

PACKET

Mar 3

2022



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

STEPHEN CRANE
ACTING TOWN ADMINISTRATOR
TEL. (508) 358-3620
www.wayland.ma.us

BOARD OF SELECTMEN

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

BOARD OF SELECTMEN
Thursday, March 3, 2022
7:00 p.m.
Wayland Town Building; ZOOM
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 via remote participation. No in person attendance by members of the public will be permitted. 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.

- 7:00 pm 1. Call to Order, Review Agenda for Public
- 7:02 pm 2. FY2023 Draft Budget Presentation by the Finance Committee, including a presentation on proposed Debt Exclusion items
- 8:15 pm 3. FY2023 Budget: discussion and potential next steps
- 8:30 pm 4. Debt Exclusion Questions: review timetable for decisions
- 8:40 pm 5. 2022 Annual Town Meeting: Discussion and potential vote to insert and take a position on Warrant Articles; refer to the list of articles in the Board's packet.
- 9:30 pm 6. Adjourn

WAYLAND TOWN CLERK
2022 MAR - 1 AM 10:51



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VIA ELECTRONIC MAIL

February 22, 2022

Mr. William Steinberg
Chair, Wayland Finance Committee
41 Cochituate Road
Wayland, MA 01778

Dear Mr. Steinberg:

The Board of Selectmen requests the written recommendation of the Finance Committee on the Board's proposed Proposition 2 1/2 Ballot Question to be placed before the voters on May 10, 2022 to fund the construction of a grass playing field, and related items, at the Loker Recreation area, and for the construction of a Council of Aging Community Center. Details of and justification for these two projects are outlined in the enclosed warrant articles.

The Board of Selectmen requests that the Finance Committee make a presentation on its written recommendation for this and all proposed Proposition 2 1/2 Questions at the meeting of the Board of Selectmen on March 3, 2022. After the Selectmen approve the placement of any Proposition 2 1/2 questions on the May 10, 2022 ballot, the Finance Committee is asked to make a second presentation on its recommendation at a public forum before the election.

Also enclosed is the Board of Selectmen's Policy on Proposition 2 1/2 Questions which outlines the local process for placing debt exclusions on the ballot, and includes the information the Finance Committee should provide in its presentations.

Thank you for your service to the town. The Finance Committee's role in understanding the impact of funding new projects is of the utmost importance and your work is greatly appreciated.

Sincerely,

/s/ Thomas J. Fay

Thomas J. Fay, Chair
Wayland Board of Selectmen

Enclosures

Article O. Loker Grass Field Construction

Proposed by: Board of Selectmen/Recreation Commission

Estimated Cost: \$2,500,000

To determine whether the Town of Wayland ("Town") will vote to:

To determine whether the Town will vote to:

- a) Appropriate a sum of money of not more than \$2,500,000 to be expended under the direction of the Permanent Municipal Building Committee for designing, permitting, engineering and constructing a multi-purpose natural grass athletic playing field at the Loker Conservation & Recreation Area including playing surfaces, lighting, drainage, landscaping, recreational amenities, access and parking areas; and any and all other costs incidental or related thereto;
- b) Provide for said appropriation by borrowing, taxation, transfer from unappropriated funds, transfer from available funds appropriated for other purposes, or otherwise, provided not more than \$189,160.59 of the funds appropriated shall be transferred from the Recreation Stabilization Fund;
- c) Authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow up to said sum in accordance with Massachusetts General Laws Chapter 44, section 7 and 8 and any other enabling authority, and issue bonds or notes of the Town therefor; and
- d) Authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder in accordance with Massachusetts General Laws Chapter 44, section 20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs

Proposer's Comments (if needed, 150-word limit per Town Code):

Since 2000, Wayland has invested over \$2,000,000 in the purchase and design of the Loker site. The land is deeded specifically for recreational use and continues to lie vacant for over 20 years. Recreation studied and pursued over a dozen other suitable options to alleviate the over-usage of its grass fields and Loker was deemed most suitable for a field. The addition of this field will alleviate the overuse of fields by allowing for the rest and rehabilitation of existing recreation fields that need repair. Existing conditions of Wayland grass fields are deteriorating and deficient. Rehabilitation would ensure safer playing fields for all Town residents. The addition of a field with lighting will become increasingly more important since Wayland Public Schools shifted school start times later in the day. Access to outdoor recreation is valuable to both individuals and the Wayland community at large, now more than ever.

FINANCE COMMITTEE COMMENTS:

This article would authorize up to \$2.5 million for construction of a natural grass field at the Loker Conservation & Recreation area. The Loker Grass Field project includes the permitting, engineering, and construction of a multi-purpose natural grass athletic playing field at the Loker Conservation & Recreation Area (414 Commonwealth Road), at the northeast corner of the intersection of Route 30 (Commonwealth Road) and Rice Road in Wayland (map included in Appendix A). The project would include grass playing surfaces, lighting, drainage, landscaping, recreational amenities and equipment, spectator areas, access and parking areas and

trailheads for use by the community. This project will provide an outdoor land-based recreation venue for passive and active recreation. It is estimated that thousands of participants and or residents would use a field at Loker each year for sports, camps, community events and trail access. The project would provide better parking and access to the abutting conservation trails and new plantings could be used to better protect and preserve the natural, wetlands and historical features of the property.

The Recreation Commission has stated the need for additional athletic fields in Wayland for many years and several studies that have been undertaken since 2010 have documented this need. The Town cannot currently meet demand at our present field capacity, has been unable to find fields in other towns with capacity to rent, and, as a result, may need to turn kids away from youth sports. Studies have provided data regarding both the insufficiency in the number of fields and overuse of the existing fields (see the following: Wayland Town Master Plan from June 2010; report by Gale Associates, Inc., dated July 15, 2010 (the "Gale Report"); Town of Wayland Open Space & Recreation Plan from 2016; and Wayland Town wide Recreation Facilities Plan by Weston & Sampson in January 2018). All of these studies and the need for additional athletic fields were reiterated and reinforced during a public forum held on August 30, 2021, by the Board of Selectmen.

This project would serve the needs for youth athletics as well as the community at large. It is estimated that more than 6,000 children, adults, and seniors use Wayland Recreation sites annually. It is also expected that public school student enrollment and Wayland's senior population will both grow over the next decade and this additional field will help serve burgeoning needs. Reports indicate that there is currently a deficit of seven to ten-field grass fields in Town. The proposed Loker grass field could reduce the deficit and provide a field that could be used later in the day to accommodate students' later school days.

The field would be built on an area that the Town purchased for \$1.7 million in 2000. At a Special Town Meeting in November 2017, the Town approved design funds for a turf field project, of which \$154,000 was expended. At Annual Town Meeting in 2004, 8.37 acres of the vacant 28.20 acres of property was delineated for recreational use, the remainder for conservation land. This project would result in a multi-purpose natural grass athletic venue on the parcel designated for recreation.

The location of the project, the former Dow Chemical facility, was cleaned up approximately twenty years ago according to the required standards at that time. In 2019, the Board of Selectmen contracted with CMG Environmental, Inc. to conduct a third-party independent environmental review to assess any potential hazards when comparing present-day standards to those in place at the time of the cleanup. A representative of CMG Environmental, Inc. attended a Board of Selectmen meeting in February 2020 to present the findings, and stated they had no hesitation allowing his own family members to play on a turf field at this location.

On October 3, 2021 STM voted first in favor of Article 1, for a three-year moratorium on synthetic/artificial turf fields (353-77) and then (327-120) in favor of Article 2, specifically to spend up to \$125,000 to design a grass field at the Loker site. The site was previously designed as a synthetic turf field, but not approved by voters (the proposed turf field did not obtain the 2/3rd threshold needed to approve the project at 2019 or 2021 ATMs despite voter approval of the use of excluded debt for the project at the polls in the April 2019 election). Design for the

natural grass field is expected to be complete and the project put out to bid to determine the costs before the 2022 Annual Town Meeting.

TIMELINE

- 1) **Design & Development** - Underway, October 2021 to May 2022
- 2) **Bid & Contract** - To be completed by May 2022
- 3) **Permitting** - To be completed in 2022
- 4) **Build** - if approved at 2022 ATM, the field would be built between May and September 2022
- 5) **Grow** - Grass roots establish for minimum of 2 growing seasons until Spring 2023
- 6) **Open for Play** - Possible play in late summer/early fall 2023
- 7) **Operate and Maintain** - Loker field will allow restoration/rehabilitation of an existing field in 2023 - 2024
- 8) **+1 Additional field footprint** will be effectively added to the total field inventory by Spring 2025.

FUNDING

\$118,000 Parking Area and Trail head improvements, with already approved CPA Funds

\$189,160 possible transfer from the Recreation Stabilization Fund (requires 2/3), up to \$200,000 possible transfer from Recreation Field Revolving Fund Total TBD: Any balance of the low bid that is otherwise not funded by CPA, Stabilization Funds, or Recreation Funds would be requested from 2022 ATM (Total less -\$507,160.59)

The Board of Selectmen recommends Blank. Vote:

ARGUMENTS IN FAVOR:

ARGUMENTS OPPOSED:

RECOMMENDATION: The Finance Committee recommends Blank. Vote:

QUANTUM OF VOTE: Majority.

For more information about this article, contact Katherine Brenna at kbrenna@wayland.ma.us



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: APPROPRIATE FUNDS TO CONSTRUCT A NEW COUNCIL OF AGING COMMUNITY CENTER **Estimated Cost:** \$15,000,000.00

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town of Wayland (“Town”) will vote to:

- 1) raise and appropriate, transfer from available funds, or borrow the sum of fifteen million dollars (\$15,000,000.00) for the design, engineering, construction, equipping, and furnishing of a new Wayland Council of Aging Community Center (“COACC”) to be located at the Municipal Parcel and adjacent parcels of land located on and off Boston Post Road and Andrew Avenue in Wayland, Massachusetts shown as Lot 4-1, Lot 8-1, Lot 9-1B, Parcel R-20-1, among others, shown on a plan prepared by the Town Surveyor entitled “Plan of Land Wayland, Massachusetts Showing Proposed Municipal Parcels” dated July 21, 2015, and recorded at the Middlesex South Registry of Deeds as Plan 616 of 2015, a copy of which plan is on file in the Office of the Town Clerk, and any and all incidental and related costs, including but not limited to, site evaluation, engineering and design services, and project management services for the design, bidding and construction, including but not limited to schematic and final design, construction documents, and bidding and construction oversight, building demolition and site preparation, paving, and landscaping, and to authorize the Board of Selectmen to expend these funds, without further appropriation, but with the approval of the Permanent Municipal Building Committee;
- 2) determine whether such appropriation shall be funded by taxation, by transfer from unappropriated funds, transfer from available funds already appropriated for another purpose, by borrowing under Massachusetts General Law Chapter 44 or other enabling authority, or otherwise;
- 3) authorize the Treasurer, with the approval of the Board of Selectmen, to borrow said sum pursuant to G.L. c. 44, sections 7 or 8, or any other enabling authority, and issue bonds or notes of the Town therefor;
- 4) authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, to be applied to the payment of costs approved hereunder in accordance with G.L. c. 44, section 20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs;
- 5) authorize the Town Administrator/Town Manager to take any action necessary to carry out this program; and
- 6) provided, however, that no funds appropriated under this article be expended until the Town of Wayland acquires control of the named parcels and achieves satisfactory environmental testing for PCBs as requested at the November 9, 2015 Special Town Meeting.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

A Council on Aging/Community Center (“COACC”) has been a Town priority for many years. The Council of Aging/Community Center Advisory Committee (“CoA/CCAC”) worked on a proposed project at the Wayland Town Center (“Town Center”) as far back as May 2015. Town meeting has twice appropriated funds for a COACC to be built at Town Center. The project at the Town Center initially involved using the existing approximately 12,232 square foot building on the so-called “Municipal Parcel” and use of adjacent parcels. This area is at the westernmost portion of Town Center. The Town has negotiated acquisition of the Municipal Parcel and other adjacent parcels, which are needed to build an adequate facility. The Council on Aging (“CoA”) sought consideration of other locations within the Town to build a COACC. Most recently, at the 2021 Annual Town Meeting, at the urging of the CoA, residents voted to authorize the Board of Selectmen to acquire land behind the



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

current X-Golf business at Town Center for the eventual construction of a COACC. Those negotiations have been unsuccessful, and no agreement is expected.

Passage of this article will authorize the appropriation of \$15,000,000.00 to build a new COACC at the municipal parcels, located on the western most portion of the Wayland Town Center. The cost of the project is expected to be

The proposed COACC will be a _____, _____ square foot, building.

Community centers provide people of all ages the opportunity to work, play, and, most importantly, to gather and strengthen their connections to one another. This will be especially so in the years ahead as more people will be working in their homes, due to changing habits resulting from COVID-19. Once this virus moves on, our Town will need even more spaces for us to gather.

There are many Town needs unmet today due to a lack of space. The CoA has no small room meeting space for the many different types of counseling in which they engage, such as offering professional tax-related advice. Indoor recreation activities are scattered throughout the Town. Many activities are unable to be scheduled at all as a result of a lack of space. For example, the Wayland Arts Center was closed to make room for the fire department expansion at Fire Station 2, in Cochituate Village, that resulted in the cancellation of all arts-related activities there.

The Town also needs more space for organized group activities. Participation in organized activities continues to rise, especially among younger residents and children, and the Town has little space for these groups to meet. Wayland’s youth often participate in multiple sports and clubs over a year – and even over a season – and the town needs space to meet the needs of these groups. Some examples are the Girl and Boy Scouts, Wayland Dads and Wayland Children and Parents Association (WCPA).

In addition to the lack of space for general activities, the CoA is currently unable to provide sufficient private meeting and record storage space for services requiring confidentiality, such as Medicare enrollment, fuel assistance, among other things. In some cases, Wayland residents are sent to other communities for these services or hold confidential meetings in unheated closets.

The need for space for CoA services is particularly acute. Our peer towns that have built out CoA space have 1.2 to 1.6 square feet per capita – with some, including Concord and Sudbury, in the design phase to expand ??????. Wayland has .74 square feet per capita, approximately 10 percent of our peer towns.

By way of background, the Council on Aging/Community Center Advisory Committee (CoA/CCAC) retained an engineer to conduct an alternative site analysis of the appropriate town-owned parcels that could be used for a community center, including the existing Wayland Town Building, Alpine Road, Orchard Lane, the high school, Claypit Hill School, the Paine Estate, and the former Department of Public Works site at the Middle School. The report found appreciable challenges with each of these alternative sites.

It has been suggested that the town temporarily lease space at the Town Center for a COACC. According to the CoA, this idea does not address the long-term needs of the town. Further, according to the CoA, it will merely increase the cost of the overall project and possibly delay it even further. Because the space needs of a community center and the CoA are not simple generic space, but rather unique to that use, interior build-out of any leased space will be required. This will add to the cost and delay the eventual occupancy of a permanent structure. Further, the costs, according to the CoA, could very well equal the cost of the proposed structure at the Municipal Parcels.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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The need for space for the CoA is acute and growing. Wayland's senior population is expected to continue to grow until 2030. Already more than twenty-seven percent of Wayland residents are 60+ years old and eligible for local, state, and federal programs and services. Residents also use the CoA to understand and seek services for their aging parents. State guidelines recommend provision of five to six square feet per senior, while Wayland's underserved seniors are squeezed into 2800 sq. ft. in the Wayland Town Building, plus a patchwork of other spaces.

Locating the senior/community center at the municipal pad increases its visibility and places it in a walkable community so that residents can stroll to shops, restaurants, housing, a health club, and medical offices without having to drive between these uses. In addition to the space itself, adequate parking can be provided at the municipal pad, with overflow parking readily available in the nearby Town Center lots, and on-street parking for peak events.

The Wayland Real Asset Planning Committee (WRAP) opined on the municipal parcel in its June 2017 report. They reported that the property is centrally located to the privately-owned Town Center development, zoning is in place for municipal use, utilities are stubbed to the property line, and wastewater capacity of 3000 gpd is available. Items to consider include the parking needs to be constructed, the property is within a Zone II protection area, and there are wetland and riverfront areas to consider.

Some residents have raised concerns about past environmental issues at this site. Previous environmental studies determined that there were PCB levels at a portion of the site that were above reportable levels set forth by the Massachusetts Department of Environmental Protection ("DEP"). More recent testing in 2015 determined that PCB levels were below DEP reportable levels. That report states:

In other words, the identified concentration of PCBs in soil would not post a significant risk of harm to human health, public welfare, safety, or the environment under any current or reasonable foreseeable future scenario of unrestricted use (including recreational, day care, or gardening use of the Site.)

Some residents have expressed concern with the proximity of the building to the Sudbury River. This project will proceed through the standard permitting with town boards. The CoA/CCAC will work with the Conservation Commission to ensure that future improvements to the property are in compliance with wetlands and riverfront setback requirements.

The CoA/CCAC also coordinated with the Recreation Department, the CoA, and other departments in order to propose an affordable, flexible, and efficient facility. In 2015, their final report concluded that the Town Center location was the optimal site for this project.

The Town Center location is ideal because it is central to Wayland, and is located in a walkable retail area, along the popular bike path, which makes it user-friendly for seniors, families and residents alike. Locating the Community Center at the Town Center will encourage the everyday connections with neighbors and friends that make a small town like Wayland a great place to live.

The Town has spent _____ to date to secure a site and develop a Community Center at the Town Center. Of that sum, _____ has been spent on design.

The Finance Committee has recommended including this project in a debt exclusion. Under Proposition 2½, the town's taxes cannot exceed the levy limit. A debt exclusion allows raising funds beyond the levy limit to pay for bonds associated with a project. The ability to raise the extra levy expires when the debt associated with the project is paid off.



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The cost to service the debt for the COACC construction will cause the average tax bill to increase in the year 2024 by _____, or _____ per \$1000 of home valuation. The average tax rate impact over an entire term of the debt will be _____ per \$1000 of home valuation.

The new building will require increased custodial care at an anticipated annual cost of _____ in 2024. No other staff hires are expected due the building's construction.

Proposer's Comments (if needed, 150-word limit per Town Code):

Town meeting has twice appropriated funds for a COACC to be built at Town Center. At the 2020 Annual Town Meeting residents voted to permit monies previously allocated for feasibility, design, construction and bid documents for a multi-use Council on Aging/Community Center to be used for a facility located at an appropriate location within the Town of Wayland. The Board of Selectmen has negotiated an agreement with the current owners of the municipal parcels. This article seeks Town Meeting to appropriate monies to construct a much needed COACC on the municipal parcels.

Contact Information for Publication in Warrant

Contact Person Name: Stephen Crane, ATA Contact Person Phone: 508-358-_____

Contact Person Town Email: scrane@wayland.ma.us

Proposing Board Information

Board Name: Board of Selectmen

Board Vote (Quantum) to Submit Article: _____ Date of Board Vote: _____

Signature of Board Chairperson: _____ Date: _____

POLICY ON PROPOSITION 2 1/2 BALLOT QUESTIONS ²

Board Policy

From time to time, the Board may be asked by the Finance Committee or other boards or committees to place a Proposition 2 1/2 levy limit override question ("Override Question") or debt exclusion question ("Exclusion Question") on the ballot (although the Board can choose to place such questions on the ballot without having been asked by any other board or committee). Set forth below are the minimum steps that the Board should take before voting to place an Override or Exclusion Question on the ballot:

The Board shall ask the requesting board or committee to provide it with a written request to place an Override or Exclusion Question on the ballot. Such written request should be received at least two weeks prior, if possible, to the Board's vote. In the case where the Board desires to place an Override or Exclusion Question on the ballot without having been asked by any other board or committee to do so, it shall request a written recommendation from the Finance Committee. Such written recommendation should be received at least two weeks, **if possible**, prior to the Board's vote.

The Board shall ask the Finance Committee to make a presentation to the Board at a public meeting in which it reviews in detail (i) the Town's current and projected financial position, (ii) its understanding of the rationale for both the timing and amount of the Proposition 2 1/2 override or exclusion, (iii) the consequences of not placing the question on the ballot or, alternatively, the question being rejected by a majority of the voters, (iv) any discussions it may have had with other boards or committees concerning the need for a ballot question, and (v) any other information that it or the Board determines to be important in making a decision on placing the question on the ballot, e.g., any available details related to the Town's budget or the School budget. Such meeting should be held at least one week prior to the Board's vote.

After completing the above, the Board will discuss the merits of placing the Override or Exclusion Question on the ballot, review the ballot question language, and vote on whether or not to place the question on the ballot.

² Proposition 2 1/2 limits the amount of revenue a town may raise from local property taxes each year to fund municipal operations. This amount is known as the annual levy limit. General Laws Chapter 59, Section 21C allows a town to increase tax revenues above that limit with voter approval.

Proposition 2 1/2 establishes two types of voter approved increases in taxing authority, i.e., levy limit overrides and exclusions. A levy limit override increases the amount of property tax revenue a community may raise in the year specified in the override question and in future years. The purpose of an override is to provide funding for municipal expenses, such as annual operating and fixed costs. An exclusion increases the amount of property tax revenue a community may raise for a limited or temporary period of time in order to fund specific projects, e.g., land acquisitions or building construction.

To seek voter approval, Proposition 2 1/2 referenda questions are placed on an election ballot by vote of the "local appropriating body," which is defined in towns as the Board of Selectmen. A majority vote of the entire board is needed to place an override question on the ballot. A two-thirds vote of the entire board is needed to place an exclusion question on the ballot. The board must vote the question exactly as it will appear on the ballot. Except for the purpose of the override or exclusion, specific language must be used for the ballot question. Proposition 2 1/2 referenda questions may not be placed on the ballot by vote of town meeting or through use of a local initiative, i.e., petitioners.

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Following a vote to place an Override or Exclusion Question on the ballot, the Board shall hold a publicly noticed meeting at which the subject of the Override or Exclusion Question is discussed. The Board shall ask the Finance Committee to make a presentation similar to the one noted in (2) above. The public should be given the opportunity to ask questions and make comments at this publicly noticed meeting.

The Board may or may not decide to take a formal position on the merits of the Override or Exclusion Question prior to the Town Election at which such question will be voted on by the electorate.

Adopted on November 12, 2002; revision prepared 10/1/10

	APPROVED	PROPOSED		
	Budget	Budget	\$ Var	% Var.
	FY 2022	FY 2023	FY23-FY-22	FY23-FY-22
<i>All dollars in thousands except otherwise noted</i>				
1 <u>Operating Budget</u>	88,722	92,616	3,895	4.39%
Change Over Prior Year	2.99%	4.39%		
2 <u>Other Expenses</u>	1,021	1,571	550	53.88%
Cash Capital & Articles	600	625	25	4.17%
Cherry Sheet Offsets	23	23	0	0.00%
State Assessments	117	142	25	21.43%
Overlay & Overlay Deficits	155	155	0	0.00%
OPEB	0	500	500	100.00%
Article/ Articles	126	126	0	0.00%
3 <u>Total Amount to be Raised (1+2)</u>	89,743	94,187	4,445	4.95%
	3.18%	4.95%		
4 <u>Total Revenues</u>	89,743	94,187	4,445	4.95%
	3.18%	4.95%		
Property Tax Revenue	77,152	80,156		
Local Receipts	5200	5300	100	1.92%
Free Cash	-	-		
Overlay Surplus	-	-		
Other Revenue	7,390	8,731	1,341	18.14%
State Aid	6,534	7,298	764	11.69%
Ambulance Receipts	374	374	0	0.00%
Bond Premium	-	-		
Transfers from other funds	482	1,059	577	119.74%
<u>Real Property Tax Rate Forecast</u>				
Property Tax Revenue	77,152	80,156	3,004	3.89%
Percent Change in Tax from Prior Year	4.16%	3.89%		
Dollar Change in Tax from Prior Year	3,083	3,004	-79	-2.57%
Divided by Total Assessed Valuation	4,204,426	4,246,470	42,044	1.00%
Equals Tax Rate (Mils)	18.35	18.88	1	2.86%
Percent Change in Tax Rate from Prior Year	-0.92%	2.86%		
Percent Change in Full Valuation from Prior Year	5.13%	1.00%		
Percent Change in Tax from Prior Year	4.16%	3.89%		
Average Residential Real Property Tax Bill (assuming \$? assessment--not in thousands)	15,378	15,818	441	2.86%

Town Departmental / Unclassified Identified Budget Reductions

Town Budgets

1	Town Office	Personnel Services	1- Intern	Not Presented to / Not approved by Personnel Board	(7,500)
2	Town Office	Personnel Services	.5 FTE Sustainability	Add back FTE	45,000
3	Personnel Board	Personnel Services	1- Intern	Not Presented to / Not approved by Personnel Board	(7,500)
4	Town Clerk	Personnel Services	.5 FTE Town Clerk	Not Presented to / Not approved by Personnel Board	(35,360)
5	Conservation	Personnel Services	1- Intern	Not Presented to / Not approved by Personnel Board	(12,000)
6	Facilities	Expenses	Gas / Electric	Budgeting based on usage results in reduction	(127,170)
7	Facilities	Expenses	HS Wastewater	Assessment of actual costs supports reduction	(45,000)
	Total Town Cuts				(189,530)

Unclassified Budgets

8	Reg Voc Ed	Expenses	Annual Assessment	4-5 Student tuition expected	(174,500)
9	Insurance 32B	Expenses	New Insurance Estimates	West Suburban issued new rates resulting in reductions	(309,541)
10	Other Insurance	Expenses	Annual Premiums	Esculating incese in premiums	250,000
11	Medicare Tax	Expenses	Tax on payroll	Need to fully fund Medicare Payroll Tax	30,000
	Total Unclassified Cuts				(204,041)

Net total **(393,571)**

TOWN DEPARTMENTAL PAYROLL INCREASES / DECREASES BY CATEGORY							
Payroll	Step / COLA	New FTE's	Fire Software	Building Rivers Edge	Library CBA	Grant / Sch Transfer	Total
Town Office	16,929	85,000	0	0	0	0	101,929
Personnel Board	0	0	0	0	0	0	0
Finance Department	(702)	0	0	0	0	0	(702)
Assessing Department	(2,500)	0	0	0	0	0	(2,500)
Treasurer/Collector	1,499	0	0	0	0	0	1,499
Information Technology	5,677	0	0	0	0	0	5,677
Town Clerk	4,962	0	0	0	0	0	4,962
Elections	0	0	0	0	0	0	0
Registrar	0	0	0	0	0	0	0
Conservation Department	7,459	0	0	0	0	0	7,459
Planning Department	0	0	0	0	0	0	0
Facilities Department	19,367	37,500	0	0	0	17,978	74,845
Miscellaneous Committees	0	0	0	0	0	0	0
Police Department	106,011	0	0	0	0	0	106,011
Joint Communications Center	9,703	0	0	0	0	0	9,703
Emergency Management	0	0	0	0	0	0	0
Animal Control	0	0	0	0	0	0	0
Fire Department	25,372	0	30,000	0	0	36,000	91,372
Building and Zoning	16,151	0	20,000	12,446	0	0	48,597
Engineering	0	29,698	0	0	0	0	29,698
DPW Highway	32,444	34,398	0	0	0	(40,960)	25,882
Park Dept	89,716	49,356	0	0	0	0	139,072
Landfill	0	0	0	0	0	0	0
Snow and Ice	0	0	0	0	0	0	0
Health Department	14,937	106,000	0	0	0	0	120,937
Veterans Services	0	0	0	0	0	0	0
Council on Aging	7,877	0	0	0	0	0	7,877
Youth and Family Services	24,875	0	0	0	0	0	24,875
Library	22,774	0	0	0	22,134	0	44,908
Recreation	5,306	0	0	0	0	0	5,306
Totals	407,857	341,952	50,000	12,446	22,134	13,018	847,407
% inc. from Prior Year	2.7001%	2.2638%	0.33%	0.08%	0.15%	0.09%	5.94%

New Positions in FY 23 Budget		FTE	Cost
1	Sustainability Coordinator	1.00	\$85,000
2	Facilities Project Manager	0.50	\$37,500
3	Engineering Project Manager	0.33	\$29,698
4	Highway Labor	0.60	\$34,398
5	Parks Labor	1.00	\$49,356
6	School Nurses	1.50	\$106,000
Totals:		4.93	\$341,952

TOWN DEPARTMENTAL EXPENDITURE INCREASES / DECREASES BY CATEGORY

Expenses	Level Service	Gasoline Expense	One Time Election	Add back Police Car	Total
Board of Selectmen	(500)	0	0	0	(500)
Town Office	13,587	0	0	0	13,587
Personnel Board	0	0	0	0	0
Finance Department	0	0	0	0	0
Assessing Department	7,141	0	0	0	7,141
Treasurer/Collector	4,900	0	0	0	4,900
Legal	0	0	0	0	0
Information Technology	8,568	0	0	0	8,568
Town Clerk	2,398	0	35,456	0	37,854
Elections	0	0	0	0	0
Registrar	0	0	0	0	0
Conservation Department	3,783	0	0	0	3,783
Planning Department	0	0	0	0	0
Facilities Department	(38,427)	6,000	0	0	(32,427)
Miscellaneous Committees	0	0	0	0	0
Police Department	1,400	13,000	0	50,000	64,400
Joint Communications Center	1,500	0	0	0	1,500
Emergency Management	0	0	0	0	0
Animal Control	0	0	0	0	0
Fire Department	7,000	16,000	0	0	23,000
Building and Zoning	(1,500)	0	0	0	(1,500)
Engineering	(500)	0	0	0	(500)
DPW Highway	14,800	10,000	0	0	24,800
Park Dept	23,600	8,750	0	0	32,350
Landfill	5,000	0	0	0	5,000
Snow and Ice	0	0	0	0	0
Health Department	2,896	0	0	0	2,896
Veterans Services	0	0	0	0	0
Council on Aging	(28,900)	0	0	0	(28,900)
Youth and Family Services	25	0	0	0	25
Library	(2,299)	0	0	0	(2,299)
Recreation	700	0	0	0	700
Totals	25,172	53,750	35,456	50,000	164,378
% inc. from Prior Year	0.45%	0.97%	0.64%	0.90%	2.95%

FY 21 - FY 23 EXPENSES SUMMARY

		<u>FY 21</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 22 vs FY 23</u>	
		<u>Actual</u>	<u>Budget</u>	<u>Proposed</u>	\$	%
Town	Payroll	\$13,942	\$14,258	\$15,105	\$847	5.94%
	Spending	<u>5,499</u>	<u>5,566</u>	<u>5,730</u>	<u>164</u>	<u>2.95%</u>
	Total	<u>19,442</u>	<u>19,824</u>	<u>20,835</u>	<u>1,012</u>	<u>5.10%</u>
School	Payroll	35,602	37,941	39,708	1,767	4.66%
	Spending	<u>7,189</u>	<u>7,282</u>	<u>7,457</u>	<u>174</u>	<u>2.39%</u>
	Total	<u>42,791</u>	<u>45,223</u>	<u>47,165</u>	<u>1,941</u>	<u>4.29%</u>
Unclassified	Vocational Education	333				
	Debt Service	6,875	6,635	6,600	-35	-0.53%
	Retirement	5,182	5,378	5,729	350	6.51%
	Health Insurance	8,514	8,880	9,148	268	3.01%
	General Insurance	701	750	1,087	337	44.88%
	Reserve for Salary Adj.	1,000	295	471	176	59.72%
	Stormwater	200	200	200	0	0.00%
	Reserve Fund	250	250	250	0	0.00%
	Other	<u>861</u>	<u>1,287</u>	<u>1,132</u>	<u>-155</u>	<u>-12.01%</u>
	<u>23,916</u>	<u>23,675</u>	<u>24,616</u>	<u>941</u>	<u>3.98%</u>	
Total	<u>\$86,149</u>	<u>\$88,722</u>	<u>\$92,616</u>	<u>\$3,895</u>	<u>4.39%</u>	

REAL ESTATE TAX LEVY & TAX RATE FORECAST

	FY-20 Actual	FY-21 Actual	FY-22 Actual	FY-23 Estimated
Tax Levy				
Actual Tax Levy	\$70,949,997	\$74,069,812	\$77,151,222	\$80,156,000
\$ Increase Y to Y	\$2,013,900	\$3,119,815	\$3,081,410	\$3,004,778
% Increase Y to Y	2.92%	4.40%	4.16%	3.89%
Full Valuation				
Per Tax Recap	\$3,994,932,300	\$3,999,449,900	\$4,204,426,300	\$4,246,470,563
\$ Increase Y to Y	\$223,811,000	\$4,517,600	\$204,976,400	\$42,044,263
% Increase Y to Y	5.93%	0.11%	1.00%	1.00%
Tax Rate- (A / B = C)				
Tax Rate (Mils)	\$17.76	\$18.52	\$18.35	\$18.88
\$ Increase Y to Y	(\$0.52)	\$0.76	(\$0.17)	\$0.53
% Increase Y to Y	-2.84%	4.28%	-0.92%	2.86%
Residential Real Property Tax Bill				
Average Assessment - rounded	\$800	\$800	\$838	\$838
Average Property Tax Bill	\$14,213	\$14,818	\$15,378	\$15,818
\$ Increase Y to Y	\$495	\$605	\$560	\$441
% Increase Y to Y	3.61%	4.26%	3.78%	2.86%

KEY



Town Election



Ballot Question

2022


ANNUAL TOWN ELECTION/ANNUAL TOWN MEETING SCHEDULE

Last updated November 29, 2021; some dates are subject to change


2021

- Mon Nov 8* Petitioners' Workshop with Selectmen. Town will advertise on website and social media approximately 1-2 weeks prior
- Mon Dec 6* Board of Selectmen votes to open warrants for the Annual Town Meeting and Town Election starting December 15, 2021.
- Wed Dec 8* Notice of the opening of the warrant shall be sent to the Town Clerk and all Town boards and committees. Per Town Code 36-2 and 36-3, notice of the closing date of the warrant will be posted at the Town Building and at the public library in Wayland Center, at the Cochituate Fire Station or Cochituate Post Office and at the Happy Hollow School.
- Tues Dec 14* Pursuant to Town Code 36-1, the Selectmen shall cause notice of the time and place of the Annual Town Meeting and Election to be published in a newspaper of general circulation no later than the date fixed by them for closing the warrant pursuant to Town Code 36-3.
- Wed Dec 15* Warrant for Annual Town Meeting opens.
- Mon Dec 20* Planning Board has preliminary meeting with Board of Selectman on Zoning and Planning Board articles, if required.
- Mon Dec 20* Selectmen vote to submit standard warrant articles it will propose









2022

- Mon Jan 10* Selectmen vote to submit any remaining warrant articles it will propose.
- Mon Jan 17* **Martin Luther King Jr. Day**
- Tues Jan 18* Deadline for submission of warrant articles at 4:30 p.m. to the Board of Selectmen through the Town Administrator's Office. (per Town Code Sec. 36-3) Articles will be stamped with date and time of receipt. No article, other than one submitted by the Moderator, Town Clerk, or the requisite number of petitioners, shall be inserted in the warrant for any Town Meeting unless so voted and submitted by a board, commission, committee, or other governmental body of the Town of Wayland by 4:30 p.m. on the date fixed by the Board of Selectmen for closing of the warrant for such meeting. (Town Code 36-3C)
- Fri Jan 21*  Nomination papers are available from the Town Clerk for the Town Election.

Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

- Fri Jan 21* Articles are draft ordered by Town Administrator and distributed to Moderator, each member of the Finance Committee, Selectmen, Town Counsel and Town Clerk. Town Counsel reviews text of articles.
- Tues Jan 25* Finance Committee ATM Article Workshop. The Workshop fulfills Town Code 19-3.
- Mon Feb 7* Selectmen meet with Planning Board on Town Meeting articles, if necessary. (See MGL 40 A Section, 5)
- Mon Feb 7* Finance Committee decides the articles for which it will make a report in the warrant to include comments, and the pros and cons. The Finance Committee will communicate its decision to the article sponsors and petitioners who may respond by March 7 with a "Sponsor's Report" not to exceed 150 words in length. Town Code § 5 B.
- Feb 21-25* **Presidents Day and School Vacation Week**
- Tues March 1*  The Finance Committee and other boards and committees are asked to make written requests to the Board of Selectmen to approve placement of a Proposition 2 ½ Ballot Question on the Election Warrant at least two weeks prior to the Board's vote. The Board will consider the requests at their March 7, 2021 meeting.
- It is the Selectmen's policy that the Board of Selectmen request the Finance Committee's recommendation on whether to place any Proposition 2 ½ Questions on the ballot. The Finance Committee's recommendation and its presentation will be made at the Selectmen's meeting on March 21, 2021. (Earliest date of action – Last legal date for Selectmen to vote on ballot questions is Tuesday, April 6, 2021.)
- Mon March 7* Selectmen determine the final order of ATM warrant articles.
- Mon March 7* By this date, any changes that an article sponsor or petitioner requests to make to the article text (excluding the comments and pros and cons which are the responsibility of the Finance Committee) shall be submitted to the Town Administrator for approval by Town Counsel after which they will be forwarded back to the article sponsor or petitioner, and also to the Chair of the Board of Selectmen and the Chair of the Finance Committee for distribution to the members.
- Mon March 7* Deadline for article sponsors and petitioners for which the Finance Committee will make a report in the warrant to submit a "Sponsor's Report" not to exceed 150 words in length. (Town Code § 36-5 B)
- Mon March 14* Board considers opening of STM Warrant (within Annual Town Meeting) for the period Tuesday, March 15 through Tuesday, March 22 at 4:30 pm and sets all related STM dates at that time. Last date to set STM within ATM is 45 days before (March 30) ATM or TBD. The warrant for any Special Town Meeting shall remain open for at least seven days after it is called by the Board of Selectmen. Within 48 hours after calling any Town Meeting, the Selectmen shall post notice of the warrant closing date at the locations specified in Town Code § 36-2.

Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

- Tues March 15* Last date for Planning Board to discuss and vote Planning Board Reports on zoning articles (may be earlier). See MGL 40 A Section 5.
- Mon March 21*  Finance Committee makes presentation to Board of Selectmen on all Proposition 2 ½ questions. (See Board Policy for Finance Committee presentation requirements.)
- Mon March 21*  Board of Selectmen votes to place Proposition 2 ½ Override or Exclusion Question on Election Ballot. Under MGL 54, 42 C, the Town Clerk must receive the written notice of the question being placed on the ballot 35 days before the Election or by Tuesday, April 5, 2021. Following a vote to approve a Proposition 2 ½ Question, the Selectmen and Finance Committee will provide public notice and convene a meeting for public comment on proposed Proposition 2 ½ Question(s).
- Tues March 22*  Last day for submission by 5:00 pm of nomination papers to the Board of Registrars for Town Election (49 days before Election) GL c53, sec. 7 (*Town has not accepted MGL C. 53, sec 9A.*)
- Tues Mar 22* **Deadline: Finance Committee article comments (with supporting charts and appendices), Finance Committee report, and Planning Board articles due to Town Administrator office by 10:00 a.m. – No changes accepted after this date.**
- Tues March 22* Articles are put in final form by Town Counsel. Town Counsel provides comments on by-law changes consistent with Town Code chapter 36, Section 5 B.
- Mon April 4*  Selectmen accept public comment, discuss wording and vote on ballot questions (if any).
- Tues April 5*  Last day for Selectmen to submit ballot question to Town Clerk by 5:00 pm. (on or before 35th day proceeding election) MGL 54, sec 10; MGL C 54, sec 42c.
- Tues April 5*  Last day for filing certified nomination papers with Town Clerk (on or before 35th day proceeding election.) MGL 53 section 10.
- Thurs April 7*  Town Clerk sends ballot to printer.
- Thurs April 7*  Last day to object to nomination papers, to withdraw nomination or object to petitions for local ballot questions for Town Election. GL c. 53, sec. 11; GL c. 55B sec. 7.
 April 7 or later: Town Clerk sends ballot to printer if no objections filed. GL 55 B, sec. 7
 April 14 or later: Town Clerk sends ballot to printer if objections filed. GL 55 B, sec. 7
- Fri April 8* Compilation of warrant completed, and all changes made.
Warrant is sent to printer.

Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

<i>Tues April 12</i>	Town Clerk advertises in a newspaper of general circulation and posts notice of the time and place of Annual Town Meeting and Election for per Town Code Sec. 36-1 on town sign boards no later than 2 weeks before Town Election and Town Meeting
<i>Fri April 15</i>	Postal delivery of warrants (Town Code 36-2A, MGL c. 39, s10)
<i>Fri April 15</i>	Final copy of warrant delivered to Selectmen, Moderator, Finance Committee, Town Clerk, Town Counsel and Finance Director.
<i>Fri April 15</i>	Selectmen vote and sign warrants for posting.
<i>Mon April 18</i>	Patriots Day
<i>April 18-22</i>	Motions for articles completed by Town Counsel and provided to Moderator and Town Clerk; Pre-Town Meeting review this week.
<i>Wed April 20</i>	Last day to register to vote prior to Town Election / Town Meeting; 8:00pm. (20 days prior) GL c 39 sec 26, 28
<i>Mon April 25</i>	Sponsors and Petitioners submit any illustrative slides under Moderator's Rules to Town Administrator's office by this date.
TBD	CANDIDATES' NIGHT - LEAGUE OF WOMEN VOTERS
TBD	ISSUES FORUM - LEAGUE OF WOMEN VOTERS
<i>Tuesday April 26</i>	Town Clerk posts warrants for Town Meeting and Election at the Town Building and at the public library in Wayland Center, at the Cochituate Fire Station or Cochituate Post Office and at the Happy Hollow School per Town Code Sec. 36-2A, MGL c. 39, s10 (at least 7 days prior to Annual Town Meeting or Annual or Special Election and at least 14 days prior to Special Town Meeting). If a Special Town Meeting is called for May 14, 2021, the warrant must be posted 14 days prior. GL 39, sec. 10.
TBD	Moderator's Forum
<i>Fri April 29</i>	Last date for vehicle descriptions (valued at least \$10,000 from Parks, Recreation, Highway and Water Departments only) prepared by procurement officer to be filed with Town Clerk per Town Code Sec. 19-7 (at least 7 days prior to Annual Town Meeting and 14 days prior to Special Town Meeting).
<i>Mon May 2</i>	Selectmen conduct ATM Warrant Hearing at time TBD
<i>Mon May 2</i>	Last day for Selectmen to review proposed motions and vote positions on Annual Town Meeting warrant articles.
<i>Wed May 4</i>	Draft motions for articles are posted at Town Building and Library

Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

Fri May 6

Prepare and print final errata sheets, Moderator's instructions to Town Clerk, tellers, and Planning Board reports (if necessary) for distribution at Town Meeting.

Tues May 10



ANNUAL TOWN ELECTION

Fri May 13

Warrants and lists delivered to Town Meeting site. List of non-resident employees provided to Moderator and Town Clerk.

Sat May 14

ANNUAL TOWN MEETING (start time TBD)

Sun May 15

Cont. ANNUAL TOWN MEETING (as necessary)

*through May 17 (if
necessary)*

Adjourned sessions of Annual Town Meeting (Monday and Tuesday at 7:00 p.m. as necessary).

ARTICLE LIST 2022 ANNUAL TOWN MEETING

Article	Article Name	Status	Sponsor	BoS Assignee	FinCom Assignee	Position BoS	Position FinCom	BoS Goal relates to	Tasks to be completed
A	Recognize Citizens & Employees for Particular Service to Town	submitted	Board of Selectmen	Karlson	Roman	5-0-0	4-0-0		<ul style="list-style-type: none"> coordinate with Town Clerk and Benefits Manager who research citizens and employees
B	Pay Previous Fiscal Year Unpaid Bills*	submitted	Board of Selectmen	Gutbezahl	Roman	4-0-0	6-0-0		<ul style="list-style-type: none"> Finance Director to coordinate with all department managers
C	Current Year Transfers*	submitted	Board of Selectmen	Gutbezahl	Roman	5-0-0	6-0-0		<ul style="list-style-type: none"> TA and Finance Director to coordinate with all department managers
D	OPEB Funding*	submitted	Board of Selectmen	Gutbezahl	Lappin		5-0-0		<ul style="list-style-type: none"> TA and Finance Director to coordinate with Treasurer
E	Enterprise Fund Budget*	submitted	Board of Selectmen	Gutbezahl	Hoyle		6-0-0		<ul style="list-style-type: none"> TA and Finance Director to coordinate budgets with DPW Director and Waste Water Management District
F	Fiscal Year 2023 Revolving Fund Expenditure Limits*	submitted	Board of Selectmen	Gutbezahl	Hoyle	4-0-0	6-0-0		<ul style="list-style-type: none"> Finance Director to coordinate with relevant department managers
G	Compensation for Town Clerk*	submitted	Board of Selectmen	Karlson	Roman	4-0-0	5-0-0		<ul style="list-style-type: none"> TBD whether necessary TA to coordinate with HR Manager and Town Clerk re salary comparables
H	Personnel Bylaws and Wage & Classification Plan*	submitted	Board of Selectmen	Karlson	Roman	4-0-0	5-0-0		<ul style="list-style-type: none"> TA and HR Manager to work with Personnel Board TA and HR Manager to coordinate with relevant department managers
I	Surface Water Quality Committee Budget*	submitted	Board of Selectmen	Martin	Bruno	5-0-0	4-0-0		<ul style="list-style-type: none"> Action completed
J	FY 2023 Omnibus Budget	submitted	Finance Committee		Steinberg				<ul style="list-style-type: none"> FinCom to provide
K	New Stonebridge Resolution – expenditure of funds	submitted	Board of Selectmen	Watkins	Hoyle				<ul style="list-style-type: none"> TA to provide back-up documents
L	Outdoor Seating bylaw	submitted	Planning Board	Fay	Correia				<ul style="list-style-type: none"> Town Planner to coordinate with Planning Board – Hearing and Report
M	Acquisition of Land at Town Center	submitted	Board of Selectmen	Fay	Correia	0-4-0			<ul style="list-style-type: none"> TA to provide back-up documents
N	CoA/CC Construction	submitted	Board of Selectmen	Fay	Correia				<ul style="list-style-type: none"> TA to coordinate with Public Buildings Director – site plan engineering, architectural cost estimate
O	Loker Grass Field Construction	submitted	BoS/Rec Commission	Watkins	Roman	5-0-0			<ul style="list-style-type: none"> TA to coordinate with Public Buildings Director, Recreation Director, and ATA - design, permitting, bidding

ARTICLE LIST 2022 ANNUAL TOWN MEETING

Article	Article Name	Status	Sponsor	BoS Assignee	FinCom Assignee	Position BoS	Position FinCom	BoS Goal relates to	Tasks to be completed
P	Lease of Cell Tower at Reeve's Hill	submitted	Board of Selectmen	Fay	Hoyle				<ul style="list-style-type: none"> TA to negotiate lease
Q	Transfer of 212 Cochituate Rd	submitted	Board of Selectmen	Karlson	Lappin	4-0-0			<ul style="list-style-type: none"> Board of Selectmen to vote preferred alternative TA to prepare documents necessary for preferred alternative
T	Bylaw Chapter 19-3	submitted	Board of Selectmen	Martin	Lappin	4-0-0			<ul style="list-style-type: none"> BoS to coordinate with FinCom
R	Solar at the Route 20 North Landfill	submitted	Board of Selectmen	Fay	Correia				<ul style="list-style-type: none"> TA to coordinate with Public Buildings Director and EC&C
S	Purchase of Launcher Way	submitted	Board of Selectmen	Karlson	Bruno	0-5-0			<ul style="list-style-type: none"> TA to coordinate bid process (Department of Defense)
U1	Wastewater Capital Budget Request	submitted	WWMDC	Karlson	Lappin	0-5-0			<ul style="list-style-type: none"> TA to coordinate with WWMDC
U	Wastewater Capital Budget Request*	submitted	WWMDC	Karlson	Lappin	4-0-0	6-0-0		<ul style="list-style-type: none">
V	Choose Town Officers*	submitted	Board of Selectmen	Gutbezahl	Hoyle	5-0-0	6-0-0		<ul style="list-style-type: none"> Board of Selectmen to provide
W	Hear Reports*	submitted	Board of Selectmen	Gutbezahl	Hoyle	5-0-0	6-0-0		<ul style="list-style-type: none"> Relevant Boards to provide
X	Sell or Trade Vehicles and Equipment*	submitted	Board of Selectmen	Gutbezahl	Lappin	5-0-0			<ul style="list-style-type: none"> ATA to coordinate with relevant department managers
Y	CPA: Set Asides*	submitted	Community Preservation Committee	Martin	Bruno	5-0-0	4-0-0		<ul style="list-style-type: none"> ATA to coordinate with CPC as relevant
Z	Conservation Cluster By-Law	submitted	Planning Board	Fay	Correia				<ul style="list-style-type: none"> Town Planner to coordinate with Planning Board – Hearing and Report
AA	Accept gifts of Land	submitted	Board of Selectmen	Fay	Roman	0-4-0			<ul style="list-style-type: none"> TA to provide back-up documents
BB	Amend Chapter 77. MAHT Fund*	submitted	Municipal Affordable Housing Trust	Karlson	Lappin	4-0-0	6-0-0		<ul style="list-style-type: none"> TA to coordinate with Town Counsel
CC	Capital Stabilization Funding*	submitted	Board of Selectmen	Watkins	Lappin				<ul style="list-style-type: none"> TA to work with BoS and Finance Director
DD	Oxbow Field ADA Accessibility	submitted	Board of Selectmen	Watkins	Roman				<ul style="list-style-type: none"> ATA to work with BoS

ARTICLE LIST 2022 ANNUAL TOWN MEETING

Article	Article Name	Status	Sponsor	BoS Assignee	FinCom Assignee	Position BoS	Position FinCom	BoS Goal relates to	Tasks to be completed
EE	Capital Improvement Committee	submitted	Board of Selectmen	Watkins	Steinberg				<ul style="list-style-type: none"> BoS to discuss. TA to coordinate with Town Counsel
FF	Local Historic District Bylaw Amendment	submitted	Historic District Commission	Martin	Bruno	4-0-0	6-0-0		<ul style="list-style-type: none"> TA to coordinate with Town Counsel
GG	Historic: Library Document Conservation	submitted	Community Preservation Committee	Martin	Bruno	5-0-0	6-0-0		<ul style="list-style-type: none"> ATA to work with CPC
HH	Housing: 89 Oxbow Fire Sprinkler System	submitted	Community Preservation Committee	Martin	Bruno	2-2			ATA to work with CPC and Town Counsel
II	Housing: Launcher Way Acquisition	submitted	Community Preservation Committee	Karlson	Bruno				<ul style="list-style-type: none"> TA to coordinate bid process (Department of Defense)
JJ	Open Space: Sherman Bridge Road Acquisition	submitted	Community Preservation Committee	Martin	Bruno	2-2			<ul style="list-style-type: none"> TA to coordinate with CPC, Conservation Commission, and Town Counsel
KK	Wayland Free Library	submitted	Board of Library Trustees	Watkins	Steinberg				<ul style="list-style-type: none"> TA to coordinate with Public Buildings Director and Library Trustees re design and architectural estimate
LL	Appointment of Finance Committee	submitted	Moderator	Martin	Steinberg		0-5-0		<ul style="list-style-type: none"> BoS to work with Moderator. TA to coordinate with Town Counsel.
MM	Town Acceptance of Whittemore Lane	submitted	Petitioners	Karlson	Hoyle	4-0 to defer recommendation until Town Meeting			<ul style="list-style-type: none"> TA to coordinate with Planning Board and Board of Public Works
NN	Rescind Appropriation for Framingham Bridge	submitted	Petitioners	Watkins	Hoyle				<ul style="list-style-type: none"> See above – Article K

* Board of Selectmen recommendation for abbreviated procedure

ARTICLE LIST 2022 ANNUAL TOWN MEETING

Appendix	Appendix Name	Status		Tasks to be completed
A	Moderator's Rules and Regulations			
B				
C				
D				

DRAFT

Article L. Outdoor Seating Bylaw

Proposed by: Planning board

To determine whether the Town will vote to amend Chapter 198 of the code of the Town of Wayland, the Town's Zoning Bylaw, by making the following revisions to Section 1803.1:

[Key to changes: underlining denotes additions; ~~strikethroughs~~ denotes deletions]

To determine whether the Town will vote to amend Chapter 198 of the code of the Town of Wayland, the Town's Zoning Bylaw, by making the following revisions:

[Key to changes: underlining denotes additions; ~~strikethroughs~~ denotes deletions]

SECTION 1:

Under Section 1102 ("Permitted Uses in Business District A"), amend the heading as follows:

§ 1102 – Permitted Uses in Business Districts A

SECTION 2:

Amend Section 1102.1. as follows:

1102.1. See Article 7, Area, Yard and Bulk Regulations; and Article 8, Dimension and Use Tables. The ZBA, in accordance with § 198-203, may permit additional retail business and service uses when such uses are clearly similar to those permitted herein.

SECTION 3:

Amend Section 1102.1.1.1 as follows:

1102.1.1.1.

~~The ZBA may permit~~ The Planning Board may allow, by site plan approval, food or beverages to be served or consumed on the premises outside ~~the a~~ building that contains a lawfully-existing Restaurant in any zoning district, where such service or consumption is incidental to such service and consumption inside the building, subject to such safeguards and limitations as it may impose ~~in its approval of a site plan pertaining thereto, as long as such use shall be incidental to such consumption inside the building.~~ Sections 604 through 609 of this Zoning Bylaw shall apply to this subsection, provided however that the Planning Board may waive in its discretion any submittal or procedural requirement that it deems excessively burdensome, unnecessary or redundant to a particular application.

SECTION 4:

Amend the first sentence of Section 1102.1.2.1 as follows:

1102.1.2.1.

Automobile sales shall be permitted in those districts as described in the Table of Principal Uses by District, § 198-802, and subject to the following:

SECTION 5:

Amend the first sentence of Section 1102.1.4.1 as follows:

1102.1.4.1.

Automobile service stations and automobile service garages shall be permitted in those districts as described by the Table of Permitted Uses by District.

SECTION 6:

Delete Section 1103 in its entirety.

SECTION 7:

Add footnote “3” to Table of Permitted uses, after “Restaurant” as follows: “See, Section 1102.1.1.1 applicable to outdoor dining and Section 603.1.3”

SECTION 8:

Amend Section 603.1 as follows:

603.1.

The Planning Board shall administer SPA:

603.1.3. Whenever there is an application for SPA for outdoor seating under 1102.1.1.

* * *

Proposer’s Comments (if needed, 150-word limit per Town Code):

The proposed Zoning Amendment will allow Outdoor Dining by Site Plan Approval administered by the Planning Board to allow food or beverages to be served and consumed on the premises outside a building that contains a lawfully-existing Restaurant in any zoning district. The proposed amendment also clarifies Outdoor Dining in Business District A & B.

Department

FINANCE COMMITTEE COMMENTS:

The Board of Selectmen recommends Blank. Vote:

ARGUMENTS IN FAVOR:

ARGUMENTS OPPOSED:

RECOMMENDATION: The Finance Committee recommends Blank. Vote:

QUANTUM OF VOTE: Majority.

For more information about this article, contact Sarkis Sarkisian, Town Planner at Ssarkisian@Wayland.ma.us.



Sarkis Sarkisian
Wayland Town Planner

TOWN OF WAYLAND
MASSACHUSETTS
01778
PLANNING DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3778

DATE: February 16, 2022
TO: Planning Board
FROM: Sarkis Sarkisian, Town Planner
RE: Draft Outdoor Dining Planning Board Report

The COVID-19 pandemic created many challenges for the restaurant industry. Almost 4,000 restaurants statewide closed since the pandemic started, according to the Massachusetts Restaurant Association. During this period the Governor provided Municipal Relief Legislation measures and millions of dollars in funding to help restaurants, including the use of public streets for outdoor dining.

The legislation also gave the Board of Selectmen (BOS) the authority to grant temporary permission to allow Temporary Outdoor Dining (TOD). The BOS together with the Town Administration staff developed a process and application for approval of TOD's, and several Wayland restaurants took advantage of this program. The TOD licenses that were issued helped these restaurants survive and allowed our residents to support them during a critical time.

The BOS extended the temporary licenses for outdoor dining through April 1, 2022, which is in line with the State's expiration date for the COVID-19 relief act for outdoor dining.

Several restaurant owners have expressed great interest in continuing to have the ability to provide outdoor dining and have communicated to the BOS and town administration staff it is essential to remain viable. Many residents have enjoyed outdoor seating and would like to see it continue permanently, adding to the vibrancy of the community.

Unfortunately Wayland's zoning bylaws restrict outdoor dining in areas of town where some of these restaurants are located. The Bylaws also have several inconsistencies

and contradictions that need to be addressed. If a current restaurant is located in one of those districts it requires going to several boards for approval. The only area in the Wayland Zoning with a clear path for approval for outdoor dining is in Town Center/Mixed Used Overlay District (MUOD) by Special Permit and Site Plan Approval. The proposed amendment will allow restaurant outdoor dining as an acceptable use and will stream line the process for review by the Planning Board.

The proposed bylaw addresses the following:

- Allow outdoor dining in all Business districts by site Plan Approval.
- The Planning Board shall administer the Site Plan Approval process for all outdoor dining.
- The Planning Board may allow outdoor dining by site plan approval outside a building at a currently lawfully-existing restaurant in any zoning district subject to safeguards and limitations as the Planning board may impose through site plan approval.
- Encourages other restaurants to pursue this option.

The Planning Board will also take into consideration comments from the public and regulatory reviews by the following:

- Board of Health/ Health Department
- Possibly Wastewater Management District Commission(Route 20)
- Building Commissioner
- Fire Chief
- Police Chief
- Possibly Conservation Commission/Conservation Administrator
- The Design Review Board's advisory opinion for new construction and commercial signs
- Board of Selectmen for amendment of liquor license

The Planning Board has also developed draft design guidelines and regulations for outdoor dining listing items that will be reviewed with a site plan application during the public hearing process.

DRAFT

Article R. Route 20 North Landfill Solar Agreement

Proposed by: Board of Selectmen

To determine Whether the Town will vote to:

a.) transfer from the [Board of Public Works] the care, custody, management and control of the capped landfill known as the Route 20 Landfill located at 471 Boston Post Road for landfill maintenance purposes, to the Board of Public Works Committee for such purposes, and to the Board of Selectmen for the purpose of leasing, as lessor, or licensing said areas of land for a term of not more than twenty (20) years for the installation and operation of a solar photovoltaic power generation system with battery storage to be installed and operated on the Route 20 Landfill; and

b.) authorize the Board of Selectmen to enter into and execute a renewable energy power purchase and/or net metering credit purchase agreement for the purchase of solar energy or net metering credits generated by a solar photovoltaic power generation system with battery storage to be installed and operated on the Route 20 Landfill for a term of twenty (20) years, on such terms and conditions as the Board of Selectmen deems to be in the best interests of the Town; and

c.) authorize the Board of Selectmen, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 38H, with the approval of Town Counsel as to form, to enter into and execute a structured tax or payment in lieu of tax (PILOT) agreement in connection with the solar photovoltaic power generation system with battery storage to be installed and operated on the Route 20 Landfill for a term of twenty (20) years upon such terms and conditions, as the Board of Selectmen shall deem to be in the best interest of the Town.

PROPOSER'S COMMENTS: The Energy & Climate Committee, an advisory board to the Board of Selectmen, strongly favors passage of this article. The Route 20 Landfill project will build on the success of the existing solar arrays in generating financial benefits for the Town. It will show the Town's commitment to taking action following its climate emergency declaration at the 2021 Town Meeting. The solar project will not require any Town capital expenditure and will create immediate and tangible electric utility cost savings and tax payments for the Town. The Town will require the solar project meet the Town's state obligations to maintain the landfill cap.

FINANCE COMMITTEE COMMENTS: Passage of this article authorizes the transfer of the care, custody, management and control of the Route 20 Landfill from [the Board of Public Works (BoPW) to the Board of Selectmen (BoS)] only for the purpose of installing and operating a solar photovoltaic power generation system. The BoPW would retain all its other responsibilities regarding the Route 20 Landfill. This article also authorizes the BoS to sign a 20-year Power Purchase Agreement (PPA) to lease portions

of the Route 20 Landfill with a developer for the construction and operation of a solar photovoltaic system and for the Town to purchase all of the electricity generated by such system.

The developer will design, permit, finance, install and operate the solar electric power system at no cost to the Town and sell the solar electricity to the Town at a pre-negotiated price. The electricity can be sent to Eversource Energy in exchange for credits the Town can apply to lower its electric bills. The developer will be responsible for all costs including construction, operation, maintenance, and removal of the solar system and will work with the BoPW and the Facilities Department to manage the installation schedule to minimize the impact to the Town. There are no anticipated operating costs to the Town other than processing bill payments under the PPA.

The amount of the electricity cost savings and property tax payments will depend on the ultimate size of the solar project. The combined savings and property tax payments could exceed \$xxxxx or more, depending on future utility electricity rates increases.

The solar array will minimize carbon-based energy use and reduce town related greenhouse gas emissions and be a visible reaffirmation of the Town's resolutions to reduce its greenhouse gas emissions, declaration of a Climate Emergency, and to meet its obligations as a Green Community.

Wayland has had a positive experience with a similar agreement for the existing solar arrays at the Wayland High School, Wayland Middle School, the Town Building and the Department of Public Works facility. The 2015 Town Meeting approved, the Town entered into a PPA and the arrays commenced operations in early 2017. Collectively, the arrays have generated over \$100,000 each year in financial benefits to the Town. The existing arrays were constructed at no cost to Wayland, beyond Staff time.

The 2021 Town Meeting also approved a similar solar agreement for the Loker Elementary School roof and parking lots at 47 Loker Street. This project will commence later in 2022 after an already approved new roof at the school is completed.

ARGUMENTS IN FAVOR: The existing four solar arrays have generated savings and tax revenues with no operating issues. The Town can build on that good experience and add sixth project.

The solar electricity generated can be used to reduce the Town's electricity bills and any excess can go to future credit.

The developer will have sole liability related to the construction and operation of the solar arrays.

ARGUMENTS OPPOSED: The value of the utility's net metering credits will vary over time. Lower electricity prices might reduce the value of the credits and the net savings to the Town.

The projected net electricity savings assumes continuation of the state's net metering credit solar incentive program.

There is no guarantee the developer will be in existence to maintain the solar arrays during the twenty-year life of the PPA or to remove the arrays at the end of the agreement.

There could be incremental costs if the Town damages the solar arrays or if they have to be removed for any reason.

Installation of the solar arrays might damage the landfill cap and violation of the Town's related state obligations.

Some opponents believe this land may have another useful purpose.

RECOMMENDATION: The Finance Committee recommends Vote 0-0-0

QUANTUM OF VOTE:

- a) Two-thirds – see Massachusetts General Laws Chapter 40, Section 15A
- b) Majority – see Massachusetts General Laws Chapter 40, Section 4 and Chapter 30B, Section 12(b)
- c) Majority – see Massachusetts General Laws Chapter 59, Section 38H

For more information about this article, contact acting Town Administrator Stephen Crane at 508-358-3620 or email scrane@wayland.ma.us.

Article Z. Conservation Cluster ByLaw

Proposed by: Planning board

To determine whether the Town will vote to amend Chapter 198 of the code of the Town of Wayland, the Town's Zoning Bylaw, by making the following revisions to Section 1803.1:

[Key to changes: underlining denotes additions; ~~strikethroughs~~ denotes deletions]

1803.1.

After notice and public hearing in accordance with law, which public hearing shall be held within 65 days after the filing of the application with the Planning Board, the Planning Board may, after due consideration of the reports and recommendations of the Conservation Commission, Historical Commission, and the Board of Health, grant such a special permit, provided that:

1803.1.1.

It finds that the proposed plan is in harmony with the purposes and intent of this Zoning Bylaw and this article.

1803.1.2.

The area of the tract of land is not less than 5 acres.

1803.1.3.

The total number of dwelling units on the tract of land, including any affordable units required by Section 2204, does not exceed ~~the larger of the following:~~

~~(a) The number of building lots that could be created in the tract shown on such plan without a special permit hereunder through a conventional subdivision in full conformity with the dimensional requirements of this Zoning Bylaw and the Planning Board's Subdivision Rules and Regulations, plus one lot for each 10 of such building lots that could otherwise be created;~~ ~~or~~

~~(b) The number of building lots obtained by dividing 90% of the total area of the tract, exclusive of land identified as a protected resource area under the Wayland Wetlands and Water Resources Protection Bylaw (excluding buffer zones), by the minimum lot size permitted in the district within which the tract is located, plus one lot for each 10 lots so arrived at from such division.~~

1803.1.3.1.

For purposes of demonstrating the number of lots under Subsection 1803.1.3~~(a)~~ above, an applicant under this Bylaw shall submit a dimensioned lotting plan signed and stamped by a registered professional engineer ~~or~~ and land surveyor ("Proof Plan") showing the layout of lots and roadways for a development tract that fully complies with the requirements of the Zoning Bylaw and the Planning Board Subdivision Rules and Regulations for a conventional subdivision ***and is a feasible development plan under state and local environmental statutes and regulations.***

~~shows the maximum number of lots which can be created on a conventional subdivision plan meeting all dimensional and other requirements of the Zoning Bylaw and being in compliance with the Subdivision Rules and Regulations, which submittal shall include a list of requested waivers necessary to implement the subdivision plan, which the Planning Board shall review and consider.~~

1803.1.3.2.

Within the Residence Districts, the Planning Board may allow by special permit structures to be constructed containing more than one dwelling unit, but not more than four dwelling units per structure. The total number of dwelling units shall not exceed the total that is allowed under § 198-1803.1.3.

1803.1.3.3.

Notwithstanding any provision of this Zoning Bylaw to the contrary, the Planning Board may ~~permit~~ allow by Special Permit attached and detached dwelling units to be erected on single lot(s).

1803.1.4.

Each of the building lots shown on the site plan shall have adequate frontage, but no less than 50 feet, on a public or private way.

1803.1.5.

Each of the building lots shall be of a size and shape as shall provide a building site that shall be in harmony with the natural terrain and other features of the tract, but no such lot shall have an area of less than 20,000 square feet ~~as shown on the plan.~~

1803.1.6.

The front, side and rear yards of each lot shall be shown on the plan by dashed lines indicating the area within which a building may be built. All dwellings, accessory buildings, driveways and roadways shall be set back at least 50 feet from the perimeter of the tract except that the Planning Board may reduce this setback to not less than 15 feet if it furthers the interests of this bylaw, and 15 feet from any open land, except for that portion of a driveway or roadway that intersects a public or private way for access to the development.

1803.1.7.

For Conservation Cluster Developments consisting of at least a majority of single-family detached dwellings, at least 35% of the land area of the tract, exclusive of land set aside for road and drainage areas, shall be designated as Open Land. For Conservation Cluster Developments consisting of at least a majority of single-family attached dwellings, at least 50% of the land area of the tract, exclusive of land set aside for road and drainage areas, shall be designated as Open Land. For the purpose of this article, "Open Land" is defined as a parcel or parcels of land, or an area of water, or a combination of land and water, not including roads or ways, whether public or private. The Open Land shall be reserved for open space, conservation, agriculture, passive recreation, park purposes or some combination of the foregoing.

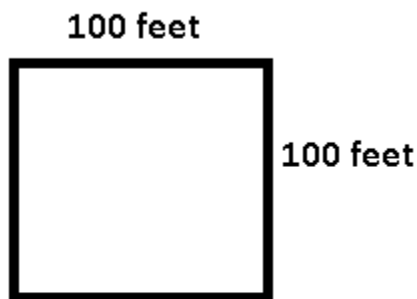
1803.1.7.1

The minimum required Open Land shall not contain a greater percentage of wetlands as defined in the Wayland Wetlands and Water Resources Protection Bylaw (excluding buffer zones), than the percentage of wetlands found in the overall tract of land on which the cluster development is located.

1803.1.7.3

In order to limit the degree to which the Open Land may have an irregular shape, and to optimize the public and ecological value of the Open Land, the following Lot Shape Factor formula shall be used: $\text{Lot perimeter squared} \div \text{Actual Lot area} = \text{Lot Shape Factor}$. Eighty-five percent (85%) of the area of the minimum required Open Land shall not have a Lot Shape Factor greater than 50. See examples below:

Illustration #1 - Conforming Lot Shape Factor



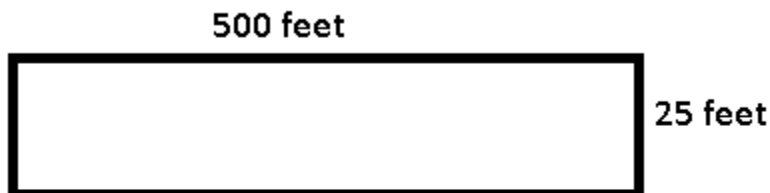
Lot Perimeter = 400 ft.

Lot Perimeter Squared = 160,000 ft.

Lot Area = 10,000 s.f.

Lot Shape Factor = 16

Illustration #2 - Nonconforming Lot Shape Factor



Lot Perimeter = 1,050 ft.

Lot Perimeter Squared = 1,102,500

Lot Area = 12,500

Lot Shape Factor = 88.2

1803.3.

~~If the tract of land proposed for the Conservation Cluster development is located in two or more residential districts, the entire tract, for all purposes of this, shall be considered as lying entirely within the district having the largest area and frontage requirements, except that if 75% or more of the total area shown on the plan as building lots lies within one residential district, all of the land shall be considered as lying within that district.~~

Proposer's Comments (if needed, 150-word limit per Town Code):

The proposed amendments are intended to clarify the total number of dwelling units on a tract of land, by removing the calculation section and further clarifying by requiring a conventional subdivision in conformity to prove number of units allowed in a development. The Bylaw amendment also has new language that defines "open land" and requires that the open land maintain a minimum lot shape factor greater than 50.

* * *

Department

FINANCE COMMITTEE COMMENTS:

The Board of Selectmen recommends Blank. Vote:

ARGUMENTS IN FAVOR:

ARGUMENTS OPPOSED:

RECOMMENDATION: The Finance Committee recommends Blank. Vote:

QUANTUM OF VOTE: Majority.

For more information about this article, contact Sarkis Sarkisian, Town Planner at Ssarkisian@Wayland.ma.us.



Sarkis Sarkisian
Wayland Town Planner

TOWN OF WAYLAND
MASSACHUSETTS
01778
PLANNING DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3778

DATE: February 22, 2022
TO: Planning Board
FROM: Sarkis Sarkisian, Town Planner
RE: Draft Conservation Cluster Bylaw Amendments Planning Board Report

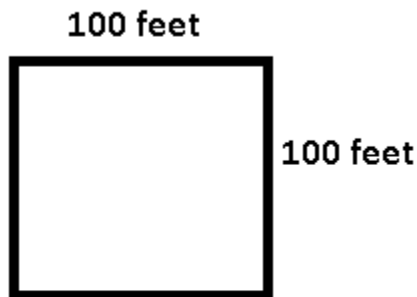
The Planning Board over the past 12 years have approved 10 conservation cluster developments. The purpose and intent of the conservation cluster bylaw is to permit more economical and efficient use of land than may be accomplished through standard subdivision development by protecting the existing character of the landscape and preserving open space areas for conservation and recreation. The bylaw has been very successful. It has protected over 50 acres of land, preserved 4 historic structures and provided 5 units of affordable housing.

We have also made several amendments to the bylaw in 2012 and in 2016 to address land use patterns.

The purpose of the proposed Conservation Cluster Bylaw Amendments is to clarify the number of building lots that could be created in a tract without a special permit through a conventional subdivision in full conformity with the dimensional requirements of the Zoning Bylaw and the Planning Board's Subdivision Rules and Regulations. The Bylaw amendment proposes to remove a section in the Bylaw that allows lots to be obtained through a land use calculation.

The proposed bylaw also proposes new language that defines "open land" and requires that the open land maintain a minimum lot shape factor not greater than 50. This amendment will address the Board's concerns with the shape of the open space that it approves. The board last year updated its rules and regulations with this proposed language so that now our rules and regulations will mirror our zoning bylaws. Below is an illustration of the lot shape factor.

Illustration #1 - Conforming Lot Shape Factor



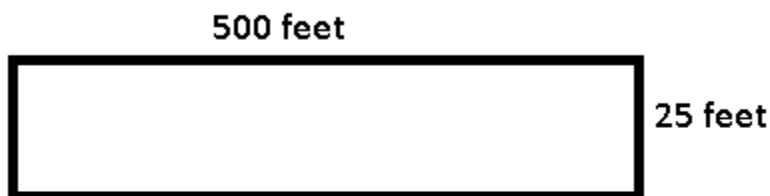
Lot Perimeter = 400 ft.

Lot Perimeter Squared = 160,000 ft.

Lot Area = 10,000 s.f.

Lot Shape Factor = 16

Illustration #2 - Nonconforming Lot Shape Factor



Lot Perimeter = 1,050 ft.

Lot Perimeter Squared = 1,102,500

Lot Area = 12,500

Lot Shape Factor = 88.2

Lastly, the bylaw will remove the section addressing a development in a tract of land that is located in two or more residential districts, the entire tract, for all purposes of this, shall be considered as lying entirely within the district having the largest area and frontage requirements, except that if 75% or more of the total area shown on the plan as building lots lies within one residential district, all of the land shall be considered as lying within that district. The development will now have to prove the number of lots through the current zoning residential districts.