

DEC 10 65 AM 11:02 144RE***5.60

BK11003 PG389

P5.60

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

TOWN OF WAYLAND

ORDER OF TAKING

At a meeting of the Board of Selectmen of the Town of Wayland, held this fifteenth day of November, 1965, it is ordered:

WHEREAS, the Town of Wayland, at the annual town meeting called, notified and held on the sixth day of March, 1963, duly voted to authorize the purchase, take by eminent domain, gift or otherwise, on behalf of the Town of Wayland, for use in connection with the Town Dump.

WHEREAS, the Board of Selectmen is of the opinion that public convenience and public necessity so require;

NOW THEREFORE, We, the undersigned, the Board of Selectmen of the Town of Wayland, duly elected, qualified and acting as such, do hereby under and by virtue of the provisions of Chapter 79 of the General Laws (Ter. Ed.) as amended, and of every other power and authority us hereto in any way enabling, take in fee in the name of and on behalf of the Town of Wayland, a certain parcel of land situated in said Wayland, in the County of Middlesex and the Commonwealth of Massachusetts, for use in connection with the Town Dump, shown on a plan entitled "Plan of Land in Wayland, Massachusetts, Taken for General Town Purposes", dated December 12, 1962, by Everett M. Brooks Company and bounded and described as follows:

1-582
SEE PLAN IN RECORD BOOK PAGE 29

- SOUTHERLY by the Northerly sideline of Boston Post Road by three courses totaling one hundred ninety-eight and $45/100$ (198.45) feet more or less;
- WESTERLY by land of Boston Edison Company one hundred eighty (180.00) feet;
- NORTHERLY by land of Boston Edison Company two hundred sixty-eight (268) feet more or less;
- EASTERLY by land of Clifford and Richardson in two courses totaling two hundred sixteen (216) feet more or less;

containing 1.0 acres more or less according to said plan.

And this Board determines that the owners or supposed owners hereinafter named, and any other person or persons who may be the owner or owners of said land or property taken, and all other persons whatsoever, sustain damage to their property by reason of this taking, and make an award of three thousand (\$3,000) dollars therefore.

We have acted with respect to the supposed owners of the land or property taken, as of the date of this order, but if the names of the owners are not correctly stated, it is to be understood that the land referred to is owned by an owner or owners unknown to us, and in such cases, or in case any person other than a supposed owner or owners as hereinafter named, has any right, title or interest in or to any of the said land or property, our determination of award of three thousand (\$3,000) dollars as damages is made with respect to the lawful owners of the said land or property, and to all persons having any right, title or interest therein as their respective interests may appear.

The land and property taken is owned or supposed to be owned by Harold H. Sears of Weston, Middlesex County, Massachusetts, Deed recorded in Middlesex South District Registry of Deeds, Book No. 10207, Page 131.

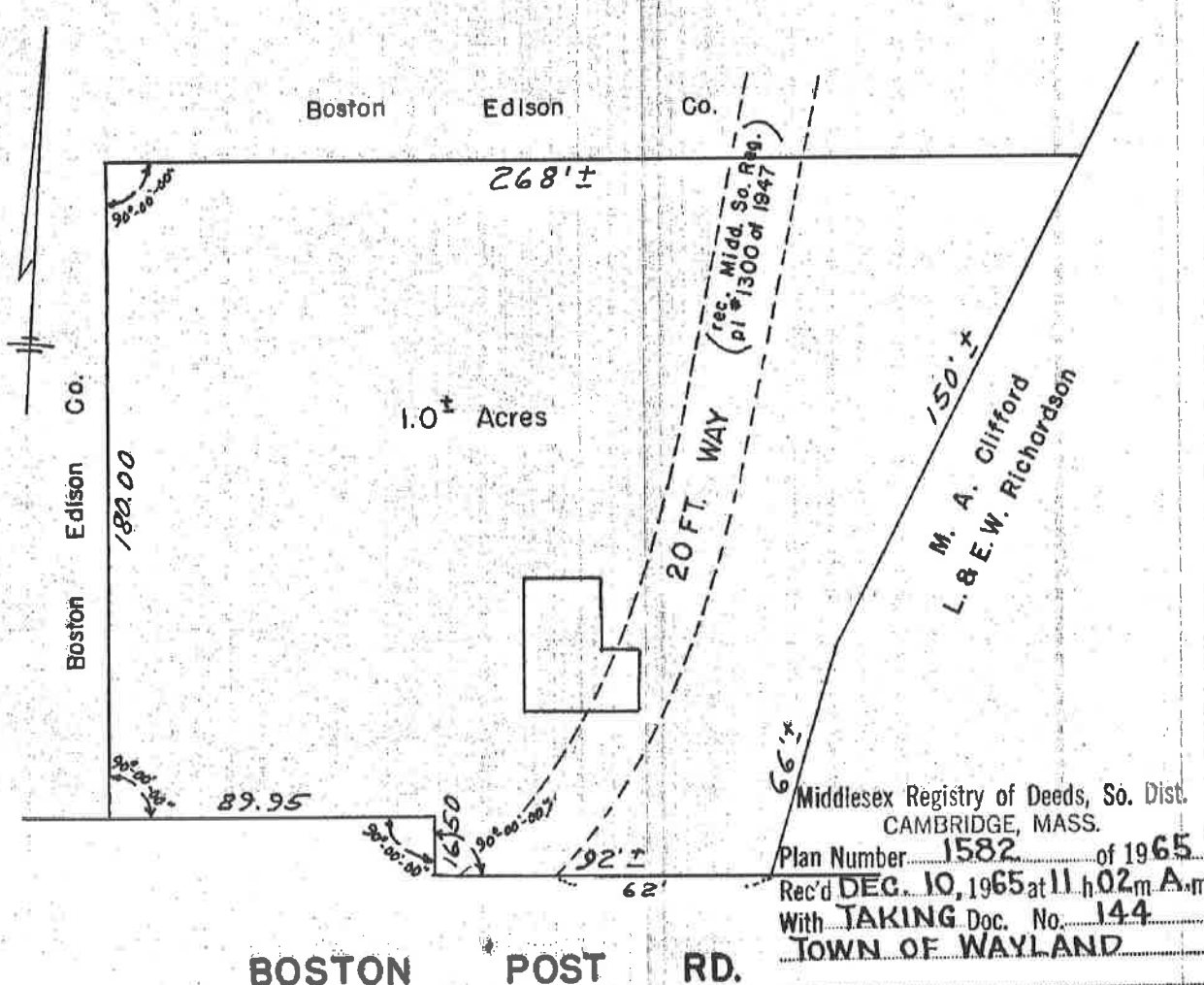
The Board determines that a copy of this order, signed by the Selectmen, be filed and recorded with the Middlesex South District Registry of Deeds, and in the registered land department thereof, if said land or any part thereof shall be registered land.

WITNESS our hands at Wayland on the day and year first above-written.

BOARD OF SELECTMEN
of the Town of
Wayland

Samuel S. Tapp

Thomas Francis Rinehart



Middlesex Registry of Deeds, So. Dist.
 CAMBRIDGE, MASS.
 Plan Number 1582 of 1965
 Rec'd DEC. 10, 1965 at 11 h 02 m A.M.
 With TAKING Doc. No. 144
TOWN OF WAYLAND

Recorded, Book 11003 Page 389
 Attest: _____ REGISTER



FEE 3.00
 BY P.

WAYLAND PLANNING BOARD
 Approval under the subdivision control law not required.
 Date Dec. 7, 1965

PLAN OF LAND
 IN

WAYLAND MASS.
 TAKEN FOR GENERAL TOWN PURPOSES
 ON BOSTON POST RD.
 OWNED BY D. W. & C. R. NEELON

SCALE 1 IN = 40 FT
 EVERETT M. BROOKS CO.
 NEWTONVILLE-WAYLAND-W. ACTON

DEC. 12, 1962
 CIVIL ENGRS
 MASS.

#9351

1582

145

NOV 25 1978 PM 7:50 302BE**11.75

BK 13448 PG 394

MASSACHUSETTS QUITCLAIM DEED (LONG FORM) 002

R11.75. — 24

WILLIAM W. LORD and MARY P. LORD
of Fairfax.

Virginia
County, Massachusetts,

nominal
being ~~unmarried~~, for consideration paid, grants to the TOWN OF WAYLAND, a municipal corporation in Middlesex County, Massachusetts, having its usual place of business at 41 Cochituate Road in Wayland, Massachusetts, *

rk

with ~~quitclaim instruments~~ the two parcels of land with the trees thereon and the structures affixed thereto situated on the Boston Post Road in said Wayland, Massachusetts shown ~~on a plan~~ on a plan entitled "PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND OWNED BY WILLIAM W. AND MARY P. LORD FEBRUARY 21, 1978 SCALE: 1 IN. = 100 FT. WAYLAND ENGINEERING DEPARTMENT" recorded in Middlesex County, South District, Registry of Deeds in Book _____ at Page _____ and more fully described as follows:

LOT A

Beginning at a point on the northerly sideline of Boston Post Road at the property line between William W. and Mary P. Lord and the Town of Wayland, said point being N 87-16-50 E, 435.24 feet of a Mass. highway bound; thence

- N 07-47-10 W, four hundred seventy-five and 00/100 (475.00) feet; thence
- N 70-04-08 E, one hundred ninety-five and 47/100 (195.47) feet; thence
- S 75-13-10 E, three hundred twenty-five and 00/100 (325.00) feet; thence
- S 02-43-10 E, two hundred twenty-eight and 50/100 (228.50) feet; thence
- S 87-16-50 W, one hundred thirty-one and 95/100 (131.95) feet; thence
- S 02-43-10 E, one hundred eighty and 00/100 (180.00) feet; thence
- S 87-16-50 W, two hundred thirty-nine and 85/100 (239.85) feet; thence
- S 02-43-10 E, twenty-four and 75/100 (24.75) feet; thence
- S 87-16-50 W, eighty-two and 93/100 (82.93) feet to the point of beginning.

Containing 4.5 acres.

LOT B

Beginning at a point at the intersection of the easterly sideline of land of Town of Wayland and the northerly sideline of Lot A, said point being N 07-47-10 W, 475.00 feet of the northerly sideline of Boston Post Road; thence

- N 07-47-10 W, four hundred eighty-seven and 42/100 (487.42) feet; thence
- Northeasterly, one hundred ninety-four (194) feet, more or less; thence
- Southeasterly, five hundred seventy-five (575) feet, more or less; thence

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

Northeasterly,	seven hundred twenty (720) feet, more or less, to the Sudbury River; thence
Southeasterly and Easterly,	eight hundred thirty (830) feet, more or less, by the line of the Sudbury River, thence
Southwesterly,	four hundred ten (410) feet, more or less, thence
Southwesterly,	one hundred sixty-five (165) feet, more or less; thence
Southerly,	three hundred thirty (330) feet, more or less; thence
Southerly,	one hundred forty-eight and 5/10 (148.5) feet, more or less; thence
Southwesterly,	two hundred thirty-one (231) feet, more or less; thence
Southwesterly,	one hundred thirty-seven (137) feet, more or less; thence
Westerly,	one hundred thirty-six (136) feet, more or less; thence
N 02-43-10 W,	two hundred twenty-eight and 50/100 (228.50) feet; thence
N 75-13-10 W,	three hundred twenty-five and 00/100 (325.00) feet; thence
S 70-04-08 W,	one hundred ninety-five and 47/100 (195.47) feet to the point of beginning.

Containing 24 acres, more or less according to said plan.

Together with any and all rights, title and interest of the owner or owners of the above-described premises in the streets and ways adjoining the same.

The Grantor hereby conveys the premises subject to and with the benefit of all easements and restrictions of record, if any, insofar as the same are now in force and applicable.

For our title see Deed of Donald W. Neelon et ux dated July 27, 1953 recorded with these Deeds in Book 8113 at Page 286.

As this Deed is confirmatory of an Order of the Selectmen of the Town of Wayland taking the aforesaid parcels of land by instrument dated May 15, 1978 and recorded with these Deeds in Book 13443 at Page 177, no excise stamps are required.

husband of said grantor,
wife

release to said grantee all rights of ~~tenancy by the curtesy~~ ~~dower and homestead~~ and other interests therein.

Witness our hands and seals this 22nd day of May 1978.

~~James E. Sanders~~

William W. Lord

William W. Lord

Mary P. Lord

Mary P. Lord

The Commonwealth of ~~Massachusetts~~ Virginia

Middlesex 22nd ss. May

1978

Then personally appeared the above named WILLIAM W. LORD and MARY P. LORD

and acknowledged the foregoing instrument to be their free act and deed, before me

James E. Sanders

Notary Public Justice of the Peace

My Commission Expires March 15, 1982

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

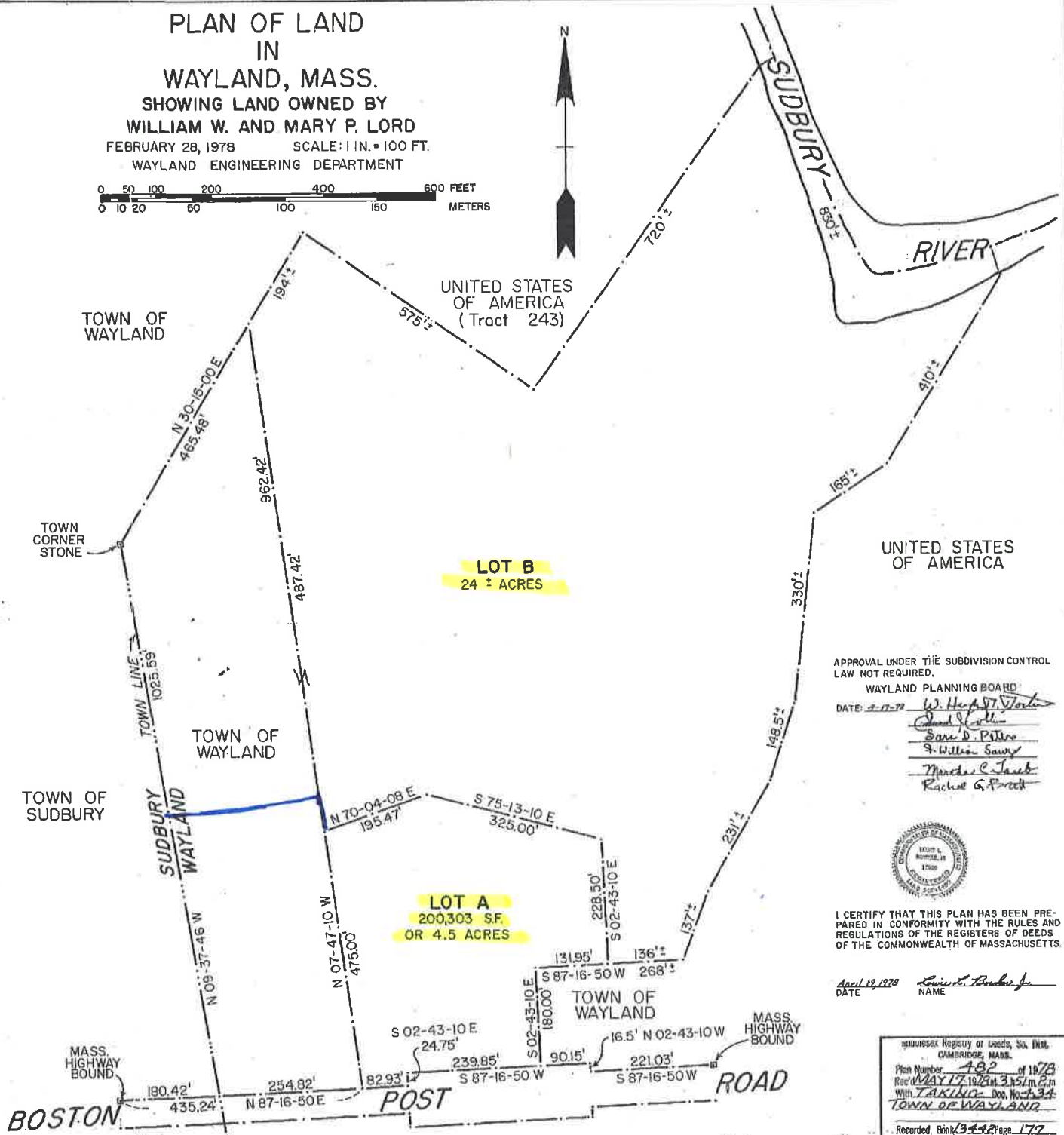
CHAPTER 153, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

PLAN OF LAND
IN
WAYLAND, MASS.

SHOWING LAND OWNED BY
WILLIAM W. AND MARY P. LORD

FEBRUARY 28, 1978 SCALE: 1 IN. = 100 FT.
WAYLAND ENGINEERING DEPARTMENT



LOT B
24 ± ACRES

LOT A
200,303 S.F.
OR 4.5 ACRES

UNITED STATES
OF AMERICA

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED.

WAYLAND PLANNING BOARD

DATE: 2-17-78
W. Herbert Work
Charles J. Kelly
Sarah D. Peltro
F. William Sawyer
Marcus C. Jacob
Rachel G. Pratt



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

April 19, 1978
DATE NAME *Lewis J. Brander, Jr.*

Massachusetts Registry of Deeds, No. DIST.
CAMBRIDGE, MASS.
Plan Number 182 of 187B
Rec'd MAY 17 1978 at 3:15 P.M.
With TAXING Doc. No. 334
TOWN OF WAYLAND
Recorded Book 3442 Page 177

Attest: *John F. Brander*
Registrar
FEB 20 1978
BY *NL*

NOTE: This plan compiled from plans and deeds of record.

SUPERVISOR: <i>L.L.B.</i>	RESEARCH: <i>D.B.G.</i>	PLOTTING: <i>D.B.G.</i>
FIELD WORK: <i>R.J.M., D.B.G.</i>	COMPS: <i>D.B.G.</i>	DRAFTING: <i>D.B.G.</i>
WAYLAND ENGINEERING DEPARTMENT		

ADJOURNED ANNUAL TOWN MEETING APRIL 13, 1978

Town Clerk's Office
Wayland, Massachusetts

David E. Leith, Moderator:--

Pursuant to the Warrant for the April 5, 1978 Annual Town Meeting, duly signed by the Selectmen, served and return of service given by a Constable of the Town, and a continuance, being held in accordance with votes taken at the April 5, 1978, April 6, 1978, April 10, 1978, April 11, 1978 and April 12, 1978 sessions of said Annual Town Meeting, the inhabitants of the Town of Wayland qualified to vote in Town Meeting met this day at the Senior High School Field House; and at 8:00 p.m. the Moderator called the meeting to order, declared a quorum to be present, and then proceeded to transact the following business:

Mr. Robert Swain moved and was duly seconded to reconsider Article 17 after Article 25.

VOTED: Unanimously.

ARTICLE 18. WITHDRAW FROM MIDDLESEX COUNTY RETIREMENT SYSTEM

PROPOSED BY: BOARD OF SELECTMEN

Article 18. To see if the Town will direct the Board of Selectmen to present a petition to the General Court of the Commonwealth for and on behalf of the Town of Wayland praying that it enact a special law providing that the Town of Wayland may withdraw from the Middlesex County Retirement System and establish its own retirement system under the provisions of G.L. Chapter 32, Section 1 to 28 inclusive, as amended, effective July 1, 1978 or otherwise, with no loss of contractual benefits due employees or present or future retirees; that the Middlesex County Retirement System be directed to transfer to the Wayland Retirement System all funds in its annuity savings and military service credit funds standing to the credit of all active and inactive employee members of the Town of Wayland; that all funds credited to the accounts of retired Wayland employees as determined by the Actuary of the Division of Insurance, be transferred to the reserve fund of the Wayland Retirement system; and that on or after the date that the Wayland Retirement System shall become operative for employees of the Town of Wayland, the eligible employees of said Town shall become members of the Wayland Retirement System; or take any action relative thereto.

Mr. Robert Swain moved and was duly seconded that the Town authorize the Board of Selectmen, with the concurrence of the Wayland Employees council, to present a petition to the General Court of the Commonwealth for and on behalf of the Town of Wayland praying that it enact a special law providing that the Town of Wayland may withdraw from the Middlesex County Retirement System and establish its own retirement system under the provisions of G.L. Chapter 32, Sections 1 to 28 inclusive, as amended, effective July 1, 1978, or otherwise, with no loss of contractual benefits due employees or present or future retirees; that the Middlesex

County Retirement System be directed to transfer to the Wayland Retirement System all funds in its annuity savings and military service credit funds standing to the credit of all active and inactive employee members of the Town of Wayland; that all funds credited to the accounts of retired Wayland employees as determined by the Actuary of the Division of Insurance, be transferred to the reserve fund of the Wayland Retirement System; and that on or after the date that the Wayland Retirement System shall become operative for employees of the Town of Wayland, the eligible employees of said Town shall become members of the Wayland Retirement System.

After lengthy debate the previous question was moved.

1st VOTE: In doubt.

2nd VOTE: Unanimously.

Main Motion: VOTED: Unanimously.

ARTICLE 19. PURCHASE OF LAND FROM MR. AND MRS. LORD FOR
CONSERVATION, DUMP ACCESS AND SAND AND GRAVEL USES

PROPOSED BY: BOARD OF SELECTMEN
BOARD OF ROAD COMMISSIONERS
CONSERVATION COMMISSION

ESTIMATED COST: \$160,000

EFFECT ON TAX RATE: As the Finance Committee proposed to finance the cost of this acquisition from available funds, it will have no effect on the 1978-1979 tax rate.

Article 19. To see if the Town will authorize the Selectmen to acquire by purchase, eminent domain, gift or otherwise for refuse disposal, highway and conservation purposes, the fee of any lesser interest in two parcels of land with the trees thereon and the structures affixed thereto situated on the Boston Post Road, standing in the name of William W. and Mary P. Lord, containing 28 acres, more or less, and shown on Plate 22 of the Town Atlas as Lots A and B on a plan on file with the Town Clerk entitled "PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND OWNED BY WILLIAM W. AND MARY P. LORD, FEB. 28, 1978, SCALE: 1 IN. = 100 FT., WAYLAND ENGINEERING DEPARTMENT" and more fully described as follows:

LOT A

Beginning at a point on the northerly sideline of Boston Post Road at the property line between William W. and Mary P. Lord and the Town of Wayland, said point being N 87-16-50 E, 435.24 feet of a Mass. highway bound; thence

N 07-47-10 W, four hundred seventy-five and 00/100 (475.00) feet; thence

N 70-04-08 E, one hundred ninety-five and 47/100 (195.47) feet; thence
S 75-13-10 E, three hundred twenty-five and 0 0/100 (325.00) feet; thence
S 02-43-10 E, two hundred twenty-eight and 56/100 (228.50) feet; thence
S 87-16-50 W, one hundred thirty-one and 95/100 (131.95) feet; thence
S 02-43-10 E, one hundred eighty and 00/100 (180.00) feet; thence
S 87-16-50 W, two hundred thirty-nine and 85/100 (239.85) feet; thence
S 02-43-10 E, twenty-four and 75/100 (24.75) feet; thence
S 87-16-50 W, eighty-two and 93/100 (82.93) feet to the point of beginning. Containing
4.5 acres.

LOT B

Beginning at a point at the intersection of the easterly sideline of land of Town of
Wayland and the northerly sideline of Lot A, said point being N 07-47-10 W, 475.00 feet of the
northerly sideline of Boston Post Road; thence

N 07-47-10 W, four hundred eighty-seven and 42/100 (487.42) feet; thence
Northeasterly, one hundred ninety-four (194) feet, more or less; thence
Southeasterly, five hundred seventy-five (575) feet, more or less; thence
Northeasterly, seven hundred twenty (720) feet, more or less, to the Sudbury River;
thence

Southeasterly and Easterly, eight hundred thirty (830) feet, more or less, by the line of the
Sudbury River; thence

Southwesterly, four hundred ten (410) feet, more or less; thence
Southwesterly, one hundred sixty-five (165) feet, more or less; thence
Southerly, three hundred thirty (330) feet, more or less; thence
Southerly, one hundred forty-eight and 5/10 (148.5) feet, more or less; thence
Southwesterly, two hundred thirty-one (231) feet, more or less; thence
Southwesterly, one hundred thirty-seven (137) feet, more or less; thence

Westerly, one hundred thirty-six (136) feet, more or less; thence
N 02-43-10 W, two hundred twenty-eight and 50/100 (228.50) feet; thence
N 75-13-10 W, three hundred twenty-five and 00/100 (325.00) feet; thence
S 70-04-08 W, one hundred ninety-five and 47/100 (195.47) feet to the point of
beginning.

Containing 24 acres, more or less, according to said plan.

together with any and all rights, title and interest of the owner or owners of the above-entitled premises in the streets and ways adjoining the same; to see if the Town will transfer the care, custody, management and control of that portion of the parcel of land described above, identified as Lot B to the Conservation Commission for conservation purposes, including outdoor recreation, when the selectmen shall have determined that said land shall no longer be required to provide access to the refuse disposal area adjacent thereto; to determine whether the Town will appropriate money therefor to be provided by taxation; by appropriation from available funds, by transfer of funds already appropriated for another purpose, by borrowing under the provisions of Chapter 44 of the General Laws, or otherwise; or take any action relative thereto.

MOTION #1

Mr. Jonathan Strong moved and was duly seconded that the Selectmen be authorized to acquire by purchase, eminent domain, gift or otherwise for refuse disposal, highway and conservation purposes, the fee in two parcels of land with the trees thereon and the structures affixed thereto situated on the Boston Post Road, standing in the name of William W. and Mary P. Lord, containing 28 acres more or less and shown on Plate 22 of the Town Atlas and as Lots A and B on a plan on file with the Town Clerk entitled, "PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND OWNED BY WILLIAM W. AND MARY P. LORD FEB. 21, 1978 SCALE: 1 IN.=200 FT. WAYLAND ENGINEERING DEPARTMENT" and more fully described as printed under Article 19 of the Warrant; together with any and all rights, title and interest of the owner or owners of the above-entitled premises in the streets and ways adjoining the same; that the sum of \$160,000 be appropriated therefor; and that such appropriation be provided by transfer from the Stabilization Fund; and that the Selectmen be authorized to expend the monies appropriated hereunder for the purposes set forth above

After debate the previous question was moved.

1st VOTE: In doubt.
2nd VOTE: Unanimously.

MOTION #2

Mr. Jonathan Strong moved and was duly seconded that the Town transfer the care, custody, management, and control of Lot B, which is more fully described under Article 19 of the Warrant, to the Conservation Commission for conservation purposes including outdoor recreation when the Selectmen shall have determined that said land shall no longer be required for other municipal purposes; namely, (a) that those portions of Lot B used for access to the Town's sanitary landfill shall be so transferred when no longer required for that purpose; (b) hat those portions of Lot B used for removal of sand and gravel shall be so transferred at the conclusion of the sand and gravel removal operation; and (c) that those portions of Lot B not required for either of the purposes cited above shall be so transferred at the earliest appropriate date.

VOTED: Unanimously.

ARTICLE 20. BUILD ACCESS ROAD ACROSS LORD PROPERTY

PROPOSED BY: BOARD OF ROAD COMMISSIONERS

ESTIMATED COST: \$58,000

EFFECT ON TAX RATE: None; monies will be transferred from available funds.

Article 20. To see if the Town will appropriate \$58,000 for the design and construction of an access road to the new landfill, to determine whether such appropriation shall be provided by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, or otherwise; and to authorize the Board of Road Commissioners to expend the funds provided for the purposes set forth above; or take any action relative thereto.

Mr. Paul Franchi moved and was duly seconded that the Town appropriate \$58,000 for the design and construction of an access road to the new landfill, that such funds shall be provided by transfer from funds previously appropriated under Article 10 of the 1977 Annual Town Meeting, and that the Board of Road Commissioners be authorized to expend the funds appropriated for the purposes set forth above.

VOTED: Unanimously.

ARTICLE 21. Voted upon at the April 6, 1978 adjourned Town meeting.

ARTICLE 22. PURCHASE NOONAN PROPERTY

PROPOSED BY: BOARD OF SELECTMEN

ESTIMATED COST: \$2,900

Article 22. To see if the Town will authorize the Board of Selectmen to acquire by purchase, eminent domain, gift, or otherwise, for the purpose of providing housing for elderly persons of low income the fee or any lesser interest in a vacant parcel of land with the trees

thereon on Lake Drive, also known as Pond Drive standing in the name of Julia F. Noonan, containing 8,000 square feet more or less shown as lots 165-168 on Plate No. 47A of the Town Atlas as well as on a plan on file with the Town Clerk entitled "PLAN OF LAND IN WAYLAND ROSENBLATT BROS. CIVIL ENGINEERS. JANUARY 1930" and also filed in the land registration office in Book 207, Page 161, and more fully described:

Beginning at a point on the northerly sideline of Lake Drive, also known as Pond Drive, said point being N 70-28-00-W, 617.49 feet from the intersection of the westerly sideline of Main Street and the northerly sideline of said Lake Drive, thence

N 70-28-00 W, eighty (80) feet, thence

N 19-32-00 E, one hundred (100) feet, thence

S 70-28-00 E, eighty (80) feet, thence

S 19-32-00 W, one hundred (100) feet to the point of beginning.

together with any or all rights, title and interest of the owner or owners of the above-described premises in the streets and ways adjoining the same; to determine whether the Town will appropriate money therefor, to be provided by taxation, by appropriation from available funds, by borrowing under the provisions of Chapter 44 of the General Laws or otherwise; or take any action relative thereto.

Mrs. Bernice Samelson moved and was duly seconded that, the Selectmen be authorized to acquire by purchase, eminent domain, gift, or otherwise, for the purpose of providing housing for elderly persons of low income the fee in a vacant parcel of land with the trees thereon on Pond Drive standing in the name of Julia F. Noonan containing 8,000 square feet more or less shown as Lots 16168 on Plate No. 47A of the Town Atlas and more fully described as printed under Article 22 of the Warrant together with all rights, title and interest of the owner or owners of the above described premises in the streets and ways adjoining the same; that the sum of \$2,900. be appropriated therefor; that such appropriation be provided by taxation and that the Selectmen be authorized to expend the monies appropriated hereunder for the purposes set forth above.

VOTED: Unanimously.

ARTICLE 23. Voted upon at the April 10, 1978 adjourned Town Meeting.

ARTICLE 24. DIRECT BANK CREDITS FOR TOWN EMPLOYEES

PROPOSED BY: BOARD OF SELECTMEN

Article 24. To see if the Town will accept G.L. Chapter 41, Section 41B relating to the payment of public employees by means of direct bank credits; or to take any action relative thereto.

Mr. William Segal moved and was duly seconded that the Town accept G.L. Chapter 41, Section 41B relating to the payment of public employees by means of direct bank credits.

VOTED: Unanimously.

ARTICLE 25. TRANSFER OF FUNDS

PROPOSED BY: FINANCE COMMITTEE

Article 25. To see what sum, if any, the Town will vote to transfer from available funds to meet any of the appropriations made under the foregoing Articles.

Mr. Robert Swain moved and was duly seconded that the amount remaining in the appropriation Highway-Purchase Waters Land \$4,393.09 be transferred to Excess and Deficiency.

that the following amounts be appropriated for Fiscal 1978:

Highway - overtime \$ 21,660.

Highway - Snow Removal 48,484.

that said appropriations be provided by transfer from:

Excess and Deficiency \$ 48,520.

Reserve for Future Appropriations 21,624.

that to meet the appropriation under Article 4 in the Fiscal 1979 Budget - Fee Supported Programs, the amount of \$16,800. be transferred from Excess and Deficiency.

that the following amount be appropriated for Maturing Debt - Conservation \$46,369.30 that said appropriation be provided by transfer from Reserve for Future Appropriations.

VOTED: unanimously.

Motion was made and duly seconded to re-consider Article 17 (Plans for Public Safety Building).

After debate the previous question was moved.

1st VOTE: Scattering of noes

2nd VOTE: Standing counted vote: YES: 117 NO: 85

MOTION: DEFEATED.

Motion was made and duly seconded to adjourn the meeting at 10:12 P.M.

VOTED: Unanimously.

A True Copy:

Attest:

Grace I. Bowen
Town clerk of Wayland

ARTICLE 8: ACCEPT LAW INCREASING REAL ESTATE TAX EXEMPTION AMOUNTS

Sponsored by: Board of Selectmen

To determine whether the Town will vote to accept the provisions of Section 4 of Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, and allow an additional exemption of up to one hundred percent for Fiscal Year 2014.

MOTION:

Edward J. Collins moved and was duly seconded that the Town vote to accept the provisions of Section 4 of Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, and allow an additional exemption of up to one hundred percent for Fiscal Year 2014.

VOTED:

IN FAVOR:	183	MOTION PASSED
OPPOSED:	16	

ARTICLE 9: AMEND 1978 ANNUAL TOWN MEETING VOTE REGARDING LANDFILL ACCESS ROAD PARCEL AND DESIGNATE CONSERVATION LAND

Proposed by: Board of Selectmen

To determine whether the Town will vote to amend its vote under Article 19 of the Warrant for the 1978 Annual Town Meeting to require that the care, custody, management and control of the Town-owned parcel of land containing 24 acres, more or less, and shown as Lot B on a plan entitled "Plan of Land in Wayland, Mass. Showing Land Owned by William W. and Mary P. Lord" dated February 28, 1978, prepared by the Wayland Engineering Department and recorded with said Registry of Deeds as Plan Number 482 of 1978 immediately vest in the Conservation Commission, except for the portion of said Parcel B comprising the access way to land and facilities held in the care, custody, management and control of the Board of Public Works being approximately 50 feet wide and shown as "ROADWAY AREA" on a plan entitled "Plan of Land in Wayland, Massachusetts, Landfill/DPW Access Road 2013 ATM, Article 9" dated February 25, 2013, prepared by the Town of Wayland Surveying Department, a copy of which is on file in the Office of the Town Clerk, which access way shall continue to so held by the Board of Public Works for as long the land accessible by it is used for public works purposes by the Town.

MOTION:

Joseph F. Nolan moved and was duly seconded that the Town vote to amend its vote under Article 19 of the Warrant for the 1978 Annual Town Meeting to require that the care, custody, management and control of the Town-owned parcel of land containing 24 acres, more or less, and shown as Lot B on a plan entitled "Plan of Land in Wayland, Mass. Showing Land Owned by William W. and Mary P. Lord" dated February 28, 1978, prepared by the Wayland Engineering Department and recorded with the Middlesex South Registry of Deeds as Plan Number 482 of 1978 immediately vest in the Conservation Commission, except for the portion of said Parcel B comprising the access way to land and facilities held in the care, custody, management and control of the Board of Public Works being approximately 50 feet wide and shown as "ROADWAY AREA" on a plan entitled "Plan of Land in Wayland, Massachusetts, Landfill/DPW Access Road 2013 ATM, Article 9" dated February 25, 2013, prepared by the Town of Wayland Surveying Department, a copy of which is on file in the Office of the Town Clerk, which access way shall continue to so held by the Board of Public Works for as long the land accessible by it is used for public works purposes by the Town, provided that (i) the Board of Public Works shall, and is hereby authorized to transfer the care, custody, management and control of the portion of the parcel of land described in an order of taking dated March 29, 1971 and recorded with said Registry of Deeds in Book 11977, Page 704 shown as "Area C" on said unrecorded plan prepared by the Town of Wayland Surveying Department and in Appendix C to the Warrant for the 2013 Annual Town Meeting to the Conservation Commission; (ii) floodplain mitigation shall be provided to compensate for flood storage capacity lost when the access way located within said roadway area was constructed in 1978; (iii) wetlands filled in or otherwise lost when said access way was constructed in 1978 shall be replicated at a ratio of 1.5 to 1.0; and (iv) to the extent possible, any fragmentation of wildlife habitat shall be remediated.

MOTION TO AMEND:

Kent George moved that the Town vote to take Article 9 out of order and move it to after Article 17.

<u>VOTED ON MOTION TO AMEND:</u>	IN FAVOR:	52	
	OPPOSED:	186	MOTION NOT PASSED
<u>VOTED ON MOTION:</u>	IN FAVOR:	191	MOTION PASSED
	OPPOSED:	51	

ARTICLE 10:	APPROPRIATE FUNDS FOR CONSTRUCTION OF NEW DPW MAINTENANCE AND STORAGE FACILITY AND ACCESSORY STRUCTURES
--------------------	--

Proposed by: Board of Selectmen and Board of Public Works

Estimated Cost: \$11,400,000

To determine whether the Town will vote to appropriate a sum of money to be expended under the direction of the Permanent Municipal Building Committee and Board of Selectmen for the purpose of construction and other related expenses for a facility and accessory structures for the maintenance, repair, storage and administrative functions of the Department of Public Works; and determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing under Massachusetts General Laws Chapter 44 or other enabling authority, or otherwise, provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitation on taxes imposed by Massachusetts General Laws Chapter 59, Section 21C (Proposition 2 and ½, so called).

MOTION:

Jonathan I. Mishara moved that the Town vote to appropriate \$11,400,000. to be expended under the direction of the Permanent Municipal Building Committee and Board of Selectmen for the purpose of construction and other related expenses for a facility and accessory structures for the maintenance, repair, storage and administrative functions of the Town's Department of Public Works; and to provide for said appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow up to \$11,400,000. pursuant to the provisions of Massachusetts General Laws Chapter 44, Section 7 or any other enabling authority.

POINT OF CLARIFICATION:

George Harris questioned if the motion was within the scope of the article.

The Moderator declared that the motion was within the scope of the article.

PERMISSION FOR NON-VOTER TO SPEAK TO TOWN MEETING:

Thomas J. Abdella sought permission for a non-registered voter, but Wayland resident Scott Nagel, a Registered Geologist, to speak to Town Meeting.

VOTED ON NON-VOTER TO SPEAK TO TOWN MEETING:

IN FAVOR:	189	MOTION PASSED
OPPOSED:	48	

MOTION TO TERMINATE DEBATE:

Clifford W. Lewis moved and was duly seconded that the Town vote to terminate debate.

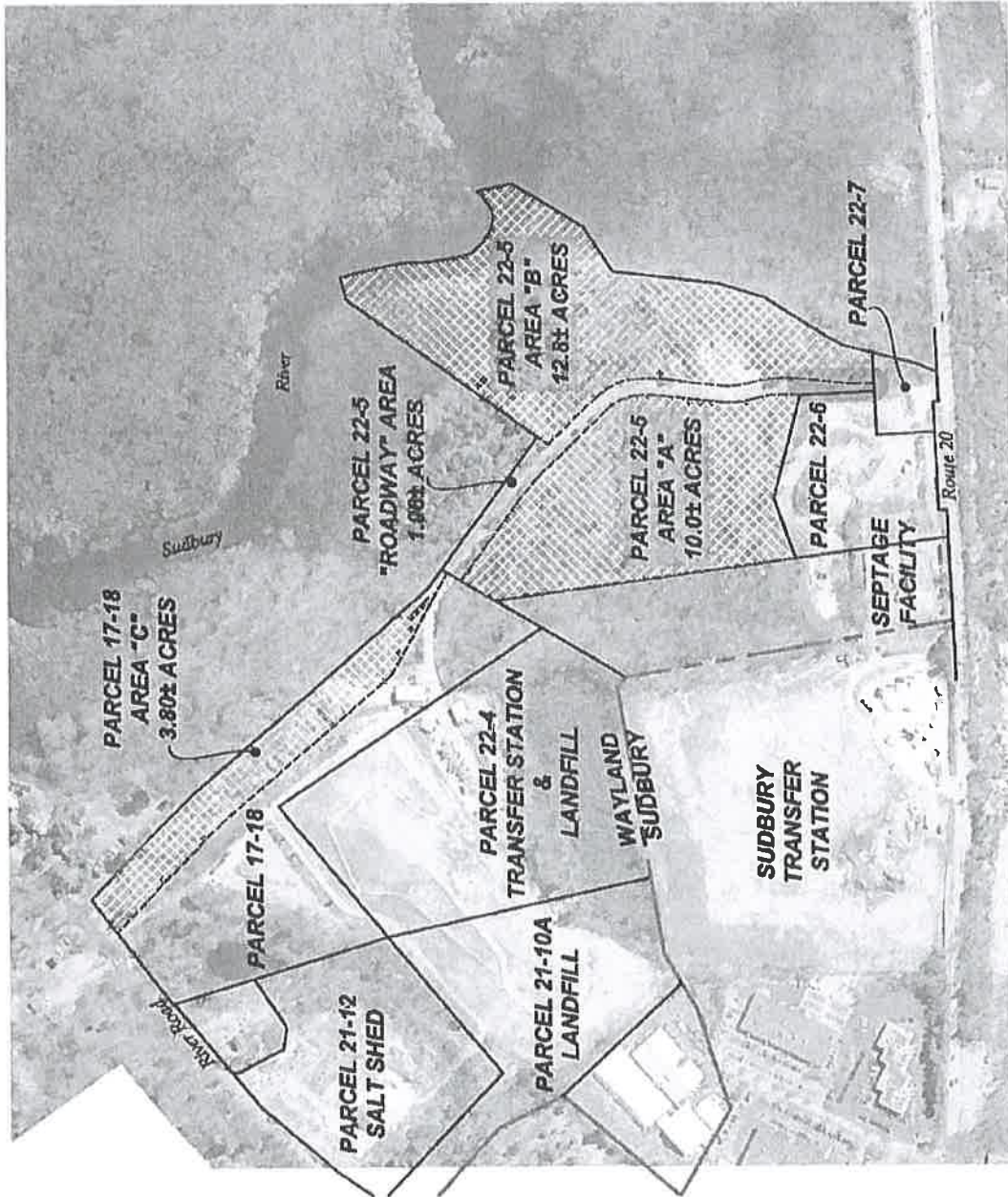
<u>VOTED ON MOTION TO TERMINATE DEBATE:</u>	IN FAVOR:	188	MOTION PASSED
	OPPOSED:	59	

<u>VOTED ON MOTION:</u>	IN FAVOR:	158	MOTION NOT PASSED BY 2/3 RD VOTE
	OPPOSED:	95	

THE MODERATOR CALLED A RECESS:

At 3:50 P.M. the Moderator called for a ten minute recess and the session returned at 4:00 P.M.

APPENDIX C: MAP OF LAND SHOWING PARCELS 22-5 (AREA "A" AND "B") AND 17-18 (AREA "C") TO BE TRANSFERRED TO CONSERVATION COMMISSION JURISDICTION



*ave A.P.C 17-18
22-4, 21-10A + 21-12*



TOWN OF WAYLAND

MASSACHUSETTS
01778

TOWN CLERK

Beth R. Klein

bklein@wayland.ma.us

ASSISTANT TOWN CLERK

Diane M. Gorham

dgorham@wayland.ma.us

TOWN BUILDING
41 COCHITUATE ROAD

TEL: 508-358-3630

508-358-3631

www.wayland.ma.us

ANNUAL TOWN MEETING VOTE CERTIFICATE

At a legal meeting of the qualified voters of the TOWN OF WAYLAND, held on April 3, 2014,
the following business was transacted under Article 16:

ARTICLE 16: TRANSFER AND DISPOSE OF SEPTAGE FACILITY LAND AND ADJACENT TOWN-OWNED LAND ON BOSTON POST ROAD

Voted that the Town:

- a.) authorize the Board of Public Works, with the approval of Town Counsel as to form, to transfer the care, custody, management and control of the three parcels of Town-owned land on Boston Post Road, Wayland, Massachusetts (i) known and numbered 490 Boston Post Road, Wayland, Massachusetts, containing 7.63 acres, more or less, as described in an order of taking dated January 11, 1971 and recorded with the Middlesex South Registry of Deeds in Book 11943, Page 420; (ii) containing 4.5 acres and shown as Lot A on a plan entitled "Plan of Land in Wayland, Mass. Showing Land Owned by William W. and Mary P. Lord" dated February 28, 1978, prepared by the Wayland Engineering Department and recorded with said Registry of Deeds as Plan Number 482 of 1978; and (iii) containing 1.0 acre, more or less, and described in an order of taking dated November 15, 1965 and recorded with said Registry of Deeds in Book 11003, Page 389, to the Board of Selectmen for purpose of conveying, selling, leasing or otherwise disposing of said parcels of land for affordable housing purposes; except for so much of said one (1) acre lot which lies within the Wayland Landfill Access Road as shown on Appendix F in the Warrant; and
- b.) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to convey, sell, lease or otherwise dispose of said parcels of land for affordable housing and market rate housing and accessory uses and structure purposes and, in connection therewith, to execute all necessary and appropriate documents, provided that 1.) any housing development constructed on said parcels of land shall: (i) comply with the Town's Zoning Bylaw, (ii) be for rental dwelling units only; and (iii) be in general conformance with the spirit and intent of the River's Edge Housing Project Design Guidelines; and 2.) prior to disposing of said parcels of land, the Board of Selectmen shall solicit and receive a recommendation(s) from a nine-member advisory committee appointed by the Selectmen comprised of one Selectman, one member of the Finance Committee, one member of the Board of Public Works, one member of the Wayland Housing Partnership or the Wayland Housing Authority, one member of the Planning Board or Design Review Board, one member of the Council on Aging, one member of the Economic Development Committee and two citizens of the Town whose terms shall expire upon the disposition of said land by sale or lease or otherwise.

VOTED:

IN FAVOR: 303

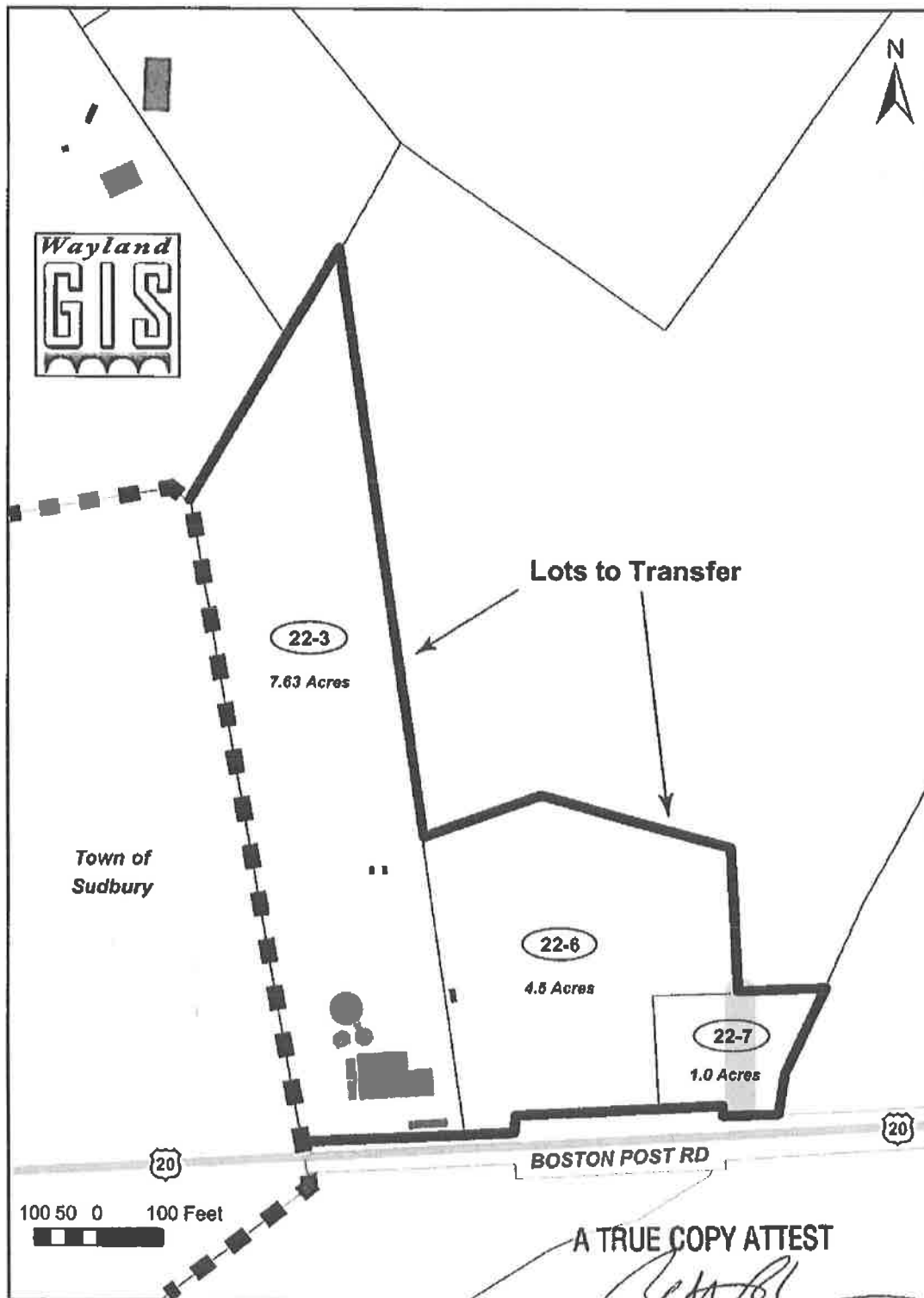
MOTION PASSED BY 2/3 VOTE

OPPOSED: 99

A true copy, Attest:


Beth R. Klein
Town Clerk

Transfer and Dispose of Septage Facility and Adjacent Town-Owned Land on Boston Post Road



A TRUE COPY ATTEST

TOWN CLERK
TOWN OF WAYLAND

MOTION RE: RIVER'S EDGE HOUSING PROJECT SITE

BOARD OF PUBLIC WORKS MEETING - June 9, 2015

I move that the Board of Public Works:

(1) Determine, pursuant to Massachusetts General Laws Chapter 40, Section 15A, that the three parcels of Town-owned land on Boston Post Road, Wayland, Massachusetts (i) known and numbered 490 Boston Post Road, Wayland, Massachusetts, containing 7.63 acres, more or less, as described in an order of taking dated January 11, 1971 and recorded with the Middlesex South Registry of Deeds in Book 11943, Page 420, except for the northerly portion of said parcel shown as "Remaining Lot 'Non Conforming' to be Merged with Map 22, Lot 5 [Lot B 190,411 +/- S.F. (4.37 +/- Acres)]" on the unrecorded plan entitled "ANR Subdivision Plan Assessors Map 22, Lot 3, Lot 6 & Lot 7 Boston Post Road Wayland, Massachusetts Prepared for Town of Wayland", dated June 1, 2015, prepared by Darren J. Hardy, P.L.S., WSP Transportation & Infrastructure (the "ANR Plan"); (ii) containing 4.5 acres, more or less, as described in an order of taking dated May 15, 1978 and recorded with said Registry in Book 13443, Page 177 and shown as Lot A on a plan entitled "Plan of Land in Wayland, Mass. Showing Land Owned by William W. and Mary P. Lord" dated February 28, 1978, prepared by the Wayland Engineering Department and recorded with said Registry of Deeds

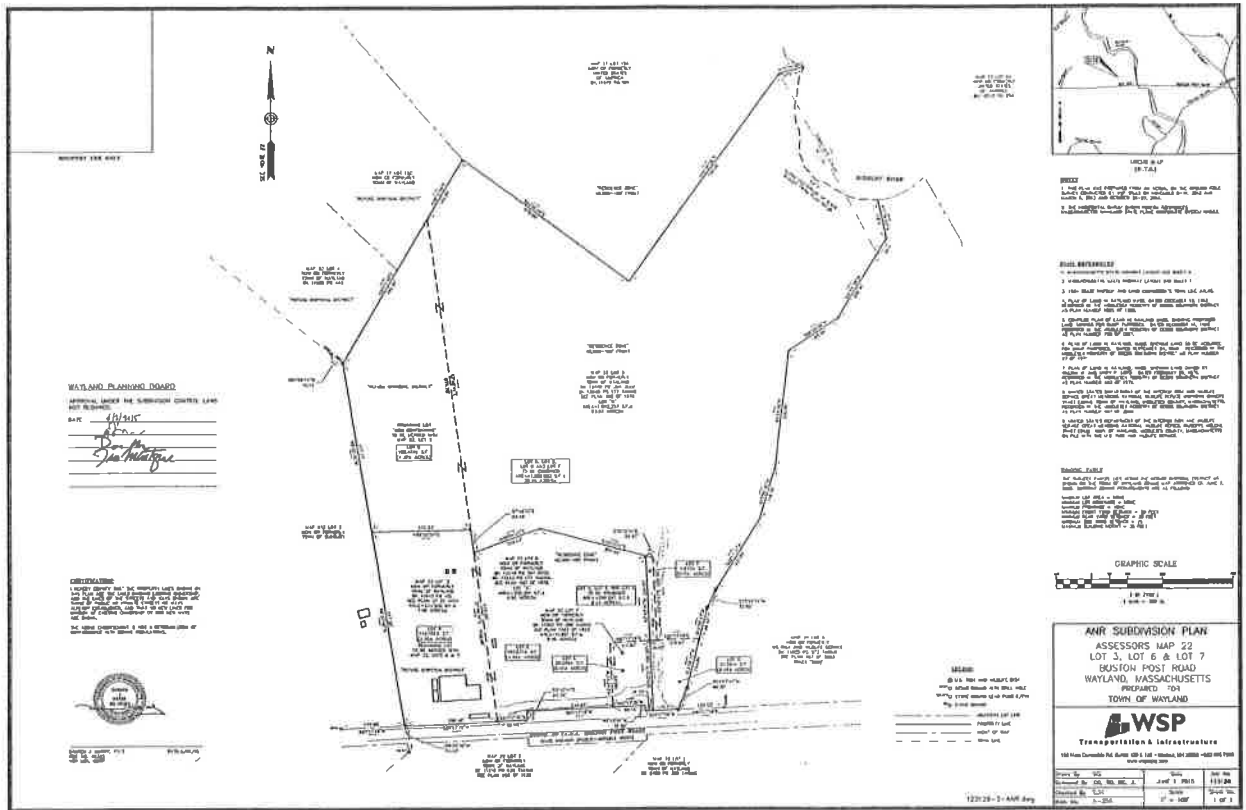
as Plan Number 482 of 1978; and (iii) containing 1.0 acre, more or less, and described in an order of taking dated November 15, 1965 and recorded with said Registry of Deeds in Book 11003, Page 389, except for the portion of said one (1) acre lot shown as Lots D & F on the ANR Plan (collectively the "Locus"), are no longer needed for municipal public works purposes; and

(2) irrevocably transfer the care, custody, management and control of the Locus to the Board of Selectmen, effective upon the execution of a land disposition and development agreement between the Town and a party acquiring an interest in and developing the Locus, for the purpose of conveying, selling, leasing or otherwise disposing of said parcels of land for affordable housing and market rate housing and accessory uses and structure purposes in accordance with the vote of the 2014 Annual Town Meeting under Article 16 of the Warrant therefor. Nothing in this motion shall be construed as limiting the authority of the Board of Selectmen to retransfer custody of the Locus to the Board of Public Works pursuant to a future town meeting vote, or limit the ability of the Board of Public Works to access the Locus, by temporary easement or otherwise, to comply with DEP #322-808 Order of Conditions.

The Board of Public Works would like to advise the Town that moving on-going operations to a different site will mandate

significant one-time and on-going increased funding levels to maintain current operations.

ANR Subdivision Plan, June 1, 2015:





PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

E. 1/17/2019 REVISED PER TOWN COMMENTS
D. 10/17/2018 REVISED PER TOWN COMMENTS
C. 10/17/2018 REVISED PER TOWN COMMENTS
B. 09/27/2018 REVISED PER TOWN COMMENTS
A. 07/27/2018 ISSUED FOR NOTICE OF INTENT

PROJECT NO. DATE: 08/20/2018
SCALE: 1"=40' DATE: 08/20/2018
DESIGNED BY: SA, CHECKED BY: CMO
PROJECT: ALTA AT RIVERS EDGE
490 BOSTON POST ROAD
WAYLAND, MA

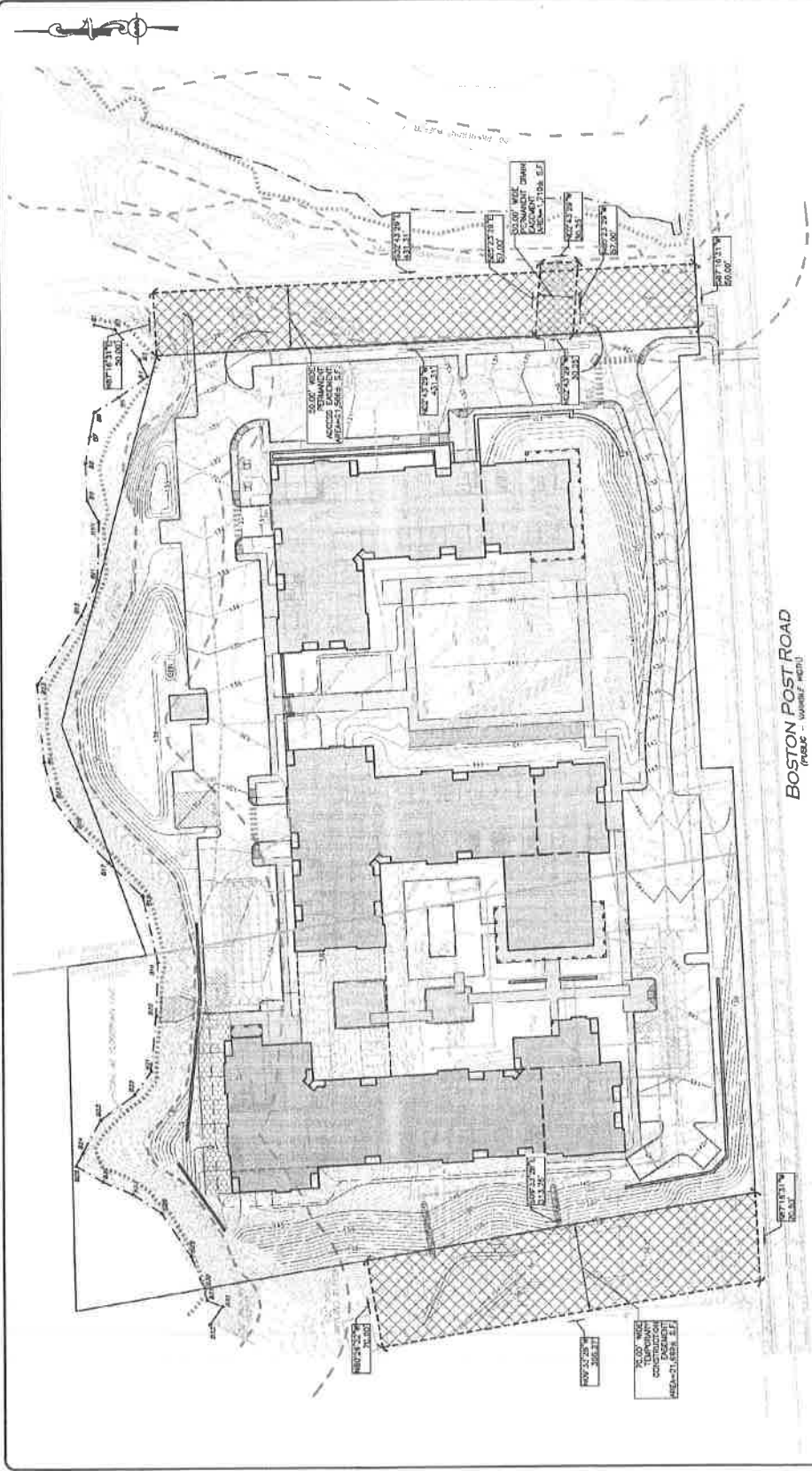
MR. EAST ACQUISITIONS, LLC
91 HARTWELL AVENUE
LEXINGTON, MA 02421



ALLEN & MAJOR ASSOCIATES, INC.
200 COMMERCIAL WAY, SUITE 200
WAYLAND, MA 02493
TEL: (978) 942-8800
FAX: (978) 942-8800

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DRAWING TITLE: PROPOSED EASEMENTS PLAN
SHEET NO. C-107



- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDICATED BY THE EXACT LOCATION OF ALL EXISTING UTILITIES. THEREFORE, CONSTRUCTION OF THE PROPOSED EASEMENTS SHOULD BE ACCORDING TO THE CONSTRUCTION OF THE EXISTING UTILITIES AND ALL UNDERGROUND UTILITIES.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. NO REPRESENTATION IS MADE BY ALLEN & MAJOR ASSOCIATES, INC. FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - PROPOSED EASEMENTS ILLUSTRATED ARE FOR COOPERATION PURPOSES ONLY. THE USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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**MOTION: VOTE RE: EASEMENT FOR 490 BOSTON POST ROAD
BOARD OF PUBLIC WORKS MEETING – AUGUST 17, 2020
25**

I move that the Board of Public Works vote that a portion of a travelled way, currently held for municipal public works purposes, shown ~~as~~ ^{within the} 50.00' Wide Permanent Access Easement Area = 21,566 ± S.F." on a plan entitled "ALTA River's Edge 490 Boston Post Road Wayland, MA," dated June 20, 2019, prepared by Allen & Major Associates, Inc., being ~~that~~ ^a portion of the Access Easement Area located upon: (i) a parcel of land described in an Order of Taking, dated November 15, 1965, recorded with the Middlesex South Registry of Deeds in Book 11003, Page 389; and (ii) "Lot B" shown on a plan entitled "Plan of Land in Wayland, Mass. Showing Land Owned by William W. and Mary P. Lord," dated February 28, 1978, prepared by the Wayland Engineering Department, recorded with the Middlesex South Registry of Deeds as Plan 482 of 1978, may be utilized for non-exclusive easements for the benefit of the owner of 490 Boston Post Road, and for the development of 490 Boston Post Road, and for no other purpose.

I further move that the Board of Public Works support the granting by the Board of Selectmen of such non-exclusive easements on the foregoing property for the benefit of the owner of 490 Boston Post Road, and for the development of 490 Boston Post Road, and for no other purpose.