negotiated agreements typically temporarily reduce taxes on the new improvements to the property resulting from new investment (the "increment").

The Town does not lose existing revenue because it continues to collect taxes on pre-investment property value. A negotiated and temporary reduction in taxes collected against the incremental value is

intended to encourage investment that may not otherwise occur. After the reduction period, the Town gains all taxes against the baseline value-and all taxes gained against the increment.

Do you believe that Wayland should support TIF agreements?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q13 Should the Town consider Town Building services be moved to Town Center and near the potential new Community/Senior Center? (There would be a cost associated with a move. The ongoing cost of maintenance and improvements to the building would also need further evaluation to determine whether there was a return on investment. Many aspects would need to be reviewed. However, this question is asked in the theoretical, simply as a location for Town services and the ongoing capital needs of an aging building)

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose

Q14 If Town Building services were to move to Town Center what potential purposes would you want to see the Town support? (The current Town building has restrictions on its use that might require a court to make a determination as to whether alternative uses are allowed).

- No, Town Building services should stay at Town Building
- Potential housing use (Explore affordable housing, senior housing, or market/affordable blend that could help pay for new Town Services elsewhere)
- Town Park
- Playing Field
- General municipal use
- Potential Town Library
- Potential other community or recreation use

Q15 Should the Town aim to set aside wastewater capacity for alternative future uses of Town Building?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose



## TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

### MEMORANDUM

To: Board of Selectmen  
From: Seath Crandall, Management Analyst  
Date: November 10, 2021  
Re: Wayland Allocation Amount of APRA funds

---

The American Rescue Plan Act (ARPA) totaling \$1.9 Trillion was signed by President Biden on March 11, 2021. The bill provides \$65.1 billion in direct funding to all municipalities in the United States. These funds are generally referred to as Coronavirus State and Local Fiscal Recovery Funds (CLSFRR). The objective for this aid is to provide funds to support COVID-19 response efforts, replace lost public sector revenue, support economic stabilization for businesses and households and address public health and economic challenges.

In Massachusetts, 38 Metropolitan Cities (CDBG entitlement & 50K+ population) will receive \$1.7 billion in ARPA funds directly from the federal government while 313 "non-entitlement unites of Local Government" (NEUs) will receive \$385 million in direct ARPA funds which are first passed through from the State. \$1.3 billion will be sent to Massachusetts counties; \$945 million of which will be dispersed to the cities and towns of counties that are categorized as "not units of local government." Massachusetts state government will receive \$5.3 billion in CSLFRF funds.

The below table indicates the allocation amount designated for Wayland. Wayland is considered a NEU and belongs to a county that is categorized as "not units of local government."

Municipality	ARPA Direct Aid	County	Proportion of County allocation*	Total estimated aid amount
Wayland	\$1,448,089	Middlesex	\$2,687,287	\$4,135,376**

\*Funds for counties categorized as "not units of general local government" will be reallocated on a per capita basis to the municipalities of those counties.

\*\*Town of Wayland has received the first block of both the direct aid and County Re-allocation

The eligible uses of these funds are specific to the objectives outlined above and municipalities are given significant flexibility on how to allocate them. Below are the 4 broad categories these funds can be used:

1. Addressing the public health emergency and/or the negative economic impacts
2. Premium pay for private or public essential workers (with caps)
3. Revenue loss due to the pandemic (most flexible use for government services)
4. Investment in water, sewer, or broadband infrastructure

The funds cannot be used to restore stabilization funds, or for pension funds, debt service, borrowing costs, or as a match for federal grants. Almost all uses must be forward-looking, beginning on March 3, 2021. Funds must be obligated by Dec. 31, 2024 and spent by Dec. 31, 2026. Non-entitlement units of government need to file their first report by April 30, 2022, covering the period between award date and March 31, 2022.

## ARPA Fiscal Recovery Fund (FRF) Spending

*This write-up is intended to inform decision makers about allowable uses of ARPA State and Local Fiscal Recovery Funds, including through local subrecipients such as municipalities and nonprofits.*

### **Allowable uses of ARPA FRF funds.**

For all recipients (state or municipal), the following current uses\* are categorically eligible. **Match requirements are appropriate where the municipality gains an asset or builds its tax base.**

- Expenses to respond to the public health emergency re COVID-19 or its negative economic impacts:
  - COVID-19 mitigation or prevention expenses including:
    - Public health medical expenses;
    - Behavioral health expenses;
    - Public health and safety staff; and
    - Public health program design improvements.
  - Assistance to the unemployed such as
    - Backfills for COVID-era government layoffs and
    - Job training.
  - Assistance to small business in the form of grants or loans to mitigate financial hardship caused by COVID-19 including:
    - Offsets for declines in revenues;
    - Funds to implement COVID-19 mitigation improvements; or
    - Technical assistance with business planning.
  - In-kind or financial assistance to households with documented negative impacts due to COVID-19 including:
    - Food assistance;
    - Rent, mortgage, or utility assistance;
    - Counseling and legal aid to prevent eviction;
    - Access to the internet; or
    - Proportionate cash assistance.
  - Assistance in the form of loans or grants to impacted industries, including tourism, travel, and hospitality to implement COVID-19 mitigation or prevention measures such as:
    - Improvements to ventilation;
    - Construction of physical barriers;
    - Signage;
    - Provision of PPE; and
    - Development of safe reopening plans.

---

\* Expenditures must be obligated in 2021 to 2024 and spent by 2026. FRF cannot finance borrowing or pay debt service.

- Aid to disproportionately impacted communities
  - Aid must address social determinants of health. For example:
    - Services to address homelessness;
    - Affordable housing development;
    - Housing vouchers;
    - Expanded early learning services;
    - Evidence based educational services;
    - Evidence-based mental health services for students;
    - High quality childcare;
    - Home visiting programs; and
    - Services for child welfare involved families.
  - These types of assistance are presumed eligible in HUD Qualified Census Tracts; other functionally equivalent geographic or interest-based definitions can be developed, subject to Treasury oversight
- Premium pay to employees providing essential work during the public health emergency
- Revenue replacement and compliance
  - To substitute for lost revenue, FRF can pay for virtually any government service except debt service or transfers to pension or stabilization funds. E.g.: broad-based economic development.
  - Note: Growing local aid, plus growth in property taxes and other local receipts, probably means few municipalities have a significant revenue gap under the federal formula
- Water, sewer, and broadband projects
  - Water and sewer projects are eligible if they meet the criteria for the Clean Water State Revolving Fund or Safe Drinking Water Revolving Fund. Examples include:
    - Centralized or decentralized wastewater treatment;
    - Stormwater;
    - Habitat protection and restoration;
    - Desalination; and
    - Groundwater protection.
  - Broadband projects include any installation that provides symmetrical upload and download speeds of 100 mbps with a priority on underserved areas and last mile connections.

### **Compliance (applies to all uses)**

All uses are subject to oversight rules, including internal controls, documentation, procurement, and performance tracking linked to key performance indicators. State ARPA funds granted to municipalities remain subject to the more stringent ARPA requirements for states. Therefore, while the Legislature may authorize uses, release of funds must be conditioned on meeting all federal compliance requirements.

### **Targeting funding sources – FRF spending not advisable**

ARPA and other federal legislation funded a range of targeted programs– for these areas, FRF use is generally at odds with maximizing federal revenue. These areas include:

- Public transportation
- Education (ESSER)
- Vaccination distribution, COVID testing and tracing (Vaccine-specific programs, ELC)
- Emergency housing rental subsidies (ERAP)
- Childcare (CCDBG)

**ARTICLE LIST 2022 ANNUAL TOWN MEETING**

<b>Article</b>	<b>Article Name</b>	<b>Status</b>	<b>BoS Goal relates to</b>	<b>Tasks to be completed</b>
1	Recognize Citizens & Employees for Particular Service to Town			
2	Pay Previous Fiscal Year Unpaid Bills			
3	Current Year Transfers			
4	OPEB Funding			
5	Enterprise Fund Budget			
6	Fiscal Year 2023 Revolving Fund Expenditure Limits			
7	Compensation for Town Clerk			
8	Personnel Bylaws and Wage & Classification Plan			
9	Surface Water Quality Committee Budget			
10	FY 2023 Omnibus Budget			
11	CPA: Set Asides			
12	<i>New Stonebridge Resolution – expenditure of funds</i>			
13	<i>Outdoor Seating</i>			
14	<i>Purchase of Land at Town Center</i>			
15	<i>CoA/CC Construction</i>			
16	<i>Loker Grass Field Construction</i>			
17	<i>Lease of Cell Tower at Reeve’s Hill</i>			
18	<i>Dudley Pond Boat Ramp</i>			
19	<i>Purchase of 212 Commonwealth Ave</i>			
20	<i>Solar at the Route 20 North Landfill</i>			

**ARTICLE LIST 2022 ANNUAL TOWN MEETING**

Article	Article Name	Status	BoS Goal relates to	Tasks to be completed
21				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30	Choose Town Officers			
31	Hear Reports			
32	Sell or Trade Vehicles and Equipment			





## TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

### MEMORANDUM

To: Town Staff; Board of Selectmen  
From: Louise Miller, Town Administrator  
Date: November 22, 2021  
Re: Town Building Holiday Hours

---

As in previous years, the Town offices will be operating under holiday hours for 2021. The Town offices will be closed and/or operating at half business days for the dates/times below:

- Wednesday, November 24 – offices will close at 12:30pm
- Thursday and Friday, November 25 & 26 – offices closed for Thanksgiving Holiday
- Thursday, December 23 - offices will close at 12:30pm
- Friday, December 24 – offices closed for Christmas Holiday
- Thursday, December 30 - offices will close at 12:30pm
- Friday, December 31 – offices closed for New Year's Day Holiday

Please contact the Town Administrator's office if you have any questions or concerns.

We wish everyone a safe and happy holiday season!

**From:** [Bugbee, John](#)  
**To:** [Crandall, Seath](#)  
**Subject:** FW: Menorah for the Community  
**Date:** Monday, November 15, 2021 3:43:21 PM

---

See below

John Bugbee  
Asst. Town Administrator  
41 Cochituate Rd.  
Wayland, MA 01778  
508.358.6821 office  
781.960.5200 cell

---

**From:** Rabbi Levi Fogelman [REDACTED]  
**Sent:** Tuesday, November 9, 2021 10:04 AM  
**To:** Bugbee, John <jbugbee@wayland.ma.us>  
**Subject:** Menorah for the Community

[**NOTICE:** This message originated outside of the **Town of Wayland Email System -- DO NOT CLICK on links or open attachments** unless you are sure the content is safe.]

Hi John,

It was a pleasure speaking to you the other day regarding the outdoor Menorah for the Community in Wayland. Thank you.

After being in touch with residents of Wayland, the Chabad Center would be delighted to sponsor and arrange a new 9 Ft. outdoor electric Menorah for the town of Wayland.

As per your request here are the details and a link with a picture of the Menorah.

This would be displayed during Chanukah , this year from Sunday November 28 to December 6 2021. The Menorah has a feature which automatically turns on a new bulb light every night of the 8 nights.

The requested spot is near the Town Hall, but somewhere visible to Rt 20 would be fine.

As in most Metrowest towns, the Public Community Menorah also has a modest gathering for about 20- 30 minutes on one of the Chanuka Nights. Town Officials are always invited to say a few words and honorably noted, if they wish and are able to attend.

In our over 30 years of events in the Metrowest area, we have consistently seen the public Menorah as creating a warm and goodwill atmosphere for all involved. Only positive energy.

Below is a link for the picture of the Menorah.

<https://www.menorah.net/shop/9ft>

I look forward to hearing from you shortly.

Best wishes,

Rabbi Levi Fogelman



# MENORAH.net

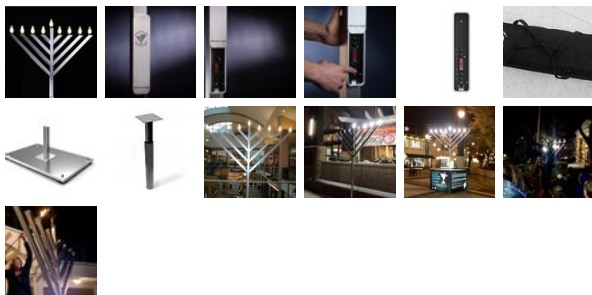
[HOME](#)[SHOP](#)[HELP](#)[MENORAHS AROUND THE WORLD](#)[CONTACT US](#)[SIGN IN](#)[← BACK TO SHOP](#)

## 9 FT INDOOR/OUTDOOR DISPLAY MENORAH

SOLD OUT

\$1,799.00

The 9 FT Large Display Menorah is great for every setting and looks especially brilliant in large stores, government buildings or lobbies with high ceilings and outdoors, in malls, Town Halls, corporations, Jewish Community Centers or Synagogues, parks and city squares.



Dimensions: 9 ft. high x 7 1/2 ft. wide.

Weights 52 pounds.

**Main stem comes in two parts.**

**The Complete Package:**

- *Automatic Lighting-Innovative PCB Board automatically adds a new light every 24 hours*
- *Beautiful Quality Canvas Carrying and Storage Case with individual pockets for each arm*
- *Made of aluminum with a silver finish*
- *Choice of Indoor or Outdoor Base*

**We have animated videos showing assembly of our display menorah. You can light your menorah on the first night of Chanukah and leave it alone for 8 days to work its wonders.**

**Please note:**

**If the menorah is to be set up outside without grass please refer to the FAQ section**

Light Bulbs:

Select Light Bulbs ▼

Base:

Select Base ▼

## Miller, Louise

---

**From:** Carolyn M. Murray <  
**Sent:** Thursday, December 10, 2020 11:26 AM  
**To:** Miller, Louise  
**Subject:** RE: Urgent - Wayland Town Menorah Request

**[NOTICE: This message originated outside of the Town of Wayland Email System -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Louise,

The Town is NOT required to allow any religious holiday displays on Town property, and it sounds like this has been the Town's position. The problem arises when a Town decides to allow one religious display on Town property, then you must allow any other religious holiday display, too.

Let me know if you need anything further.

Thank you,

Carolyn M. Murray, Esq.  
**KP | LAW**  
101 Arch Street, 12th Floor  
Boston, MA 02110

[www.k-plaw.com](http://www.k-plaw.com)





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

## **DRAFT Meeting Minutes** **BOARD OF SELECTMEN** **Monday, November 8, 2021**

**7:00 p.m.**

**Wayland Town Building: Council on Aging Room**  
**41 Cochituate Road, Wayland, MA**

**Attendance:** Thomas J. Fay, Cherry C. Karlson, Carol B. Martin, David V. Watkins

**Remote Participation:** Adam G. Gutbezahl

**Also Present:** Town Administrator Louise Miller, Assistant Town Administrator John Bugbee, Management Analyst Seath Crandall

**A1. Call to Order, Review the Agenda for Public:** At 7:01 p.m., T. Fay called the meeting of the Board of Selectmen to order when a quorum was present. T. Fay announced that members of the public were invited to attend and participate in-person or remotely. T. Fay announced each member by full name and that A. Gutbezahl would participate remotely by video-teleconference. T. Fay reviewed the agenda for the public.

**A2. Announcements and Public Comment:** Board members announced a number of upcoming public forums, meetings and community events that were posted on the Town Calendar.

John Messini, Old Connecticut Path, joined the meeting in-person to express opposition to the Hammond Road development.

Henry Stimpson, Maiden Lane, joined the meeting in-person to encourage the Board to educate the public on the Massachusetts Anti-Idling Policy.

Tonya Cunningham, Williams Road, joined the meeting by teleconference and read a statement dated November 3, 2021 that had been submitted to the Board from the Oxbow Condominium Trustees regarding an agreement for conditions at the field at 91 Oxbow Road.

Mike Lowery, Lakeshore Drive, joined the meeting by teleconference and recommended that the Board disband the Route 20 South Landfill Visioning Committee and suggested it had violated the Open Meeting Law.

Duane Galbi, Stonebridge Road, joined the meeting by teleconference to express opposition to Eversource conducting work on Stonebridge Road without the appropriate permits.

**A3. Eversource Grant of Location Hearing: Fuller Road – Northwesterly side at Amey Road; Install one (1) new pole #105/8A:** At 7:15 p.m., T. Fay opened the public hearing. T. Fay read details from the legal notice for the public posting for the hearing. The petitioner was not present and the hearing was paused until a representative from Eversource could connect to the meeting.

**A14. Consent: review and vote to approve:**

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 the question of approving and paying Anderson Kreiger Invoice #139927 in the amount of \$729.50 for professional legal services through September 30, 2021
4. Vote the question of approving and paying KP Law Invoice #133568 in the amount of \$12,641.30 for professional legal services through September 30, 2021
5. Vote the question of approving and signing the Disclosure by Non-Elected Municipal Employee of Financial Interest Form of Donna Lemoyne, Benefits Manager



6. Vote the question of approving and signing the Disclosure by Non-Elected Municipal Employee of Financial Interest Form of Louise Miller, Town Administrator.
7. Vote the question of approving and submitting the finalized Town of Wayland 2020 Re-precincting Plan (map, block data report, and legal descriptions) to the State Local Election Districts Review Commission.
8. Vote the question of entering into an agreement with LHS Associates, Inc. for the purchase of Election Tabulator hardware/software and support.
9. Vote the question of signing agreement with E.H. Wachs Company for Single Turner Valve maintenance Trailer and other related equipment.
10. Vote the question of signing agreement with Human Relations Service, Inc. for Community Mental Health Services.
11. Vote the question of signing agreement with New England Infrastructure Inc. for Old Sudbury Road Bridge Rehabilitation
12. Vote the question of signing agreement with Tasco Construction, Inc. for work related to the Old Stone Bridge over the Sudbury River project.
13. Vote the question of accepting Massachusetts emergency Management Agency's (MEMA) Emergency Management Performance Grant (EMPG) in the amount of \$3,500.00
14. Vote the question of assigning oversight to the Loker Grass Field project to the Permanent Municipal Building Committee.
15. Vote the question of designating authority to Louise Miller, Town Administrator, to enter into an agreement with Energy Advisors, 5 to operate on the Town's behalf in receiving bids for energy for Municipal use.
16. Vote the question of signing contract number 21-2018 amendment 1 with Kleinfelder Northeast Inc. for expanded scope of tasks in connection with the MWRA Permanent Connection Evaluation.
17. Vote the question of signing change order with Kneeland Construction Corporation for services related to the installation of the lift at Happy Hollow School.
18. Vote the question of entering into agreement with Avery Associates for appraisal services at 27 Sherman's Bridge Road.

C. Karlson moved to approve the Consent Calendar with the exception of Item #8. C. Karlson withdrew the first motion and moved approval of the Consent Calendar as written, seconded by D. Watkins. In discussion, C. Martin and A. Gutbezahl asked for clarification on several items. L. Miller and J. Bugbee provided more information. A. Gutbezahl noted that Item #10 was missing a pertinent attachment. C. Karlson withdrew the second motion and moved approval of the Consent Calendar with the exception of Item #10, seconded by D. Watkins. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A3. Eversource Grant of Location Hearing: Fuller Road – Northwesterly side at Amey Road; Install one (1) new pole #105/8A: (revisited)**

**a) Petitioners requests permission to erect or construct of a pole, to be owned and used in common by them, and for such other fixtures including anchors and guys as may be necessary to sustain or protect the wires of the line upon, along and across the public way described above.**

- 1. Open Hearing and Read Announcement**
- 2. Presentation and Recommendation**
- 3. Public Comment**
- 4. Board Discussion and Vote**
- 5. Close Hearing**

At 7:31 p.m., T. Fay reconvened the the public hearing. T. Fay re-read the petitioners request. Christine Crosby, representative from Eversource Energy joined the meeting by telephone and described the purpose of the petition to install a new pole on Fuller Road. J. Messini, Old Connecticut Path, joined the meeting in-person to ask if the old pole would be removed in a timely manner. C. Crosby noted the petition was for the

installation of a new pole and that no other pole existed. D. Watkins asked whether it would be a metal pole, to which C. Crosby responded that it would be a wooden pole. At 7:38 p.m., T. Fay closed the hearing.

C. Karlson moved, seconded by C. Martin, to approve the Eversource grant of location for installing one (1) new pole #105/8A on Fuller Road. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A4. Borrowing: discussion and vote to authorize Bond Anticipatory Note (BAN):** L. Miller reported on the bid results for two BANs that were recently bid. L. Miller recommended the Board vote to authorize the renewal BAN for \$465,000 to Newburyport Bank for the work at River’s Edge. L. Miller recommended the Board vote to authorize the renewal BAN for a total amount of \$1,669,429.00 for the purposes of completing various municipal projects to BNY Mellon Capital Markets with a premium of \$17,488.44.

C. Karlson moved, seconded by C. Martin, that the Board authorize two Bond Anticipatory Notes, one for \$465,000 to Newburyport Bank and one for \$1,669,429 to BNY Mellon Capital Markets. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A5. Annual Town Meeting 2022 Petitioners’ Workshop:** At 7:42 p.m., T. Fay opened the Petitioner’s Workshop, described the purpose of the workshop and invited potential petitioners to ask questions related to the 2022 Annual Town Meeting. There were no petitioners present. The Board discussed the article submission process. At 7:52 p.m., T. Fay closed the workshop.

**A6. Committee Appointments: Interview, discuss and potential vote to appoint:**

Committee	Potential Appointee	Term End Date
Youth Advisory Committee	Allison Kates	June 30, 2023
Cable Advisory Committee	Carl Rosenblatt	Until Project Completion

**Discuss and potential vote to ratify appointment:**

Committee	Potential Appointee	Representing	Term End Date
Permanent Municipal Building Committee	Jeanne Downs	School Committee	Until completion of the Loker Roof Project
Permanent Municipal Building Committee	Angela Young	School Committee	Until completion of the Loker Roof Project
Audit Committee	Samantha Shullo	School Committee	June 30, 2022

C. Karlson noted that the Board would interview and act on two appointments and also act to ratify three appointments previously voted by the School Committee. The Board interviewed A. Kates and C. Rosenblatt via video-teleconference. A. Kates and C. Rosenblatt described their intent to join and background related to the respective committees.

C. Karlson moved, seconded by C. Martin to appoint Allison Kates to the Youth Advisory Committee for a term ending June 30, 2023. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

D. Watkins moved, seconded by C. Martin, to appoint Carl Rosenblatt to the Cable Advisory Committee until project completion. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

C. Karlson moved, seconded by C. Martin to appoint Jeanne Downs and Angela Young to the Permanent Municipal Building Committee for the duration of the Loker Roof Project; and to appoint Samantha Shullo to the Audit Committee as the School Committee representative to a term ending June 30, 2022. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A12. Street Light Installation Request – Intersection of Hickory Hill Rd & Rte. 126. Potential Vote:** L. Miller reviewed the memorandum from Interim Police Chief Sean Gibbons regarding the installation of a street light at the Hickory Hill Road intersection. S. Crandall noted that all abutters within 500 feet had been notified of the request. L. Miller suggested the Board develop a Town policy addressing the installation and removal of street lights. A. Gutbezahl stated his support for the development of such a policy and suggested the Energy & Climate Committee (ECC) be consulted on that project.

C. Karlson moved, seconded by C. Martin, to approve the installation of a street light at the intersection of Hickory Hill Rd & Route 126/Concord Road. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A7. Hammond Road affordable housing project: Update from Mike Staiti, Chair of Municipal Affordable Housing Trust, on the status of the 12 Hammond Road project application:** Mike Staiti, Chair of the Municipal Affordable Housing Trust, joined the meeting in person and provided a presentation on the 12 Hammond Road project application. The Board and M. Staiti discussed the project. M. Staiti noted there was an abutter who has expressed opposition to the project. The Board voiced no major objections.

**A8. Fiscal Year 2023 Capital Project Submission: discussion with Town Administrator on Departmental Capital Project Submission. Potential vote to approve recommendation from Town Administrator:** L. Miller reviewed the proposed financing plan for the FY2023-FY2027 Capital Improvement Plan (CIP). There was discussion about the impacts on the tax rate and free cash. L. Miller also reviewed the summary of recommended projects for FY2023-FY2027 CIP and impacts on operating costs. L. Miller reviewed each of the department recommendations outlined in the memorandum, and further described some specifics of the Conservation Department requests which were not being recommended, like open space land acquisition. L. Miller described the process to partner with the Massachusetts School Building Authority for school building projects and the various capital needs at the elementary schools. J. Bugbee offered an explanation on the Oxbow Meadows project. L. Miller also reviewed the Surface Water Quality Committee capital requests. The Board offered feedback on the plan and recommended to quantify the resources needed to complete the projects. No action was taken.

**A9. Route 20 Survey: Review results, discuss next steps:** D. Watkins summarized the results of the survey. The Board agreed to have D. Watkins prepare a draft press release to publish the survey results.

**A10. Town Administrator Review & Evaluation: review evaluation form and timeline** T. Fay summarized the review and evaluation documents in the packet. D. Watkins expressed his wish to revise the form. There was a discussion about the procedure to revise the form, how to conduct the evaluation and the goals for which to evaluate L. Miller's performance. A. Gutbezahl recommended that the Board review the process in January.

**A11. Town Administrator update: a. Alta at River's Edge b. COA/CC c. CARES act funding d. Anti-Idling Policy e. Launcher Way f. 212 Cochituate Rd g. Police Chief Search h. School Bus Parking Forum i. Energy Contracts j. Energy Aggregation & Climate Action Plan k. Dudley Pond Boat Ramp**

**A11.a. Alta at River's Edge:** L. Miller reported that there would be a ribbon-cutting/ ground-breaking event planned in conjunction with the Governor's Office. L. Miller reported that the Massachusetts Department of Environmental Protection (MassDEP) had rescinded the discharge permit and that MassDEP would provide follow up questions which would result in another comment period in December.

**A11.b. Council on Aging/Community Center (COA/CC):** There was no further update on this project.

**A11.c. CARES Act funding:** L. Miller reported that she worked with the state and concluded that the Town had expenses that were eligible for reimbursement through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The expenses that qualified for reimbursement totaled \$1,222,120.92.

L. Miller reported that there would be another \$4 million dollars of funding expected from the American Rescue Plan Act (ARPA), for which the Board would need to decide how it would be allocated.

**A11.d. Anti-Idling Policy:** L. Miller recommended that the ECC could take on an anti-idling initiative, to propose appropriate Town policy, necessary signage, public education initiatives and applicable fines, if needed. A. Gutbezah, ECC liaison, agreed to contact the ECC.

**A11.e. Launcher Way:** L. Miller reported that the U.S. Department of Defense was expected to issue an RFP and that the Board should consider seeking either the right for first refusal or to purchase the property at a reduced price or below fair market value. L. Miller recommended to partner with Needham to petition for special legislation that would allow purchase below market value. A. Gutbezah noted that there was current federal law requiring that the property be sold at no less than fair market value.

**A11.f. 212 Cochituate Road:** At 10:31 p.m., A. Gutbezah disclosed a potential conflict of interest and recused himself from the meeting. L. Miller informed the Board that if it was interested in the property as a potential site for affordable housing then the transaction would need to be on the 2022 ATM Warrant, otherwise she recommended that the Board instruct the Treasurer to auction the property and collect the proceeds. There was a discussion about the best use of the property.

**A11.g. Police Chief Search:** At 10:44 p.m., A. Gutbezah returned to the meeting. L. Miller reported that the Police Chief interview process was underway. A. Gutbezah noted that there was an event hosted by the Human Rights, Diversity, Equity and Inclusion Committee (HRDEIC) on “Domestic Violence as a Human Rights Issue,” which was being held at the same time as the community forum on “Policing in Wayland” and asked L. Miller to see if the time for the “Policing in Wayland” could be changed. L. Miller agreed to request an adjustment to the start time, but noted it depended on the availability of the consultant who would be facilitating the forum.

**A11.h. School Bus Parking Forum:** L. Miller reported that a permit application was still before the Zoning Board of Appeals. T. Fay reported that he consulted with J. Downs of the School Committee to schedule a public forum, but did not yet settle on a date.

**A11.i. Energy Contracts:** L. Miller reported that the Town’s energy contract was soon to expire and she expected electricity rates to increase. L. Miller reported that a consultant had been retained to review alternatives to the state contract.

**A11.j. Energy Aggregation & Climate Action Plan:** L. Miller reported that the Town would issue an RFP for an energy aggregation consultant. L. Miller reported that the ECC was drafting a Climate Action Plan that would soon be available for review. C. Martin asked about the establishment of a new committee. A. Gutbezah confirmed that the resolution approved at the 2021 Annual Town Meeting included authorization for the Board to charge the ECC to convene an advisory team to develop the Climate Action Plan.

**A11.k. Dudley Pond Boat Ramp:** L. Miller reported that the Town did not have the title to either property located at 70 or 70B Dudley Road in order to obtain a permit and build the approved boat launch. L. Miller reported that Town counsel advised the Town to perfect the title either by taking the property by eminent domain, for which the Town would need to petition the Land Court, or alternatively to obtain a low value Treasurer’s deed. L. Miller reported that if the Town obtained the title to the land it could then apply for a permit from the MassDEP to construct a boat launch. C. Karlson expressed concerns about the lack of parking in the area.

**A13. Minutes – October 18, 2021 and November 2, 2021; review and vote to approve:**

C. Karlson moved, seconded by C. Martin, to approve the minutes of October 18, 2021 and November 2, 2021, as amended. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A15. Correspondence:** The Board reviewed the correspondence in the packet without comment.

**A16. Selectmen’s Reports and Concerns:** D. Watkins asked for clarification on the fuel type for the Wayland school buses. J. Bugbee clarified that the buses used diesel gas with an added diesel emissions fluid, which works to reduce pollutants in order to comply with 2010 federal emissions standards. D. Watkins recommended the Board consider the Route 20 South Landfill property for bus parking. T. Fay reported that

the Route 20 South Landfill Visioning Committee had met one time and the committee awaited the results of testing on the property that would inform its discussion and evaluation of potential future uses of the property.

A. Gutbezahl recommended the Board receive an update with respect to litigation related to Kenneth Nelson v. Town of Wayland, et al. at the next Executive Session. A. Gutbezahl reported that he had received objections to the recent change on the website to individual email accounts, and recommended reverting back to the website's contact form. A. Gutbezahl reported that there was a recent accident on Pequot Road between a motor vehicle and a school bus and constituents had expressed interest in installing a speed bump, and requested a future discussion. T. Fay recommended including the Chief of Police. A. Gutbezahl referred to a previous request that the working groups and its members be listed on the Town's website, and asked why it was not yet posted. L. Miller reported that some members have expressed privacy concerns, but may have a potential solution. A. Gutbezahl recommended that the Board discuss the establishment of a steering committee to support the development of an annual music festival and its related grant submission to the Wayland Cultural Council.

C. Martin reported that the Community Preservation Committee (CPC) was receiving input on its CPC plan through December 4 and recommended the Board discuss the plan at a future meeting. C. Martin reported that the Fire Station #2 building was seventy years old according to the original blueprints located in the library archives, and that G. Schuler would conduct a survey on the building to determine if its age would make it eligible for Community Preservation Act funding.

**A17. Topics Not Reasonably Anticipated by the Chair 48 Hours In Advance, If Any:** There were none.

**A18. 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; ~~H. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (6), discuss the acquisition, by gift, purchase or otherwise, interest in all or part of the parcels of land, on and off Elissa Avenue, north of the current X Golf business, and bounded by Elissa Avenue on the west and on the north by 185 Elissa Avenue, owned by the Town, from Boston Retail I, LLC; III. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a)(3) to discuss strategy with respect to litigation related to David Bernstein v. Planning Board of Wayland; IV. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a)(2), (3), and (6) to review and approve the executive session minutes of October 18, 2021 and November 2, 2021 Approve and Hold: Executive Session minutes of October 18, 2021 and November 2, 2021~~**

At 11:25 p.m., Chair T. Fay moved, seconded by D. Watkins, that the Board of Selectmen enter into Executive Session 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; pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a)(3) to discuss strategy with respect to litigation related to David Bernstein v. Planning Board of Wayland; pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a)(2), (3), and (6) to review and approve the executive session minutes of October 18, 2021 and November 2, 2021 with the intent to approve and hold said executive session minutes.

T. Fay intentionally omitted agenda item A.18.II from the Executive Session motion.

T. Fay declared 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, A. Gutbezahl, C. Karlson, C. Martin, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Chair, T. Fay invited attendance by Town Administrator L. Miller, Assistant Town Administrator J. Bugbee.

T. Fay announced that the Board would not reconvene in open session.

**A19. Adjourn:** T. Fay announced that the Board would adjourn from the executive session with no other public business to be held in open session.

**Items included in the packet and updated during the Board of Selectmen Meeting of November 8, 2021:**

1. Legal Notice of Public Hearing as published in the Town Crier on October 21, 2021, with attached
  - i. Grant of Location Petition from NStar Electric Company dba Eversource Energy and other companies for joint or identical locations for pole WO# 6006977
  - ii. Eversource Plan of Fuller Road by T. Thibault dated August 12, 202, Sheet 1 of 1
  - iii. Memorandum from Board of Public works dated September 21, 2021
2. Warrant Article Process: Guide for Petitioners
3. Draft 2022 Annual Town Election/Annual Town Meeting Schedule, last updated November 1, 2021
4. Youth Advisory Committee Application from A. Kates
5. Cable Advisory Committee Application from C. Rosenblatt
6. Plan: Proposed Site Plan of 11 Hammond Road in Wayland, MA, dated March 21, 2019, Sheet 1 of 1 with attached drawing and floor plans
7. Draft Survey Report: Re-Envisioning Route 20 Corridor from Board of Selectmen, dated 9/25/2021
8. 2021 Town Administrator Evaluation Policy and Purpose with Performance Evaluation Form September 2020 – August 2021
9. Event Announcement from Town Administrator: Community forum on “Policing in Wayland”
10. Interoffice Memorandum To: Louise Miller / Town Administrator From: Sean Gibbons / Chief of Police Re: Street Light at the intersection of Hickory Hill Road and Concord Road
11. Draft: Meeting Minutes, Board of Selectmen Meeting of Monday, October 18, 2021
12. Draft: Meeting Minutes, Board of Selectmen Meeting of November 2, 2021

**Items Distributed For Information and Use By the Board during the Meeting of November 8, 2021 Otherwise Not Included In The Packet (Handouts):**

13. Memorandum To: Board of Selectmen from Office of the Treasurer/Collector Re: Rivers Edge BAN Series A (Taxable) & BAN Series B (Tax-Exempt) dated November 8, 2021 with attached tables from Hilltop Securities, Inc.
14. Memorandum To: Board of Selectmen From: L. Miller, Town Administrator, B. Keveny, Finance Director, dated November 8, 2021 Re: Proposed Financing Plan for Draft FY2023-FY2027 CIP
15. Memorandum To: Board of Selectmen Cc: Finance Committee From: L. Miller, Town Administrator, B. Keveny Finance Director Date: November 8, 2021 Re: Summary of Recommended Projects for FY2023-FY2027 Capital Investment Plan

**Correspondence:**

1. Correspondence between RaeAnn Duff and Tom Fay, Board of Selectmen Chair, dated October 16, 2021 re: need of solutions regarding field space in Town.
2. Correspondence from Janot Mendler de Suarez to Board of Selectmen dated October 20, 2021 re: announcement of webinar series from NOAA to support climate resilience planning for communities.
3. Correspondence from Mary Ann Borkowski, Mei-Ling Ellerman, and Jeff Kurtz to Board of Selectmen, dated October 20, 2021 re: Request to have an HRDEIC member involved in the Police Chief Interview process.
4. Correspondence from Jessie Villatoro, WTA President to Board of Selectmen, dated October 22, 2021 re: Decision to provide bottled water to two of the five Wayland Public Schools.
5. Correspondence from the Vertex Companies to Board of Selectmen dated October 29, 2021 re: Notice of Public Meeting regarding the Public Involvement Site and Availability of Release Abatement Measure Status Report No. 3 of the River’s Edge Property.
6. Correspondence from Mark Foreman to Board of Selectmen dated November 2, 2021 re: Urgent need for Community Center/Council on Aging project to be resolved.

7. Correspondence from Emory Ford to Board of Selectmen dated November 3, 2021 re: status of PFAS in the Town's Drinking Water Supply
8. Correspondence from Oxbow Condominium Trustees to Board of Selectmen dated November 3, 2021 re: Settlement Agreement to the Recreational Field at 91 Oxbow Road.





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

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

**DRAFT Meeting Minutes**  
**BOARD OF SELECTMEN**  
**Monday, November 15, 2021**  
**7:00 p.m.**

**Wayland Town Building: Council on Aging Room**  
**41 Cochituate Road, Wayland, MA**

**Attendance:** Thomas J. Fay, Adam G. Gutbezah, Carol B. Martin, David V. Watkins

**Absent:** Cherry C. Karlson

**Also Present:** Town Administrator Louise Miller, Assistant Town Administrator John Bugbee, Management Analyst Seath Crandall, Finance Director Brian Keveny

**A1. Call to Order, Review the Agenda for Public:** At 7:02 p.m., T. Fay called the meeting of the Board of Selectmen to order when a quorum was present. T. Fay announced that members of the public were invited to attend and participate in-person or remotely. T. Fay announced each member by full name and that C. Karlson would be absent from the meeting. T. Fay reviewed the agenda for the public.

**A2. Announcements and Public Comment:** C. Martin acknowledged the Veteran's Day ceremony and announced a number of upcoming public forums, meetings and community events that were posted on the Town Calendar.

Alexia Obar, Dean Road, joined the meeting in-person and commented that she received the Assessor's Office mailing late and suggested the Board and Town communicate with residents using Facebook. A. Obar also expressed opposition to a bus forum and suggested it would assuage concerns about transparency if the previous bus location studies were posted online. A. Obar also suggested the Policing Forum be shared on Facebook.

Richard Turner, Nob Hill Road, Chair of the Public Ceremonies Committee connected by telephone and thanked the Board and T. Fay for participating in the Veteran's Day ceremony, and noted that it would be covered by the Town Crier.

**A8. Consent: review and vote to approve:**

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 the question of ratifying the expenditure of \$28,250.00 for Capital Project: COVID-19 Ventilation Improvements as approved by 2020 Annual Town Meeting. The work was required to repair ventilation at Claypit Hill School prior to reopening.
4. Vote the question of signing agreement with Human Relations Service, Inc. for Community Mental Health Services.
5. Vote the question of accepting Wayland Cultural Council's grant award in the amount of \$750.00 to the Wayland Archaeology Lab for support of the Inventory and Curation project.

D. Watkins moved, seconded by A. Gutbezah to approve the Consent Calendar. In discussion, L. Miller confirmed the funding source for Item #3, as asked by C. Martin. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Martin, D. Watkins. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

**A3. Comcast Renewal License: Joint meeting with the Cable Advisory Committee to discuss recommendation on a Renewal License Agreement with Comcast, and potential vote on further actions or agreement:** Cable Advisory Committee (CAC) members Douglas Levine and Jake Mohnkern joined the

meeting and participated by video-teleconference. D. Watkins stated he would participate as a member of the CAC. At 7:14 p.m., J. Mohnkern called the meeting of the CAC to order and announced each member by full name. Also participating by video-teleconference was William Hewig III, Town Counsel from K-P Law, P.C.

W. Hewig provided an update on the status of the negotiations with Comcast Cable Communications Management LLC (Comcast), which was described as acrimonious and frustrating. W. Hewig recommended the CAC accept the offer from Comcast which included: an annual subscriber rate of \$0.95 per subscriber for ten years, a flat payment of capital of \$3,500 per year, and 5% of gross annual revenues as an operating grant, up from 4.6% in the previous agreement.

D. Watkins moved, seconded by D. Levine, to accept the offer from Comcast for \$0.95 per subscriber, a baseline amount of \$3,500 in addition to 5% of gross revenue grant. Roll Call Vote: YEA: D. Levine, J. Munkhern, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 3-0.

At 7:25 p.m., D. Watkins moved, seconded by D. Levine, to adjourn the meeting of the Cable Advisory Committee. Roll Call Vote: YEA: D. Levine, J. Munkhern, D. Watkins. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 3-0.

**A7. Minutes –November 8, 2021; review and vote to approve:** There were no minutes ready to approve.

**A9. Correspondence:** The Board reviewed the correspondence in the packet.

**A6. Town Administrator update a. Alta at River’s Edge b. Bus Forum Scheduling c. Police Chief Search d. American Rescue Plan Act (ARPA):**

**A6.a. Alta at River’s Edge:** L. Miller reported that the Massachusetts Department of Environmental Protection re-released a draft discharge permit for the wastewater facility at Town Center to the Alta River’s Edge property, and that the thirty day public comment period would begin November 22, 2021. L. Miller reported there were some delays related to supply chain issues.

**A6.b. School Bus Parking Forum:** T. Fay suggested a public forum on bus parking be held on December 6, 2021. T. Fay agreed with A. Obar’s public comment that it may be helpful to post previous studies related to bus parking locations, but contended that a public forum on the issue could still be productive. A. Gutbezahl recommended those who cannot attend the forum be provided the opportunity to submit comments to the Board ahead of the forum.

**A6.c. Police Chief Search:** L. Miller reported that the Police Chief interview process was underway and the community forum on “Policing in Wayland” was being held the following evening, November 16, 2021.

**A6.d. American Rescue Plan Act (ARPA):** L. Miller reported that the Finance Director and Town Administrator would soon make a recommendation to the Board on how to allocate the \$4 million dollars of funding expected from ARPA. C. Martin expressed her preference for the Public Safety funds to be expended on the Fire Station #2 project, if it meets the criteria, for the stormwater funding to be expended in FY2024, and for the funds to be expended on the Oxbow Project, if allowable.

**A4. Committee Appointments: Interview, discuss and potential vote to appoint:**

Committee	Potential Appointee	Term End Date
Local Emergency Planning Committee	Huaibin Lu	June 30, 2022
Local Emergency Planning Committee	Doug Leard	June 30, 2023
Local Emergency Planning Committee	Brian Boggia	June 30, 2024
Cultural Council	Nora Rothschild	June 30, 2024

N. Rothschild, Rice Spring Lane, joined the meeting via video-teleconference and expressed her intent to join the Wayland Cultural Council and reviewed her related background. The Board interviewed N. Rothschild.

A. Gutbezahl moved, seconded by C. Martin to appoint N. Rothschild to the Wayland Cultural Council for a term ending June 30, 2024. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin, D. Watkins. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

H. Lu, D. Leard, B. Boggia joined the meeting via video-teleconference and each expressed his intent and relevant experience to serve on the Local Emergency Planning Committee (LEPC). The Board interviewed the potential appointees.

D. Watkins moved, seconded by C. Martin, to appoint H. Lu to the LEPC for a term ending June 30, 2022, D. Leard to the LEPC for a term ending June 30, 2024, and B. Boggia to the LEPC for a term ending June 30, 2023. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin, D. Watkins. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

**A5. Fiscal Year 2023 Capital Project Presentation by the Town Administrator, and discussion, possibly joined by members of the School Committee, Board of Public Works, and the Finance Committee; potential vote to submit:** L. Miller and B. Keveny presented slides that summarized the Draft Capital Plan for FY 2023 - FY 2027. L. Miller described each departmental request, key financial indicators and the Capital Improvement Plan (CIP), renamed as a Capital Investment Plan. B. Keveny reviewed the historical CIP budget process, and the need to develop a five-year rolling plan, rather than a one year plan. B. Keveny reviewed the projected five-year revenue and department budgets. B. Keveny demonstrated the fluctuations of cash capital, debt within the levy and free cash. B. Keveny reported that the goal for the debt service within the levy was approximately \$3 to \$5 million annually to stabilize the unused levy.

L. Miller and B. Keveny presented a five-year capital recommendation which included: a cash capital budget of \$600,000 to increase up to \$800,000 by 2027, to budget the debt service within levy at approximately \$3.05 million, the planned use of free cash of \$1.5 to \$2.0 million, as well as the use of Community Preservation Act funds, revolving funds, enterprise funds, stabilization funds and grants.

L. Miller reviewed the variations between what the departments requested and what was being recommended, and noted typically about one-third of departmental requests are not ultimately recommended for inclusion in the budget. L. Miller summarized some projects that were recommended in FY2023 to FY2027. B. Keveny reviewed the five-year CIP budget financing goals and recommendation for Omnibus Capital budget. B. Keveny presented a financial forecast for FY2023-FY2027.

B. Keveny described the process of transferring any surplus funds into a stabilization fund. L. Miller described the process to add funds to the Capital Improvement Stabilization Fund, with the excess of appropriated debt service within the levy, operating budget or fund with capital turnbacks. L. Miller noted that all expenditures from a stabilization fund require a two-thirds vote of Town Meeting. L. Miller and B. Keveny reviewed the challenges for the capital plan, especially in FY2023 and anticipated hurdles in FY2027 in relation to an elementary school project.

The Board offered comments and questions on the CIP. Clifford Lewis, Claypit Hill Road, Chair of the Board of Public Works, noted the impact on Transfer Station Enterprise Fund revenue related to the sale of recyclable materials. A. Gutbezahl suggested the Town work to take any action possible to begin the design process in relation to the forthcoming elementary school project. C. Martin recommended the Board discuss the options to fund the Capital Stabilization Fund. D. Watkins recommended the Board consider a Capital Stabilization Committee and quantify the resources needed to execute the projects in the plan.

T. Fay acknowledged that the recommendation would be transmitted to the Finance Committee.

**A10. Selectmen's Reports and Concerns:** C. Martin expressed the need for follow up on the issue raised by D. Galbi regarding permits held by Eversource at Stonebridge Road.

D. Watkins reported that he would provide a draft press release regarding the results of the recent Route 20 Survey. D. Watkins asked the Board figure out how the home rule petition for remote participation could be under the Board's purview. D. Watkins reported that there were two open positions on the Permanent Municipal Building Committee related to Library projects and wanted to discuss how to fill them. D. Watkins referred to a letter from George Harris, Holiday Road, questioning the Town Administrator's authority to submit a Site Plan Approval application to the Zoning Board of Appeal (ZBA) on behalf of the Town for the Town's Loker project. T. Fay stated that Town counsel provided an opinion that the L. Miller had full authority, as Town Administrator, to submit the application on behalf of the Town. A. Gutbezahl expressed

the problem with continuing to discuss issues that have been decided, especially one with an opinion of Town counsel advising the Town that L. Miller's actions were legally valid and permissible.

T. Fay thanked the Public Ceremonies Committee for organizing the Veteran's Day services. T. Fay acknowledged a public comment made at a previous meeting by member of the Board of Public Works, Mike Lowery, requested to disband the Route 20 South Landfill Visioning Committee (RSLVC). T. Fay noted that the work of that committee was expected to take several years due to the involvement of the U.S. Environmental Protection Agency, and that the committee awaited the results of testing on the property that would inform its discussion and evaluation of potential future uses of the property. T. Fay stated he spoke with M. Lowery since that meeting, and M. Lowery confirmed that the RSLVC had not committed any Open Meeting Law violations.

A. Gutbezahl asked about the Community Aggregation RFP and the posting of the working groups to the website. L. Miller reported that each were in process and would soon be released. A. Gutbezahl reported there was a property in Wayland that was displaying a sign with profanity, and asked if the Town could legally do anything about it given it was located on private property and therefore likely protected speech under the First Amendment.

**A11. Topics Not Reasonably Anticipated by the Chair 48 Hours In Advance, If Any:** There were none.

**A12. Executive Session: I. Pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a)(2), (3), and (6) to review and approve the executive session minutes of September 27, November 2 and November 8, 2021 Approve and Hold: Executive Session minutes of September 27, November 2 and November 8, 2021:**

At 9:30 p.m., Chair T. Fay moved, seconded by D. Watkins, that the Board of Selectmen enter into Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a)(2), (3), and (6) to review and approve the executive session minutes of September 27, November 2 and November 8, 2021 with the intent to approve and hold said executive session minutes.

T. Fay declared 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, A. Gutbezahl, C. Martin, D. Watkins. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

T. Fay announced that the Board would not reconvene in open session.

**A13. Adjourn:** T. Fay announced that the Board would adjourn from the executive session with no other public business to be held in open session.

**Items included in the packet and updated during the Board of Selectmen Meeting of November 15, 2021:**

1. Town of Wayland Board/Committee Appointments Status as of November 9, 2021
2. Wayland Cultural Council Application from N. Rothschild
3. Local Emergency Planning Committee Application from B. Boggia
4. Local Emergency Planning Committee Application from D. Leard
5. Local Emergency Planning Committee Application from H. Lu
6. Memorandum To: Board of Selectmen From: Louise Miller, Town Administrator Brian Keveny, Finance Director Date: November 8, 2021 Re: Proposed Financing Plan for Draft FY2023-FY2027 CIP
7. Memorandum To: Board of Selectmen Cc: Finance Committee From: Louise Miller, Town Administrator Brian Keveny Finance Director Date: November 8, 2021 Re: Summary of Recommended Projects for FY2023-FY2027 Capital Investment Plan
8. Memorandum To: Board of Selectmen From: Seath Crandall, Management Analyst Date: November 10, 2021 Re: Wayland Allocation Amount of APRA funds with attachments from US Department of Treasury re: Example Uses of Funds

**Items Distributed For Information and Use By the Board during the Meeting of November 15, 2021 Otherwise Not Included In The Packet (Handouts):**

9. Slide Presentation: Draft Capital Investment Plan FY2023-FY2027 dated November 15, 2021

**Correspondence:**

1. Correspondence from Eversource Gas Company of Massachusetts to Board of Selectmen dated November 2, 2021 re: Notice of Filing and Public Hearing on Petition for approval of a three-year energy efficiency plan for calendar years 2022 through 2024.
2. Correspondence from Duane Galbi to Board of Selectmen dated November 7, 2021 re: Concern over Eversource updating power lines
3. Correspondence from George Uveges to Board of Selectmen dated November 9, 2021 re: Rise of property assessments of Condos versus Single Family Homes.
4. Correspondence from Sherre Greenbaum to Board of Selectmen dated November 9, 2021 re: Public records request of 264 Old Connecticut Path.

**BOARD OF SELECTMEN**  
**Monday, November 22, 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 the question of approving and signing non-liquor licenses (see attached memo to come)
4. Vote the question of approving and accepting Sustainable Materials Recovery Program (SMRP) grant in the amount of \$5600.00 for the Town's Recycling Dividends Program and to approve expenditure of said funds as outlined in the grant agreement.
5. Vote the question of approving and accepting the Executive Office of Public Safety and Security's Office of Grants and Research's (OGR) grant in the amount of \$48,400.00 for the Town's FY22 Body Worn Cameras grant program and to approve expenditure of said funds as outlined in the grant agreement.
6. Vote the question of approving and signing agreement with Boardmans Animal Control Inc. for animal control and animal inspection services.
7. Vote the question of approving and paying Anderson Kreiger Invoice #1356055 in the amount of \$638.00 for professional legal services related to Alta at Rivers Edge through October 31, 2021
8. Vote the question of approving two (2) sandwich boards to be displayed from November 23, 2021 to November 30, 2021 at the following locations: Old Connecticut Path and Cochituate Road (Five Paths); and Route 20/Old Connecticut Path by Coach Grill promoting Wayland High school Scholarship Program
9. Vote the question of approving four (4) sandwich boards to be displayed starting November 23, 2021 to November 27, 2021 at the following locations: Old Connecticut Path and Cochituate Road (Five Paths); Town Center (Corner of Routes 20 & 27); Fire Station two in Cochituate and Route 20/Old Connecticut Path by Coach Grill promoting Wayland Youth Lacrosse Registration. Request is also made to continue display for the following weeks:
  - Nov 27 – December 3, 2021
  - Dec 4 – Dec 10, 2021
  - Dec 11 – Dec 17, 2021
  - Dec 18 – Dec 24, 2021
  - Dec 25, 2021 – Jan 1, 2022
10. Vote the question of appointing Kim Reichelt as the School Committee representative to the Route 20 South Landfill Visioning Committee for a term ending November 1, 2023

**To:** Board of Selectmen  
**From:** Teri Hegarty, Management Analyst  
**Date:** November 22, 2021  
**Re:** 2022 Non-Liquor License Renewals

---

The following is the list of licenses that are ready for approval for 2022.

**VOTE:** TO APPROVE THE 2022 RENEWAL OF THE COMMON VICTUALLERS' LICENSES, ENTERTAINMENT LICENSES, AUTO DEALER LICENSES, AND SALE OF SECOND-HAND ARTICLES LICENSE AS PRESENTED IN THE NOVEMBER 22, 2021 MEMORANDUM TO THE BOARD OF SELECTMEN PENDING RECEIPT OF ALL SIGNED RENEWAL PAPERWORK; (WHERE APPLICABLE); UPDATED INSURANCE INFORMATION (WHERE APPLICABLE); ANY OUTSTANDING TAXES AND/OR FEE PAYMENTS (WHERE APPLICABLE); AND ANY OUTSTANDING INSPECTIONS (WHERE APPLICABLE).

**VOTE:** VOTE THE QUESTION OF DESIGNATING LOUISE MILLER, TOWN ADMINSTRATOR, AS THE SOLE SIGNATORY TO SIGN OFF ON ALL 2022 APPROVED RENEWALS LISTED IN THE NOVEMBER 22, 2021 MEMORANDUM.

**The following Common Victualler's Licenses for 2022:**

110 Grill Management LLC, dba 110 Grill	171 Commonwealth Avenue	Victualler License
BBRG TR, LLC dba Coach Grill	55 Boston Post Road	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
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
Testa's Restaurant Group, LLC dba Giacomo's Restaurant of Wayland	14 Elissa Avenue	Victualler License
Starbucks	44 Main Street	Victualler License
Olivia Pizza, Inc., d/b/a 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
Fresh Food Holdings, LLC., d/b/a The Bagel Table	21 Andrew Avenue	Victualler License
China Rose	15 East Plain Street	Victualler License
Jindu Modern Asian Cuisine	131 Boston Post Road	Victualler License

**The following Auto Dealer Licenses for 2022:**

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 Automotive Sales, Inc.	322 Commonwealth Road	Used Car Dealer's License Class II
Wayland Auto Repair & Sales, LLC, d/b/a Wayland Car Clinic	356 Boston Post Road	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

**The following Entertainment Licenses for 2022:**

110 Grill Management LLC, dba 110 Grill	171 Commonwealth Avenue	Entertainment License
The Local Restaurant of Wayland, LLC dba The Local Restaurant	11 Andrew Avenue	Entertainment License
The Villa, Inc.	124 East Plain Road	Entertainment License
Testa's Restaurant Group, LLC dba Giacomo's Restaurant of Wayland	14 Elissa Avenue	Entertainment License
Starbucks	44 Main Street	Entertainment License

CNC Golf, LLC dba X-Golf Wayland	60 and 66 Andrew Avenue	Entertainment License
Einstein Brothers Bagels #2996	44 Main Street	Entertainment License
Jindu Modern Asian Cuisine	131 Boston Post Road	Entertainment License

**The following Sale of Second-Hand Articles Licenses for 2022:**

Almaari Jewelers	65 Andrew Avenue	Sale of Second-Hand Articles License
------------------	------------------	---

*Current licenses not listed in this memo, including Cook's Automotive, Wayland Mobil and Wayland Imports, will be included in an upcoming meeting agenda.*

**BOARD OF SELECTMEN**  
**Monday, November 22, 2021**  
**7:00 pm**  
**Wayland Town Building**  
**41 Cochituate Road, Wayland, MA**

**CORRESPONDENCE**

1. Correspondence from Seth Roman to Town Clerk dated October 1, 2021 re: resignation from committee memberships to the Economic Development Committee, Route 20 South Landfill Committee, and Wastewater Management District Commission.
2. Correspondence between Police Chief and Molly Faulkner dated November 14, 2021 re: response to suspected gunfire/noise near Town Community Garden.
3. Correspondence to Board of Selectmen from Carol Repose dated November 15, 2021 re: the display of Profanity on the inside of a private residence.
4. Correspondence from Town Administrator to Duane Galbi dated November 19, 2021 re: Concern over Eversource updating power lines
5. Correspondence from Town Administrator to Sherre Greenbaum dated November 19, 2021 re: Public records request of 264 Old Connecticut Path.