

Packet

January 16, 2024

2:30PM



MICHAEL F. MCCALL
TOWN MANAGER
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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

Tuesday, January 16, 2024

2:30pm

REMOTE

**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 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 accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

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|---------|--|
| 2:30 pm | 1. Call to Order, Review Agenda for Public |
| 2:35 pm | 2. Announcements and Public Comment |
| 2:40 pm | 3. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to:
a) Discussion and possible vote to insert articles into Warrant:
1) Q: Special Education Reserve
2) T: MBTA Communities Zoning – invite attendance by Anette Lewis, Planning Board Chair
3) Z: Appropriation for Engineering Rt. 20 Corridor Roadway Improvements |
| 3:00 pm | 4. Consent Calendar:
a) Review and vote to approve listed items
b) Discuss, consider, and potentially act on items removed from Consent, if any |
| 3:05 pm | 5. Select Board Members' reports and concerns |
| 3:10 pm | 6. Topics not reasonably anticipated by the Chair 48 hours in advance, if any |
| 3:15 pm | 7. Adjourn |

SELECT BOARD
Tuesday, January 16, 2024
2:30pm
Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

CONSENT CALENDAR

1. Vote the question of accepting a grant from the Massachusetts Department of Environmental Protection (MassDEP), for support of the Massachusetts Electric Vehicle Incentive Program (MassEVIP) Public Access Charging (PAC) Program, for the purposes of providing up to ten charging ports at 8 Andrew Avenue in the amount of \$28,965.00.
2. Vote the question of approving the request of Broomstones, Inc., 138 Rice Road (One Curling Lane), for an extension of the hours during which alcoholic beverages may be sold until 1:00 a.m. on Saturday, January 27, 2024, for the annual Men's Bonspiel.



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

Article Title: Special Education Stabilization Fund **Estimated Cost:** \$150,000

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

Determine whether the Town will vote to appropriate the sum of \$150,000 to said fund to be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing or otherwise.

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

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

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny **Contact Person Phone:** 508-358-3611

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

Proposing Board Information

Board Name: Select Board

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

Signature of Board Chairperson: _____ **Date:** _____



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Amend Zoning Bylaws & Town Zoning Map – MBTA Communities Multi-Family Housing Estimated Cost: --

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

Amend the Code of the Town of Wayland to add a new Article 27 Multi-Family Housing Overlay District, Section 198-2701, et seq., in order to comply with G.L. c. 40A, Sec. 3A the so-called MBTA Communities legislation. And, amend the Zoning Map of the Town of Wayland to reflect a new overlaid district, comprised of three or more sub-districts, where multi-family housing is permitted as-of-right.

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

As a result of January 14, 2021 amendments to Section 3A of the Massachusetts Zoning Act, G.L. c. 40A, Wayland, an "MBTA Adjacent Community", is required to have a zoning bylaw that provides for at least 50 acres to be zoned for multi-family housing use. The designated multi-family housing zone may be superimposed on existing underlying zones so that development of land may be undertaken subject to the requirements of the overlay or by complying with all applicable requirements of the underlying district. The Town is not required to create multi-family housing. It is only required to zone so that it could be created at some time in the future. The basic State requirements are that the district: a) contain 50 acres – made up of at least one area of 25 contiguous acres and several smaller areas of no less than 5 contiguous acres each; b) support a minimum density of 15 units per acre on average; c) not be subject to any age restrictions; d) exclude surface waterbodies, wetlands and buffer zones, protected open space and recreational land, cemeteries, Zone I wellhead protection areas, privately-owned land used for educational or institutional uses, publicly-owned land generally; e) avoid sensitive land such as land subject to flooding and priority habitat for rare or threatened species; and f) encourage development of a scale, density and aesthetic that are compatible with existing surrounding uses.

The repercussions for failure to have such a district are loss of funding for grant programs and potential civil suit by the Massachusetts Attorney General and others. The town is required to submit a district compliance Application with Town Meeting approved zoning by no later than December 21, 2024.

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

To be provided.

Contact Information for Publication in Warrant

Contact Person Name: Anette Lewis Contact Person Phone: 508/358-3778

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

Proposing Board Information

Board Name: Planning Board

Board Vote (Quantum) to Submit

Article: 5 - 0 Date of Board Vote: 1/9/2024

Signature of Board Chairperson: Anette Lewis Date: 1/9/2024



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

+600,000

Article Title: Funding for Rt 20 Curb Cut and Sidewalk Engineering Estimated Cost: \$825,000

DS

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

To determine whether the Town will vote to appropriate a sum of money for third-party engineering services to provide fully engineered plans for the Route 20 roadway, from Route 27 to the Sudbury town line, for curb cuts, sidewalks, street trees, landscape and lighting to improve the Route 20 corridor.

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

There is a strong need to improve the Route 20 Wayland Center roadway corridor for walkability, accessibility and aesthetics. Existing sidewalks and curbs are non-continuous and/or in disrepair. The district appears dilapidated, and improving the roadway and shoulders would significantly boost both visual and physical appearance and functionality for Wayland residents and businesses. Weston recently completed improvements of its town center roadway, and other towns around the Commonwealth have undertaken similar planned efforts, with excellent results.

Three modes of funding exist for future improvements of the corridor:

- 1) Getting in queue for state funds on the State's TIP (Transportation Improvement Project) list,
2) Regular state maintenance of the roadway (e.g. Route 20 in the Coach Grill area was repaved and sidewalks added in the last 2-3 years, by the state) or
3) Town funds (which may be needed for lighting upgrades or landscaping components, TBD)

In order to request state funds or to encourage work under the first two modes, which would be the preferred path -- and likely the required path since Route 20 is a state road -- the Town must complete "shovel ready" engineered plans at its own expense. This article will provide funding for the required engineering plans. Once complete, Wayland can kick off the state process for eventual improvement of the corridor over the coming years. Notably, this design process can dovetail with Route 20 Master Planning zoning efforts started in 2023 and continuing in 2024.

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

Contact Information for Publication in Warrant

Contact Person Name: [Select Board/EDC member] Contact Person Phone: 617.922.3409

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

Proposing Board Information

Board Name: Select Board / [Economic Development Committee]

Board Vote (Quantum) to Submit

Article: 4-0 Date of Board Vote: 1/12/24

Signature of Board Chairperson: Rebecca Stanizzi Date: 1/12/24