

Packet

January 3, 2024

7:00PM



MICHAEL F. MCCALL
TOWN MANAGER
TEL. (508) 358-3620
www.wayland.ma.us

TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

SELECT BOARD

ANNE BRENSLEY
THOMAS J. FAY
ADAM G. GUTBEZAHL
CAROL B. MARTIN
WILLIAM D. WHITNEY

SELECT BOARD

Wednesday, January 3, 2024

7:00pm

HYBRID

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

Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. All topics may be subject to deliberation and vote

One may watch 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 2 of the Acts of 2023, 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.

- | | |
|---------|---|
| 7:00 pm | 1. Call to Order, Review Agenda for Public |
| 7:05 pm | 2. Announcements and Public Comment |
| 7:15 pm | 3. Liquor License Amendments: Discuss and vote to accept liquor license amendments (con't from December 27 th , 2023):
a) Change of Hours: CNC Golf, LLC d/b/a X-Golf Wayland, 66 Andrew Avenue
b) Change of Corporate Name: Zheng Group Inc. d/b/a Takara Japanese Restaurant, 15 Elissa Avenue |
| 7:25 pm | 4. Public Forum on Proposed Zoning Amendments to 193 Commonwealth Road. Invite attendance by the Planning Board, Economic Development Committee, and George Bachrach, followed by public comment and discussion period. |
| 8:45 pm | 5. 193 Commonwealth: review potential article for proposed zoning amendments; discussion and possible vote on the Board's position for the proposed article |
| 9:15 pm | 6. Vote to approve renewal of 2024 licenses listed below: |

SELECT BOARD
Wednesday, January 3, 2024
7:00pm
Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

Business Name	Address	License Type
Fresh Food Holdings, LLC, d/b/a The Bagel Table of Wayland	21 Andrew Avenue	Common Victuallers

- a) Vote to designate the Town Manager as the sole signatory to sign off on all 2024 approved renewals listed above.

- 9:20 pm 7. Minutes
 - a) Review and approve the minutes of December 18 and December 27, 2023, if available.
- 9:25 pm 8. Review Correspondence
- 9:30 pm 9. Select Board Members' reports and concerns
- 9:35 pm 10. Topics not reasonably anticipated by the Chair 48 hours in advance, if any
- 9:40 pm 11. Adjourn

SELECT BOARD

Wednesday, January 3, 2024

7:00pm

Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

CONSENT CALENDAR



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Wayland, MA

City /Town

05235-RS-1340

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/
Directors/LLC Managers
- Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

APPLICANT INFORMATION

Name of Licensee DBA

Street Address Zip Code

Manager

Granted under Special Legislation? Yes No

If Yes, Chapter

of the Acts of (year)

§12 Restaurant Annual All Alcoholic Beverages

Type (i.e. restaurant, package store) Class (Annual or Seasonal) Category (i.e. Wines and Malts / All Alcohol)

DESCRIPTION OF PREMISES Complete description of the licensed premises

The space is 4639 square feet consisting mostly of a large open area with six golf simulators, a bar, a food prep area, a storage room, a small office and two single use bathrooms. There is also a 722 square foot patio with a putting green and a fire pit and chairs that is connected to the space.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date Time

Advertised Yes No Date Published Publication

Abutters Notified: Yes No Date of Notice

Date APPROVED by LLA Decision of the LLA

Additional remarks or conditions (E.g. Days and hours)

For Transfers ONLY:
Seller License Number: Seller Name:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

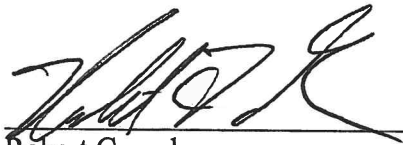
VOTE OF
CNC GOLF, LLC d/b/a X-GOLF WAYLAND
Licensed in Wayland
Date of Vote: March 3, 2022

The LLC Manager of CNC Golf, LLC duly,

VOTED: To apply to the Licensing Authority of the Town of Wayland and the Commonwealth of Massachusetts Alcoholic Beverages Control Commission on March 3, 2022 for a change of hours to be able to serve alcohol to:
10 A.M. to 9 P.M. Sunday (from 12pm to 9pm Sunday);

VOTED: To authorize Robert Granahan to sign the application for change of hours and to execute on CNC Golf, LLC's behalf, any necessary papers and do all things required to have the application granted.

A true copy attest,



Robert Granahan
LLC Manager

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE
LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: NO FEE

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY):

05235-RS-1340

LICENSEE NAME: CNC Golf, LLC dba X-Golf Wayland

ADDRESS: 60 Andrew Ave

CITY/TOWN: Wayland

STATE MA

ZIP CODE 01778

TRANSACTION TYPE (Please check all relevant transactions):

Change of Hours

Change of DBA

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL
FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND
SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
P. O. BOX 3396
BOSTON, MA 02241-3396



CHIN LAW FIRM

◆◆◆
December 7, 2023

Kelsi Power-Spirlet
Management Analyst
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

RE: CHANGE OF CORPORATE NAME APPLICATION

Dear Kelsi,

Enclosed please find the following documents:

1. Copy of the ABCC fee payment receipt;
2. Monetary Transmittal Form;
3. DOR Certificate of Good Standing;
4. DUA Certificate of Compliance;
5. Change of Corporate Name Application;
6. Vote of the Entity; and
7. Articles of Organization from the Secretary of the Commonwealth.



Thank you.

Very truly yours,

Russell L. Chin

RLC/tw

Enc. as noted.

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



Transaction Processed Successfully.

INVOICE #: fc00ad78-7d43-4151-995c-bf0efabff322

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	TWZ GROUP INC	\$200.00
		\$200.00

Total Convenience Fee: \$4.70

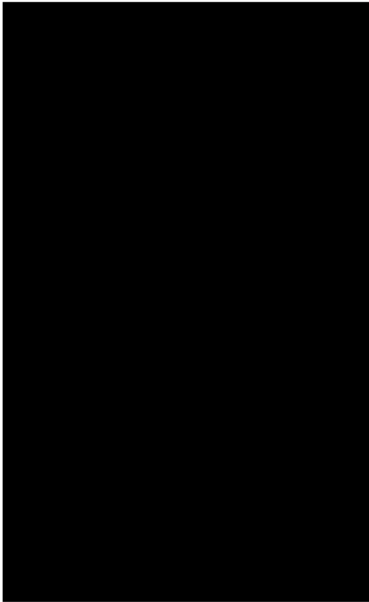
Date Paid: 12/5/2023 4:08:55 PM EDT

Total Amount Paid: \$204.70

Payment On Behalf Of
License Number or Business Name:
TWZ GROUP INC

Fee Type:
FILING FEES-RETAIL

Billing Information





The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM**

APPLICATION FOR AMENDMENT-Change of Business Entity Information

DO NOT MAKE PAYMENT OR COMPLETE THIS FORM FOR CHANGE OF DBA AMENDMENT

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input checked="" type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other <input type="text"/> | | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

**Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358**



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L0314903328
Notice Date: September 20, 2023
Case ID: 0-002-157-196



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



ZHENG GROUP INC
15 ELISSA AVE
WAYLAND MA 01778-3154

000014

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, ZHENG GROUP INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



Certificate of Compliance

Date: November 8, 2023

Letter ID: L0000131606

Employer ID (FEIN): XX-XXX3683

ZHENG GROUP INC
599 GAY ST
WESTWOOD MA 02090-1742

Certificate ID: L0000131606

The Department of Unemployment Assistance certifies that as of 07-Nov-2023, ZHENG GROUP INC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Sincerely,

Katie Dishnica, Director
Department of Unemployment Assistance

Questions?

Revenue Enforcement Unit
Department of Unemployment Assistance
Email us: Revenue.Enforcement@detma.org
Call us: (617) 626-5750



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR AMENDMENT-Change of Business Entity Information

Change of Corporate Name

Change of DBA

- Payment Receipt (Req. for Chg of Corp Name only)
- Monetary Transmittal Form
- DOR Certificate of Good Standing (Req. for Chg of Corp Name only)
- DUA Certificate of Compliance (Req. for Chg of Corp Name only)
- Change of Corporate Name/DBA Application
- Vote of the Entity
- Business Structure Documents
 - If Sole Proprietor, **Business Certificate**
 - If partnership, **Partnership Agreement**
 - If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth

Change of Corporate Structure

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Corporate Structure Application
- Vote of the Entity
- Business Structure Documents
 - If Sole Proprietor, **Business Certificate**
 - If partnership, **Partnership Agreement**
 - If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
TWZ GROUP INC	WAYLAND	00029-RS-1340

Please provide a narrative overview of the transaction(s) being applied for.

APPLY TO CHANGE THE CORPORATE NAME FROM ZHENG GROUP INC. TO TWZ GROUP INC

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
RUSSELL CHIN	ATTORNEY	RCHIN@CHINFIRM.COM	6174713460

2. CHANGES TO BUSINESS ENTITY INFORMATION

2a. Change of Corporate Name

Last-Approved Corporate Name:

Requested New Corporate Name:

2b. Change of DBA

Last-Approved DBA:

Requested New DBA:

2c. Change of Corporate Structure

LLC, Corporation, Sole Proprietor, etc

Last-Approved Corporate Structure

Requested New Corporate Structure

Signature:

Date:

Title:

APPLICANT'S STATEMENT

I, WEI ZHENG the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of TWZ GROUP INC
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date:

11/29/2023

Title:

PRESIDENT

ENTITY VOTE

The Board of Directors or LLC Managers of Entity Name

duly voted to apply to the Licensing Authority of and the City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on Date of Meeting

For the following transactions (Check all that apply):

- Change Corporate Name
- Change Corporate Structure (i.e. Corp / LLC)
- Change of DBA
- Other

"VOTED: To authorize Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

A true copy attest,



Corporate Officer / LLC Manager Signature

WEI ZHENG

(Print Name)

For Corporations ONLY

A true copy attest,



Corporation Clerk's Signature

WEI ZHENG

(Print Name)

**The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division**

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Minimum Filing Fee:
\$250.00

Identification Number:	001669029	(number will be assigned)
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ARTICLE I

The exact name of the corporation is:

TWZ GROUP INC

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Specify if you want a more limited purpose:

TO OWN AND OPERATE A FULL SERVICE RESTAURANT IN WAYLAND, MASSACHUSETTS, AND TO GENERALLY ENGAGE IN AND CARRY ON ANY BUSINESS THERETO; TO CONSTRUCT, LEASE, PURCHASE OR OTHERWISE ACQUIRE REAL ESTATE AND PERSONAL PROPERTY OF ANY NATURE OR ANY INTEREST THEREIN, WITHOUT LIMIT AS TO THE AMOUNT OR VALUE, REASONABLY NECESSARY OR CONVENIENT FOR EFFECTING OR FURTHERING ANY OR ALL OF THE PURPOSES AND POWERS OF THE CORPORATION. TO HOLD, OWN, USE, MANAGE, OPERATE, IMPROVE, LEASE, LICENSE, MORTGAGE, AND DISPOSE OF OR OTHERWISE TURN TO ACCOUNT OR DEAL WITH ALL OR ANY PART OF THE PROPERTY OF THE CORPORATION OR ANY INTEREST THEREIN. TO INVEST IN ANY OTHER TYPE OF INVESTMENT, TO BORROW MONEY; TO MAKE AND ISSUE NOTES, BONDS AND OTHER EVIDENCE OF INDEBTEDNESS OF ALL KIND AND DESCRIPTION, TO MORTGAGE PROPERTY; TO ACT AS A PARTNER, JOINING VENTURER OR IN ANY LEGAL CAPACITY IN ANY OF THE AFOREMENTIONED ACTIVITIES. TO CONDUCT BUSINESS AS A CORPORATION UNDER THE PROVISIONS OF MASSACHUSETTS GENERAL LAWS, CHAPTER 156D AS MAY FROM TIME TO TIME BE AMENDED AND TO PERFORM ALL ACTIVITIES ALLOWABLE UNDER SAID STATUTE IN ACCORDANCE WITH THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS.

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par value per share (Enter 0 if no Par)	Total authorized number of shares	Total authorized par value	Total issued and outstanding number of shares
CNP	0	100	0	100

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the corporation must provide a description of the preferences, voting powers, qualifications, and special or relative

rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the articles of organization upon the transfer of shares of stock of any class are:

ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

ARTICLE VII

The effective date of organization shall be the date and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a later effective date is desired, specify such date, which may not be later than ninety (90) days from the date and time of filing

Later Effective Date (mm/dd/yyyy):

Time (HH:MM)

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the articles of organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Agent name: WEI ZHENG

Number and street: 599 GAY ST

Address 2:

City or town: WESTWOOD

State: MA

Zip code: 02090

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name	Address
PRESIDENT	WEI ZHENG	599 GAY ST WESTWOOD, MA 02090 USA
TREASURER	WEI ZHENG	599 GAY ST WESTWOOD, MA 02090 USA
SECRETARY	WEI ZHENG	599 GAY ST WESTWOOD, MA 02090 USA
DIRECTOR	WEI ZHENG	599 GAY ST WESTWOOD, MA 02090 USA

d. The fiscal year end (i.e., tax year) of the corporation:

December 31

e. A brief description of the type of business in which the corporation intends to engage:

FULL SERVICE RESTAURANT

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

Number and street: 15 ELISSA AVE

Address 2:

City or town: WAYLAND State: MA Zip code: 01778

Country: UNITED STATES

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

Number and street: 15 ELISSA AVE

Address 2:

City or town: WAYLAND State: MA Zip code: 01778

Country: UNITED STATES

Which is:

- its principal office an office of its transfer agent
 an office of its secretary/assistant secretary its registered office

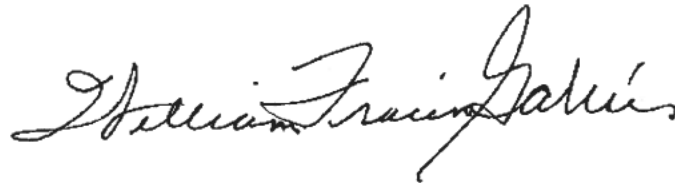
Signed this 27 Day of June, 2023 at 16:06 PM by the incorporator(s). (If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)

WEI ZHENG

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

June 27, 2023 03:58 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Wayland Zoning Amendment

Site:	193 Commonwealth Rd. Wayland, MA
District:	Business B – Proposed Sub-district B-1
Lot Size:	2.9 acres (127k sf)
Footprint:	32k sf
Total SF:	96k sf
Front Setback:	135'
Side Setback:	25'
Use:	Retail Self Storage & Community Space
Energy:	Zero-Net Energy, Rooftop Community Solar

Retail Self Storage

- Customers: 75% residential / 25% small business (expanding families, in-laws, home offices, elders downsizing, small business inventory)
- Traffic: Low (per International Transportation Engineers Manual)
- Noise: Low (internal loading, limited hours)
- Taxes: Six figure commercial tax benefit (subject to assessment)
- Impact: No traffic, no new students, no municipal service

Arts Wayland

Public Space: 3,500 sf

Façade: Active space facing Route 30 / Donelans' parking lot

Use 1: Arts Wayland exhibitions, classes, small concerts

Use 2: Neighborhood meeting space

Ownership: Proposed by Town of Wayland, with Arts Wayland as initial user
(To be determined by Town)

Operation

Of Space: By Arts Wayland



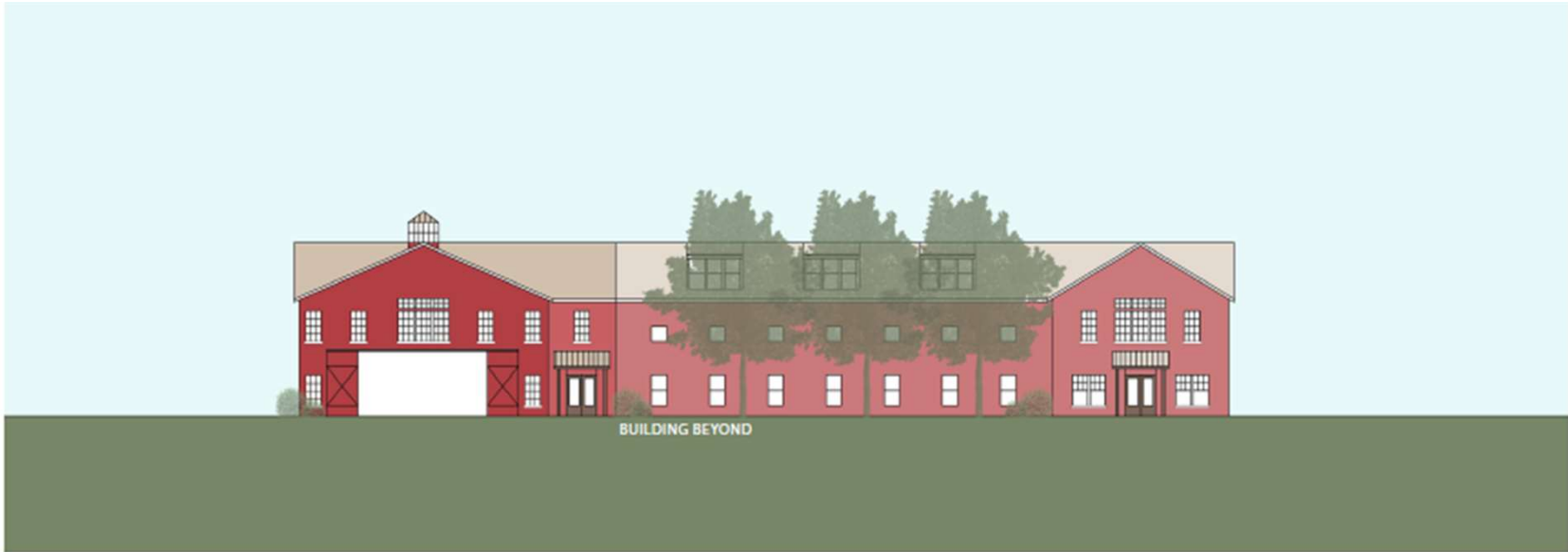
North Elevation

Scale: NTS



West Elevation

Scale: NTS



North Elevation

Scale: NTS



West Elevation

Scale: NTS

Team

Jerry Cohen is a founding partner of SSG Development and the founder of SF Properties. A graduate of Brown University and Northwestern's Kellogg School of Management, he is the former Vice Chairman of Mass Development and currently serves on the boards of Tufts Medicine and the American Jewish Committee

George Bachrach is an attorney, former state senator, and former President of the Environmental League of MA. He is the co-founder of The Civic Action Project, training the next generation of civic leaders.

Contact welcomed:

George Bachrach

gab321@comcast.net

MEMORANDUM:

To: Wayland Select Board
From: George Bachrach
Date: 12/29/23
Re: Spot Zoning cases

Below are a series of court cases from our attorney Brian Levey, clearly defining spot zoning. In brief, the courts give “every presumption in favor of the bylaw” and have overwhelmingly rejected spot zoning challenges.

1. Challenges to Zoning Amendments Due to Spot Zoning Severely Restricted.
 - a. **Every presumption is to be made in favor of the bylaw**, and its enforcement will not be refused unless it is shown **beyond a reasonable doubt** that it conflicts with the Constitution or the enabling statute.” *Caires v. Bldg. Commr. of Hingham*, 323 Mass, 589, 594-595 (1949). (Emphasis added.)
2. Spot Zoning Contemplates Benefit Accruing Only to Property Owner.
 - a. Spot zoning found “where a zoning change is designed **solely for the economic benefit of the owner of the property** receiving special treatment...” *Bd. of Appeals of Hanover v. Housing Appeals Comm.*, 363 Mass. 339, 362 (1973). (Emphasis added.)
 - b. “Spot zoning does not occur unless it is shown that a parcel has been singled out from similar surrounding parcels **‘all for the economic benefit of the owner of that lot.’**” *W.R. Grace & Co.-Conn. v. Cambridge City Council*, 56 Mass. App. Ct. 559, 570 (2002). (Emphasis added.)
3. No Spot Zoning Where Municipality Benefits.
 - a. Spot zoning not found where the amendment **“serves to increase the town’s taxbase** and... increase the availability of retail services and employment opportunities....” *Rando v. Town of N. Attleborough*, 44 Mass. App. Ct. 603, 606 (1998).
 - b. “Where, as here, [zoning] amendments have a substantive relationship to the **promotion of the public welfare, the amendments are not, by definition, spot zoning, irrespective of the subjective purposes of the sponsors.**” *Saade v. Milton*, 91 Mass. App. Ct. 1115 (2017). (Emphasis added.)
4. Lots on Zoning District Boundary Less Susceptible to Successful Challenge.
 - a. “Lots proposed for rezoning, which are located on the border of two districts, are probably difficult to successfully challenge.” Bobrowski, *Handbook of Massachusetts Land Use and Planning Law*, § 3.04[C] 4th Ed. 2018. (Emphasis added.)

- b. **No spot zoning found where “[t]he locus... serves as a buffer strip between the more restrictively zoned residential area to the north and the less restrictively zoned business and industry area to the south.”** *Martin v. Rockland*, 1 Mass. App. Ct. 167, 170 (1973).
5. Larger Lot Size Less Susceptible to Successful Challenge.
- a. **“Where the size of the rezoned parcel was more than two acres 19 or 21 spot-zoning decisions...were held for the municipality.”** Bobrowski, *id.* at § 3.04[C]. (Emphasis added.)

To: Select Board
From: Kelsi Power-Spirlet, Management Analyst
Date: December 29, 2022
Re: 2024 Remaining Non-Liquor License Renewals

The following is the list of licenses that are ready for approval for 2024.

VOTE: TO APPROVE THE 2024 RENEWAL OF THE FOLLOWING LICENSES AS PRESENTED IN THE DECEMBER 29, 2023 MEMORANDUM TO THE SELECT BOARD PENDING RECEIPT OF ALL 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 MICHAEL MCCALL, TOWN MANAGER, AS THE SOLE SIGNATORY TO SIGN OFF ON ALL 2024 APPROVED RENEWALS LISTED IN THE DECEMBER 29, 2023 MEMORANDUM.

The following Common Victuallers licenses for 2024:

Fresh Food Holdings, LLC, d/b/a The Bagel Table of Wayland	21 Andrew Avenue	Common Victuallers
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TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezahl
Carol B. Martin
William D. Whitney

DRAFT Meeting Minutes

Select Board Meeting

Monday, December 18, 2023 at 7:00 p.m.

**Wayland Town Building, Council on Aging Room / Hybrid
41 Cochituate Road, Wayland, MA 01778**

Present: Thomas J. Fay, Adam G. Gutbezahl and William D. Whitney.

Present, participated remotely: Carol B. Martin.

Absent: Anne Brensley.

Personnel present: Town Manager Michael McCall

A1. Call to Order, Review Agenda for Public: At 7:01 p.m., pursuant to Chapter 2 of the Public Acts of 2023, W. Whitney called the meeting of the Select Board to order when a quorum was present. W. Whitney announced each member by full name and announced that C. Martin would participate remotely. W. Whitney announced that the meeting would be conducted in person and via remote means and that the public could also participate remotely via teleconference. W. Whitney announced that the meeting may be live-broadcast and recorded for re-broadcast. W. Whitney reviewed the agenda.

A2. Announcements and Public Comment: M. McCall provided the Board with an update on the Town's response to a recent weather event which caused fallen trees and disrupted power.

Russell Ashton, Lake Shore Drive, member of the Wayland Housing Authority encouraged the Board to partner with the state to pursue affordable housing options.

Jacob Tharpe, Mathews Drive, joined via teleconference and expressed opposition to the development of 193 Commonwealth Road and cautioned the Board about spot-zoning.

Yookyung Jung, Commonwealth Road joined via teleconference and expressed opposition to the development of 193 Commonwealth Road citing aesthetic, traffic and noise concerns.

Sandra Dassoni, 23 French Ave, joined via teleconference and expressed opposition to the development of 193 Commonwealth Road citing safety, traffic and environmental concerns.

A3. Swearing in of New Firefighters: invite attendance by Fire Chief Neil McPherson:

- **Michael Boyes – Lieutenant/ EMT – P**
- **Dean Casali – Captain/EMS – B**
- **Patrick Walkinshaw – Lieutenant/EMT – P**
- **Douglas Williams – Captain/EMT – B**

Fire Chief McPherson acknowledged the recent retirement of Captain Greg Halfpenny and Captain Bob Dorey from the Wayland Fire Department. The Board and Chief McPherson thanked G. Halfpenny and B. Dorey for their service.

Chief McPherson welcomed M. Boyes, D. Casali, P. Walkinshaw and D. Williams. Chief McPherson reviewed each firefighter/paramedics' previous experience and qualifications to be appointed to his respective role. Town Clerk Trudy Reid administered the Oath of Office to M. Boyes, D. Casali, P. Walkinshaw and D. Williams. Following administration of the oath and pinning of badges, the Board congratulated the firefighters/ paramedics.

A4. Licensing: Vote to approve renewal of 2024 licenses listed below:

Business Name	Address	License Type
Wayland Auto Repairs & Sales, d/b/a Wayland Car Clinic	356 Boston Post Road	Used Car Class II

a) Vote to designate the Town Manager as the sole signatory to sign off on all 2024 approved renewals listed above.

T. Fay moved, seconded by A. Gutbezahl, to approve the renewal of 2024 Used Car Class II license for Wayland Auto Repairs & Sales, d/b/a Wayland Car Clinic at 356 Boston Post Road and designate Town Manager as the sole signatory to sign off on the renewal. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

A13. Consent Calendar: a) Review and vote to approve listed items b) Discuss, consider, and potentially act on items removed from Consent, if any:

1. Vote to approve the applications of the following wine vendors to sell wine at the 2024 Russell's Winter Farmer's Markets and Farm Fiber Days, conditional upon the completion and receipt of all necessary paperwork (where applicable) and appropriate fees (where applicable).
 - a. Vote the question of approving the application to allow wine sampling and the sale of wine (to be consumed off-site) at the Winter Farmers' Market at Russell's Garden Center, 397 Boston Post, for Blisspoint Meadery, Jeff Venuti, Manager, on February 3 and March 2, 2024.
 - b. Vote the question of approving the application to allow wine sampling and the sale of wine (to be consumed off-site) at the Winter Farmers' Market at Russell's Garden Center, 397 Boston Post, for Agronomy Farm Vineyard, Marissa O'Connor, Manager, on January 13, January 27, February 10, February 24, and March 9, 2024.
 - c. Vote the question of approving the application to allow wine sampling and the sale of wine (to be consumed off-site) at the Winter Farmers' Market at Russell's Garden Center, 397 Boston Post, for 1634 Meadery, Dan Clapp, Manager, on January 13, January 27, February 10, and February 24, 2024.
 - d. Vote the question of approving the application to allow wine sampling and the sale of wine (to be consumed off-site) at the Winter Farmers' Market at Russell's Garden Center, 397 Boston Post, for Aaronapp Cellars, Noel Powell, Manager, on January 6, January 20, February 3, February 17 and March 2, 2024.
 - e. Vote the question of approving the application to allow wine sampling and the sale of wine (to be consumed off-site) at the Winter Farmers' Market at Russell's Garden Center, 397 Boston Post, for House Bear Brewing, Beth Borges, Manager, on January 6, January 20, February 17 and March 9, 2024.
 - f. Vote the question of approving the application to allow wine sampling and the sale of wine (to be consumed off-site) at Russell's Farm Fiber Days at Russell's Garden Center, 397 Boston Post, for Aaronapp Cellars, Noel Powell, Manager, on January 21 and March 3, 2024.
2. Vote the question of accepting a grant from the Arthur Ashley Williams Foundation, for Recreation Department program support of the Hannah Williams Playground Summer Event Series, in the amount of \$2,500.00.
3. Vote the question of accepting a grant from The Clifford Group, for the Recreation and Fire departments for the purposes of purchasing one Automated External Defibrillator (AED), in the amount of \$1,750.00.
4. Vote the question of approving Town Manager, Michael McCall, as signatory for approving the contract for Installation of Zetron Station Alert Software from L.W. Bills Company (of Georgetown, MA), for the purposes of installing station alerting software at Fire Station #2 and at the Public Safety Building in the amount of \$125,515.10.

5. Vote the question of approving Town Manager, Michael McCall, as signatory for approving the contract for Town and Transfer Station Recycling from Casella Waste Systems, Inc. (of Auburn, MA), for the purposes of collection, transportation, receipt, processing and disposal of solid waste, recyclables or compostable materials in the amount of \$110.00 per ton.

T. Fay moved, seconded by A. Gutbezahl, to approve the Consent Calendar. In discussion, C. Martin noted a \$10 per ton discrepancy in the Consent Calendar item #5 which differed from the contract. T. Fay withdrew the motion. T. Fay moved, seconded by A. Gutbezahl, to approve the Consent Calendar as it appears in the packet, and with the amendment of item #5 to include “\$110.00 per ton”, as the contract reads. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

A14. Minutes: a) Review and approve the minutes of December 4 and December 6, 2023: No action was taken on the minutes as the drafts were not in the packet.

A15. Review Correspondence: The Board acknowledged the correspondence in the packet.

A6. Appointments to Committees: Vote to confirm appointment of the following volunteers:

Appointing Committee	Board/Committee	Appointee	Term End Date
Conservation Commission	Route 20 South Landfill Visioning Committee	Acima Cherian	November 1, 2025

A. Cherian, Aqueduct Road, joined the meeting via teleconference and reviewed their interest and qualifications to serve on the Route 20 South Landfill Visioning Committee.

T. Fay moved, seconded by C. Martin, to confirm the appointment of A. Cherian to the Route 20 South Landfill Visioning Committee for a term ending November 1, 2025. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

A5. Appointments to Committees: Interview, discuss and potential vote to appoint:

Board/Committee	Appointee	Term End Date
Human Rights, Diversity, Equity, and Inclusion Committee (HRDEIC) (Non-Voting Member)	Maya Raj	June 30, 2026

A. Gutbezahl moved, seconded by T. Fay, to appoint M. Raj as a non-voting member to the Human Rights, Diversity, Equity, and Inclusion Committee for a term ending June 30, 2026. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

A12. Town Manager Report: b) Launcher Way Update: M. McCall reported that the Planning Board withdrew its appeal without prejudice on the matter before by the Zoning Board of Appeals (ZBA) on December 12.

A7. FY 2025 Budget Presentation by Town Manager and Finance Director, invite attendance of the Finance Committee to participate in a joint meeting with the Select Board: Members of the Finance Committee joined the meeting in person from its previously convened meeting. Town Manager M. McCall and Finance Director, B. Keveny shared a slide deck to review the Town/School/ Unclassified Operating Budgets for FY 2025. B. Keveny described the budget process and summarized that the goals were to provide level-service budget, complete open capital projects and to resolve all open collective bargaining agreements which expired on June 30, 2023.

B. Keveny reviewed the Town’s budgetary goals, challenges, available revenue, trends and new growth. B. Keveny reviewed the FY 2025 operating budget totalled \$106 million dollars, a \$5.2 million dollar increase over last year which represented a five percent increase. B. Keveny noted that a change in FY 2025 would be the addition of a new capital stabilization fund, funded by taxation. B. Keveny and M. McCall reviewed the funding to include full-day kindergarten in the School Department budget which could increase Chapter 70 funding in future fiscal years. B. Keveny reviewed the projection for the next five years which included the need for a potential override between 2027 and 2029. M. McCall described the effort made to maintain a level-service budget to try to avoid future overrides. B. Keveny, M. McCall, the Board and Finance Committee discussed the budget presentation.

A. Gutbezahl requested a nominal budget be included for Human Rights, Diversity, Equity and Inclusion initiatives. C. Martin suggested the departments assess the appropriateness of fees for local receipts. The Finance Committee left the meeting.

A11. 212 Cochituate: Discuss and consider options for use of town-owned land: At 9:15 p.m., A. Gutbezahl recused himself and left the room. A. Gutbezahl had previously reported that he has recused himself from all discussion related to 212 Cochituate Road property, because his employer was representing an individual who has expressed interest in the property. A. Gutbezahl announced that the individual was no longer interested in the property, and he would continue to recuse himself through the calendar year.

T. Fay noted that the most recent owner failed to pay taxes on the property and as such the Town took the vacant parcel and now would need to determine the highest and best use of the three-acre property. T. Fay referred to a memorandum in the packet that advised the Board to transfer the property to the Municipal Affordable Housing Trust Fund Board (MAHTFB). The MAHTFB would sub-divide the property into two lots and issue a request for proposal to sell the two lots. The MAHTFB requests to sell one lot at market price and the second to a non-profit development of a shared living community.

Brian Boggia, Executive Director of Wayland Housing Authority joined the meeting in person and expressed support and need for a shared living community in Wayland.

The Board discussed the future of the property as a group home and/or affordable housing. M. McCall suggested the Town consult with legal counsel. C. Martin recommended the Board determine where the balance funds would be held. It was the sense of the Board to authorize the Town Manager to contact abutters to determine if abutting land could be combined with the property to form a conservation cluster.

Katherine Provost of the Wayland Housing Partnership participated from the audience and noted that the request before the Board aligned with Wayland's Housing Production Plan.

John Thomas, Old Connecticut Path, suggested the Board consult with the state agencies.

At 9:35 p.m. A. Gutbezahl rejoined the meeting.

A8. 2024 Annual Town Meeting (ATM): a) Vote to open the Annual Town Meeting Warrant from Tuesday, December 19, 2023 at 8:30 am through Tuesday, January 16, 2024 at 4:30 pm b) Discussion and possible vote to set time and place of ATM:

A. Gutbezahl moved, seconded by T. Fay, to open the Annual Town Meeting Warrant from Tuesday, December 19, 2023 at 8:30 a.m. through Tuesday, January 16, 2024 at 4:30 p.m. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

A. Gutbezahl moved, seconded by C. Martin, that the Select Board establish that the 2024 Annual Town Meeting be held at 6:45 p.m. at the Wayland High School Field House. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

c) Discussion and possible vote to insert standard articles into Warrant:

- | | |
|---|---|
| 1) Recognize Citizens and Employees | 8) Update Personnel Bylaws and Wage & Classification Plan |
| 2) Pay Previous Fiscal Year Unpaid Bills | 9) Fund Union Agreements |
| 3) Current Year Transfers | 10) Surface Water Quality Committee Budget |
| 4) Other post-employment benefits (OPEB) | 11) Accept Gifts of Land |
| 5) Enterprise Fund Budgets | 12) Capital Stabilization Fund Appropriation |
| 6) FY 2025 Omnibus Budget | 13) Choose Town Officers |
| 7) Fiscal Year 2025 Revolving Fund Expenditure Limits | 14) Hear Reports |
| | 15) Sell or Trade Vehicles and Equipment |

A. Gutbezahl moved, seconded by C. Martin, to insert the standard articles listed on the agenda to the 2024 Annual Town Meeting Warrant. In discussion, C. Martin asked about the distinction between submitting and sponsoring Article 6. FY 2025 Omnibus Budget. M. McCall cited Town code Section 36-6 requires that 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 by a board, commission, committee, or other governmental body and therefore recommended the Board vote to insert the Omnibus article into the warrant. C. Martin suggested revisions to the language on the request forms. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

a) Discussion of possible additional warrant articles including, but not limited to, the following:

- **Article to authorize the creation of a Capital Planning Committee:** M. McCall stated that a Capital Planning Committee could be beneficial to Wayland and suggested a member draft an article to that effect. C. Martin volunteered to create a draft for the Board's review.
- **Articles submitted by the Energy and Climate Committee (ECC):** W. Whitney reported that the ECC had previously recommended the Board insert three potential Annual Town meeting warrant articles: to opt-in to Specialized Building Code, to extend the Power Purchase Agreement (PPA) duration for the Loker Elementary School solar project, and to authorize the Town to negotiate a PPA for the Council on Aging/Community Center Building for solar.
- **Article submitted by the Planning Board regarding zoning related to the MBTA Communities Act:** W. Whitney suggested a placeholder article request be included.
- **Article regarding possible rezoning of 193 Commonwealth Road:** W. Whitney stated that he had a conversation with the Chair of the Economic Development Committee (EDC) who had advised the Board to consider inserting an article related to the re-zoning of 193 Commonwealth Road. It was acknowledged that if the Board did not act to insert the article, it could be submitted by petitioners. T. Fay acknowledged concerns with the development and with setting precedent. A. Gutbezahl concurred. T. Fay noted that there was not currently any request before the Board related to the property or the zoning. C. Martin stated that it was the Planning Board's role to prepare zoning bylaw changes.
- T. Fay noted that there may be an additional zoning article to create an overlay related to potential housing developments at the Town Center. M. McCall noted it could be covered under the MBTA Communities Act.
- C. Martin suggested the Board plan for an article related to the 212 Cochituate Property.
- C. Martin reported that the Senior Tax Relief Committee recommended that the Board budget for costs related to the Senior "Circuit Breaker" Tax Credit match in lieu of a warrant article. C. Martin added that she heard that the state recently increased the amount to which Wayland matches. M. McCall would confirm if action was needed and the estimated costs.
- C. Martin suggested a warrant article to automatically close out capital projects after a pre-determined amount of time to release the funds back into the budget. C. Martin invited the Board's discussion on the matter. M. McCall would investigate the request.
- The Board decided to host a public forum on Wednesday, January 3, 2024, related to zoning at 193 Commonwealth Road and would invite the Planning Board, EDC and project proponents. T. Fay suggested a press-release.
- C. Martin suggested revisions to Town Code related to the opening and closing of the Annual Town Meeting warrant, which would require a warrant article.

A9. Discussion of the MBTA Communities forum held on December 11, 2023: The Board acknowledged the work by the Town Planner and Planning Board to comply with the Massachusetts Multi-Family Zoning Requirement for MBTA Communities. T. Fay reiterated that an additional zoning article may be needed. C. Martin noted that some twenty-five acre parcels were identified at the forum that may meet the requirements.

A10. WayCam: Discussion and possible vote on supplemental funding for FY 2024: W. Whitney reviewed the request for funding submitted by Jim Mullane, Executive Director of WayCAM to support government streaming activities. W. Whitney reported that the School Committee expressed support to fund its share of the

request provided that the Town also agreed to fund its share, which was presumed to be greater. A. Gutbezahl confirmed that while it has become an industry best-practice to record and live-stream public meetings, doing so is not required by state law. C. Martin noted the need to determine a flat cost versus a membership fee.

C. Martin moved, seconded by T. Fay, to approve a supplemental funding of \$15,000 for FY 2024 only to WayCam. A. Gutbezahl amended the motion, seconded by T. Fay, to authorize the Town Manager to determine a funding source for the expense at a maximum of \$15,000. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

A16. Select Board Members' reports and concerns: C. Martin reported that the Community Preservation Committee (CPC) met and reviewed eleven fund requests totaling \$2.1 million dollars which exceeded the approximately \$750,000 dollars that would be available to allocate to new projects. C. Martin provided an update related to the emergency connection to the Massachusetts Water Resources Authority (MWRA) water supply. W. Whitney requested M. McCall provide the Board with an update on the St. Ann's development.

A17. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A18. Executive Session: a) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and approve the executive session minutes of December 4, 2023 with the intent to hold said minutes. b) 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 1978 • New England Police Benevolent Association, Local 176 • Wayland Department of Public Works Association, Teamsters Local 170 • American Federation of State, County and Municipal Employees, Wayland Local 690 – 1 & 2 • Wayland Library Staff Association MET, AFT, AFL-CIO:

At 10:22 p.m., W. Whitney moved, seconded by A. Gutbezahl, that the Select Board enter into Executive Session Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and approve the executive session minutes of December 4, 2023 with the intent to hold said minutes. b) 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 1978 • New England Police Benevolent Association, Local 176 • Wayland Department of Public Works Association, Teamsters Local 170 • American Federation of State, County and Municipal Employees, Wayland Local 690 – 1 & 2 • Wayland Library Staff Association MET, AFT, AFL-CIO.

The Chair declared that a public discussion of these matters may have detrimental effect on the litigating, negotiating and/or bargaining position of the Town. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0.

W. Whitney invited attendance by Town Manager M. McCall and announced that the Board would not reconvene in open session and no other public business would be conducted at the meeting.

A19. Adjourn: At 10:23 p.m., the Board entered into Executive Session and would adjourn from executive session.

Items included in the packet for the Select Board Meeting of December 18, 2023:

1. Revised Agenda I posted on 12/01/2023 at 12:20 p.m. revises agenda posted 11/30/2023 at 3:49 p.m.
2. Memorandum To: Select Board From: Kelsi Power-Spirlet, Management Analyst Date: December 15, 2023 Re: 2024 Liquor License Renewals & Remaining Non-Liquor License Renewals
3. Human Rights, Diversity, Equity, and Inclusion Committee Application Materials: M. Raj, dated November 15, 2023
4. Route 20 South Landfill Visioning Committee (R20SLVC) c/o Conservation Commission Application Materials A. Cherian, dated December 12, 2023
5. Memorandum To: Select Board and Finance Committee Cc: Department Managers Residents of Wayland From: Michael McCall, Town Manager Date: December 18, 2023 Re: Fiscal 2025 Recommended Town Budget
6. Memorandum To: All Boards, Committees, Commissions, Departments and Staff From: Select Board Date: December 18, 2023 Re: 2024 Annual Town Meeting and Annual Election
7. Table: 2024 Annual Town Meeting Article List

8. ATM Warrant Article Request Form: Recognize Citizens & Employees for Particular Service to Town
9. ATM Warrant Article Request Form: Pay Previous Fiscal Years Unpaid Bills
10. ATM Warrant Article Request Form: Current Year Transfers
11. ATM Warrant Article Request Form: OPEB Funding
12. ATM Warrant Article Request Form: Enterprise Fund Budgets
13. ATM Warrant Article Request Form: Fiscal Year 2025 Omnibus Budget
14. ATM Warrant Article Request Form: Fiscal Year 2025 Revolving Fund Expenditure Limits
15. ATM Warrant Article Request Form: Update Personnel Bylaws and Wage & Classification Plan
16. ATM Warrant Article Request Form: Fund Union Agreements
17. ATM Warrant Article Request Form: Surface Water Quality Committee Budget
18. ATM Warrant Article Request Form: Accept Gifts of Land
19. ATM Warrant Article Request Form: Capital Stabilization Fund Appropriation
20. ATM Warrant Article Request Form: Choose Town Officers
21. ATM Warrant Article Request Form: Hear Reports
22. ATM Warrant Article Request Form: Sell or Trade Vehicles and Equipment
23. Memorandum: To Select Board From: Wayland Housing Partnership, Wayland Municipal Affordable Housing Trust Fund, Wayland Housing Authority re: Shared living at 212 Cochituate Road, Date: December 12, 2023
24. Letter: To: Town Manager McCall From: B. Boggia, Executive Director of Wayland Housing Authority re: 212 Cochituate Road, dated December 11, 2023 with GIS Map dated February 15, 2023 and attachments.

Items distributed for information and use by the board during the meeting of December 18, 2023 otherwise not included in the packet (Handouts):

1. Slide Deck: FY 2025 Budget presentation. B. Keveny, dated December 18, 2023

Correspondence to Select Board from:

1. Environmental Resources Management dated November 29, 2023 re: PIP Correspondence
2. Chief Jack Pilecki, Wellesley Police Department to Select Board dated November 30, 2023 re: Commendation of Ed Burman
3. Dave Bernstein dated December 1, 2023 re: my support for Ed Burman as Chief of Police
4. Barry Rothschild, Chair of the Trust Fund Commission dated December 6, 2023 re: Trust Fund Commission Seat Vacancy
5. Jack Dunk dated December 6, 2023 re: I would like the town of Wayland to stop renewing the Comcast/Xfinity and Verizon FiOS franchise licenses and start examining the feasibility of establishing its own community fiber optic broadband ISP network
6. Joseph Strazzulla dated December 7, 2023 re: Opposition to 193 Commonwealth Zoning
7. Mary Ann Borkowski dated December 7, 2023 re: Domestic Abuse/Coercive Control Workshop sponsored by Wayland's Human Rights, Diversity, Equity and Inclusion Committee (HRDEI)
8. Patrick J. Shearns, Sr. Manager, Comcast dated December 11, 2023 re: Programming Advisory
9. Middlesex Superior Court dated December 11, 2023 re: Superior Court Department Civil Action No. 2381CV03083
10. Rebecca Stanizzi dated December 11, 2023 re: Public Comment / EDC Comment to MBTA Communities Forum
11. Kathryn DeCristofaro, Capital Program Manager, MSBA dated December 13, 2023 re: MSBA/Wayland - Claypit Hill School 2023 Core Program SOI Status