



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

Article Title: Recognize Citizens and Employees for Particular Service to the Town Estimated Cost: \$0

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

To determine whether the Town will recognize the achievements and contributions to Town government of citizens and employees:

- 1. To recognize citizens who have served in a volunteer capacity on elected and/or appointed boards, committees, and commissions for a minimum of 25 years (service need not be consecutive);
2. To recognize employees who have retired since the previous Annual Town Meeting or intend to retire prior to June 30, 2022, subject to a minimum of 20 years of service;
3. To request Town Meeting observe a moment of silence in memory of elected or appointed volunteers, employees with at least 10 years of service, or an employee while in service to the Town without regard to tenure who shall have passed away since the adjournment of the 2021 Annual Town Meeting.

The following citizens are recognized for their extensive service to the Town:

Town Clerk is working with the Town Administrator's office to provide complete information before submission.

The following town and school employees have retired since the 2021 Annual Town Meeting or will retire before June 30, 2022 and have or will have served the Town for over 20 years:

Town Clerk is working with the Town Administrator's office to provide complete information before submission.

The following elected or appointed volunteers or employees have passed away since the 2021 Annual Town Meeting:

Town Clerk is working with the Town Administrator's office to provide complete information before submission.

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

This is a standard article that allows recognition and commendation of certain citizens and employees.

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

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BOARD OF SELECTMAN
TOWN OF WAYLAND

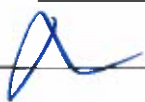
Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508.358.3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information



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

Board Name: Board of Selectmen
Board Vote (Quantum) to Submit 5-0-0 **Date of Board Vote:** 12.20.2021
Signature of Board Chairperson:  **Date:** 12/22/21

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BOARD OF SELECTMAN
TOWN OF WAYLAND



B

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

Article Title: Pay Previous Fiscal Years Unpaid Bills Estimated Cost: \$

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

To determine whether the Town will vote to:

- (a) pay the bills of the prior fiscal years,
(b) appropriate a sum of money for the payment of the foregoing bills of prior fiscal years; and
(c) provide for such appropriation by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

Fiscal Year 2019 liabilities to be paid using Fiscal Year 2022 appropriations:

Table with 3 columns: Vendor, Amount, Funding Source. Row 1: WB Mason, \$153.71

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Fiscal Year 2020 liabilities to be paid using Fiscal Year 2022 appropriations:

Table with 3 columns: Vendor, Amount, Funding Source. Row 1: Fire Chief's Association of Mass, \$50.00

Fiscal Year 2021 liabilities to be paid using Fiscal Year 2022 appropriations:

Table with 3 columns: Vendor, Amount, Funding Source. Row 1: Schwaab, Inc, \$12.00

Some additions may be made later if additional bills are found.

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

Occasionally, bills are not paid at the end of a fiscal year for a number of reasons, including late submission. The unpaid bills from previous years are summarized in this article and paid using the current year appropriations.

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: Board of Selectmen

Board Vote (Quantum) to Submit 5-0-0 Date of Board Vote: 12.20.2021

Signature of Board Chairperson: [Signature] Date: 12/22/21



C

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

Article Title: Current Year Transfers Estimated Cost: \$

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 or sums of money for the operation and expenses of various Town Departments for the current fiscal year; to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or federal government, otherwise; and to determine which Town officer, board, or committee of combination of them, shall be authorized to expend the money or monies appropriated therefor.

Current Year Transfer FY22

Purpose:

1)
TOTAL

AMOUNT

\$

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BOARD OF SELECTMAN
TOWN OF WAYLAND

Funding Sources:

1)
TOTAL

\$

None known at this time. Some additions may be made later if a need is identified.

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

This article authorizes the expenditure of funds for the current fiscal year, which were not foreseen in the current budget.

These requests for current year transfers for the following expenses are as set forth below:

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: Board of Selectmen

Board Vote (Quantum) to Submit 5-0-0 Date of Board Vote: 12.20.2021

Signature of Board Chairperson: [Signature] Date: 12/20/21



D

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

Article Title: OPEB Funding Estimated Cost: \$

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

To determine whether the Town will vote to:

a) appropriate an aggregate amount of \$XX to be deposited in the Town's Other Post-Employment Benefits Trust Fund which amount shall be provided by transferring the following sums of money from the enterprise and revolving funds:*

- 1) Food Service \$
2) BASE \$
3) Children's Way \$
4) Full Day Kindergarten \$
5) Water \$
6) Transfer Station \$
7) Recreation \$
8) Pegasus \$
9) Building Use \$
10) Enrichment \$; and

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BOARD OF SELECTMAN
TOWN OF WAYLAND

b) appropriate \$500,000 to be deposited in the Town's Other Post-Employment Benefits Trust Fund; and that said appropriation be provided by taxation.

*Amounts and categories in a)) to be finalized by Finance Director.

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

This article funds an OPEB contribution from two sources: a) enterprise and revolving funds and b) taxation.

Like other towns in Massachusetts, Wayland provides health insurance for benefit eligible retirees. The Town has historically paid the cost of current retiree insurance premiums as part of its operating budget and has also contributed an additional amount to the OPEB Fund for future premium payments. Beginning in FY19, this amount has been appropriated from taxation rather than Free Cash.

The Government Accounting Standards Board (GASB) requires the Town to perform periodic actuarial valuations, based on prescribed accounting standards that measure the obligations accruing under these Other (than pensions) Post-Employment Benefits (OPEB) plans.

As of the July 1, 2019 measurement date, the Total OPEB Liability ("TOL") for the Fiscal Year ending June 30, 2020, as determined under those accounting standards, was \$XX. Plan assets were \$XX. The Net OPEB Liability ("NOL"), which equals the TOL less assets, was \$XX. A useful metric for gauging funding progress is the ratio of assets to total liabilities, or the funded ratio, which is currently at XX%

While GASB requires that this liability be included on the balance sheet, GASB does not require funding this liability. The funding decision is up to the Town. However, unlike the Town's pension obligation, which is



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

routinely funded in the operating budget, the Town has elected to make the OPEB funding decision via an annual article.

The total recommended contribution is based on the estimate of the Town's expenditures for retiree health care premiums with the amount in a) representing the fair share of that total amount coming from the revolving funds and the amount in b) representing the fair share of the total amount coming from taxpayers. The sum of these two items result in the estimated cost of \$XX. *(to be updated)*

This year, the amount in b) is recommended at \$ and this same amount is planned as a sustainable annual contribution as part of the Town's long-term financial planning. This was first presented at the Financial Summit in September 2018.

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: Board of Selectmen

Board Vote (Quantum) to Submit 5-0-0 Date of Board Vote: 12.20.2021

Signature of Board Chairperson:  Date: 12/22/21

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BOARD OF SELECTMEN
TOWN OF WAYLAND



F

TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Enterprise Fund Budgets Estimated Cost: TBD

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

To determine what sum of money the town will appropriate for the operation and expenses of the Water Enterprise Fund, the Wastewater Enterprise Fund and the Transfer Station Enterprise Fund, including capital expenses for equipment, improvements or other purposes, 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 or otherwise:

\$TBD shall be provided from Water revenue and Water Certified Retained Earnings, and \$TBD shall be provided from Wastewater Revenues and Wastewater Certified Retained Earnings, \$TBD shall be provided from Transfer Station revenues and Transfer Station Certified Retained Earnings.

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

Proposer's Comments (if needed, 150-word limit per Town Code): Town Counsel has suggested separating funding Enterprise Funds from the general Omnibus Budget motion.

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508-358-3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Board of Selectmen

Board Vote (Quantum) to Submit Article: 5-0-0 Date of Board Vote: Jan 10, 2022

Signature of Board Chairperson: [Signature] Date: 1/18/22

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BOARD OF SELECTMAN
TOWN OF WAYLAND



F

TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Fiscal Year 2023 Revolving Fund Expenditure Limits **Estimated Cost:** \$0

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

To determine if the Town will vote to set the following enumerated dollar figures as the total amount to be expended from the respective authorized revolving funds for Fiscal Year 2023, or take any action relative thereto:*

1. Council on Aging: \$
2. School Department / Professional Development: \$
3. School Department / Curriculum: \$
4. Recreation: \$
5. Recreation Athletic Fields: \$
6. Conservation Community Gardens: \$

**Finance Director and Department Head still finalizing amounts.*

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

Passage of this article will establish the Fiscal Year 2023 spending caps for the Town’s Revolving Funds. The 2017 Annual Town Meeting adopted Town Code Chapter 19, Section 10 establishing revolving funds under Mass General Laws, Chp. 44, section 53E ½. Adoption of this code requires the Board of Selectmen (BoS) to recommend to Town Meeting annually and for Town Meeting to set the limits of expenditure for each revolving fund. For FY 2021, the Board of Selectmen recommends the following spending caps:

<u>Revolving Fund</u>	<u>Recommended FY23 Spending Cap*</u>
Council on Aging	\$
School Department/Professional Development	\$
School Department/Curriculum	\$
Recreation	\$
Recreation/Athletic Fields	\$
Conservation Community Gardens	\$

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 BOARD OF SELECTMEN
 TOWN OF WAYLAND

**Finance Director and Department Head still finalizing amounts.*

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



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

Proposing Board Information

Board Name: Board of Selectmen

Board Vote (Quantum) to Submit 5-0-0 **Date of Board Vote:** 12.20.2021

Signature of Board Chairperson:  **Date:** 12/20/21

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**BOARD OF SELECTMAN
TOWN OF WAYLAND**



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

Article Title: Compensation for Town Clerk Estimated Cost: \$ -

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

To determine whether the town will vote to fix the salary for the Town Clerk, pursuant to Massachusetts General Laws Chapter 41, Section 108, to be effective July 1, 2022.

SALARY SCHEDULE - TOWN CLERK

Table with 3 columns: Position, FY 2022, FY 2023. Row 1: Town Clerk, \$ 82,674, \$ -

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

This Article requests that Town Meeting approve a salary increase for the Town Clerk. By law, annual wage adjustments for the Town Clerk are subject to Annual Town Meeting approval.

This article is placed before the Budget Article because the Town Clerk's salary is embedded in the Town Clerk salary line item.

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508.358.3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Board of Selectmen
Board Vote (Quantum) to Submit 5-0-0 Date of Board Vote: 12.20.2021
Signature of Board Chairperson: [Signature] Date: 12/22/21

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BOARD OF SELECTMAN
TOWN OF WAYLAND



H

TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Update FY2023 Personnel Bylaws and Wage & Classification Plan and Fund FY2021 and FY2022 Union Agreements Estimated Cost: \$

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

To determine whether the Town will vote to

- a) amend the Code of the Town of Wayland, Chapter 43, PERSONNEL and the Personnel Wage and Salary Classification Plan (Appendix B) previously adopted by the Town to amend recreational and seasonal positions and adjust selected positions affected by the Massachusetts minimum wage;
b) transfer from FY22 budgeted Unclassified: Reserve for Salary Settlement account \$----- for the purpose of funding FY21 and FY22, the first and second years of the collective bargaining agreement for the period of July 1, 2020 through June 30, 2021, and July 1, 2021 through June 30, 2022, reached between the Town of Wayland and the Library Union and to authorize the Town Accountant to allocate said amounts to be distributed to and among the department personnel and line items affected thereby in such amounts as are proper and required;
c) transfer from FY22 budgeted Unclassified: Reserve for Salary Settlement account \$----- for the purpose of funding the cost items of FY22 in the agreements for the period of July 1, 2021 through June 30, 2022 reached between the Town of Wayland and AFSCME 1 & 2, and to authorize the Town Accountant to allocate said amounts to be distributed to and among the department personnel and line items affected thereby in such amounts as are proper and required; and
d) transfer from FY22 budgeted Unclassified: Reserve for Salary Settlement account \$----- for the purpose of funding FY21 and FY22, the first and second years of the collective bargaining agreement for the period of July 1, 2020 through June 30, 2021, and July 1, 2021 through June 30, 2022, reached between the Town of Wayland and the Fire Union and to authorize the Town Accountant to allocate said amounts to be distributed to and among the department personnel and line items affected thereby in such amounts as are proper and required.

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

TBD

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BOARD OF SELECTMAN
TOWN OF WAYLAND

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508.358.3620

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


Proposing Board Information



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Board Name: Board of Selectmen
Board Vote (Quantum) to Submit 4-0-0 **Date of Board Vote:** 01.18.2022
Signature of Board Chairperson:  **Date:** 1/18/22



1

TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Surface Water Quality Committee Budget Estimated Cost: \$51,000

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

To appropriate funds for the expenses of the Surface Water Quality Committee to be spent under the direction of the Board of Selectmen

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

The work of the Surface Water Quality Committee (SWQC) is cyclical with the seasons and the largest expenditures occur over the summer months. From a budget perspective, this timing and financial variability of expenditures does not fit well with the Town's fiscal year ending on June 30. For instance, some years the SWQC needs to treat for milfoil which results in higher expenses and crosses the fiscal year end for the treatment timetable.

Appropriating funds through an article rather than the budget will allow funds to be carried over the June 30 year end and improve the budgeting and cash flow for the SWQC work and expenses. There is no change to the budgeted amount. The FY22 budget in Miscellaneous Committees was \$51,000 and the same amount is being requested for FY2023 in this article.

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

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BOARD OF SELECTMAN TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508.358.3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Board of Selectmen
Board Vote (Quantum) to Submit 5-0-0 Date of Board Vote: 12.20.2021
Signature of Board Chairperson: [Signature] Date: 12/22/21

J



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: FY2023 Omnibus Budget

Estimated Cost: TBD

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

To Determine What Sum Of Money The Town Will Appropriate For The Operation And Expenses Of The Town Including Capital Expenses For Equipment, Improvements Or Other Purposes, Or The Funding Of Other Projects Requiring Enterprise Funds Or Other Funds, 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 Or Otherwise.

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

The Finance Committee will submit and publish its budget report and recommendations in the warrant.

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

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JAN 11 2022

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny

Contact Person Phone: 508-358-3611

Contact Person Town Email: bkevens@waylandma.gov

Proposing Board Information

Board Name: Town Clerk

Board Vote (Quantum) to Submit Article: 6-0-0

Date of Board Vote: 01/10/2022

Signature of Board Chairperson: William Steyberg

Date: 01/12/2022

William Steyberg
Chair
Finance Committee



K

TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Affirm 2020 Annual Town Meeting vote at 2020 Annual Town Meeting to fund \$450,000 to finish the design and do the construction of the Potter/Stonebridge Road Bridge Design and Construction

Estimated Cost:

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

Affirm 2020 Annual Town Meeting to borrow \$450,000 to finish the design and do the construction of the Potter/Stonebridge Road Bridge Design and Construction.

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

As one line item in the FY2021 Omnibus budget, the 2020 Annual Town Meeting voted to appropriate \$450,000 to finish the design and do the construction of the Potter/Stonebridge Road Bridge repairs, a bridge between Wayland and Framingham. The 2019 Annual Town Meeting had voted to appropriate \$100,000 for the design of the bridge repairs.

At the 2020 Annual Town Meeting, a question was raised whether the bridge is in Wayland, whether Wayland was responsible for any part of the costs and whether Wayland should pay for any of the bridge repairs. Town Meeting was informed of the existence of an inter-municipal agreement with Framingham to share the costs of the bridge. Town Counsel stated that inter-municipal agreements are permitted by law and are binding. A motion to reduce the appropriation for the bridge to \$0 failed by a vote of 128-128. The FY2021 Omnibus budget, including funding of the bridge passed 149-11.

Subsequent to the 2020 Annual Town Meeting, residents raised the question with the Board of Selectmen regarding whether any portion of the Potter/Stonebridge Road Bridge is in Wayland and whether Wayland may or should pay for any of the repairs. The Board of Selectmen authorized a further survey of the bridge to determine the boundary between Wayland and Framingham. The Surveyor found that the bridge "obviously goes over the river and that is my considered opinion that the bridge is shared by Framingham and Wayland." The Board of Selectmen also asked that the Town Administrator obtain an opinion from Town Counsel regarding whether Wayland is authorized to expend funds for the Potter/Stonebridge Road Bridge Design and Construction. While Town Counsel recognized that the location of the bridge is unsettled, Town Counsel stated that the Town may "legally determine to commit resources to the reconstruction of Stonebridge" Road bridge.

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SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller **Contact Person Phone:** 508-358-3620

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

Proposing Board Information

Board Name: Selectmen

Board Vote (Quantum) to Submit

Article: _____

Date of Board Vote: _____

Signature of Board Chairperson: _____

Date: 11/12/22

L



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

Article Title: Planning Board – Outdoor Dining at Restaurants Estimated Cost: _____

ZONING AMENDMENTS TO FACILITATE OUTDOOR DINING AT RESTAURANTS
Sponsored by: Planning Board

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

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

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

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

SECTION 1:

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

§ 1102 – Permitted Uses in Business Districts A

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BOARD OF SELECTMAN
TOWN OF WAYLAND

SECTION 2:

Amend Section 1102.1. as follows:

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

SECTION 3:

Amend Section 1102.1.1.1 as follows:

1102.1.1.1.

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



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

submittal or procedural requirement that it deems excessively burdensome, unnecessary or redundant to a particular application.

SECTION 4:

Amend the first sentence of Section 1102.1.2.1 as follows:

1102.1.2.1.

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

SECTION 5:

Amend the first sentence of Section 1102.1.4.1 as follows:

1102.1.4.1.

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

SECTION 6:

Delete Section 1103 in its entirety.

SECTION 7:

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

SECTION 8:

Amend Section 603.1 as follows:

603.1.

The Planning Board shall administer SPA:

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

* * *



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

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

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

Contact Information for Publication in Warrant

Contact Person Name: Sarkis Sarkisian, Town Planner Contact Person Phone: 358-3778

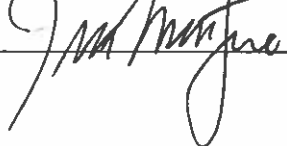
Contact Person Town Email: Ssarkisian@Wayland.ma.us

Proposing Board Information

Board Name: Planning Board

Board Vote (Quantum) to Submit

Article: 3-0 Date of Board Vote: 01-03-2022

Signature of Board Chairperson:  Date: 1-18-2022



M

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

Article Title: Acquisition of Land for a COACC Estimated Cost: TBD

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

To determine whether the Town authorizes the Board of Selectmen, with approval of Town Counsel as to form, to acquire by gift, purchase, or otherwise, for general municipal purposes, but currently intended to provide space for the eventual construction of a multi-use Community Center (Council on Aging/Community Center), on such terms and conditions as the Board of Selectmen have negotiated by signed agreement dated ___ including the fee or any lesser interest in all or any part of the certain parcels of land located at 400-440 Boston Post Rd and further to authorize the Board of Selectmen to execute any and all documents as may be necessary or convenient in relation thereto or take any action relative thereto, and further authorize the Board of Selectmen to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, transfer from available funds already appropriated for another purpose, transfer from the real estate fund, or otherwise.

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

Town Meeting has twice appropriated funds for a Council on Aging/Community Center to be built at Town Center. The Board of Selectmen will negotiate, or has successfully negotiated, an agreement with the subject property's owner whereby that owner has agreed to permit the sale of land. This article seeks Town Meeting approval to secure this land for the Town in order that a Council on Aging/Community Center can be built once a future town meeting votes construction monies.

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JAN 12 2022
BOA REPRESENTATIVE
TOWN OF WAYLAND

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508-5358-3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Selectmen
Board Vote (Quantum) to Submit
Article: Date of Board Vote:
Signature of Board Chairperson: [Signature] Date: 1/12/22



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

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

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

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

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

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

A Council on Aging/Community Center ("COACC") has been a Town priority for many years. The Council of Aging/Community Center Advisory Committee ("CoA/CCAC") worked on a proposed project at the Wayland Town Center ("Town Center") as far back as May 2015. Town meeting has twice appropriated funds for a COACC to be built at Town Center. The project at the Town Center initially involved using the existing approximately 12,232 square foot building on the so-called "Municipal Parcel" and use of three adjacent parcels. This area is at the westernmost portion of Town Center. As of this writing, the Town has not been able to negotiate acquisition of the Municipal Parcel or the adjacent parcels, which are needed to build an adequate facility. However, negotiations have been ongoing for several months now, and the parties are hopeful an agreement can be reached soon. The Council on Aging sought consideration of other locations within the Town to build a COACC. Most recently, at the

BOARD OF SELECTMAN OF WAYLAND



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

2021 Annual Town Meeting, at the urging of the Council on Aging (“CoA”), residents voted to authorize the Board of Selectmen to acquire land behind the current X-Golf business at Town Center for the eventual construction of a COACC. Those negotiations have been unsuccessful, and no agreement is expected.

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

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

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

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

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

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

The need for space for CoA services is particularly acute. Our peer towns that have built out CoA space have 1.2 to 1.6 square feet per capita – with some, including Concord and Sudbury, in the design phase to expand. Wayland has .2 square feet per capita, approximately 10 percent of our peer towns.

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

It has been suggested that the town temporarily lease space at the Town Center. According to the CoA, this idea does not address the long-term needs of the town. Further, according to the CoA, it will merely increase the cost of the overall project and possibly delay it even further. Because the space needs of a community center and the CoA are not simple generic space, but rather unique to that use, interior build-out of any leased space will be required.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

This will add to the cost and delay the eventual occupancy of a permanent structure. Further, the costs, according to the CoA, could very well equal the cost of the proposed structure at the Municipal Parcels.

The need for space for the CoA is acute and growing. Wayland's senior population is expected to continue to grow until 2030. Already more than twenty-five percent of Wayland residents are 60+ years old and eligible for local, state, and federal programs and services. Residents also use the CoA to understand and seek services for their aging parents. State guidelines recommend provision of five to six square feet per senior, while Wayland's underserved seniors are squeezed into 2800 sq. ft. in the Wayland Town Building, plus a patchwork of other spaces. Our peer towns provide an average of two sq. ft. per senior resident in their facilities. Wayland provides .66 sq. ft. per senior resident.

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

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

Some residents have raised concerns about past environmental issues at this site. Previous environmental studies determined that there were PCB levels at a portion of the site that were above reportable levels set forth by the Massachusetts Department of Environmental Protection ("DEP"). More recent testing in 2015 determined that PCB levels were below DEP reportable levels. Some residents still expressed concern that the testing was not as extensive as it should have been. Therefore, additional testing was completed in December 2017. This testing was paid with a 2015 appropriation. **(NEED LINK FOR THE TESTING RESULTS)**. That report's summary states:

These statistical calculations demonstrate that the average EPC for total PCBs in surficial Site soils is less than 1 mg/Kg, which is DEP's Method 1 risk characterization standard for category S-1 (unrestricted use) soil. This means that as far as PCBs in soil are concerned, any future use of the Site would meet the DEP requirement of No Significant Risk of harm to health, safety, public welfare or the environment.

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

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

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



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

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

The Finance Committee has recommended including this project in a debt exclusion. Under Proposition 2 1/2, the town's taxes cannot exceed the levy limit. A debt exclusion allows raising funds beyond the levy limit to pay for bonds associated with a project. The ability to raise the extra levy expires when the debt associated with the project is paid off.

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

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

Proposer's Comments (if needed, 150-word limit per Town Code): In 2018

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller, TA Contact Person Phone: 508-358-_____

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

Proposing Board Information

Board Name: Board of Selectmen

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

Signature of Board Chairperson: [Signature] Date: 1/12/22



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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: LOKER RECREATION FIELD (GRASS)

Estimated Cost: \$2,500,000

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

To determine whether the Town will vote to:

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

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

The Loker Grass Field project includes the permitting, engineering and construction of a multi-purpose natural grass athletic playing field at the Loker Conservation & Recreation Area (414 Commonwealth Road) including playing surfaces, lighting, drainage, landscaping, recreational amenities and equipment, spectator areas, access and parking areas for use by the community. This project will provide an outdoor land-based recreation venue for passive and active recreation. It is estimated that thousands of participants would use a field at Loker each year for sports, camps, community events and trail access. The project would provide better parking and access to the abutting conservation trails and plantings could be used to better protect and preserve the natural and historical features of the property.

A Community Field's Forum was held at the Board of Selectmen meeting on Monday, August 30, 2021 where the need for new additional playing surfaces in Wayland was discussed. This project would serve the needs for youth athletics as well as the community at large. It is expected that youth enrollment and Wayland's senior population will both grow from 2020 to 2030.

At Annual Town Meeting in 2004, 8.37 acres of the vacant 28.20 acres of property was delineated for recreational use, the remainder for conservation land. This project would result in a multi-purpose natural grass athletic venue on the parcel designated for recreation. On October 3, 2021 STM voted

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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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(327-120) in favor of Article 2 specifically to design a grass field at the Loker site, which was previously designed as a synthetic turf field, but not approved by voters. That design is expected to be complete and bid ahead of the 2022 Annual Town Meeting.

TIMELINE

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

FUNDING

\$118,000 Parking Area and Trail head improvements, with already approved CPA Funds
\$189,160 possible transfer from the Recreation Stabilization Fund (requires 2/3), up to \$200,000
possible transfer from Recreation Field Revolving Fund Total TBD: Any balance of the low bid that is otherwise not funded by CPA, Stabilization Funds, or Recreation Funds would be requested from 2022 ATM (Total less -\$507,160.59)

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

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

Contact Information for Publication in Warrant

Contact Person Name: Katherine Brenna Contact Person Phone:
Contact Person Town Email: kbrenna@wayland.ma.us

Proposing Board Information

Board Name:
Board Vote (Quantum) to Submit Article: Date of Board Vote:
Signature of Board Chairperson: Date: 1/12/22



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

Article Title: Lease of Cell Tower at Reeve's Hill Estimated Cost: TBD

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

To determine whether the Town authorizes the Board of Selectmen, with approval of Town Counsel as to form, to enter into a lease agreement, and any necessary easements, for such price and on such terms, as the Board of Selectmen deem appropriate, with Horizon Towers, LLC, to lease space on the telecommunications tower facility located 139 Old Connecticut Path and 0 Old Connecticut Path, for use by the water department for its Automated Meter Reading system for a period up to twenty (20) years, with all lease payments to be paid from Water Enterprise Fund revenue.

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

The Town has an existing lease agreement with Horizon Towers, LLC, (ADD FULL NAME AND DESCRIPTION), where Horizon Towers leases approximately 4,000 square feet from the Town including the air space above, on which Horizon Towers has erected and maintains a telecommunications tower. In the course of implementing the water department's Automated Meter Reading system, it became apparent that the Town would need to lease back from Horizon certain space on the telecommunications tower. Town Meeting appropriated the funding for the Automated Water Meter reading system at the 2019 Annual Town Meeting, with an estimated cost of \$1.3 million.

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

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JAN 17 2022
TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508-5358-3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Selectmen
Board Vote (Quantum) to Submit
Article: Date of Board Vote:



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

Signature of Board Chairperson:

A handwritten signature in blue ink, appearing to be "A", written over a horizontal line.

Date: 1/12/22



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Q

Article Title: Transfer of Land at 212 Cochituate Road to Board of Selectmen Estimated Cost: N/A

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

To determine whether the Town will vote to transfer to the Board of Selectmen, for general municipal purposes, the fee or any lesser interest in all or any part of the parcels of land, on and off 212 Cochituate Road, a tax title foreclosure property INSERT DESCRIPTION OF PROPERTY, owned by the Town of Wayland INSERT ASSESSOR MAP NUMBER, and further to authorize the Board of Selectmen to TRANSFER SUCH PROPERTY TO ----- OR SELL SUCH PROPERTY AND execute any and all documents as may be necessary or convenient in relation thereto or take action relative thereto, AND transfer THE PROCEEDS OF ANY SALE TO the real estate fund, or TO USE THE PROCEEDS TO -----, otherwise.

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

The Town of Wayland has acquired the above property through tax-title foreclosure under the status as a "Tax Property". The Town has several options on how to proceed with this property. (1) The Town may publicly auction off the property to the highest bidder and use the proceeds to pay off the outstanding real estate taxes. The remainder balance can go to the general fund or Town Meeting may vote on how to use the remaining funds. (2) The Town may transfer the Tax Property to the Board of Selectmen for general municipal purposes and authorize the Selectmen to sell the property. The proceeds of the sale could be used to fund ----- if Town Meeting chooses or may be deposited in the real estate fund for later appropriation by Town Meeting as requested by the Board of Selectmen. (3) The Town may transfer jurisdiction to the Board of Selectmen for general municipal purposes, which would allow the Board of Selectmen to determine the highest and best use of the property.

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

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TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller, Town Administrator Contact Person Phone: 508-358-3620

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

Proposing Board Information

Board Name: Selectmen



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

**Board Vote (Quantum) to Submit
Article:**

Date of Board Vote: _____

Signature of Board Chairperson: _____ **Date:** 11/2/22



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

Article Title: Route 20 North Landfill Solar Estimated Cost:

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

To determine whether the Town will vote to authorize the Board of Selectmen to enter into an agreement on the behalf of the Town of Wayland with a Solar Energy Company, for the purpose of leasing the capped landfill known as the Route 20 Landfill located at 471 Boston Post Road and to enter into an agreement for the installation and operation of solar panels for electrical energy generation for a period of up to INSERT HOW MANY YEARS THE LEASE IS ANTICIPATED; and further, to authorize the Board of Selectmen to take all actions necessary or appropriate to administer and implement such agreements.

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

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

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JAN 17 2022
BOARD OF SELECTMEN
TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller, Town Administrator Contact Person Phone: 508-358-35620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Selectmen
Board Vote (Quantum) to Submit Article: Date of Board Vote:
Signature of Board Chairperson: Date: 1/12/22



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Purchase of Property at Launcher Way Estimated Cost: TBD

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

To determine whether the Town authorizes the Board of Selectmen, with approval of Town Counsel as to form, to acquire by purchase, gift, or otherwise, for general municipal purposes, ADD SPECIFIC PURPOSE?, on such terms and conditions as the Board of Selectmen deems appropriate, but at a purchase price not to exceed \$INSERT land, any buildings thereon, including the fee or any lesser interest in all or part of the parcels of land ADD DESCRIPTION, as shown in Appendix --: ADD MAP., and further to authorize the Board of Selectmen to execute any and all documents as may be necessary or convenient in relation thereto or take any other action relative thereto, and further authorize the Board of Selectmen to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, transfer from available funds already appropriated for another purpose, transfer from the real estate fund, or otherwise.

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BOARD OF SELECTMEN
TOWN OF WAYLAND

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

The Project involves the purchase of 5.6 acres of land with 12 housing units along Oxbow Road and Launcher Way (Figure 1.) for affordable housing. The cost of which is TBD.

The Natick Soldier Systems (NSSC) is preparing to sell and convey the Wayland Launcher Way Housing Area. The project involves the purchase of 5.6 acres of land with 12 housing units along Oxbow Road and Launcher Way. The housing area is 3 miles north of Town Hall. The existing homes, which are part of NSSC housing, do not meet the Army Family Housing Standards for size, configuration, and Anti-terrorism protection requirements requiring the NSSC to dispose of the property. The National Defense now requires soldiers to live within close proximity to the NSSC installation. The 12 Housing units are currently vacant and have been for the past two years. The 12 single family units are all 3 Bedroom/1 bath and are approximately 1,255 Sq. Feet. The heat has been left on; however, each unit is going to need to be inspected and will need updated kitchens and bathrooms. A site visit was last conducted with Town Officials in 2018.

The Board of Selectmen is committed to making substantial headway in providing opportunities for people of low- and moderate-income to live in Wayland and meeting the Town's and Commonwealth's goal of 10% affordable housing. In an effort to meet the Town's affordable housing needs and responsibility, the Town could make it a goal to produce 0.50% of its housing stock, or at least 25 units in a calendar year, as affordable housing. The Town of Wayland on May 25, 2021 was certified by DHCD that our current Subsidized Housing Inventory (SHI) stands at 11.06%.

The Housing Production Plan is a 5 year tool used to accomplish the goals of creating affordable



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

housing. The Housing Production Plan was approved by DHCD in 2016 and is currently being updated by the Town of Wayland and the Barrett Planning Group. in order to provide direction in meeting local housing goals. The goals of Wayland's 2016 housing plan were to:

- Meet local housing needs along the full range of incomes to promote diversity and stability of individuals and families
- Leverage public and private resources to the greatest extent possible
- Ensure the creation of new housing that is compatible with the existing community and helps preserve openspace

Below are draft goals and strategies that are currently being discussed in the 2021 Housing Production Plan. The following five goals are listed with some associated strategies meant to further those goals. Strategies often relate to more than one goal. In the final plan, each goal and strategy will be explained in detail.

- Increase diversity of housing stock while maintaining existing units.
 - Buy down existing housing as it becomes available to keep it affordable.
 - Adjust regulations to make creating ADUs and duplex conversions easier.
 - Appoint a working group to explore acquiring the Launcher Way property.
 - Form a Community Land Trust to acquire land and create affordable units.
 - Explore opportunities to accommodate various special needs populations (e.g., group homes for adults with physical, psychological challenges)
- Keep Wayland above the 10% statutory affordable housing minimum.
 - Identify locations to encourage "Friendly 40B" comprehensive permits.
 - Identify the potential for infill affordable housing development with a Route 20 corridor study.
- Increase focus on housing needs outside of 40B definitions.
 - Increase funding for subsidized housing below the 80% AMI level (30 or 50%).
 - Proactively plan for opportunities to create housing for people with disabilities or group homes.
- Incorporate sustainable design principles into new housing development.
 - Adopt green design principles and flexible design for new residential development.
- Affirmatively further community-wide equity and inclusion through housing policy.
 - Many of the above strategies, especially those under goals 1-3, fall under this goal.

The Town of Wayland has demonstrated a remarkable degree of community support for the development of affordable housing at the Nike Site which is directly across the street. At three separate Town Meetings, there have been the required affirmative votes (2/3rds) supporting the development steps. The Nike Development as stated by the Mass Department of Housing and Community Development is a model of creating and building affordable housing. There was a remarkable dedication of effort of the many volunteers that worked on Nike Development. More recently, neighbors have researched the possibility of using the Launcher Way site for additional affordable housing units. The Municipal Affordable Housing Trust has also expressed interest in affordable housing on the Launcher Way site.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller **Contact Person Phone:** 508-358-3620

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

Proposing Board Information

Board Name: _____

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

Signature of Board Chairperson:  **Date:** 1/10/22



T

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

Article Title: Amend Chapter 19, Section 3 of Town Code: Finance Committee Reports **Estimated Cost:** None

Article Description (final language to be provided by Town Counsel based on description provided):
 Amend Town Code, Chapter 19, Section 3 by replacing the word reports with the word recommendations and provide the Finance Committee greater flexibility when considering articles that present little or no financial impact to the Town by increasing the current report/recommendation 30-word limit to 150 words.

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

Chapter 19, Section 3 of Town Code outlines the process the Finance Committee (FinCom) undertakes to write its reports for articles that will appear in the Warrant and it places the bulk of the responsibility for editing and reviewing Warrant article reports on the FinCom. Yet, with the exception of the budget article, the FinCom is not the article sponsor. That is, does not submit articles for Town Meeting consideration.

Should the FinCom deem an article has little or no financial impact, and limit its report to 30 words or less, no pros and cons are required as part of its report. However, when this option is exercised, Town Code does not allow the article sponsor's comments to appear in the Warrant. Nor does the article contain any pros and cons. With the goal to provide residents with complete information and to allow article sponsors and petitioner's the opportunity to be heard, the FinCom often writes reports for articles with no financial impact.

The article submission form instructs sponsors to provide complete information along with their request. To ensure a solely factual, well balanced write ups appear in the Warrant, these need to be reviewed and edited as appropriate prior to submission to the FinCom. This is not always the case.

Amending the code will reduce reliance on the Finance Committee, a seven resident volunteer committee, to edit Warrant article reports, while continuing to provide complete information to residents on Town Meeting articles. Increasing the word limit to 150 words will provide the FinCom greater flexibility, particularly in relation to articles that have little or no financial impact while still allowing for sponsors and petitioners to have their comments printed in the Warrant. And it will change the word report in the code to recommendation, a more accurate representation of the Mission Statement of the FinCom which is to make recommendations to Town Meeting.

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

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller **Contact Person Phone:** _____

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

Proposing Board Information

Board Name: Board of Selectmen

Board Vote (Quantum) to Submit Article: 5-0 **Date of Board Vote:** 6-10-22

Signature of Board Chairperson:  **Date:** 11/18/22



U*1

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

Article Title: Wastewater Treatment Facility Membrane Purchase **Estimated Cost:** \$170,000

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

To determine whether the Town will vote to:

Increase the Wayland Wastewater Management District Commission’s FY2022 Budget in the amount of \$170,000 for the purchase of membranes for the Wastewater Treatment Plant. Funding will come from wastewater revenues. The current membranes are exhibiting reduced performance and operational staff strongly believe it is advisable to replace the membranes as soon as possible.

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

This request represents the first part of a project with a total estimated cost of \$300,000. The request for \$170,000 represents the purchase of the membranes, which have a significant lead-time. The installation and ancillary associated improvements will occur in FY2023. The balance of the funding will come from retained earnings in FY2023 of \$130,000. Any unexpended funds, as part of the project, will be returned to the Enterprise Fund.

The existing membranes have a finite lifespan. Originally expected to last 10-12 years, the current membranes are nearing ten years in age and are exhibiting signs of significant decreased performance. The membranes are a critical component of the process that provides for the separation of the wastewater solids and other materials to produce the high quality effluent that is required by the current National Pollutant Discharge Elimination System permit. Failure of the membranes will result in substantial cost increases and permit violations.

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

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TOWN OF WAYLAND




TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Contact Information for Publication in Warrant

Contact Person Name: Jane Capasso **Contact Person Phone:** 508-358-6851
Contact Person Town Email: wastewater@wayland.ma.us

Proposing Board Information

Board Name: Wayland Wastewater Management District Commission
Board Vote (Quantum) to Submit
Article: 2-0 **Date of Board Vote:** 1/12/2022
Signature of Board Chairperson:  **Date:** 1/14/22
Michael Gitten

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SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Article Title: Wastewater Treatment Facility Membrane Purchase Estimated Cost: \$170,000

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

To determine whether the Town will vote to:

Increase the Wayland Wastewater Management District Commission’s FY2022 Budget in the amount of \$170,000 for the purchase of membranes for the Wastewater Treatment Plant. Funding will come from wastewater revenues. The current membranes are exhibiting reduced performance and operational staff strongly believe it is advisable to replace the membranes as soon as possible.

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

This request represents the first part of a project with a total estimated cost of \$300,000. The request for \$170,000 represents the purchase of the membranes, which have a significant lead-time. The installation and ancillary associated improvements will occur in FY2023. The balance of the funding will come from retained earnings in FY2023 of \$130,000. Any unexpended funds, as part of the project, will be returned to the Enterprise Fund.

The existing membranes have a finite lifespan. Originally expected to last 10-12 years, the current membranes are nearing ten years in age and are exhibiting signs of significant decreased performance. The membranes are a critical component of the process that provides for the separation of the wastewater solids and other materials to produce the high quality effluent that is required by the current National Pollutant Discharge Elimination System permit. Failure of the membranes will result in substantial cost increases and permit violations.

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

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller **Contact Person Phone:** 508-358-3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Wayland Wastewater Management District Commission
Board Vote (Quantum) to Submit Article: 4-0-0 **Date of Board Vote:** 1/18/22
Signature of Board Chairperson:  **Date:** 1/18/22



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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Choose Town Officers

Estimated Cost: \$0

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

To determine whether the Town will vote to choose Town officers, agents, trustees, councils, commissioners, boards, and committees not elected by official ballot

- | | |
|----------------------------|------------------|
| Trustees of the Allen Fund | The Selectmen |
| Fence Viewers | The Selectmen |
| Field Drivers | The Constables |
| Measurers of Wood and Bark | Paul Doerr |
| | Gary Slep |
| | John R. Sullivan |
| Surveyors of Lumber | Judy Currier |
| | Richard Hoyt |
| | Susan W. Pope |

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 BOARD OF SELECTMAN
 TOWN OF WAYLAND

Board of Selectmen: Need to confirm all nominees' ability and willingness to serve.

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

This is a standard article that allows the Town to fill various positions. While many of these positions are obsolete in our current society, they are part of the charm and history of New England town meetings. To date, Wayland has continued the tradition of electing these positions at Town Meeting even though the Board of Selectmen (BOS) may appoint some of them. The purpose of the article as written is to decide whom to elect, not the method of appointment.

A brief description of each position and future alternate means of selection follows.

The Allen Fund was established in 1854 through a gift from Miss Debby Allen and Mrs. Nabby (Allen) Draper. The permanent fund was intended for "beneficent objects." Although the Allen Fund was virtually depleted by 1990, it has recently grown so that it can now provide annual gifts. **As of December, 2020, the balance in the Allen Fund was \$ 9,894.** The trustees are responsible for overseeing the fund. The trust provides that the trustee shall be selected annually by vote of the annual town meeting; it also provides that in case no board of trustees is selected, the Selectmen shall be the Trustees of the Allen Fund. At a future Town meeting, citizens could vote to amend the trust document to provide that the Commissioners of Trust Funds serve as Trustees of the Allen Fund without annual vote.

Fence Viewers are arbitrators of fence disputes among neighbors and are established under MGL c. 49, §1. The BOS is authorized to appoint two or more fence viewers for one-year terms.

Field Drivers collect loose sheep, goats or other beasts and under M.G.L. c. 49, §22, the BOS is authorized to appoint one or more field drivers for the Town.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Measurers of Wood and Bark are responsible for inspection, survey, measurement and sale of wood, coal and bark for fuel. They are appointed according to M.G.L. c. 94, §296, which provides for town meeting election of one or more measurers of wood and bark for one-year terms. A future town meeting could delegate the appointment power to the Board of Selectmen, thereby eliminating the need for this article thereafter.

Surveyors of Lumber, sometimes called a Measurer of Lumber, are responsible for measuring, marking or numbering the contents of any kind of wood or lumber, and M.G.L. c. 96, §7 authorizes that towns may elect one or more measurers (surveyors) of lumber. A home rule petition is required to make the position appointive by the BOS.


If Town Meeting declines to elect the Fence Viewers, Field Drivers and Measurers of Wood and Bark, the Selectmen would make the appointment at the next regular meeting. However, a home rule petition is required to make the position of Surveyors of Lumber appointive by the BOS and given the obsolete nature of the position, it may be easier not to fill it if that is the desire of town meeting.

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller **Contact Person Phone:** 508.358.3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Board of Selectmen
Board Vote (Quantum) to Submit 5-0-0 **Date of Board Vote:** 12.20.2021
Signature of Board Chairperson:  **Date:** 12/22/21

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TOWN OF WAYLAND

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SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Article Title: Hear Reports Estimated Cost: \$0

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

To determine whether the Town will vote to receive and act upon reports of Town officers, agents, trustees, commissioners, boards and committees.

- Board of Assessors
Community Preservation Committee
Planning Board
Public Ceremonies Committee

There may be other committees that decide to submit a report for Town Meeting.

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

This is a standard article that allows reports commissioned by the Town or required by State law to be heard. Under Town Code Chapter 53, Section 3, whenever a report required by law is submitted to Town Meeting, it shall be included in the minutes of said meeting set forth in the Annual Town Report. This article provides a means of including such reports in the minutes of Town Meeting.

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

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BOARD OF SELECTMAN
TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508.358.3620

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

Proposing Board Information

Board Name: Board of Selectmen

Board Vote (Quantum) to Submit 5-0-0 Date of Board Vote: 12.20.2021

Signature of Board Chairperson: [Signature] Date: 12/22/21



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

Article Title: Sell or Trade Vehicles and Equipment Estimated Cost: \$0

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

To determine whether the Town will vote to authorize the Board of Selectmen to sell or otherwise dispose of surplus vehicles, equipment, or other personal property in connection with the purchase of new vehicles, equipment, or other personal property.

Department Vehicle/Equipment Year

No vehicles or equipment have been identified for sale or trade as of this times. This is a placeholder article in case any are identified.

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

This is a standard article allowing the Town to sell used vehicles, equipment or other personal property.

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

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BOARD OF SELECTMAN
TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508.358.3620

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

Proposing Board Information

Board Name: Board of Selectmen

Board Vote (Quantum) to Submit 5-0-0 Date of Board Vote: 12.20.2021

Signature of Board Chairperson: [Signature] Date: 12/22/21



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

Article Title: Community Preservation Act – Set Aside and Transfer **Estimated Cost:** \$788,091

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

To determine:

- a) whether the Town will vote to set aside from the Community Preservation Fund's (CPF) Uncommitted Fund for later spending
 - i) \$131,620 for open space, but not including land for recreational use, \$131,620 for historic preservation, and \$131,620 for community housing pursuant to Massachusetts General Laws Chapter 44B, Section 6 for FY 2023;
 - ii) \$20,000 for administrative expenses; and

- b) whether the Town will vote to set aside from the CPF for later spending \$373,231 from the Uncommitted Fund for annual debt service obligations for the purchase of the conservation restriction on Mainstone Farm, as previously approved by Town Meeting;

- d) further, whether the Town will vote to transfer funds in the amount of \$131,620 from the Community Housing Fund of the CPF to the Wayland Municipal Affordable Housing Trust Fund.

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

This article accomplishes three annual tasks for managing the Town's Community Preservation Fund:

- a) annual distribution of funds to the three purposes as required by the Community Preservation Act (CPA), i.e., Community Housing, Historic Preservation, and Open Space;
- b) reservation of the monies required to fund the debt service on the Conservation Restriction on Mainstone Farm;
- c) the transfer of funds allocated for Community Housing in the Community Housing Fund ("a" above) to the Wayland Municipal Affordable Housing Trust Fund (WMAHTF) that was authorized by the 2014 Annual Town Meeting to provide for the creation and preservation of affordable housing in Wayland.

The CPF is the Town's primary vehicle for financing purchases of open space, undertaking projects for historic preservation, and creating and preserving community housing that is affordable for low- and moderate-income individuals and families. CPF monies can also be used for many types of recreation projects as well as costs of administrative expenses and consultant fees associated with appraisals, surveys, monitors, and similar activities within the scope of the CPA's purposes. The CPF is funded through the local surcharge on real estate and contributions from the State Trust Fund. The following explanations correspond with the lettered paragraphs above

- a) Within the Wayland CPF, there are four separate pools of money, with funds designated exclusively for open space, historic preservation, and community housing, each of which receives at least 10% of the annual contributions (1.5% local tax surcharge + State Trust Fund yield), and the Uncommitted Fund, which receives the balance of funds not specifically designated. The monies in the individual purpose funds can only be used for those particular



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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purposes, while the monies in the Uncommitted Fund may be used for any of the three purposes plus certain recreation projects, administrative expenses (such as appraisals, studies, and fees incurred for projects. The first part of this article accomplishes the annual allocation to the three purposes

- b) The 2017 Annual Town Meeting voted to purchase a Conservation Restriction protecting Mainstone Farm land from development and preserving it as open space in perpetuity. To accomplish that purchase, the Town assumed debt that is paid exclusively by the Community Preservation Fund.
c) The WMAHTF was created to address the shortage of affordable housing in Wayland. Funds to be transferred to the WMAHTF are those already allocated to the Community Housing Fund through the annual distribution. These funds maintain the same use restrictions as if they continued to be held in the CPF.

There are no known reasons to oppose this article.

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

Contact Information for Publication in Warrant

Contact Person Name: Gretchen G Schuler Contact Person Phone: 508-245-4115
Contact Person Town Email: gschuler@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 8-0-0 Date of Board Vote: 12/15/2021

Signature of Board Chairperson: Gretchen G Schuler Date: 1/14/2022



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

Article Title: Planning Board – Conservation Cluster Developments Estimated Cost:

CONSERVATION CLUSTER DEVELOPMENTS

Sponsored by: Planning Board

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

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

1803.1.

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

1803.1.1.

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

1803.1.2.

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

1803.1.3.

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

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

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

1803.1.3.1.

For purposes of demonstrating the number of lots under Subsection 1803.1.3(a) above, an applicant under this Bylaw shall submit a dimensioned lotting plan signed and stamped by a registered professional engineer or and land surveyor (“Proof Plan”) showing the layout of lots and roadways for a development tract that fully complies with the requirements of the Zoning Bylaw and the Planning Board Subdivision

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Rules and Regulations for a conventional subdivision and is a feasible development plan under state and local environmental statutes and regulations.

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

1803.1.3.2.

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

1803.1.3.3.

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

1803.1.4.

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

1803.1.5.

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

1803.1.6.

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

1803.1.7.

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

1803.1.7.1



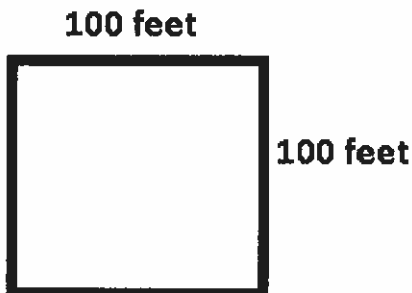
TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

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

1803.1.7.3

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

Illustration #1 - Conforming Lot Shape Factor



Lot Perimeter = 400 ft.
Lot Perimeter Squared = 160,000 ft.
Lot Area = 10,000 s.f.
Lot Shape Factor = 16



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Illustration #2 - Nonconforming Lot Shape Factor

500 feet



25 feet

Lot Perimeter = 1,050 ft.

Lot Perimeter Squared = 1,102,500

Lot Area = 12,500

Lot Shape Factor = 88.2

1803.3.

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

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

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

Contact Information for Publication in Warrant

Contact Person Name: Sarkis Sarkisian, Town Planner Contact Person Phone: 358-3778

Contact Person Town Email: Ssarkisian@Wayland.ma.us

Proposing Board Information

Board Name: Planning Board

Board Vote (Quantum) to Submit

Article: 5-0 Date of Board Vote: 01-04-2022

Signature of Board Chairperson: [Signature] Date: 1-18-2022



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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AA


Article Title: Accept Gifts of Land	Estimated Cost:	\$0
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Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town authorizes the Board of Selectmen, with approval by Town Counsel as to form, to acquire by gift, purchase, eminent domain or otherwise, for general municipal purposes, on such terms and conditions as the Board of Selectmen deems appropriate, land including the fee or any lesser interest in all or any part of the parcels of land and the buildings and other structures, on and off LOCATION, identified as Lot X-X, shown on a plan prepared by the Town Surveyor entitled "XXX" dated July XX, 20XX and recorded with the Middlesex South Registry of Deeds as Plan XX of 20XX, and Parcel XX, and further to authorize the Board of Selectmen to execute any and all documents as may be necessary or convenient in relation thereto or take any action relative thereto.

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

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

Contact Information for Publication in Warrant			
Contact Person Name:	Louise Miller	Contact Person Phone:	508.358.3620
Contact Person Town Email:	lmiller@wayland.ma.us		
Proposing Board Information			
Board Name:	Board of Selectmen		
Board Vote (Quantum) to Submit Article:		Date of Board Vote:	
Signature of Board Chairperson:		Date:	1/12/22

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BOARD OF SELECTMEN
TOWN OF WAYLAND

Article Title: AMEND CHAPTER 77 – MUNICIPAL AFFORDABLE HOUSING TRUST FUND Estimated Cost: \$0

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

To determine whether the Town will vote to amend Town Code Chapter 77, Municipal Affordable Housing Trust Fund, by making the following revisions thereto¹:

[Key to revisions: underlining = additions]

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BOARD OF SELECTMEN
TOWN OF WAYLAND

Chapter 77. Municipal Affordable Housing Trust Fund

§ 77-1. Establishment, purpose.

There shall be a trust to be known as the Municipal Affordable Housing Trust Fund, referred to in this chapter as the Trust. The purpose of the Trust is to provide for the creation and preservation of affordable housing in the Town of Wayland for the benefit of low- and moderate-income households and for the funding of community housing, as defined in and in accordance with the provisions of MGL c. 44B, in the Town of Wayland.

§ 77-2. Board of Trustees, appointment, terms.

The Trust shall be governed by a board consisting of seven trustees (the Board). At least one trustee shall be a member of the Board of Selectmen. In making appointments to fill the remaining positions, the Board of Selectmen shall give preference to the following: (i) a member of the Wayland Housing Authority; (ii) a member of the Planning Board; (iii) a member of the Housing Partnership; (iv) a real estate law specialist licensed to practice law in the Commonwealth of Massachusetts; and (v) two residents. The Trustees shall be appointed by the Board of Selectmen and shall serve for terms of two years beginning on July 1 and expiring on June 30, except as hereinafter provided. The initial terms of four of the Trustees shall be for one year and three of the Trustees shall be for two years. The Board of Selectmen shall strive for geographical diversity for the benefit of the entire Town. Thereafter, the terms of all Trustees shall be for two years, except for Trustees who are appointed to fill the unexpired term of a Trustee whose position has

¹ As noted under *Background Information*, substantially all of the proposed changes shown below represent the changes made to M.G.L. c. 44 § 55C by Chapter 218 of the Acts of 2016, Sections 95 to 97, with the change made by said Section 95, however, limited to the funding of community housing "in the Town of Wayland" (which is consistent with the existing limitation noted for the creation and preservation of affordable housing). Further, the proposed addition of "loan agreements" in § 77-3, Section D below is intended to provide explicit authority to the Board to execute such agreements which the Trustees believe is currently permitted under the existing catch all language "... and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust." The Trustees want to ensure they have the authority to use loan agreements versus grant agreements in situations where the recipients are deemed to have the ability to repay the financial support provided by the Trust at some point in the future.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

become vacant before the end of the term. There shall be no limit on the number of terms served by an individual.

§ 77-3. Powers; authority.

The Board shall have the powers set forth herein for the Trust which is on file in the office of the Town Clerk, and the following powers, all of which shall be carried out as fiduciaries through the exercise of due diligence and prudence and in furtherance of the purposes of MGL c. 44, § 55C:

- A) To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with any by-law or any general or special law or any other source, including money from said Chapter 44B, provided, however, that any such money received from said Chapter 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the trust, and such funds shall be accounted for separately by the trust; and, provided further, at the end of each fiscal year, the trust shall ensure that all expenditures of funds received from said Chapter 44B are reported to the community preservation committee of the Town for inclusion in the community preservation initiatives report, Form CP-3, to the department of revenue; except that transfers of Town- owned real property to the Trust shall be approved by a two-thirds supermajority vote of a Town Meeting pursuant to MGL c 40, § 15A;
- B) To purchase and retain real or personal property, including, without restriction, investments that yield a high rate of income or no income;
- C) To sell, lease, exchange, transfer or purchase real property. The purchase and/or development of more than two dwellings must be approved jointly by the Board of Selectman and Planning Board;
- D) To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, loan agreements, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust;
- E) To employ advisors and agents, such as accountants, appraisers and lawyers as the Board deems necessary;
- F) To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable;
- G) To apportion receipts and charges between incomes and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- H) To participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

- I) To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate;
- J) To carry property for accounting purposes other than acquisition date values;
- K) To borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge trust assets as collateral, except that (i) the Board shall not mortgage or pledge as security an amount greater than the total current assets of the Trust, unless such greater amount is approved by the Board of Selectmen and by the Planning Board by a majority vote and (ii) no money borrowed and no debt issued by the Board shall be an obligation of the Town of Wayland.
- L) To make distributions or divisions of principal in kind;
- M) To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the Board may deem appropriate;
- N) To manage or improve existing real property; and to abandon any property which the Board determined not to be worth retaining;
- O) To hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate; and
- P) To extend the time for payment of any obligation to the Trust.

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

The Trust was established pursuant to Chapter 491 of the Massachusetts Acts of 2004, as amended by Sections 1 through 6 of Chapter 109, i.e., M.G.L. c. 44 §55C, and authorized by the vote of the 2014 Annual Town Meeting under Article 12 of the Warrant therefor.

The current provisions of Town Code Chapter 77, Municipal Affordable Housing Trust Fund, were based on the statutory language contained in M.G.L. c. 44 §55C in 2014.

On August 9, 2016, Governor Charlie Baker signed into law a municipal governance reform package, i.e., Chapter 218 of the Acts of 2016: An Act Modernizing Municipal Finance and Government (H.4565), that included sections, i.e., Section 95 to 97, that changed the way Community Preservation Act (CPA) funds are transferred and used by Municipal Affordable Housing Trusts (MAHTs).

Many communities, including the Town of Wayland, use MAHTs as a tool to create affordable housing, and it is common for these local trusts across the state to receive funding from the CPA. Previously, the CPA



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

and Housing Trust statutes were not aligned in how the funding could be used, and it was not clear that all of the rules of the CPA followed as the money was placed into MAHTs. In addition, it was difficult to track how much housing was created across the state with the CPA funding that had been transferred to MAHTs.

The 2016 legislation made the following changes to how housing trusts function with CPA funding:

- Expanded the allowable uses for MAHT expenditures to match those of the CPA. Provided that the transfer of funds is not restricted by the Community Preservation Committee recommendation, trusts can now expend funds for any community housing activity that is allowable under CPA;
- Clarified that all rules and restrictions of Chapter 44B, the CPA, remain in force even after the CPA funds are transferred to a MAHT;
- Required that MAHTs track CPA funds separately from other funding sources and annually report on the use of those funds in the municipalities' CP-3 reporting to the Department of Revenue, and
- Authorized MAHTs to execute grant agreements. Most communities require a grant agreement between the municipality and their MAHT to establish conditions for the transfer of the CPA funds. To date, the Town of Wayland has not required such a grant agreement. Trusts currently do not have explicit authority to execute grant agreements, whether such agreements are between a municipality and its MAHT or between the MAHT and qualifying grant recipients.

Substantially all of the proposed revisions to **Town Code Chapter 77, Municipal Affordable Housing Trust Fund** will ensure that the way in which CPA funds are transferred to and used by the Town's MAHT are consistent with the provisions included in Chapter 218 of the Acts of 2016, Sections 95 to 97, noted above.

The proposed addition of "loan agreements" in § 77-3, Section D is intended to provide explicit authority to the Board to execute such agreements that the Trustees believe are otherwise permitted under the existing catch all language "... and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust" in said section. The Trustees want to ensure they have the authority to use loan agreements versus grant agreements in situations where the recipients are deemed to have the ability to repay the financial support provided by the Trust at some point in the future.

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

The Trustees do not believe the proposed revisions should be controversial.

Some may argue that the proposed changes are not needed as Chapter 218 of the Acts of 2016, Section 246 provides that "Sections 95 to 97, inclusive, shall apply to all funds held in trust under chapter 44B of the General Laws on or after the effective date of this act." The Trustees believe the proposed revisions will ensure that the changes noted in said Sections 95 to 97 will apply to the Town of Wayland's MAHT.

Some may argue that the Trustees should not have the authority to loan funds to qualified recipients who might otherwise be eligible to receive a grant. The Trustees believe that in some circumstances it may be appropriate to request repayment of the financial assistance provided by the Trust, particularly in situations



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

Article Title: Appropriate to Capital Stabilization Fund Estimated Cost:

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

To determine if the Town will vote to transfer the following funds to the Capital Stabilization Fund:

INSERT

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

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BOARD OF SELECTMEN
TOWN OF WAYLAND

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

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508-358-3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Selectmen

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

Signature of Board Chairperson: [Signature] Date: 1/12/22



DD

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

Article Title: Oxbow Field Improvement Project Estimated Cost: \$70,000

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

To determine whether the Town authorizes the Board of Selectmen, with approval of Town Counsel as to form, to perform various improvements to the walkways in and around the area of Oxbow Recreational Field for the purposes of complying with the American's with Disabilities Act related to the accessibility of public property on such terms and conditions as the Board of Selectmen deems appropriate, but at a price not to exceed \$70,000, as shown in Appendix A and further to authorize the Board of Selectmen to execute any and all documents as may be necessary or convenient in relation thereto or take any other action relative thereto, and further authorize the Board of Selectmen to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, transfer from available funds already appropriated for another purpose, transfer from the real estate fund, or otherwise.

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

The project will include addressing the accessibility and overall usefulness of the two sets of trails. The first set of trails/pathways (pink) that run through the woodland areas around the Oxbow Field, and the second pathways (yellow) refer to the trails that are directly adjacent to the field itself. Both sets of trails are in need of work to be brought into ADA compliance. Please see attached map of the Oxbow Recreational field and surrounding pathways. The areas highlighted in yellow represent the pathways that will need to be replaced brought into ADA compliance and the areas highlighted in pink represent the pathways that will need to be upgraded to be brought into ADA compliance.

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

RECEIVED
JAN 18 2022
BOARD OF SELECTMEN
TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Louise Miller Contact Person Phone: 508-358-3620
Contact Person Town Email: lmiller@wayland.ma.us

Proposing Board Information

Board Name: Board of Selectmen
Board Vote (Quantum) to Submit Article: 5-0 Date of Board Vote: 1-10-22
Signature of Board Chairperson: [Signature] Date: 1/18/22



EE

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

Article Title: Establishment of a Capital Improvement Planning Committee Estimated Cost: \$0

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

To see if the Town will vote to adopt a General Bylaw to establish the Capital Planning Committee for the purpose of overseeing the Towns capital planning process or take any other action relative thereto.

Contact Information for Publication in Warrant

Contact Person Name: Dave Watkins Louibe Miller Contact Person Phone: 508-358-3620
Contact Person Town Email: dwatkins@wayland.ma.us lmillere@wayland.ma.us

Proposing Board Information

Board Name: Board of Selectmen

Board Vote (Quantum) to Submit Article: 50

Date of Board Vote: 1-10-22

Signature of Board Chairperson: [Signature]

Date: 1/12/22

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BOARD OF SELECTMAN
TOWN OF WAYLAND



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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Article Title: Local Historic District Bylaw Amendment Estimated Cost: \$0

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

To amend Chapter 196-106.2 by striking "in a newspaper of general circulation in Wayland" and adding "on the Historic District Commission webpage of the Town website."

At least fourteen (14) days before said public hearing, public notice shall be given by posting in the Town Building and on the Historic District Commission webpage of the Town website. in a newspaper of general circulation in Wayland. Such notice shall identify the time, place and purpose of the public hearing.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed): In 1965 the Wayland Town Meeting adopted Massachusetts General Law Chapter 40C, and established its first Local Historic District (LHD), the Wayland Center Local Historic District. The Center LHD was expanded four times in 1994, 1995, 2000 and 2001. The 2003 Annual Town Meeting adopted the Bow Road Local Historic District; the 2004 Town Meeting codified Chapter 40C into Town Bylaw, Chapter 196, Article I: Establishment of Districts; the 2005 Town Meeting amended Chapter 196 to describe the way in which the Historic District Commission is administered, consistent with MGL Chapter 40C and the Rules and Regulations that had governed the HDC to that time.

Notification requirements for public hearings are stated in §196-106. Procedures for Review of Applications for Certificates of Appropriateness, Non-Applicability and Hardship. §196-106.2 states that notification must be given at least two weeks in advance of the hearing. Given the newspaper's deadline for hearing notification Historic District Commission (HDC) must require that an application be submitted to the HDC at least three weeks prior to the meeting. This amendment to strike the requirement of public notice of hearings in the newspaper is to facilitate timing for applicants who may need to wait nearly two months to have their case heard. The proposed amendment is to replace newspaper notification with a more widely used notification method, the town website. Mailed notification will continue to each address in the designated district. Only the newspaper requirement would be dropped and would be replaced with required website notice. This amendment will facilitate the process for property owners and will allow the HDC to react in a timelier fashion. The accelerated process will be helpful to property owners making applications and will not be detrimental to the public.

Contact Information for Publication in Warrant

RECEIVED

Contact Person Name: Gretchen G Schuler Contact Person Phone: 787 508-245-4115

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

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 7-0-0 Date of Board Vote: 12/16/2021

Signature of Board Chairperson: Gretchen Schuler Date: 1/15/2022

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BOARD OF SELECTMAN TOWN OF WAYLAND



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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66

Article Title: Historic Preservation – Library Archival Document Conservation

Estimated Cost: \$19,765

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

To determine whether the Town will vote to appropriate the following sums of money not to exceed:

\$19,765 from the Community Preservation Fund’s Historic Preservation Fund to be expended by the Wayland Free Public Library Trustees to conserve and digitize irreplaceable historic documents owned by the Wayland Free Public Library.

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

In preparation of the 150th Anniversary of the Wayland Public Library, the Library Trustees plan to hire conservators to preserve five historically significant documents: Wayland Village Suggestions for Plantings (1911); National Anti-Slavery Standard, edited by Lydia Maria Child (August 5, 1841); Site Plan of the Wayland Public Library (1899); Preliminary Plan of Wayland Public Library (in Town Hall) designed by J.S. Draper (1878); and Sermons Preached in and about Wayland (1772-1876). The Library Trustees request \$19,765 to hire conservators to preserve these fine documents that illuminate Wayland’s historical development. Each is fragile and deteriorating. These documents that provide valuable insight into Wayland’s history are fragile and deteriorating; thus, conservation preserves them for future generations while digitization makes them readily available to all who explore our past history. Supplies to contain fragile documents will also be purchased as part of this project. Passage of this article will fund this phase of the Archival Document Conservation projects and will ready the Library for its 150th Anniversary in 2023.

This project is eligible for Community Preservation Fund’s (CPF) Historic Preservation Fund, which can be used for preservation, rehabilitation and restoration of historic resources. The project would be funded by monies that have already been collected and received by the Town and will not impact the Town’s tax rate. There are sufficient funds available in the CPF Historic Preservation Fund.

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

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1 JAN 18 2022
BOARD OF SELECTMEN
TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Gretchen G Schuler Contact Person Phone: 508-245-4115
Contact Person Town Email: gschuler@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee
Board Vote (Quantum) to Submit Article: 8-0-0, amended 9-0-0 Date of Board Vote: 12/15/2021 and 01/05/2022
Signature of Board Chairperson: Gretchen Schuler Date: 1/14/2022



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

H H

Article Title: Fire Sprinkler System at 89 Oxbow Condo Trust – Community Housing **Estimated Cost:** \$100,000

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 not to exceed \$100,000 from the Community Preservation Fund's Uncommitted Fund for Community Housing purposes to be expended under the direction of the 89 Oxbow Condominium Trustees to install a new fire sprinkler system in the 16-unit Condominium.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):
 The 16 units of community housing at 89 Oxbow Road, often referred to as the Nike Site, were made possible, in part, through use of Community Preservation funds. CPA funds were used in 2004 for demolition and site preparation for community housing (\$500,000); in 2006, for architectural and site plans (\$40,000); and in 2008, provided partial funding for construction of housing (\$560,000). These units have deed restrictions that ensure they are sold to people who satisfy income eligibility guidelines and sale prices are determined according to a formula provided by the MA Department of Housing and Community Development. CPA funds can be used for rehabilitation and preservation of community housing units so long as CPA funds were used for acquisition or development of the units.

The fire sprinkler system serving the units of the 89 Oxbow Condominium Association has failed causing substantial damage to several of the housing units, including need for a total rehabilitation of a three-bedroom unit. The Condominium Trustees hired a professional to evaluate the overall condition of the fire sprinkler system. The professional determined that part of the system, known as the 'dry system,' is at the end of its life cycle and needs to be replaced. The cost is \$128,000 of which the Trustees request \$100,000 from the Community Preservation fund, while the Trustees will fund the balance from the capital fund they have accumulated from residents' condominium fees. The CPA monies will come from the Uncommitted Fund to be used to improve the Community Housing at 89 Oxbow Road, where all units qualify as affordable housing units in Wayland.

This is an appropriate and allowed use of Community Preservation Funds to preserve Community Housing. The funds have already been collected and will have no impact on local taxes.

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

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 1 JAN 18 2022
 BOARD OF SELECTMEN
 TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Gretchen G Schuler **Contact Person Phone:** 508-245-4115

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

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit

Article: 9-0-0

Date of Board

Vote: 1/5/2022

Signature of Board Chairperson:

Gretchen G Schuler

Gretchen G Schuler

Date:

1/14/2022



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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FT

Article Title: Acquisition of Launcher Way Housing – Community Housing

Estimated Cost: TBD

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

To determine whether the Town will vote to:

- a. authorize acquisition of a parcel of land located on Launcher Way, off Oxbow Road, Wayland, Massachusetts containing 5.6 acres, more or less, with 12 housing units along Oxbow Road and Launcher Way, as shown on Wayland Assessors Map 01 Parcel 001, by the Board of Selectmen, with the approval of Town Counsel as to form, by purchase, gift, eminent domain. A sketch map is attached to the Warrant for the Annual Town Meeting 2022 in Appendix__
- b. appropriate a sum of money to be (i) expended by the Board of Selectmen for the acquisition of said parcel or (ii) transferred to and expended by the Town of Wayland Municipal Affordable Housing Trust Fund for the sole purpose of acquiring said parcel, and,
- c. determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from available funds appropriated for other purposes, transfer from the real estate fund, by borrowing, or otherwise, provided:
 - i. not more than \$xxx of the funds so appropriated shall be transferred from the Community Preservation Fund's Uncommitted Fund for Community Housing purposes, and;
 - ii. not more than \$xxx of the funds to be borrowed from Community Preservation Fund future receipts.

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

The Natick Soldier Systems Center (NSSC) is preparing to sell and convey its Wayland Launcher Way Housing Area comprising 5.6 acres of land with 12 housing units along Oxbow Road and Launcher Way. Because the existing homes that are part of the NSSC do not meet the Army Family Housing Standards for size, configuration, and anti-terrorism protection requirements, the NSSC decided to dispose of the property. The National Defense Act requires soldiers to live in close proximity to the NSSC installation. The 12 housing units are vacant and have been for the last two years. Town Officials conducted a site visit in 2018. Each of the 12 single-family housing units is a three-bedroom, 1-bathroom house of approximately 1,255 square feet. While the heat has been left on, each unit will require inspection and, at minimum, updated kitchen and bathroom. The Wayland Municipal Affordable Housing Trust Fund has funds to undertake these renovations unless they are utilized for acquisition.

Currently the 12 single-family houses are on one lot. The zoning requirements for a parcel in this area of Wayland are a minimum lot size of 60,000 square feet with 210 feet of frontage on a public way per lot. Further, the Zoning Bylaw stipulates that "a pre-existing nonconforming use of land that consists of more than six dwelling units for rent on a single lot may not be changed, extended or altered in such a manner that results in either (i) more dwelling units or a greater dwelling unit density on the parcel of land; (ii) an



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SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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enlargement of any of the dwelling units as measured by its gross floor area or its number of bedrooms or rooms; (iii) the expansion of the use onto adjacent land; or (iv) the subdivision of the lot into more than one lot.” The Zoning Bylaw therefore restricts the ways in which a purchaser could develop the property beyond frontage and area requirements.

This project is eligible for Community Preservation Fund’s (CPF) Community Housing purposes, which can be used for acquisition of, preservation, rehabilitation and restoration of community housing. The project would be funded by monies that have already been collected or will be collected through the Community Preservation Act.

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

Contact Information for Publication in Warrant

Contact Person Name: Gretchen G Schuler **Contact Person Phone:** 508-245-4115
Contact Person Town Email: gschuler@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee
Board Vote (Quantum) to Submit **Date of Board**
Article: 9-0-0 **Vote:** 1/12/2022
Signature of Board Chairperson: *Gretchen Schuler* **Date:** 1/14/2022



TOWN OF WAYLAND

JJ

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: 27 Sherman Bridge Road – Open Space Acquisition Estimated Cost: \$1.5 million

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

To determine whether the Town will vote to:

- a. authorize the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, gift, eminent domain or otherwise a parcel of land located at 27 Sherman Bridge Road, Wayland, Massachusetts containing 8.34 acres, more or less, as shown on Wayland Assessors Map 7, Parcel 23F. A sketch map is attached to the Warrant for the Annual Town Meeting 2022 in Appendix__ ; (or a revised lot showing 27 Sherman Bridge Road lot minus 11,000 and 37 feet of frontage at the southeast corner) and,
- b. appropriate a sum of money to be expended by the Board of Selectmen for the acquisition of said parcel and,
- c. determine whether said appropriation shall be provided by transfer from unappropriated available funds, by borrowing, or otherwise, provided:
 - i. not more than \$1,500,000 of the funds so appropriated shall be transferred from the Community Preservation Fund of which \$475,000 shall be from the Open Space Fund and \$1,025,000 from the Uncommitted Fund in the Community Preservation Fund.

Note to Town Council: the property owners have been asked by the owners of the abutting property to the east (19 Sherman Bridge Road) to sell to them a parcel of up to 11,000 square feet. This area has been mowed and visually treated as belonging to the property at 19 Sherman Bridge Road. The CPC would like to give the property owners of 27 Sherman Bridge Road the ability to comply with this request if they wish and can work this out before Wayland’s ATM. The CPC agreed that it would still recommend to ATM, the purchase of the lot (in a new configuration with part of the eastern boundary moved to the west – not including frontage) as long as there is a new plan available before the warrant goes to print.

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

Purchase of the 8.34-acre parcel, more or less, located at 27 Sherman Bridge Road for the development of open space and preservation of natural resources and wildlife habitat is recommended by the Community Preservation Committee (CPC). The parcel is adjacent to Trout Brook Conservation Area. The acquisition will provide connectivity to other conservation parcels, greater passive recreation opportunities, and enhance wildlife corridors. It meets every criterion listed in the Community Preservation Plan for properties that are worthy of preservation and purchase by the Town. This opportunity is available to the Town now. Once the property is developed to its potential of four or five house lots, it will no longer be an asset to the Town and may lead to degradation of surrounding natural landscapes.

This parcel was identified in the most recent 2017 Open Space and Recreation Plan (and earlier OSRPs) as land meriting protection due to its proximity to Trout Brook and the Campbell drinking water walls (wellhead protection), for its sensitive and critical environmental habitats and wildlife corridors, its connectivity to other

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SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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conservation lands, and several identified vernal pools. For these reasons, the Conservation Commission brought this project to the CPC, which now requests that the Town add the parcel to Wayland's Open Space.

This project is eligible for Community Preservation Fund's (CPF) Open Space Fund, which can be used for acquisition of open space. The project would be funded by monies that have already been collected and received by the Town and will not impact the Town's tax rate. There are sufficient funds available in the CPF Open Space Fund and Uncommitted Fund.

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


Contact Information for Publication in Warrant

Contact Person Name: Gretchen G Schuler **Contact Person Phone:** 508-245-4115
Contact Person Town Email: gschuler@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit **Date of Board**
Article: 9-0-0 **Vote:** January 12, 2022

Signature of Board Chairperson:  **Date:** 1/14/2022



TOWN OF WAYLAND

KK

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title:	Wayland Free Public Library Repairs, Maintenance, and Improvements	Estimated Cost:	\$2,380,000
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Article Description (final language to be provided by Town Counsel based on description provided):

This article combines several projects listed on the Town’s 5-year Capital Plan including long needed repairs, maintenance, ADA, and usability improvements to the Library building.

The project includes design and construction including Owner Project Manager (OPM) services to: improve ADA accessibility throughout the facility including the elevator; replace or upgrade the HVAC system to provide better comfort, ventilation and reduce the carbon footprint; paint, caulk, tuck point, and seal exterior surfaces and trim; install the wastewater connection to the treatment plant at Town Center; and rehabilitate the Library lower and upper levels both cosmetically and functionally. Work on the lower level will include reconfiguration of the Children’s room, new furniture for the Raytheon Meeting Room and Technical Services, and new flooring and paint for the entire level. This work is remedial; it is not a renovation of the building.

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

TMAN TOWN OF WAYLAND

The article represents a number of bundled projects that are on the Town’s 5-year Capital Plan; all of the projects are long overdue for improving the building’s accessibility, safety, usability, and energy efficiency, and are essential for continued use of the building.

- ADA Improvements: While much of the building is technically in compliance with ADA regulations, some areas remain inaccessible to all patrons, particularly patrons utilizing wheelchairs or with other mobility concerns. The elevator and adjacent circulation spaces, the mezzanine, and the bathrooms are the primary areas requiring attention.
- HVAC: The current HVAC system is inefficient, prone to leaks that damage the building fabric, and is approaching the end of its expected useful life. A new system would improve comfort, ventilation, decrease energy and maintenance costs, and shrink the building’s carbon footprint.
- Rehabilitation work: A redesign and rehabilitation of the lower level will increase space efficiency and replace well-worn fixtures and materials, improving patron and employee experience. The heavily used Children’s Room requires new flooring and floor plan changes to improve functionality and child safety. The Technical Services area furniture is inadequate and inefficient for the number of staff using the space. Equipment required for tasks has evolved significantly and needs upgrading. The Library’s sole public meeting room, in near constant use, needs lighter, multi-function furniture for more flexible use of the space and to enable quick changes to the layout. Rehabilitation is focused on the lower level, however because it is difficult to redesign just one part of the building in isolation, we seek to include the building’s upper levels in the planning and redesign phase. Upper level improvements will be guided by ADA work and do not constitute a full redesign.
- Exterior envelope repairs: Delayed regular maintenance to the exterior includes tuck pointing of the masonry walls, and caulking and painting of exterior trim. Undertaking the work in a timely manner



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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provides several benefits including improving the energy efficiency of the building, ensuring the building's historic fabric remains in good condition, and avoiding costly repairs and replacement of materials due to continued weather exposure.

- Wastewater connection: The existing septic system, installed in 1987, cannot be brought to code when it exceeds its useful life. At ATM2016, Article 19 authorized a payment in lieu of sewer betterment assessment (PILOB) for wastewater capacity needed for the Library building's connection to the Wayland Wastewater Management District (WWMD) and its future service needs. The infrastructure has been brought into close proximity to the library building, but the connection remains to be finalized.

The article may be opposed based on its cost; however, the projects included above are all already included in the Town's 5-year Capital Plan. Some may oppose investing this sum in the maintenance of a single building, especially when competing town projects exist. Some of these library projects have been delayed due to other pressing project priorities in town; bundling these now allows for cost and time completion efficiencies and less disruption for the public.

It should be emphasized that all of these projects are regular cyclical needs that any building requires; further, this building is used by the whole community, including in times of crisis (for example as a cooling center during heatwaves), and its continued function is essential to the community.

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

"To be submitted by the deadline: March 7, 2022"

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BOARD OF SELECTMAN
TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person

Name: Kenneth "Ben" Keefe Contact Person Phone: 5083583687

Contact Person Town

Email: bkeefe@wayland.ma.us

Proposing Board Information

Board Name: Board of Library Trustees

Board Vote (Quantum) to Submit

Article: 6-0-0 Date of Board Vote: 01.12.2022

Signature of Board

Chairperson: [Signature] Date: 1/14/2022



LL [Signature]

TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Article Title: Appointment of the Finance Committee Estimated Cost: None

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

To determine whether the Town will vote to amend Town Code §19-1 such that the Finance Committee is appointed by a new Finance Committee Appointing Board, as follows:

[Key to changes: underlining denotes addition, ~~strikethrough~~ denotes deletion.]

19.1 Finance Committee

There shall be a committee called the "Finance Committee" appointed by the ~~Board of Selectmen~~ Finance Committee Appointing Board as hereinafter provided. The Finance Committee shall consist to seven registered voters who shall serve without pay and none of whom during his or her service on such committee shall hold elective or appointed Town Office having to do with the appropriation or expenditure of Town money. Members shall serve terms of three years, such that the terms of two or three members shall expire Each year. Appointments to fill unexpired terms shall be made by the Finance Committee Appointing Board as vacancies occur.

The Finance Committee Appointing Board shall consist of the Moderator and the Chair of the Board of Selectman, who shall serve in a personal capacity, The incumbent members of the Finance Committee shall continue in office for the duration of their appointed terms.

This bylaw shall take effect at the next election of a Moderator.

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BOARD OF SELECTMAN
TOWN OF WAYLAND

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

The intent of this article is simple and straight forward. Appointment of the Wayland Finance Committee would be taken out of the hands of the Board of Selectmen and given to an appointing board. That appointing board would consist of the Moderator and the Chair of the Board of Selectmen.

This change, consideration of which was suggested in the Collins Report "Financial Management Structure Review," will bring the town more in line with the separation of powers between the Executive Branch (Selectmen, and paid administration) and the Legislative Branch (the Town Meeting). It will in addition provide greater checks and balances in the town's financial affairs. It should be seen as a further evolution of our town government as we evolve from a town administrator to a town manager.

Pursuant to the Finance Committee Handbook the general role of the finance committee is representing the town meeting between sessions. In the vast majority of other towns in Massachusetts the finance committee is appointed by the moderator, who takes on that role as an official the town meeting. All our peer towns used for comparison by the Finance Committee have the finance committee appointed by the moderator or a hybrid group.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Research by the Mass. Moderators Association demonstrates that the finance committee is appointed either by the Moderator alone, or by a hybrid group as proposed here in towns throughout the state. Appointment by the Selectmen is the rule in only a small number of towns, many of which are much smaller than Wayland.

This discrepancy in appointment procedure was highlighted by the 2018 Collins Report, the report cited by the Selectmen to support the implementation of a town manager. That report looked at Wayland's blurred lines of budgetary authority, described an unusual role for the Wayland Finance Committee and specifically suggested that the Selectmen "contemplate changing the appointment process for the Finance Committee to the moderator alone or a hybrid group." This article clearly follows that suggestion.

Why Wayland is different from so many other towns is unclear, but likely due to historical reasons based on how our town developed. As we evolve from a town where the administrator had an unclear association with finances and the budget process, to a town manager who will be the chief financial officer, it is appropriate to evolve the appointment process for the Finance Committee to ensure the separation of powers. Adoption of this article will fulfil the direction set out in the Collins Report, bring Wayland in line with most other towns in the state and take a step towards instituting the checks and balances inherent in the separation of powers that is the foundation of American government.

This article was proposed last year by petitioners. With little publicity or pre-meeting discussion it lost by a small margin. Had 14 votes changed it would have been adopted.

This article may be opposed by those who feel the Selectmen should maintain and in fact enhance their power which would happen as the Selectmen would appoint not on the town manager/CFO as part of the executive but also the finance committee which purportedly represents the legislative. Others may oppose this out of tradition as Wayland has long had the Board of Selectmen make these appointments.

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

Under the Town Manager Act, adopted last year, the Board of Selectmen will appoint the Town Manager and Chief Financial Officer with financial and initial budgetary authority, as well as the Finance Committee which is supposed to review the budget on behalf of the Town Meeting. Thus, both the Town Manager and the members of the Finance Committee would be beholden to the Selectmen to maintain their respective positions. That structure is devoid of any separation of powers or checks and balances.

By changing the Finance Committee appointment process, a measure of separation of power and checks and balances is instituted. Appointment by the Moderator alone, acting as an officer of the Town Meeting, or by a hybrid Board is the rule in the vast majority of towns in Massachusetts and is specifically called for in the Collins Report.

This is not a criticism of the Finance Committee or the Selectmen. It is an evolution of the structure of the town government to bring it into line with appropriate governmental theory and practice as the town evolves to a new administrative structure.

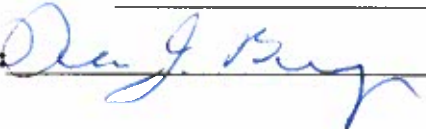


TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Contact Information for Publication in Warrant

Contact Person Name: Dennis J. Berry Contact Person Phone: 655-1497
Contact Person Town Email: Dberry@wayland.ma.us

Proposing Board Information

Board Name: Moderator
Board Vote (Quantum) to Submit
Article: _____ Date of Board Vote: _____
Signature of Board Chairperson:  Date: 1/17/22



MM

TOWN OF WAYLAND
PETITIONERS' ARTICLE FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Town Acceptance of Whittemore Lane as a Public Way Estimated Cost: 0.00

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

Oxbow Development Group, LLC ("Oxbow") completed a three house subdivision known as Whittemore Place consisting of three lots improved with single family residences and the roadway known as Whittemore Lane. Construction has been completed and all three houses have been sold to third parties; Oxbow retains title to the roadway.

As-built plans have been submitted to the Planning Board with a Certification from an Engineer that the subdivision was built substantially in compliance with the approved plans. Additionally a Petition to lay out and accept Whittemore Lane is being separately submitted to the Board of Public Works.

Oxbow Development Group, LLC requests the Board of Selectmen place an article on the town meeting warrant regarding the acceptance of Whittemore Lane as a Public Way.

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TOWN OF WAYLAND

Petitioners' Comments (150-word limit per Town Code):

Oxbow Development Group, LLC requests the Board of Selectmen place an article on the town meeting warrant regarding the acceptance of Whittemore Lane as a Public Way.

Lead Petitioner's Contact Information*

Name (for publication in warrant): Oxbow Development Group, LLC

Phone (for discussing article): (781) 577-6686

Email (for publication in warrant): mccarthy_law@msn.com

/s/ Edward P. McCarthy, Attorney for Oxbow

Signature of Lead Petitioner: Development Group, LLC [Signature] Date: 1/17/2022

* The lead petitioner will serve as spokesperson for the article and will be the contact person for the Finance Committee, Board of Selectmen, and Planning Board, if the petition is a zoning issue.



TOWN OF WAYLAND
PETITIONERS' ARTICLE FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Town Acceptance of Whittemore Lane as a Public Way Estimated Cost: \$0.00

Article Text for Warrant: To determine if the town will vote to:

Accept Whittemore Lane, part of the completed three house subdivision Whittemore Place, as a town way.

#	Print Name Legibly	Signature	Print Street Address
✓ 1	Kenneth R Munsey	<i>[Signature]</i>	88 Cochituate Rd, Wayland
✓ 2	KAREN Y MUNSEY	<i>[Signature]</i>	88 Cochituate Rd Wayland
✓ 3	Angel Vazquez	<i>[Signature]</i>	111 Cochituate Rd
✓ 4	Deborah M Cibotti	<i>[Signature]</i>	8 Forty Acres Drive, Wayland
✓ 5	Benjamin Cibotti	<i>[Signature]</i>	8 Forty Acres Dr, Wayland
✓ 6	TAE JEON	<i>[Signature]</i>	3 Whittemore Lane, Wayland
✓ 7	Nguyet TAU	<i>[Signature]</i>	3 Whittemore Lane, Wayland
✓ 8	Robert Sherman	<i>[Signature]</i>	4 Whittemore Ln, Wayland
✓ 9	Jacob Sherman	<i>[Signature]</i>	4 Whittemore Ln, Wayland
✓ 10	Mara Sherman	<i>[Signature]</i>	4 Whittemore lane, Wayland
✓ 11	CAITLIN HORNUNG	<i>[Signature]</i>	2 WHITTEMORE LN, WAYLAND
✓ 12	GARY CARVALHO	<i>[Signature]</i>	124 GREEN LN, WAYLAND
✓ 13	Mary Carvalho	<i>[Signature]</i>	124 Green Ln Wayland
14			

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TOWN OF WAYLAND
PETITIONERS' ARTICLE FOR TOWN MEETING
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Article Title: Town Acceptance of Whittemore Lane as a Public Way **Estimated Cost:** \$0.00

Article Text for Warrant: To determine if the town will vote to:

Accept Whittemore Lane, part of the completed three house subdivision Whittemore Place, as a town way.

#	Print Name Legibly	Signature	Print Street Address
1	Kenneth R Munsey	<i>Kenneth R Munsey</i>	88 Cochituate Rd, Wayland
2	KAREN Y MUNSEY	<i>Karen Y Munsey</i>	88 Cochituate Rd, Wayland
3	Angel Vazquez	<i>Angel Vazquez</i>	111 Cochituate Rd
4	Deborah M Cibotti	<i>Deborah M Cibotti</i>	8 Forty Acres Drive, Wayland
5	Benjamin Cibotti	<i>Benjamin Cibotti</i>	8 Forty Acres Dr, Wayland
6	TAE JEON	<i>Tae Jeon</i>	3 Whittemore Lane, Wayland
7	Nguyen+ TAU	<i>Nguyen+ TAU</i>	3 Whittemore Lane, Wayland
8	Robert Sherman	<i>Robert Sherman</i>	4 Whittemore Ln, Wayland
9	Jacob Sherman	<i>Jacob Sherman</i>	4 Whittemore Ln, Wayland
10	Mara Sherman	<i>Mara Sherman</i>	4 Whittemore lane, Wayland
11	CAITLIN HORNING	<i>Caitlin Horning</i>	2 WHITTEMORE LN, WAYLAND
12	GARY CARVALHO	<i>Gary Carvalho</i>	124 GLEZEN LN, WAYLAND
13	Mary Carvalho	<i>Mary Carvalho</i>	124 Glezen Ln Wayland
14			

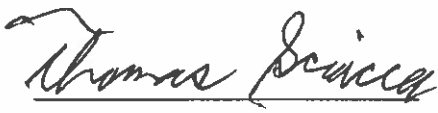


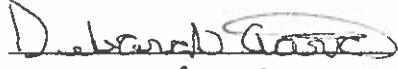

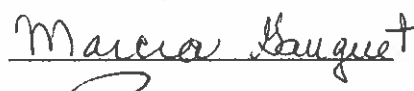
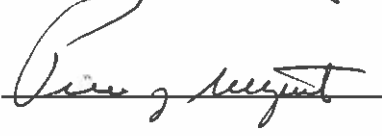
Lead Petitioner: Tom Scizca TScizca@comcast.net

PETITIONERS' ARTICLE FOR 2022 WAYLAND ANNUAL TOWN MEETING

To the Wayland Board of Selectmen: Pursuant to G.L. c. 39, § 10, please insert the following article in the Warrant for the 2022 Annual Town Meeting. NN

ARTICLE X: RESCIND APPROPRIATION FOR FRAMINGHAM BRIDGE

To determine whether the Town will vote to rescind the \$450,000 appropriated under the capital budget of Article 9 of the 2020 Annual Town Meeting Warrant for design/construction of the so-called Potter/Stonebridge Road Bridge, which lies wholly within the boundaries of the City of Framingham.

<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>ADDRESS</u>
	Thomas Scizca	31 Rolling Ln
	Janet Scizca	31 Rolling Ln
	Dana Aaron	34 Rolling Ln
	Deborah Aaron	34 Rolling Ln
	ARNOLD GOLDENBAUM	35 Rolling Lane
	Marcia Gauquet	42 Rolling Lane
	PIERRE J. GAUQUET	42 ROLLING LANE
_____	_____	_____
_____	_____	_____

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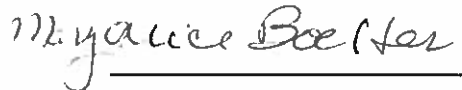
LEAD PETITIONER: TOM SCIACCA
TSciacca@comcast.net

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<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>ADDRESS</u>
	GEORGE H. HARRIS	8 HOLIDAY ROAD
	BARBARA HARRIS	8 HOLIDAY ROAD
	NANCY ALICE BOELTER	106 LAKE SHORE DR.
_____	_____	_____
_____	_____	_____
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TOWN OF WAYLAND


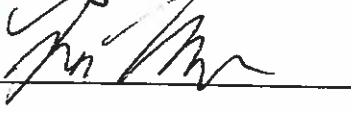
LEAD PETITIONER: TOM SCIACCA
tsciacca@comcast.net

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<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>ADDRESS</u>
	DONNA BOUCHARD	72 CONCORD RD
	Fiona McHarg	72 Concord Road

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TOWN OF WAYLAND

LEAD PETITIONER: TOM SCIACCA

TSciacca@comcast.net

PETITIONERS' ARTICLE FOR 2022 WAYLAND ANNUAL TOWN MEETING

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SIGNATURE

PRINTED NAME

ADDRESS

Margaret T. Patton
[Signature]

MARGARET T. PATTON

43 Plain Rd

EDWARD J. COLLINS

43 PLAIN R

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BOARD OF SELECTMEN
TOWN OF WAYLAND

LEAD PETITIONER: TOM SCIACCA

TSciacca@comcast.net

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SIGNATURE

PRINTED NAME

ADDRESS

James D. Van Sciver

JAMES D. VAN SCIVER

19 HOLIDAY RD

Joan D Osgood

JOAN D OSGOOD

19 HOLIDAY RD

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BOB COBURN
TOWN CLERK