

## ARTICLE LIST FOR 2018 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2018 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
A	Recognize Citizens and Employees for Particular Service to the Town	Board of Selectmen	L. Anderson			
B*	Pay Previous Fiscal Years Unpaid Bills	Board of Selectmen	L. Anderson			
C	Current Year Transfers	Board of Selectmen	L. Anderson			
D*	OPEB Funding	Finance Committee	C. Karlson			
E	Amend Revolving Fund By-Law to Add Community Garden Revolving Fund	Conservation Commission	M. Antes			
F*	Compensation for Town Clerk	Board of Selectmen	L. Anderson			
G	FY 2019 Omnibus Budget	Finance Committee	L. Anderson			
H*	Rescind Authorized but Unissued Debt	Board of Selectmen	C. Karlson			
I	Accept Gifts of Land	Board of Selectmen	C. Karlson			
J*	Hear Reports	Board of Selectmen	L. Anderson			
K*	Choose Town Officers	Board of Selectmen	L. Anderson			
L*	Sell or Trade Vehicles and Equipment	Board of Selectmen	L. Jurist			

\* Asterisk indicates articles proposed for abbreviated presentation procedure; scheduled at 5 minutes each.  
 Current as of January 16, 2018

## ARTICLE LIST FOR 2018 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2018 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
M*	Fiscal Year 2019 Revolving Fund Expenditure Limits	Board of Selectmen	L. Jurist			
N*	Rescind Acceptance of MGL Chapter 44, Section 53D to close Beach Revolving Fund	Recreation Commission	L. Jurist			
O*	Terminate the Non-Insurance Stabilization Fund and Transfer Balance to General Fund Stabilization Fund	Board of Selectmen	C. Karlson			
P	Community Center at Town Center: Design, Construction and Bid Documents	Board of Selectmen	M. Antes			
Q	Appropriate Funds for Wayland Town Building Renovations	Board of Selectmen	D. Levine			
R.	Appropriate Funds for Wayland Fire Station Number Two Renovations	Board of Selectmen	D. Levine			
S.	Approve Lease in Excess of Three Years for Information Technology Network	Board of Selectmen	C. Karlson			
T	Resolution: Energy and Carbon Savings in Municipal Building Construction	Energy and Climate Change / Board of Selectmen	C. Karlson			
U	Advanced Water Meter Reading Infrastructure	Board of Public Works	D. Levine			
V	Zoning By-Law Amendment: Limited Site Plan Review	Planning Board	D. Levine			

## ARTICLE LIST FOR 2018 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2018 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
W	Zoning By-Law Amendment: Off Street Parking	Planning Board	D. Levine			
X	Appropriate Funds to Construct New Library Building	Library Trustees	D. Levine			
Y	High School Stadium Complex Renovation	School Committee	L. Jurist			
Z	Construction of synthetic turf athletic field at Loker Conservation & Recreation Area	Recreation Commission	L. Jurist			
AA	Home Rule Petition to Exempt Small Construction projects from Prevailing Wage Laws	Affordable Housing Trust	M. Antes			
BB	CPA: Historic Preservation Library Windows, Depot Exterior, Dudley Woods Archaeology Monitoring	Community Preservation Committee	M. Antes			
CC	CPA: Uncommitted – Partial Construction WHS Athletic Facilities	Community Preservation Committee	L. Jurist			
DD	CPA: Uncommitted – Recreation projects – Canoe and Kayak launches; Aqueduct Pedestrian Crossings	Community Preservation Committee	M. Antes			
EE	CPA: Set Asides and Transfers	Community Preservation Committee	M. Antes			
FF	Initial Year Funding of Town Successor Collective Bargaining Agreements	Personnel Board	L. Anderson			
GG	Accept Conveyance of Land at Plain Road	Recreation Commission	M. Antes			

## ARTICLE LIST FOR 2018 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

HH	Personnel Bylaws and Wage & Classification Plan	Personnel Board	L. Anderson			
II	Accept Chapter 41, section 110A as the MA General Law - Saturday Treated as a Holiday	Town Clerk	L. Anderson			
JJ	Resolution to Continue Electronic Voting Through 2022	Petitioner	L. Anderson			
KK	Property Tax Credit for Charitable Contributions to Wayland School District	Petitioner	D. Levine			
LL	Appropriate Funds to Design Renovation of Existing Library Building at 5 Concord Road for Continued Library Use Instead of Building a New Library	Petitioner	C. Karlson			
MM	Close Septage Enterprise Fund	Board of Selectmen	C. Karlson			
NN	High School Tennis Courts / Softball Field Reconstruction	School Committee	L. Jurist			
OO	Limit the size of Oxbow Meadows athletic field	Petitioner	L. Anderson			
PP	Construct access road to Oxbow Meadows athletic field	Petitioner	L. Anderson			

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	NAN BALMER, TOWN ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	N/A

Article Information

9. ARTICLE TITLE:	RECOGNIZE CITIZENS AND EMPLOYEES FOR PARTICULAR SERVICE TO THE TOWN
10. COST:	
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

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

- 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);
- To recognize employees who have retired since the previous Annual Town Meeting or intend to retire prior to June 30, 2018, subject to a minimum of 20 years of service;
- 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 2017 Annual Town Meeting.

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

Diane Weinstein

The following town and school employees have retired since the 2017 Annual Town Meeting or will retire before June 30, 2018 and have or will have served the Town for over 20 years:

Ernest Columbus	42 years	Heavy Equipment Operator
Stephen Rizzo	34 years	T.A. Special Ed
Lynn Dowd	30 years	Director, Youth & Family Services
Richard Weingartner	30 years	Theater Teacher
Kay Seligson	29 years	Kindergarten Teacher

Tom Large	26 years	Middle School Drama Teacher
Corrine Lowen	24 years	Science Teacher
James Stone	24 years	Psychologist
Ed Konopka	21 years	Custodian

The following elected or appointed volunteers or employees have passed away:

Terese Little	January 13, 2017	Teacher
Roy Morgan	February 1, 2017	Joint Communication Dispatch
Kathleen Coyle	February 15, 2017	Teacher
Paul Heffernan	February 20, 2017	Teacher
Charles Goff	February 26, 2017	Teacher
Robert Bibeau	March 31, 2017	Teacher
Dorothy Lee	April 10, 2017	Election Worker
David Coggins	May 28, 2017	DPW Foreman
William Spaulding	July 11, 2017	School Custodian
Martha Spokowski	July 25, 2017	School Employee
Charlotte Kutasz	September 4, 2017	School Cafeteria
John Boddie	September 16, 2017	Treasurer's Office
Prescott Baston	January 11, 2018	Board of Public Works
Cindy Lombardo	January 11, 2018	Parent Teacher Organization

A list of individuals qualifying for recognition shall be prepared prior to the printing of and so listed in the Warrant.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

NONE

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

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

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

N/A

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

N/A

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

Lea T. Anderson 1/16/18

RECEIVED

JAN 16 2018

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Board of Selectmen  
Town of Wayland

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	BRIAN KEVENY, FINANCE DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3611
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

**Article Information**

9. ARTICLE TITLE:	PAY PREVIOUS FISCAL YEARS UNPAID BILLS
10. COST:	TO BE DETERMINED BY FINANCE DIRECTOR BEFORE WARRANT GOES TO PRINT
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

13. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):

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.

( THERE ARE NO FY 2017 INVOICES AT THIS TIME )

14. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

Occasionally, bills are not paid at the end of a fiscal year for a number of reasons, including late submission.

15. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

This is a standard Article that allows the Town to pay bills for the previous fiscal year.

16. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

There are no apparent arguments against this Article.

17. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Sean T. Anderson 1/16/18



RECEIVED

JAN 16 2018

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE Board of Selectmen  
Town of Wayland

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	BRIAN KEVENY, FINANCE DIRECTOR
4. TELEPHONE/DAY:	
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	CURRENT YEAR TRANSFERS
10. COST:	
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

CURRENT YEAR TRANSFER FY 18

PURPOSE:	AMOUNT
1) HRA REVOLVING FUND	\$ 350,000
2) FY 17 LOKER DOOR AND WINDOW-(3453)	\$445,108.22
3) TBD	
<b>TOTAL</b>	<b>\$795,108.22</b>

FUNDING SOURCES:

1) UNRESERVED FUND BALANCE	\$350,000
2) FUND BALANCE RESERVE BOND PREMIUM	\$445,108.22
3) TBD	
<b>TOTAL</b>	<b>\$795,108.22</b>

13. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):  
NONE

14. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

**HRA REVOLVING (\$350,000)** THIS REQUEST IS TO TRANSFER EMPLOYEE MITIGATION FUNDS RELATED TO FY 2017 HEALTH INSURANCE CHANGES. THE AMOUNT WILL BE TRANSFERRED INTO A MULIT YEAR ACCOUNT WHICH WILL BE USED TO PROCESS PAYMENTS TO VENDOR AND EMPLOYEES. IN FISCAL 2017 THE 32B ACCOUNT WAS ENCUBERRED IN THE AMOUNT OF \$350,000. THIS ENCUMBRANCE EXPIRES ON JUNE, 30 2018. THE AGREEMENT WITH EMPLOYEES TERMINATES ON JUNE 30, 2019. THE SHARING OF UNSPENT FUNDS WITH EMPLOYEES WILL BE COMPLETED IN THE FALL 2019. THIS TRANSACTION INSURES THAT THE FUNDS ALLOCATED FOR THIS AGREEMENT ARE AVAILABLE TO SATISFY ALL VENDOR AND EMPLOYEE PAYMENT OBLIGAITONS. THERE WILL BE NOT EFFECT ON FREE CASH AS THE CLOSING OF THE FY 17 ENCUMBRANCE IS OFFSET BY THIS REQUESTED TRANSANTION.

**FY 17 LOKER DOOR AND WINDOW (445,108.22)** THIS REQUEST IS TO TRANSFER BOND PREMIUMS RECEIVED IN FEBRUARY 2017 TO THE LOKER SCHOOL PROJECT. THE TRANSFER REDUCES THE EXPECTED AMOUNT NEEDED TO BE BORROWED TO COMPLETE THE PROJECT. THIS TRANSACTION HAS BEEN REVIEWED AND APPROVED BY THE TOWN'S FINANCIAL ADVISOR.

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

15. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

These expenses were not reasonably anticipated when forecasting the FY2018 budget and they represent binding obligations of the Town.

16. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

The Board of Selectmen is not aware of any.

17. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lee T. Anderson 1/16/18

RECEIVED

JAN 11 2018

Board of Selectmen  
Town of Wayland

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	BRIAN KEVENY, FINANCE DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3611
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	6-0-0
7. DATE OF BOARD VOTE:	JANUARY 9, 2018
8. PROPOSED FUNDING SOURCE:	CASH CAPITAL

**Article Information**

9. ARTICLE TITLE:	OPEB FUNDING
10. COST:	TO BE RECOMMENDED BY FINANCE COMMITTEE
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	JANUARY 29, 2018

**Article Text**

13. SPONSOR'S ARTICLE TEXT:

To determine whether the Town will vote to:

a) authorize the transfer of funds from the following enterprise and revolving funds to the General Fund:

- 1) Food Service \$ TBD
- 2) Children's Way \$ TBD

b) appropriate an aggregate amount of funds 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 \$ TBD
- 2) BASE \$ TBD
- 3) Children's Way \$ TBD
- 4) Full Day Kindergarten \$ TBD
- 5) Water \$ TBD
- 6) Transfer Station \$ TBD
- 7) Recreation \$ TBD
- 8) Pegasus \$ TBD
- 9) Building Use \$ TBD
- 10) Enrichment \$ TBD ; and

c) appropriate funds to be deposited in the Town's Other Post-Employment Benefits Trust Fund; and determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose or otherwise.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):  
NONE

TBD

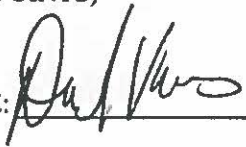
16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

TBD

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

TBD

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

 1/11/2018

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

JAN 16 2018

Board of Selectmen  
Town of Wayland

**Sponsor & Contact Information**

1. SPONSOR:	CONSERVATION COMMISSION
2. DATE RECEIVED:	
3. CONTACT PERSON:	LINDA HANSEN
4. TELEPHONE/DAY:	(508) 358-3669
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	JANUARY 11, 2018
7. DATE OF BOARD VOTE:	JANUARY 11, 2018
8. PROPOSED FUNDING SOURCE:	NA

**Article Information**

9. ARTICLE TITLE:	ESTABLISH A REVOLVING FUND FOR WAYLAND COMMUNITY GARDENS
10. COST:	NO COST TO THE GENERAL FUND
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

**13. SPONSOR'S ARTICLE TEXT:**

To establish a revolving fund for the Wayland Community gardens to manage the costs and expenses. Currently, the Conservation Commission pays for the usage, maintenance, and upkeep of the gardens from the department budget. The fees from renting garden plots were deposited to the General Fund. Rather, these fees would be deposited to a revolving fund and these fees would pay for:

- Port-a-Potty Rental
- Town Water
- Straw Bales
- Seasonal Labor (i.e. mowing, invasive removal, and upkeep)
- Tilling and application of native seed mix

**14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):**

The purpose of the revolving fund is to control costs. Historically, the plot rental fees were transferred to the General Fund, and the costs to manage the gardens were paid from the Conservation budget. The establishment of a revolving fund would allow the revenue and the costs to be managed from this one account. In 2017, the revenue from plot fees was \$ 2,687 and the cost to manage the garden was \$2,964, resulting in a loss of \$ 277. In 2016, revenue exceeded costs by \$ 521, whereas in 2015 costs exceeded revenue by \$42. In 2017, 168 garden plots were rented at \$16 per plot.

The cap on this Revolving Fund will be \$3,000.



RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	12/19/17
3. CONTACT PERSON:	NAN BALMER, TOWN ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	GENERAL FUND

Article Information

9. ARTICLE TITLE:	COMPENSATION FOR TOWN CLERK
10. COST:	2.25% - \$1,676 + STEP EQUIVALENT \$2,636 = \$3,312
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

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, 2018.

SALARY SCHEDULE – TOWN CLERK

	<u>FY 2018</u>	<u>FY 2019</u>
Town Clerk	\$ 74,500.00	\$ 77,812.00

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

Annual wage adjustments for the Town Clerk are subject to Annual Town Meeting approval. The proposed 2.25% FY 19 increase represents a nominal increase for non-union staff. The increase is consistent with across-the-board wage increases for other Town employees. In addition, the value of a step increase is added for consistency with other non-union Town employees.

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

This Article is requesting Town Meeting to approve an increase for the Town Clerk. The Article sets forth a 2.25% wage increase in FY 19 plus the equivalent of a non-union step increase. This amount is consistent with FY 19 increases for other Town personnel.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

The proposed wage allows for the equivalent of a periodic wage increase consistent with the proposed FY 19 increases for other employees.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

Employees are sufficiently compensated under the existing wages.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18



RECEIVED

G

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

JAN 11 2018

Board of Selectmen  
Town of Wayland

Sponsor & Contact Information

1. SPONSOR:	FINANCE COMMITTEE
2. DATE RECEIVED:	
3. CONTACT PERSON:	BRIAN KEVENY FINANCE DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3611
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	6-0-0
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	FY 2019 OMNIBUS BUDGET
10. COST:	THE FINANCE COMMITTEE WILL ADOPT A RECOMMENDED FY 19 OMNIBUS BUDGET PRIOR TO THE WARRANT GOING TO PRINT
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	JANUARY 29, 2018

Article Text

13. SPONSOR'S ARTICLE TEXT:

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, 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.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

NONE

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

PLEASE SEE FINANCE COMMITTEE REPORT ON PAGE XX OF THE WARRANT.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

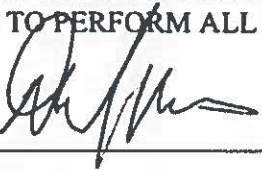
THE BUDGET REFLECTS THE COST OF OPERATING THE TOWN IN AN EFFICIENT MANNER IN ORDER TO MAINTAIN DELIVERY OF CURRENT LEVELS OF SERVICE TO THE RESIDENTS OF WAYLAND.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

SOME RESIDENTS BELIEVE THAT THIS GROWTH IN TOWN SPENDING AND THE RESULTING TAX INCREASES ARE UNSUSTAINABLE. SOME HAVE COMMUNICATED THAT THEY FEEL

THE LEVEL OF SERVICES SHOULD BE REDUCED. OTHER RESIDENTS BELIEVE THAT INSUFFICIENT FUNDS HAVE BEEN BUDGETED TO PERFORM ALL DESIRED SERVICES.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

 1/11/2018

H  
RECEIVED

JAN 16 2018

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE Board of Selectmen  
Town of Wayland

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	NAN BALMER, TOWN ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

**Article Information**

9. ARTICLE TITLE:	RESCIND AUTHORIZED BUT UNISSUED DEBT
10. COST:	
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

13. SPONSOR'S ARTICLE TEXT: TO DETERMINE WHETHER THE TOWN WILL VOTE TO RESCIND THE FOLLOWING BORROWINGS, AUTHORIZED AT VARIOUS TOWN MEETINGS, THAT ARE DEEMED NO LONGER NECESSARY BECAUSE THE PROJECTS FUNDED BY THE BORROWINGS HAVE BEEN COMPLETED:

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| 1) CONSTRUCTION OF DPW FACILITY | AUTHORIZED STM 11/20/13 ARTICLE 2 |
| 2) ENERGY IMPROVEMENTS          | AUTHORIZED ATM 4/7/14 ARTICLE 6   |
| 3) CLAYPIT SCHOOL REMODEL       | AUTHORIZED ATM 4/7/14 ARTICLE 6   |
| 4) TOWN HALL BUILDING REPAIRS   | AUTHORIZED ATM 4/7/14 ARTICLE 6   |
| 5) SMALL SWAP LOADER            | AUTHORIZED ATM 4/7/16 ARTICLE 8   |
| 6) COCHITUATE APT SPRINKLERS    | AUTHORIZED ATM 4/7/16 ARTICLE 8   |

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS): THE PURPOSE OF THIS ARTICLE IS TO RESCIND BORROWING AUTHORIZATION THAT IS NO LONGER NECESSARY BECAUSE THE RELEVANT PROJECTS HAVE BEEN EITHER COMPLETED, ARE NO LONGER BEING CONSIDERED OR BEEN INACTIVE FOR A LONG TIME. PASSAGE OF THIS ARTICLE WILL RESCIND THE BORROWING AUTHORIZED AT THE ABOVE MENTIONED TOWN MEETINGS, FOR THE CORRESPONDING PROJECTS LISTED. IT DOES NOT PREVENT THE TOWN FROM FUNDING A SIMILAR CAPITAL ITEM IN THE FUTURE. FOLLOWING IS A LISTING AND STATUS OF THE AUTHORIZED/UNISSUED DEBT BEING CONSIDERED FOR RECISION:

<u>PROJECT</u>	<u>ORIGINAL AUTHORIZATION</u>	<u>REMAINING UNISSUED DEBT</u>	<u>STATUS OF PROJECT</u>
DPW FACILITY	\$12,124,816	\$1,124,816	COMPLETED
ENERGY IMPROVEMENTS	\$ 2,813,920	\$ 306,824	COMPLETED
CLAYPIT SCHOOL REMODEL	\$ 1,110,000	\$ 579,000	COMPLETED
TOWN HALL BUILDING REPAIRS	\$ 617,400	\$ 100,400	COMPLETED
SMALL SWAP LOADER-DPW	\$ 220,000	\$ 30,000	COMPLETED
COCHITUATE SPRINKLERS (HOUSING AUTHORITY)	\$ 260,000	\$ 100,000	COMPLETED

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS): APPROVAL OF THIS ARTICLE WILL REMOVE THE TOWN'S ABILITY TO BORROW FOR THESE ITEMS SINCE IT IS NO LONGER NECESSARY. THE ACTON WILL INCREASE THE TOWN'S EXISTING BORROWING CAPACITY.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS) THE FINANCE COMMITTEE IS UNAWARE OF ANY.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lee T. Anderson 1/16/18

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	NAN BALMER, TOWN ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

**Article Information**

9. ARTICLE TITLE:	ACCEPT GIFTS OF LAND
10. COST:	
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

13. SPONSOR'S ARTICLE TEXT:

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 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 identified as Lot 9-1A and Lot 3-1, 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 with the Middlesex South Registry of Deeds as Plan 616 of 2015, and Parcel 14, shown on a plan prepared by Hancock Associates entitled "Plan of Land in Wayland, MA" dated January 20, 2012, recorded with the Middlesex South Registry of Deeds as Plan 305 (1 of 2) of 2012 on file with the Town Clerk, 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.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

This article allows the Board of Selectmen, on behalf of the Town, to accept three parcels of land, approximately 8.43 acres, as gifts from Twenty Wayland LLC for municipal purposes. Passage of this article and ultimately closing on the parcels will give the Town ownership of land abutting the "Municipal Parcel" and nearby areas. The three parcels being considered are shown on the map in Appendix C.

"Green Area"                      Lot 9-1A (in Map 23, Lot 052M), approximately 0.68 acres.  
Assessed value of \$33,300 for entire lot.

“Informal Town Green” Parcel 3-1 (also known as Map 23, Lot 052D), approximately 1.75 acres. Assessed value of \$35,500.

“Northern Fields” Parcel 14 (also known as Map 23, Lot 052O), approximately 6 acres Assessed value of \$47,200; large portion of which is wetlands.

The Board of Selectmen entered into a Letter of Intent (LOI) with Twenty Wayland LLC in August 2017, one part of which gifts in fee simple eight parcels of land: the three land parcels listed above, another two for conservation purposes and four others already authorized at a previous town meeting. The map in Appendix C shows all of these parcels with shading to define this breakdown. (At the November 2015 Special Town Meeting (STM), Twenty Wayland LLC had only offered four parcels. None of these four has been gifted or acquired yet.) One of the parcels of land is broken into two lots – one lot previously authorized (Lot 9-1B) and one lot authorized under this article (Lot 9-1A, “Green Area”). While there are eight parcels in total, one is subdivided.

The Settlement Agreement finalizing this gift of eight parcels is anticipated to be signed in early November, prior to discussion of this STM article. If it is not signed by then, the Town vote to accept these parcels will show good intent to continue negotiations to acquire the land. The Settlement Agreement is part of a larger plan memorialized in the LOI which will terminate the Town’s relationship with Twenty Wayland LLC.

The two parcels being gifted to Conservation do not require a Town Meeting vote to be accepted. The Conservation Commission on August 24, 2017 voted 5-0 in favor of the following:

The Wayland Conservation Commission accepts the gift of Parcel 15 (Map 23, Lot 52P) and Parcel 16 (Map 23, Lot 52Q) shown on a plan prepared by Hancock Associates entitled “Plan of Land in Wayland, Ma” dated January 20, 2012, recorded with the Middlesex South Registry of Deeds as Plan 305 (1 of 2) of 2012 contingent upon the Grantor assigning any and all environmental indemnification agreements to its benefit relative to any environmental contamination.

The “Green Area” near the Municipal Parcel (Lot 9-1A) is part of a parcel that was broken into two lots. The other part, Lot 9-1B, was authorized for acquisition under STM November 2015 Article 3. At that time, Twenty Wayland LLC did not offer the whole parcel to the Town and so only Lot 9-1B was voted under the 2015 STM article. The parcel being addressed by this article contains a detention basin. The retail owner is responsible for maintenance and operation of the basin as shown in a recorded document titled Declaration of Easements, Covenants and Restrictions; the owner of the land parcel is responsible for regulatory compliance. Acquisition of this parcel adds to the contiguous land surrounding the municipal parcel and could help with land use calculations for future development which now could be controlled by the Town of Wayland.

The “Informal Town Green” is known as the town green and is maintained by the retail owner. This legal arrangement will continue if the parcel is accepted as a gift. Currently, while the retail portion of Town Center is owned by Zurich Asset Management, the town green is still owned by Twenty Wayland LLC. Twenty Wayland LLC has not allowed community events on the town green for the past two summers. However, the Planning Board’s Master Special Permit calls for this area to “be open to public use.” It is the Board of Selectmen’s intent to have this be public space again.

The “Northern Fields” area together with the parcels being gifted to Conservation (Parcels 15 and 16 on the map) provide linkage from Town Center to Cow Commons conservation land. While most of the parcel is wetlands, there are some upland areas. The Board of Selectmen has not discussed potential uses for this parcel and further research is required to determine legal restrictions on usage other than as open space. Each of these three parcels considered by this article is part of the RTNs (Release Tracking Number) assigned to Raytheon Company and covering the entire ±83 acre property, which Raytheon occupied as of 1995. The “Green Area” (Lot 9-1A) and the “Northern Fields” (Parcel 14) currently have existing

groundwater monitoring wells as part of an ongoing monitoring program. Raytheon is responsible for these wells, but its primary environmental consultant, ERM, is conducting the maintenance and ultimate decommissioning.

Both the original development Memorandum of Agreement (dated March 28, 2006) and the Amendment No. 1 (dated October 20, 2009) require a conservation restriction of at least 10 acres of land for conservation purposes and a transfer of the municipal parcel of approximately 1.6 acres. This proposed Settlement Agreement brings the town a gift in fee simple of eight parcels totaling almost 25 acres with approximately 12 of that for conservation purposes.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

- Accepting these gifts of land brings the Town over eight acres of land in the Town Center providing land for both municipal and public use, including the potential for Town facilities and access to existing conservation land. All eight pieces of gifted land total almost 25 acres.
- Allowing the Town to own the "Informal Town Green" area will allow it to be used for public events, which has not been allowed by the present owner. This will allow the Town to have a presence in Town Center.
- Accepting the gifts of land under this Article will give a path to complete Wayland's relationship with Twenty Wayland LLC after more than 12 years.
- Passage of this article and accepting the land will create a connection between Town Center, the Rail Trail/bike path and Cow Commons, thereby making a usable connection between various recreational properties. Town ownership and usage of this land might actually add value and therefore tax revenue to the town.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

- Some would argue that we should not remove this land from the tax rolls. The total value of these three parcels is \$116,000 (estimated at \$2,000 - \$2,500 in tax revenue annually.)
- The Town should not take on the potential liability for regulatory compliance with the detention basin.
- Some may be uncomfortable accepting a gift of land when environmental groundwater monitoring is still ongoing.
- There are usage limitations on some of the parcels due to deed restrictions and wetlands.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

J

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	NAN BALMER, TOWN ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	HEAR REPORTS
10. COST:	
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

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
- Energy Initiatives Advisory Committee
- Youth Advisory Committee

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):

NONE

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

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.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

There are several boards and committee that are required to report to town meeting the work they complete over the past year. It is important to keep the Town informed as to their progress.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)



18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

RECEIVED

K

JAN 16 2018

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Board of Selectmen  
Town of Wayland

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	NAN BALMER, TOWN ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	CHOOSE TOWN OFFICERS
10. COST:	
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

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
- Fence Viewers
- Field Drivers
- Measurers of Wood and Bark
- Surveyors of Lumber

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):  
NONE

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):  
This is a standard article that permits the Town to fill various positions.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):  
It is important to the Town to have all positions filled.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

L

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	ELIZABETH DOUCETTE, FINANCIAL ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-6821
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	SELL OR TRADE VEHICLES AND EQUIPMENT
10. COST:	
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

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.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION :

NONE

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

This standard article allows the Town to sell used vehicles or other personal property

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

The selling of used property contributes to the Town's general fund.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

The Finance Committee is not aware of any.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Sea T. Anderson 1/16/18

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	BRIAN KEVENY, FINANCE DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	FISCAL YEAR 2019 REVOLVING FUND EXPENDITURE LIMITS
10. COST:	NO COST TO THE GENERAL FUND. THE EXPENDITURE LIMITS ON EACH REVOLVING FUND WILL BE RECOMMENDED TO THE BOARD OF SELECTMEN BY THE FINANCE DIRECTOR BASED ON PRIOR YEAR HISTORY AND FUTURE DEPARTMENTAL PLANS
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

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, OR TAKE ANY ACTION RELATIVE THERETO:

- 1. TRANSFER STATION: -- \$625,000
- 2. COUNCIL ON AGING:-- \$50,000
- 3. SCHOOL DEPARTMENT / PROFESSIONAL DEVELOPMENT:--\$50,000
- 4. SCHOOL DEPARTMENT / CURRICULUM: --\$25,000
- 5. RECREATION: --\$925,000
- 6. RECREATION: ATHLETIC FIELDS:--\$225,000

7. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):

NONE

8. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

THE 2017 ANNUAL TOWN MEETING ADOPTED TOWN CODE CHAPTER 19, SECTION 10 ESTABLISHING SIX REVOLVING FUNDS UNDER G.L. C. 44, SECTION 53 E ½ WHICH REQUIRES THAT TOWN MEETING ANNUALLY SET THE LIMITS OF EXPENDITURE FOR EACH

REVOLVING FUND.

9. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

REVOLVING FUNDS ALLOW THE TOWN TO ACCOUNT SEPARATELY FOR REVENUES, EXPENSES AND FUND BALANCES FOR CERTAIN FUNCTIONS OF GOVERNMENT THAT ARE FUNDED FROM USER FEES.

10. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

11. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

JAN 16 2018

Board of Selectmen

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN AND RECREATION COMMISSION
2. DATE RECEIVED:	
3. CONTACT PERSON:	KATHERINE BRENNA, RECREATION DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	RECREATION COMMISSION: 4-0-0
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	N/A

**Article Information**

9. ARTICLE TITLE:	RESCIND ACCEPTANCE OF CHAPTER 44, SECTION 53D THAT ESTABLISHED A 53D REVOLVING FUND FOR WAYLAND TOWN BEACH
10. COST:	\$0
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	N/A

**Article Text**

13. SPONSOR'S ARTICLE TEXT:

TO RESCIND ACCEPTANCE OF MASSACHUSETTS GENERAL LAW CHAPTER 44 SECTION 53 D THAT ESTABLISHED A REVOLVING FUND FOR THE RECREATION COMMISSION FOR THE WAYLAND TOWN BEACH AT 2016 ANNUAL TOWN MEETING

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

At ATM2016 a 53D account was created for the Recreation Department Town Beach which allowed about 20% relief of the 53E ½'s spending cap. At the time, the existing spending cap was set at 1% of the certified taxation limiting Wayland's Recreation Department from expanding or offering new programs. "Municipal Modernization Bill" was signed into law in November 2016, and the special legislation amended Chapter 44 53E ½ which lifts the limit on the spending cap on the Recreation revolving account 53E ½. Recreation Commission would like to close the 53D and use the existing Rec Revolving 53E ½ for beach revenues and expenses.

The 53D requires that all but \$10,000 be "swept" back to the GF, and the amount of \$44,839 will be "swept" to the GF and appropriated in the Recreation Department Operating Budget FY19.

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

THE 53D IS NO LONGER NEEDED

53D WOULD CREATE NEED FOR ANNUAL ARTICLES AT ATM

THE 53D WAS INTENDED TO BE TEMPORARY FIX UNTIL LEGISLATION WAS PASSED

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

SOME MIGHT SAY THE TOWN BEACH/RECREATION SHOULD OPERATE ON AN ENTERPRISE FUND

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

 1-16-18

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	BRIAN KEVENY, FINANCE DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3611
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

**Article Information**

9. ARTICLE TITLE:	TERMINATE THE NON INSURANCE STABILIZATION FUND AND TRANSFER BALANCE TO GENERAL FUND STABILIZATION FUND
10. COST:	
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

**13. SPONSOR'S ARTICLE TEXT:**

TO SEE IF THE TOWN WILL VOTE TO TRANSFER THE ENTIRE BALANCE OF THE NON-INSURANCE STABILIZATION FUND TO THE GENERAL FUND STABILIZATION FUND AND FURTHER THAT THE TOWN VOTE TO TERMINATE THE NON-INSURANCE STABILIZATION FUND PURSUANT TO G.L. C. 40, SECTION 58 EFFECTIVE JULY 1, 2018.

REQUIRES 2/3 VOTE

**14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):**

**15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):**

THERE IS NO LONGER A PURPOSE FOR THE TOWN TO MAINTAIN THE THE NON-INSURANCE STABILIZATION FUND. THIS ACCOUNT WAS ESTABLISHED AN UNDETERMINED TIME AGO. EFFORTS WERE MADE THROUGH THE TOWN CLERK TO DETERMINE WHEN TOWN MEETING AUTHORIZED THE ACCOUNT THROUGH THE TOWN CLERK'S OFFICE AND IT WAS NOT DETERMINED WHEN THE ACCOUNT WAS ESTABLISHED BY TOWN MEETING. THE ACCOUNT IS CURRENTLY CLASSIFIED AS A TRUST FUND. A RECOMMENDATION BY THE COLLINS CENTER UNDER A COMMUNITY COMPACT FINANCIAL POLICIES GRANT WAS TO RE-CLASSIFY AND TRANSFER FUNDS TO THE GENERAL FUND STABILIZATION FUND BY TOWN MEETING ACTION



16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

SINCE THERE IS NO LONGER A PURPOSE FOR THIS FUND, THE TOWN WOULD BE BEST SERVED BY CONSOLIDATING THIS FUND WITH THE GENERAL FUND STABILIZATION FUND. CONSISTENT WITH THE RECOMMENDATION IN THE COLLINS' CENTER'S BEST PRACTICES GRANT ON FINANCIAL POLICIES.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

NONE

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	NAN BALMER
4. TELEPHONE/DAY:	508-358-3620
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	5-0
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	DEBT OR FREE CASH

Article Information

9. ARTICLE TITLE:	COMMUNITY CENTER AT TOWN CENTER: DESIGN, CONSTRUCTION AND BID DOCUMENTS
10. COST:	\$470,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT: To determine whether the Town will vote to:

- a.) appropriate a sum of money to be expended under the direction of the Board of Selectmen for the purpose of preparing Design, Construction and Bid Documents for a multi-use Community Center (Counsel on Aging/Community Center) to be built on 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 and Lot 8-1 on a plan entitled "Plan of Land in Wayland, MA" dated December 12, 2013 prepared by Hancock Associates and recorded with the Middlesex South Registry of Deeds as Plan No. 1008 or 2013, a copy of which plan is on file in the Office of the Town Clerk.
- b.) determine whether such appropriation shall be provided 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, and
- c.) to authorize the Town Administrator to take any action necessary to carry out this program.

No funds appropriated under this Article shall 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.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

## **15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):**

The proposed Community Center will serve unmet needs of the Council on Aging and the Recreation Department that are both operating with below standard facilities at this time, along with other organized community groups that compete for minimal meeting space. There are twelve peer towns of Wayland that are recognized by the Finance Committee; all of those towns have a separate council on aging facility, and ten have community centers (one of the two that does not have a community center, Lincoln, is in the process of planning a combined Council on Aging/Community Center, similar to the project that is proposed per this article). Wayland is only one of our twelve peer towns that does not have a facility of this type.

The COA/CC believes that the use of this land for the purposes set forth herein is consistent with the goals set forth by the Town in planning for municipal use at the Town Center property, which was to create a mixed-use project that would be a gathering place that would attract residents of Wayland for a multitude of purposes, including residences, shopping, dining and gathering for recreational and other activities, all within walking distance to one another. Use of this parcel for a community center is consistent with these goals.

The Wayland Recreation Department has very little space for indoor programming, including a non-standard basketball court at the Town Building, an aging pottery/painting studio appended to Fire Station #2 (to be closed in 2018 to building renovations), and limited, shared space in the Town Building and schools that does not provide sufficient meeting space for the large number of groups organized through Recreation and community groups. With the continued increase in youth participation in organized activities (both sports and other organizations), the need for group meeting space in town is increasing year-over-year. The community center will be designed specifically to offer flexible space suitable for programs offered by ANY municipal and community entity and spaces that can be made available for rent to private groups.

The existing building at the municipal pad represents a unique opportunity for the Town of Wayland. Since it is built and readily adaptable, many costs typically undertaken by a town to create a senior or community center are already covered. For less than the typical cost of a new building, this existing building can be finished for new uses for Wayland's future. Since 2006, the plan for the Town Center development has included this benefit of a municipal building gift pad. The BoS is negotiating for transfer of the site. The timing is right to move forward with specific planning for community uses on the site.

The need for space for the COA is acute and getting greater. More than twenty-five percent of Wayland residents are 60+ years old and eligible for local, state, and federal programs and services. These seniors are underserved by inadequate facilities, squeezed into 2800 sf of space at Town Building and a patchwork of other scattered resources. State guidelines recommend provision of 5 to 6 sq feet per senior, and surrounding towns are well ahead of Wayland in providing these resources. Wayland's senior population is growing and is expected to continue to grow until 2030 before declining, and this site represents an optimal, well-located, cost-effective way to meet this essential need. In addition, the COA is currently unable to serve the families of seniors due to a lack of private meeting space, and is sending town residents to other communities for these services.

The community also needs space for organized group activities. Participation in organized activities continues to rise, especially among youth, and the Town has little space for these groups to meet. 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.

This facility can be designed as flexible space that will serve citizens of all ages by managing program

schedules. Close coordination of shared space and resources, so that the rooms and spaces are used to their full potential and services can be streamlined can be achieved by the Recreation & CoA staff through joint planning.

Locating the senior/community center at the municipal pad increases its visibility & 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.

**16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):**

- The current CoA designated space is only 1/10<sup>th</sup> the size recommended by the Commonwealth. The Council on Aging has been requesting additional space for their operations for many years and it has been shown that the facilities currently available to them are significantly less than other towns of comparable size to Wayland. Towns (so designated by the Fin.Com for benchmarking purposes) provide an average of 2 sq. ft. per senior resident in their Senior Centers. Wayland provides 0.66 sq. ft. per senior resident. The Commonwealth Office of Elder Affairs recommends that 5 to 6 sq. ft. per senior resident over 60 be provided.
- The Council on Aging provides elder services recommended by the Older American Act. The current space fails to provide minimum recommended facilities for counseling, storage of confidential information, and private spaces in which confidential information may be exchanged.
- The town has insufficient space for community groups to meet, and participation in these groups - especially among youth - is increasing.
- Many residents of all ages in Wayland have actively pursued a Community Center in Wayland for youth programs and recreational activities for citizens of all ages and have held events to demonstrate such support for a facility that is available in many of Wayland' s peer towns.
- This use would be consistent with the goals of the Town in acquiring the Town Center municipal parcel.

**17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS):**

- Some may feel that the Town cannot afford to spend money on a significant renovated facility at a time when our debt service is at the top of the Finance Committee' s recommended maximum debt service level (10% of Total Spending).
- Some may feel that providing better facilities for seniors is not a priority at this time.
- Some may feel that providing better indoor facilities for recreation is not a priority at this time.
- Some fear that the site selected may have environmental issues or be too close to the Sudbury River.
- Some may feel that the Town should not be undertaking new projects given that we have a relatively high per household tax bill as compared to peer Towns.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lisa T. Anderson 1/16/18

Q

RECEIVED

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

JAN 16 2018

Board of Selectmen

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	BEN KEEFE, PUBLIC BUILDINGS DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3696
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	APPROPRIATE FUNDS FOR WAYLAND TOWN BUILDING RENOVATIONS
10. COST:	\$2,010,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

To determine whether the Town will vote to raise and appropriate **two million and ten thousand dollars** to fund mechanical and electrical system improvements, interior renovations and design exterior door and window replacements at Wayland Town Building located at **41 Cochituate Road Wayland, MA 01778**. Including funding necessary for the engineering or other professional and legal expenses and fees associated with this project, to fund equipment, installation, construction and to fund the payment of all other costs incidental or related thereto; to authorize the town to apply for and accept any grants or loans available for the project, that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is hereby authorized to borrow the sum of **two million and ten thousand dollars** by issuance and sale of bonds or notes of the Town in accordance with General Laws Chapter 44, Section 7(1) or any other enabling legislation, said sum to be expended under the direction of the Board of Selectmen with the approval of the Permanent Municipal Building Committee, which is authorized to take any action necessary to carry out this vote, provided, however, that this vote shall not take effect until the town votes to exempt from the limitation on total taxes imposed under General Laws, Chapter 59, Section 21C (Proposition 2 1/2) the amounts required to pay the principal and interest on the borrowing authorized by this vote.

**(2/3 VOTE REQUIRED)**

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

This article requests \$2,010,000 for: mechanical and electrical system upgrades (\$1,575,000), interior renovations (\$375,000), and design work for replacement of all exterior windows and doors (\$65,000) at Wayland Town Building.

Mechanical and electrical upgrades are need because the existing HVAC equipment is past its economic life and currently operates on R-22 refrigerant. R-22 refrigerant will no longer be manufactured after January 2020 because R-22 contains ozone-depleting fluorocarbons. As the stock of R-22 decreases the cost of repairs will increase dramatically. New equipment will be more efficient and will be designed to be more flexible to future remodeling and office relocations. The electrical system improvements will be required to accommodate the new HVAC equipment and improve the power distribution of the building. Because of the increased efficiency from the HVAC improvements, the project may qualify for State Energy Grants. The \$1,575,000 requested includes all construction, additional design costs and funding costs. Initial design costs of \$88,000 were previously approved at ATM 2017.

Interior renovations include improved organization and remodeling of all land use offices (Buildings, Conservation, Health, and Planning) to provide more efficient work conditions for both the staff and the public. Renovations also include improvements to the entrance lobby and renovation to accommodate staff changes in the Treasurer and Finance offices. The \$375,000 requested includes design fees, construction and relocation expenses.

Design work for the replacement of all exterior windows and doors is required because the existing doors and windows are deteriorated and much of the energy used for building climate control is lost through the doors and windows. The \$65,000 requested is for design fees only, construction/installation funding would be requested at next year's ATM. Replacement of exterior windows is a logical next step to maximize energy efficiency created by HVAC improvements.

All proposed renovations will add value to the building as well as improve habitability. Additional anticipated Town Building improvements will include the installation of the doors and windows, installation of an emergency generator, building wide flooring renewal, and reorganization of space after Council On Aging relocation.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

Reduce energy consumption and carbon footprint through more efficient HVAC equipment and increased insulation of building envelope.

Replace HVAC equipment before repairs become extremely expensive because of phasing out of R-22.

Increase workspace comfort from new climate control system associated with HVAC improvements.

Improved customer service through reorganization of "Land Use" offices, Finance offices, and entrance lobby.

The proposed renovations will be designed and accomplished in a manner that is accommodating to future adjustments in space usage.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

Timing; Too expensive to fund at this time. Could perhaps be pushed into future fiscal year with fewer expenses.

Need to take a "hard look" at the future of Town Building before proceeding with any renovations.

Incremental cost of continued repairs to HVAC system is less than proposed equipment upgrades.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lee T. Anderson 1/16/18

R

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	NAN BALMER, TOWN ADMINISTRATOR
4. TELEPHONE/DAY:	(508) 358-3620
5. TELEPHONE/EVENING:	(508) 237-1330
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	APPROPRIATE FUNDS FOR WAYLAND FIRE STATION NUMBER TWO RENOVATIONS
10. COST:	1,800,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

To determine whether the Town will vote to raise and appropriate **One Million eight hundred thousand dollars** for renovations and improvements at Wayland Fire Station Number Two located at 145 Main Street Wayland, MA 01778, including to fund necessary engineering or other professional and legal expenses and fees associated with this project, to fund equipment, installation, construction and to fund the payment of all other costs incidental or related thereto;, that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is hereby authorized to borrow the sum of **One Million eight hundred thousand dollars** by issuance and sale of bonds or notes of the Town in accordance with General Laws Chapter 44, Section 7(1) or any other enabling legislation, said sum to be expended under the direction of the Board of Selectmen with the approval of the Permanent Municipal Building Committee, which is authorized to take any action necessary to carry out this vote, provided, however, that this vote shall not take effect until the town votes to exempt from the limitation on total taxes imposed under General Laws, Chapter 59, Section 21C (Proposition 2 ½) the amounts required to pay the principal and interest on the borrowing authorized by this vote.

(2/3 VOTE REQUIRED)

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

This article requests \$1,800,000 for renovations at Wayland Fire Station Number Two to adequately support both male and female staff and to meet current standards and regulations for equipment, maintenance and storage.

Renovations will include updated office space, separate male and female locker and rest rooms, proper storage for EMS and Hazardous materials containment equipment, a gear storage room, bunk rooms and a fully handicapped accessible restroom for public use. It is anticipated these updates and renovations will include full building fire suppression (building sprinkler system) installation. It is expected that no changes will be required in the building structure or exterior footprint. The \$1,800,000 requested includes all construction, project management, any additional design costs and funding costs. Initial design costs of \$75,000 were previously approved at ATM 2017.

Current berthing arrangements at Fire Station Number Two are inadequate at best for accommodating both male and female first responders. Equipment storage is currently below standards and could result in decreased life expectancy of equipment as well as increased response time. There is no installed fire suppression system in the building.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

Provides adequate berthing facilities for both male and female first responders. Improving work place conditions and possibly avoiding a labor grievance.

Installation of a full building fire suppression system not only provides safety for personnel but will also minimize damage to the building structure and stored equipment. Recent fire (January 2017) at Concord Fire Station Two, also without a fire suppression system, resulted in the total loss of a fire engine and loss of the building for several months. These losses impact not only the Town budget but also the safety of local residents when the local Fire Station is out of commission.

Renovations now could result in long term savings in avoiding the need to completely replace with new this older fire station.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

Timing; Too expensive to fund at this time. Could perhaps be pushed into future fiscal year with fewer expenses.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18



JAN 16 2018

Board of Selectmen  
Town of Wayland

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	JORGE PAZOS, IT DIRECTOR
4. TELEPHONE/DAY:	(508) 358-6865
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

**Article Information**

9. ARTICLE TITLE:	AUTHORITY TO ENTER INTO CONTRACT FOR IT NETWORK
10. COST:	\$242,000 FOR YEAR ONE OF FIVE YEAR CONTRACT
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

13. SPONSOR'S ARTICLE TEXT:

TO PROVIDE AUTHORITY TO ENTER INTO A CONTRACT IN EXCESS OF THREE YEARS FOR AN INFORMATION TECHNOLOGY NETWORK FOR THE TOWN AND SCHOOL DEPARTMENTS AND FURTHER TO APPROPRIATE THE SUM OF \$242,000 FOR THE PURPOSE OF FUNDING THE FIRST YEAR OF THE CONTRACT.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

The current town computer network is currently stable but both aging and not positioned to accommodate future growth, particularly within the schools.

Consider the following facts:

- 33% of our network switches will be "end of support" within the next 2 years, more will follow soon thereafter
- Within the next year 85% of our wireless access points will be 5 or more years old
- Our network is responsible for providing telephone service to all Town buildings, a critical life and safety system

By implementing a thoughtful replacement plan now, the Town could modernize its network, provide critical and necessary services and achieve this in a financially predictable fashion.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

- Accommodates anticipated growth in demand for network services particularly for digital learning.
- Replace aging infrastructure which will become expensive or not possible to maintain through manufacturer support contracts.
- Replace aging infrastructure which is a critical component for telecommunication services. Telecommunication services are a critical life/safety system in all Town buildings.
- Implementing a holistic approach to the management of the Town's network infrastructure allows for a thoughtful and predictable replacement plan.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

- Financing the network commits the town to funding the plan over the next five years.
- Implementation of network equipment requires professional services which increases the total cost of the solution. These costs are accounted for in the current plan.
- Targeted replacement of segments of the network, as opposed to a complete overhaul, allows the Town to address the network needs without committing to a multi-year financing plan.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

T

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	ENERGY AND CLIMATE COMMITTEE
2. DATE RECEIVED:	
3. CONTACT PERSON:	ELLEN TOHN
4. TELEPHONE/DAY:	508-667-5164
5. TELEPHONE/EVENING:	508-358-2777
6. BOARD VOTE:	4-0-0
7. DATE OF BOARD VOTE:	
8. PROPOSED FUNDING SOURCE:	NO COST

**Article Information**

9. ARTICLE TITLE:	RESOLUTION: ENERGY AND CARBON SAVINGS IN MUNICIPAL BUILDING CONSTRUCTION
10. COST:	
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

13. Sponsor's article text:

Whereas Wayland was recognized as a Massachusetts Green Community in 2011 and has a commitment to reduce municipal carbon-based energy use and encourage reduction of residential and commercial carbon-based fuel use.

Whereas, Wayland recognizes that global warming is a threat to our world, impacting the ability of current and future generations to lead healthy, productive and enriching lives.

Whereas, buildings can be designed to reduce their energy and carbon use, lower their lifetime energy operating costs, and improve their energy resiliency by incorporating cost effective energy efficient design, building system controls, and on-site renewable energy generation and energy storage.

Whereas, our municipal buildings are a significant contributor to municipal carbon-based energy costs. New construction and substantial renovation of municipal buildings are significant expenditures and create structures that will endure for decades.

Therefore, be it resolved that Wayland shall seek cost-effective design and construction of all new municipal building construction and substantial renovation projects to minimize carbon-based energy use through cost-effective energy efficient design, building system controls, and on-site renewable energy generation and energy storage.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION)

Wayland has the opportunity to do our part to reduce carbon emissions and combat climate risks in the way that we design and construct our municipal buildings. This aspirational policy encourages, but does not require, all future significant new municipal construction and substantial renovation projects be designed to reduce fossil fuel carbon-based energy use and maximize energy efficiency, renewable energy and resiliency, taking into account building costs and operating savings. Such approaches help to achieve net zero energy and other high-performance building

standards, which encourage greater investment in portions of the facility, such as the building walls and insulation, that are likely to remain unchanged for over 50 years. These approaches can be smart economic choices for projects financed through long term bonds, when the energy savings payoff is shorter than the bonding period and create buildings that are more comfortable and resilient in power outages.

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

This resolution is non-binding and therefore does not generate added costs to taxpayers. The text also clearly articulates the need to take cost into account in striving to reduce carbon based energy use and pursue renewable energy and energy storage systems.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

The resolution encourages cost effective building practices that reduce municipal carbon-based fuels, taking into account the bonding period used to finance such projects. Consideration of costs in the aspirational policy is appropriate.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

None, as the resolution is non-binding.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

U

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	BOARD OF PUBLIC WORKS
2. DATE RECEIVED:	JANUARY 16, 2018
3. CONTACT PERSON:	TOM HOLDER   DPW DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3678
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	JANUARY 9, 2018
8. PROPOSED FUNDING SOURCE:	WATER ENTERPRISE FUND

Article Information

9. ARTICLE TITLE:	ADVANCED WATER METER READING INFRASTRUCTURE
10. COST:	\$1,630,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

**SPONSOR'S ARTICLE TEXT:**

- To determine whether the Town will authorize the Board of Public Works to:
- a) appropriate the sum of \$1,630,000 to purchase and install advanced water meter reading equipment and software to enable customer monitoring of water use.; and
  - b) determine whether said appropriation shall be provided by transfer from the Water Enterprise Fund.

**SPONSOR'S COMMENTS:**

Advanced metering infrastructure (AMI) takes hourly automatic water metering readings, transferring them once daily to a Water Division computer for monitoring and billing. AMI eliminates the need to physically go to a customer property to read a meter. An AMI 'end-point' device is added to existing meter and uses radio communication to send encrypted data. If transmission is unavailable or interrupted, the AMI device can store multiple days' readings and send them later.

Digital transmissions are from the exterior of the home, at a low power, typically that of a cell phone text message, lasting 1-2 seconds. Transmitted data is encrypted.

AMI will all but eliminate lost water from leaks, greatly reduce billing errors, help conserve water, and enable more frequent billing as required by our next DEP water withdrawal permit

AMI enables customers to monitor their usage with a cell phone or web app, setting their own thresholds for usage alerts and providing information to better manage household consumption and costs. AMI alerts the Water Division to abnormal usage patterns so they can notify customers of possible leaks.

For those who wish to have their meter read manually, there will be an OPT-OUT provision available.

**FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):**

Passage of this article would allow the BoPW to appropriate \$1,600,000 from the Water Enterprise Fund for the purchase and installation of water meter reading technology.

The current water meter reading system has been in use since 1996. Equipment breakdowns and malfunctions have caused delays in Water Billing in each of the last 3 years, raising concerns of our auditors, and distortions in bills to water customers. The expected useful service life of a water meter reading system is 20 years.

Updating the water meter reading technology will improve the billing accuracy, improve customer service, minimize time and cost to read and invoice customer, conserve water by rapid notification of abnormal use, and minimize water abatements.

Passing this article will have no effect on taxation.

**FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):**

- Replaces aging, inefficient, and unreliable meter reading system
- Helps meet regulatory requirements of our Water Management Act water withdrawal permit
- Improves customer service – daily reads/quarterly billing/accuracy
- Provides Online customer access app – customer portal
- Sends Conservation alerts to Water Division and customer for water leaks/abnormal consumption patterns.
- Reduces lost water & abatements – lowering the overall system costs and supporting our “Green Community” ethos.

**FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)**

- Funds could be used instead to lower water rates.
- Some have health concerns over radio transmissions if an OPT-OUT policy is not offered, or is too costly.

VICE CHAIR SIGNATURE/DATE: Mike Gory JANUARY 15, 2018

RECEIVED ✓

JAN 16 2018

ARTICLE FOR 2018 ANNUAL TOWN MEETING

Board of Selectmen  
Town of Wayland

SPONSOR Planning Board DATE RECEIVED January 12, 2018

CONTACT PERSON Sarkis Sarkisian, Town Planner

TELEPHONE 508-358-3778

BOARD VOTE 5-0 January 2, 2018

COST \_\_\_\_\_ NO COST  COST ESTIMATE AVAILABLE ON \_\_\_\_\_

TEXT:

**LIMITED SITE PLAN REVIEW – ZONING AMENDMENT**

Article \_\_\_\_\_

To see 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:

**I. SECTION ONE**

Strike Section 603.3 and replace it with the following:

**603.3**

Notwithstanding Section 601.2, *supra*, any proposed nonprofit educational, agricultural, religious, or child care uses of land protected under G.L. c. 40A, §3 (“Section 3 Uses”) shall be subject to site plan review under Article 6, which shall be consistent with those statutory provisions. The purpose of this Section is to ensure that all such uses and facilities are reasonably regulated in regards to bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage.

**603.3.1**

In reviewing the site plan submittal for a Section 3 Use, the following issues shall be considered:

(a) ~~relationship of the bulk and; height of any proposed structures and accessory structures, and adequacy of open spaces, the intensity of use of the site (building coverage on the site), yard sizes (setbacks) and lot areas. to the natural landscape, existing buildings and other community assets in the area, and compliance with other requirements of this Bylaw, which includes but is not limited to lot coverage, yard sizes, lot areas and setbacks.~~

(b) ~~physical layout of the structures, driveways, parking areas, utilities and other infrastructure as it relates to the convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets, and when necessary, compliance with other requirements for the disabled, minors or the elderly; and~~

(c) adequacy of the arrangement of parking and loading areas in relation to the proposed use of the site; and

(d) physical lighting of the site, including the methods of exterior lighting for convenience, safety and security within the site, and in consideration of impacts on neighboring properties and excessive light pollution.

### 603.3.2

Site plan review of a Section 3 Use shall be by the Planning Board ("Board"). ~~In considering a site plan for a Section 3 Use, the Board shall consider whether any proposed or potential incidental uses are in harmony with the uses permitted in the underlying zoning district.~~ Subject to the limitations of G.L. c. 40A, §3, the Board shall impose any such conditions, limitations, and safeguards as it deems appropriate to protect the interests of, and consistent with, the planning objectives for the underlying zoning district. The Board shall file its written decision with the Town Clerk within sixty (60) days of receipt of an application, unless such time is extended by agreement of the applicant.

## II. SECTION TWO

In Section 802, Table of Permitted Uses, amend footnote "1" to read as follows: "Site plan review shall be limited as set forth under Section 198-603.3 of this Zoning Bylaw."

## III. SECTION THREE

In Section 606.3, first sentence, replace the term "Building Inspector" with "Planning Board."

\* \* \*

**ARGUMENTS IN FAVOR:** This zoning amendment fills a regulatory gap in our existing Zoning Bylaw by requiring major educational, agricultural, religious and day care land use development projects to undergo a site plan review process managed by the Planning Board, which members are Wayland residents who are elected rather than appointed. The Planning Board will have the authority to impose reasonable conditions and restrictions to protect the broad planning goals and objectives embodied by the Zoning Bylaw. Without this amendment, such uses could be expanded, without appropriate scrutiny or oversight, to include ancillary or incidental components that may create undesirable impacts on the town or the immediate residential neighborhood, such as illuminated athletic fields and musical entertainment facilities, commercial or retail buildings, or large parking lots. The current Bylaw leaves the review of these facilities to the appointed Building Commissioner, without a public hearing or an enforceable zoning decision.

**ARGUMENTS IN OPPOSITION:** Some may argue that the Building Commissioner's review is sufficient, and that creating a Planning Board review process will add delay to construction of otherwise worthy projects. Further, the Carroll School experience was favorable without the need for this level of review.





DATE 1-12-2018.

RECEIVED

W

JAN 16 2018

Board of Selectmen  
Town of Wayland

**ARTICLE FOR 2018 ANNUAL TOWN MEETING**

SPONSOR Planning Board DATE RECEIVED January 12, 2018

CONTACT PERSON Sarkis Sarkisian, Town Planner

TELEPHONE 508-358-3778

BOARD VOTE 5-0 January 2, 2018

COST \_\_\_\_\_ NO COST  COST ESTIMATE AVAILABLE ON \_\_\_\_\_

TEXT:

**OFF STREET PARKING- ZONING AMENDMENT**

**Article** \_\_\_\_\_

To see 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:

**I. SECTION ONE**

Add a new Section 506.1.11 as follows:

The Site Plan Approval Granting Authority (SPAGA) may, through a site plan review decision under Article 6 of the Zoning Bylaw, permit any or all of the off-street parking spaces required under this Section 506.1 to be: (a) identified on a site plan but not constructed until the actual need or demand for such spaces is determined by the SPAGA, and/or (b) provided on a different parcel of land than the underlying principle use, provided that the SPAGA finds that the location of the parking spaces is sufficiently proximate to the underlying principle use so as to be safe and convenient to the general public.

\* \* \*

**ARUMENTS IN FAVOR:** This zoning amendment provides flexibility in the creation of parking spaces serving commercial and other large-scale development projects in Wayland. Wayland's default requirement of one parking space per 140 square feet for general retail and commercial establishments is more onerous than most of our peer communities, resulting in the creation of larger parking lots than what is really necessary. For the new CVS pharmacy project at 150 Main Street in Cochituate Village, the Planning Board required the Applicant to not construct the parking spaces shown on the site plan along Main and West Plain Streets, and instead install a vegetated landscaping buffer. The Board "banked" these parking spaces for future construction, if demand necessitated them. The Building Inspector questioned the Board's authority to bank parking spaces, but the Zoning Board of Appeals upheld the condition.

This Bylaw Amendment eliminates any legal uncertainty, and codifies the sensible approach of reserving area on a project site for parking until the demand for the spaces is justified based on actual traffic conditions. This approach preserves open spaces, trees and natural vegetation, minimizes the creation of unnecessary impervious surfaces, and affords opportunities to screen commercial development from neighboring residential areas.

CONS :

SIGNATURE OF

A handwritten signature in black ink, consisting of several loops and flourishes, written over a horizontal line.

DATE

1-12-2018

RECEIVED

JAN 12 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

X

Sponsor & Contact Information

1. SPONSOR:	BOARD OF LIBRARY TRUSTEES
2. DATE RECEIVED:	FRIDAY, JANUARY 12, 2018
3. CONTACT PERSON:	AIDA GENNIS, CHAIR
4. TELEPHONE/DAY:	508-650-3869
5. TELEPHONE/EVENING:	SAME
6. BOARD VOTE:	4-0-0
7. DATE OF BOARD VOTE:	JANUARY 10, 2018
8. PROPOSED FUNDING SOURCE:	Debt Exclusion

Article Information

9. ARTICLE TITLE:	APPROPRIATE FUNDS TO CONSTRUCT NEW LIBRARY BUILDING
10. COST:	\$28,940,710
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

ARTICLE I: TITLE: **Appropriate Funds to Construct New Library Building**

Sponsored by: Board of Library Trustees Estimated Cost: \$28,940,710

To determine whether the Town will vote to:

1) raise and appropriate, transfer from available funds, or borrow the sum of **Twenty-eight Million, nine hundred and forty Thousand, seven hundred and ten dollars (\$28,940,710)** for the construction, equipping, and furnishing of a new **Wayland Free Public Library** to be located at **195 Main Street, Wayland, MA 01778**, 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 as well as a lease or leases for alternative operational space, storage, furnishings, moving expenses and other professional and legal expenses and fees and related necessary costs for the duration of the project, and to authorize the Board of Selectmen and/or the Board of Library Trustees to expend these funds, without further appropriation, but with the approval of the Permanent Municipal Building Committee;

2) authorize use of the construction management at risk delivery method pursuant to the provisions of G.L. c.149A, §§1-13;

3) authorize the Treasurer with the approval of the Board of Selectmen, to borrow said sum pursuant to G.L. c. 44, §§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, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; and

5) authorize the Board of Selectmen and other appropriate officials to apply for federal, state, or private grants, enter into any agreements and execute all documents including contracts for a term in excess of three years as may be necessary to effectuate the purposes of this Article, and to accept any gifts or grants provided to the Town for such purposes;

provided, however, that the appropriation made hereunder shall be expressly contingent upon approval by the voters of the Town of a ballot question to exclude from the limitations of Proposition 2 1/2, G.L. c. 59, §21C, the amounts required to pay for any such bonds or notes; and further that no funds appropriated hereunder shall be expended until the Town has been allotted a grant by the Massachusetts Board of Library Commissioners; or take any action related thereto.

#### 14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):

In July 2017, the Town of Wayland was awarded one of nine state construction grants to build a new library at 195 Main Street. This award was the culmination of over two years of work by the Board of Library Trustees, the Library Planning Committee, and community members to identify Wayland's current and future library needs, study contemporary library use and design in Massachusetts and elsewhere, and work with architects to determine whether our current library could be expanded and, if not, where the Town could successfully locate a new one.

As a site-specific, time-sensitive offer, the grant presents a unique opportunity to design a building that reflects Wayland's emphasis on education and dialogue for all ages. Residents deserve a library commensurate with their expectations for intellectual engagement, lifelong learning, and community cohesion. Now is the time for Wayland to invest in the future of this crucial Town institution.

#### 15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

Passage of this article will authorize the appropriation of \$28,940,710 to build a new library at 195 Main Street adjacent to the Middle School, on the site of the former Highway Department garage.

The cost of the project to the Town will be \$17,697,901. Monies defraying the cost to the Town are:

- \$10,137,980 provisional state construction grant, awarded by the Massachusetts Board of Library Commissioners (MBLC) on July 13, 2017
- \$354,829 LEED Platinum certification grant for energy efficiency
- \$750,000 contribution from Board of Library Trustees Millennium Fund
- Contributions to a capital campaign, currently being launched by the Trustees to further reduce the Town's costs

The Town will receive the grant funds only if this article passes at this April 2018 Town Meeting. If the article does not pass, the grant will be offered to another community in the Commonwealth.

The proposed new library will be a two-story, 33,530-square-foot, LEED-certified building partially powered by solar arrays over the roof and the parking lot. In addition to its current functions, the library will offer enhanced spaces, services, and collections for children and teenagers; private rooms for small-group study; dedicated spaces for lectures, meetings, and technology classes; and improved work areas for staff.

At the November 2015 Special Town Meeting, voters authorized \$150,000 for a Library Planning & Design Study to examine the feasibility of expanding and renovating the current library building and the feasibility of building a new library on a different site. After extensive study of the current site and two other parcels, it was determined that expansion at 5 Concord Road was impossible because the 1.02-acre site in the Aquifer Protection District would not support an increase in either the size of the building or the number of parking spaces needed. The Trustees selected 195 Main Street as the most appropriate site for a new library.

The proposed building meets the space-needs assessment set forth in Wayland's Library Building Program, produced by an independent library consultant. The consultant worked closely with library staff to analyze the needs of each department, and then applied national standards and state guidelines to recommend an appropriate size for the Town's library. To qualify for state grant funding, Wayland must base total square footage on the Library Building Program submitted to and accepted by the MBLC prior to applying for the grant.

If this article passes, the Town will receive the grant in 5 equal installments:

- 20% (\$2,027,596) in May/June 2018 for development of a schematic design
- 20% in May/June 2019, after construction documents are submitted to the MBLC
- 20% in May/June 2020 upon issuance of a building permit
- 20% in May/June 2021 upon issuance of a certificate of occupancy
- 20% in May/June 2022 after a final audit

In the final year, LEED Platinum certification for energy efficiency entitles the Town to an extra disbursement of 3.5% (\$354,829) of the initial grant award.

Construction is expected to begin in mid- to late 2019 and the building is scheduled to open in 2021.

The Board of Library Trustees recommend this article. Vote: 4-0-0

An exhibit with relevant information can be found at Appendix ? of this warrant. The preliminary conceptual design for a new library at 195 Main Street is online at: (town's website)

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

This is a one-time opportunity to accept this substantial grant of \$10,137,980 to help defray the cost of a new library building that will meet the current and future needs of Wayland residents.

The proposed building will address longstanding deficiencies known to town officials, staff, and patrons. In a 2015 town-wide survey, a majority of respondents explained that they underuse—or avoid altogether—the current building at 5 Concord Road because of dissatisfaction with its interior spaces, limitations in services, and parking. Extensive study and due diligence have led to the conclusion that the current library cannot be renovated or expanded, now or in the future, in a way that would meet the Town's needs. The proposed new library, in contrast, will offer:

- an expanded children's room with sufficient collection, program, and activity spaces
- a new teen/young adult room with dedicated study spaces
- a wide variety of seating choices (single and group, desk and lounge)
- separate study/work spaces and rooms
- a large multi-purpose room for lectures, large meetings, and events
- a conference room for midsize meetings
- a wing that can be closed and used after hours for other town/group events
- a technology room with public access computers for individual use, classes, and meetings
- ADA compliance
- expanded space for collections
- efficient spaces for staff to work safely and comfortably
- appropriate space to house the library's technology infrastructure
- a flexible interior design for optimal space configurations
- twice the parking in a well laid out accessible lot
- a site unlikely to flood

The new location is adjacent to the Wayland Middle School and in close proximity to the high school, two of the three elementary schools, and recreation parcels. Communities with dedicated teen rooms find that they are heavily used for homework, informal socializing, interest groups, and organized events.

The varied seating options, study rooms, and conference room will make the library attractive to local interest and professional groups looking for a common space to meet.

The Recreation parcel between the library and the middle school will allow students, neighbors, and patrons to move freely between Recreation and library activities. This location, in the Town's most densely populated area, provides easy access for pedestrians and bicyclists.

The building will meet LEED certification standards, with sustainable materials, rooftop solar panels, and energy and water conservation incorporated into the design.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

Some worry about the cost of the project and the impact on the Town's debt schedule given other competing capital projects on the horizon.

Some argue that the scope and size of the project are too large.

Some are concerned with the increased staffing and operating costs of a larger library building.

Some are concerned that the relocation of the library will affect traffic and congestion at and around the middle school and the adjacent neighborhood.

Some are concerned about the undetermined future of the current building at 5 Concord Road, given the possible use restrictions on a portion of the property. They argue that the Town may need to go through the process of challenging the terms of a public charitable trust, with an unclear outcome. In addition, there will be costs to operating the building after the library function has moved.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: *Quida Comins, chair* *1/12/2018*



RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	School Committee
2. DATE RECEIVED:	
3. CONTACT PERSON:	Jeanne Downs
4. TELEPHONE/DAY:	508.358.0270
5. TELEPHONE/EVENING:	508.397.7934
6. BOARD VOTE:	4-0
7. DATE OF BOARD VOTE:	1/11/18
8. PROPOSED FUNDING SOURCE:	Acc. Revolving Fund Turf Acct. & Debt

Article Information

9. ARTICLE TITLE:	High School Stadium Complex Renovation
10. COST:	\$ 3.5 MM
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

See Attached

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

See Attached

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

See Attached

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

See Attached

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

See Attached

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

 1/15/18

## ARTICLE XX: HIGH SCHOOL STADIUM COMPLEX RENOVATION

Proposed by: School Committee and Recreation Commission

Estimated Cost: \$3.5MM

To determine whether the Town will vote to:

- 1.) appropriate a sum of money of up to \$3.5MM to be expended under the direction of the School Committee for construction of Part 1 of the Wayland High School Facility Strategic Master Plan (High School Athletic Preferred Improvement Plan-Stadium Complex Renovation); and
- 2.) determine whether said appropriation should be provided by debt, taxation, transfer from unappropriated funds, transfer from available funds already appropriated for other purposes or otherwise, provided not more than \$175,000 of the funds so appropriated shall be transferred from the Recreation Revolving Fund Turf Account for recreational use.

---

### Finance Committee Comments:

The article requests \$3.5MM to fund construction for the renovation of the high school athletic facilities. Of this amount, a minimum of \$175,000 would be transferred from the Recreation Revolving Fund Turf Account. The remainder would be funded by the Town. More specifically, this article requests construction funds for Part 1 of the High School Athletic Preferred Improvement Plan (Stadium Complex Renovation). These funds are anticipated to be expended in FY19. Construction funds for Part 2 of the Plan are being requested in a subsequent article [co-sponsored by the Community Preservation Committee and the School Committee]. Part 3 of the plan, Baseball and Multi-Use Field Improvements, is being deferred until a later date.

For schematics, see *Appendix x*.

### DESIGN:

The town has contracted with xxxx for design of this project. The OPM (Owner's Project Manager) is Leftfield who is working with xxxx to oversee the project. After the design is completed, Construction Documents will be drawn up and used to price, bid and build the project. Construction Documents will include detailed plan drawings and technical specifications, from which bids can be obtained and the project can be constructed.

### TOTAL PROJECT COST:

The scope and estimated costs for the Stadium Complex Renovation are as follows:

Track (full-depth construction)	\$840,000
Synthetic Turf Field (full-depth construction, modified configuration, new location, 1/2 acre of additional space yielded)	1,400,000
Lighting	560,000
Bleachers (home with storage and away)	<u>700,000</u>
Total	\$3,500,000

**BACKGROUND:**

Recommendations for Stadium Complex Renovations were first proposed by Gale Associates in a report published in 2010, and were projected to be financed in fiscal year 2019, at an estimated cost of \$2,750,000, as noted in the Town's five year capital plan of the 2017 Annual Town Meeting Warrant.

Weston and Sampson, the Town's on-call design consultant, was hired in the fall of 2016 to develop preliminary schematic plans and cost estimates for a revised Wayland High School Athletic Facility Strategic Master Plan. Some of their conclusions as they relate to current Stadium Complex Renovation were that turf quality is substandard, drainage facilities are lacking, grading is substandard (lack of positive pitch to shed water), irrigation systems are inadequate, bleachers at track/field are non-code compliant/deteriorated (home meets potentially cancelled), storage is lacking site-wide, and ADA (Americans with Disabilities Act) accommodations are lacking.

These observations drove a change in scope of the Stadium Complex Renovation, which then drove most of the difference between the cost estimate carried in the 2017 Warrant, \$2,750,000, and the current estimate of \$3,500,000 (excluding design services). Track repair was modified from resurfacing to full-scale reconstruction, at an additional cost of \$175,000; and the scope of the stadium renovation changed from carpet replacement to full-scale reconstruction, resulting in an additional cost of \$560,000. The remaining difference, \$15,000, is due to an update in the estimate of the work contemplated in the Warrant.

Three additional aspects of the proposed redesign have also contributed to the increased cost estimate for the stadium renovation:

- The footprint inside the track has been increased by ½ acre.
- The footprint of the stadium complex has shifted to the north east to permit the swap between the tennis courts and the softball field, thus taking the tennis courts out of the Happy Hollow Wells Zone I Protection Area.
- Drainage of the newly constructed turf field has been improved and expanded, which enhances the protection of the Sudbury River Watershed.

A significant driver of the Weston and Sampson recommended athletic improvement plan is rooted in the effort to enhance the protection of both the Happy Hollow Wells as well as the Sudbury River Watershed. Well protection is enhanced as a result of Part 2 of the Athletic Improvement Plan, which recommends swapping the locations of the tennis courts and the softball field. (To be discussed more fully in Article Y). Watershed protection is enhanced by full reconstruction with improved and expanded drainage rather than mere resurfacing.

If construction funding is appropriated for both Part 1 and Part 2, the project would be phased in two parts starting with the repairs and renovation to the high school stadium complex followed by the tennis courts/softball field swap and renovation/construction of the outdoor basketball and volleyball courts.

The Board of Selectmen has assigned oversight of this project to the Permanent Municipal Building Committee.

[Add votes of committees in support or not of article]

**ARGUMENTS IN FAVOR:**

- Intermediary improvements to the deteriorating track are no longer cost effective. The track itself could fail before the spring 2018 season resulting in non-use for both the high school and community.
- The current high school synthetic turf field is at the end of its useful life and could fail before the fall 2019 season resulting in non-use for both the high school and community.
- The high school stadium bleachers are not in ADA compliance.
- The stadium lights are inefficient compared to modern lights. Modern stadium lights will reduce the amount of light spillage to the surrounding neighbors.
- The existing drainage at the synthetic turf field at the high school is questionable.
- Without adequate stadium facilities, Wayland High School will be unable to host athletic events.
- Protecting the wells and the watershed is a high priority for the Town.

**ARGUMENTS OPPOSED:**

- The Stadium Reconstruction project is merely Part 1 of a larger effort called the Wayland High School Athletic Improvement Master Plan. Part 2 of the Master Plan is also discussed at this town meeting. Consideration of Part 3 of the Master plan is being deferred to a later date. Although largely independent the total cost for the Master Plan is estimated at: \$3,500,000 (Part 1) plus \$1,960,000 (Part 2) plus \$1,500,000 (Part 3). Some would argue that the Town should have a chance to weigh in on the entire concept before proceeding with construction funds on any one piece.
- Some would argue that from a cost-benefit perspective, minimal repairs to the stadium complex and tennis courts are sufficient.
- Although some of the high school facilities are currently in the Happy Hollow Wells Zone I Protection Area, their location is grandfathered and no impact to the water quality has as yet been detected.
- There are other large capital projects competing for Town funding.
- Some would argue that full reconstruction and improved drainage design will still not adequately protect the wells or the Watershed during severe draughts or floods.

**RECOMMENDATION:** The Finance Committee recommends xxxxxx. (Vote x-y-z)

**QUANTUM OF VOTE:** Majority – see Massachusetts General Laws Chapter 40, Section 5 and Chapter 44, Section 33B and Chapter 44, Section 53. For borrowing, two-thirds – see Massachusetts General Laws Chapter 44, Sections 2 and 7.

*For more information about this article, contact Jeanne Downs <jeanne\_downs@wayland.k12.ma.us>.*

RECEIVED

Z

JAN 16 2018

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Board of Selectmen  
Town of Wayland

Sponsor & Contact Information

1. SPONSOR:	RECREATION COMMISSION
2. DATE RECEIVED:	
3. CONTACT PERSON:	Asa Foster, Rec Commission Chair
4. TELEPHONE/DAY:	(508) 358-6864   (508) 397-9130
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	RECREATION COMMISSION 4-0-0
7. DATE OF BOARD VOTE:	01/08/2018
8. PROPOSED FUNDING SOURCE:	PROPOSITION 2 ½ DEBT EXCLUSION

Article Information

9. ARTICLE TITLE:	CONSTRUCTION OF SYNTHETIC TURF ATHLETIC FIELD AT LOKER CONSERVATION & RECREATION AREA
10. COST:	\$2,000,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	MARCH 2018

Article Text

13. SPONSOR'S ARTICLE TEXT:

**ARTICLE XXXX:**

**Construction of Synthetic Turf Multi-Purpose Athletic Playing Field at Loker Conservation & Recreation Area  
Sponsored by the Recreation Commission**

To determine whether the Town will vote to:

- 1) Appropriate a sum of money of up to \$2,000,000 to be expended under the direction of the Wayland Recreation Commission for permitting and constructing of a multi-purpose synthetic turf athletic playing field at the Loker Conservation & Recreation Area including playing surfaces, lighting, drainage, landscaping, access and parking.
- 2) Determine whether said appropriation should be provided by taxation, transfer from un-appropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION ):

*This Project is being managed by the PMBC in conjunction with two phases of WHS Athletic site renovation; Articles X and Article X.*

**SITE**

*An exhibit with the design schematics can be found in **Appendix X** of this warrant. ---SLIDE 1 Assessor's Parcel 49-064B; current vacant parcel is accessible by Route 30, just east of the intersection of Route 30 and Rice Road.*

*Schematics, minutes and deeds can be found here: <http://waylandrec.com/facilities/capital-projects/loker/>*

**SITE HISTORY**

*The Town acquired this 28.20 acre site from the Dow Chemical in 2000. It is restricted for passive or active recreation use. Most of the proposed area for the new field is already flat open land deeded for recreational use.*

*In 2013, Recreation explored this site for a potential grass field and conducted a Wetlands Study, Historical Artifact Study, and two Licensed Site Professional (LSP) Reviews. Additionally Well Investigation and Fracture Trace analysis were conducted to explore irrigation at the site, it was determined to be cost prohibitive and the CPC funds were returned.*

*In 2017, STM 11/14/2017 –the Town voted and passed by 2/3 vote (481 to 220) to design*

**DEED PARTICULARS:**

*All of the "premises are conveyed with the limitation that the premises be used only for recreation and conservation"; subject to the restriction that the parcels "shall not be used for the sale, lease, rental or use as a single family, multi-family, or other type of temporary or permanent residence".*

**SITE PLAN APPROVAL**

*There will predictably be some amount of traffic increase on the surrounding roads. A traffic study will be conducted to measure traffic and pedestrian flow. The Recreation Commission is sensitive to the concerns of residents in the area and is confident that any increase in traffic volume can be kept to a reasonable level with careful scheduling of the site.*

*Site Plan Approval will include considerations for LIGHTING, DRAINAGE, TRAFFIC, NOISE, ACCESS, SIGNAGE, and PARKING for the site.*

**CONSERVATION PERMITS**

*There will be land disturbance and approximately XX trees will need to be removed so the area will be large enough to accommodate a regulation field and additional fill and grading is required, Chapter 193 Land Disturbance Permit will be required from Conservation. Chapter 194 Wetlands and Water Protection Permit also required.*

**BOARD OF HEALTH**

*Turf and infill material selection to be assessed by Designers, Recreation and Board of Health, as well as addressing high-temperature concerns. Water run-of (turf vs grass run-off ie fertilizers, etc). Land continues to be monitored by prior land owners (Dow Chemical) and have determined that*

*recreational use of parcel is not a health hazard to users.*

**SYNTHETIC TURF**

*Synthetic turf cost savings over 10 year period, Higher initial up front cost, but lower maintenance costs and allows 3x usage of a grass field. (SEE APPENDIX E of FTM 11/14 Warrant Book)*

**PUBLIC DEMAND**

*Wayland has dire need for a second lighted synthetic turf field. Having a field at Loker Conservation & Recreation Area will allow the Recreation Department to offer additional programs as well as allow maintenance opportunities to "rest" other grass fields that are currently overused, ensuring the safer recreational venues for all residents. The Town Wide Rec Strategic Plan outlines the time line for field care and maintenance.*

*Additionally it will allow for continuity of public programming and services with the temporary use by Wayland Public School Athletics for practice and competition while the WHS Athletic site (ARTICLE X and ARTICLE X) are under construction.*

**CARE & MAINTENANCE**

*Maintenance of natural areas, trash and recycling, and parking areas will be performed by the Department of Public Works (DPW) and facilitated through the Memorandum Of Understanding (MOU) process. The MOU is an agreement among the School Committee, the Recreation Commission and the Board of Public Works.*

**SUPPORT**

*The Recreation Commission recommends approval. (Vote 4-0-0)*

*The Board of Selectmen recommends approval. (Vote X-X-X)*

*The Finance Committee recommends approval (Vote X-X-X)*

*WILL UPDATE VOTES AFTER DESIGN*

**15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):**

*FROM FTM WARRANT BOOK:*

*2017 Fall Town Meeting passed and allocated \$154,000 of Recreation Stabilization Funds to design a synthetic turf athletic playing field at Loker Conservation & Recreation Site. The design work will be completed by March 1, and the Recreation Commission recommends construction of a synthetic turf multi-purpose athletic field at the Loker Site including lighting, drainage, landscaping, access and parking.*

**16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):**

- A. The average cost to maintain a synthetic turf field (\$10,000-\$15,000 annually) is less than the average cost to maintain a grass field. (\$25,000-\$50,000 annually.)*
- B. Synthetic turf fields do not require watering, fertilizing or mowing, they do not attract geese. They are available for play during and after rain and result in fewer weather cancellations. They extend a playable season by many weeks, when grass fields are not playable. Turf fields need not be rested as grass fields need after heavy usage; a turf field would thereby allow more down-time and "rest" to existing grass fields to ensure the long-term life, quality and safety of our natural grass fields.*


- C. Recreation estimates that one lighted synthetic turf field can accommodate three times the capacity of a grass field (based on typical usage trends in Wayland). An additional turf field will allow the rehabilitation of existing recreation fields that need repair; and accommodate about 50% of the current over-usage. Currently, all Wayland fields are overused by three or more hours per day. Existing conditions are deteriorating, deficient and non-conforming; some venues aren't able to host Wayland home games at all because they do not meet competitive regulation standards. There is a outdated reputation that Wayland fields are rented out to out-of-town groups, in 2010 some reports estimated as high at 35% of out-of-town usage, but 2017 data suggests that percentage is under 15%, and some playing fields see 0% out-of-town usage.
- D. Lighting a field would allow more evening hours on the field; this will become increasingly important if Wayland Public Schools follow the national trend to shift school start times later in the day. It would also allow the Recreation Department opportunity to expand and enhance current offerings for youth, teens, adults and seniors.
- E. Since the High School Synthetic Turf Field was completed in 2007, the number of youth, middle school and high school students participating in town or school sports teams has steadily increased. In 2017-2018, over 75% of high school students participated on the 61 high school teams
- F. An additional turf field will allow programming for practice and competition within the town during the period the High School athletic facilities and fields may be under construction. This will save the approximately \$20,000 cost per season to relocate middle school and high school sports team practices and games during the high school athletic facility construction.
- G. Constructing this project now in conjunction with **Article X and Article X** will maximize financial efficiencies;

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

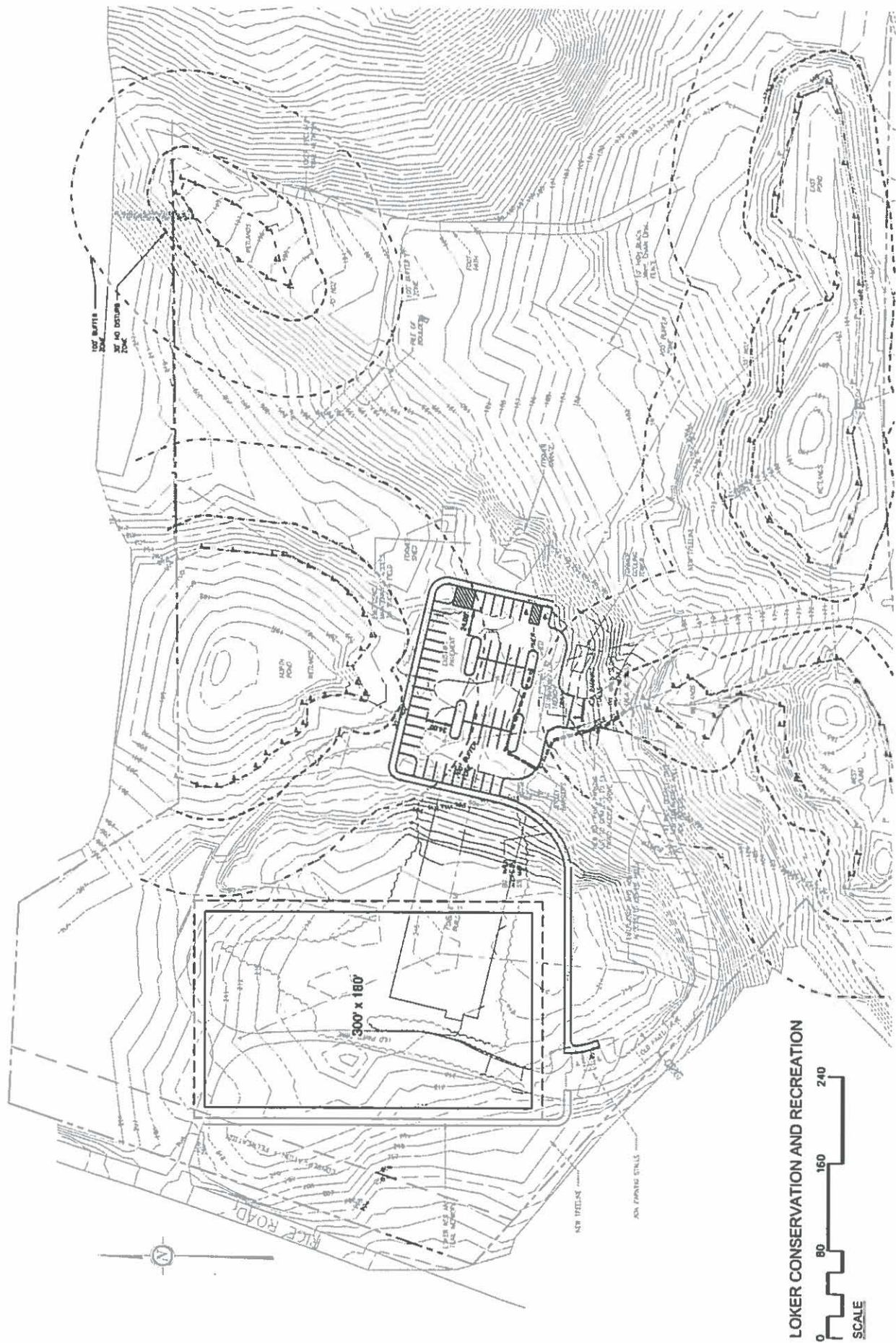
**FROM FTM WARRANT**

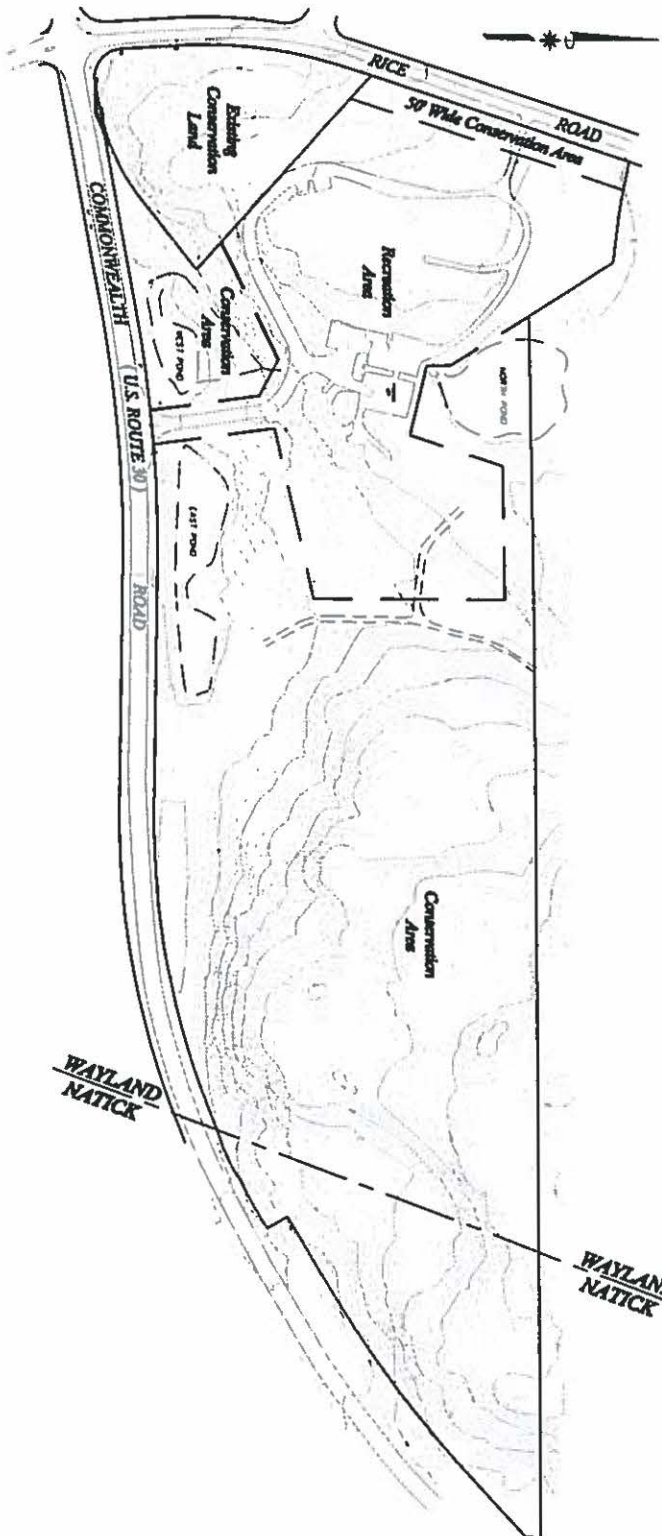
- A. The results of a highly anticipated study on the potential health hazards of synthetic fields with "crumb" rubber in fill material, sponsored by the EPA, Federal Research Action Plan on Recycled Tire Crumb Used on Playing Fields and Playgrounds (<http://bit.ly/1YwgRHu>), is currently underway and due in late 2017. Some would argue that we should await the results of that study.
- B. Synthetic turf fields can become too hot for safe usage when temperatures are high, which could be a safety factor.
- C. Some have raised Concerns about synthetic turf fields' potential leaching of infill material that could impact nearby wetland resources.
- D. Some argue that there are other large capital projects in Town that are requesting funding at this time and the Town cannot afford to support them unless they are funded over multiple years.
- E. Neighbors have raised concerns about the negative impact of increasing traffic, noise, and lighting.
- F. Some have questioned whether an athletic field is the correct use for this site, as in the past it has been proposed for an indoor athletic facility, a skating rink and other potential uses.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: \_\_\_\_\_

 1-11-18







1) This Plan was compiled from existing site information and does not represent an on the ground survey. It is intended for informational purposes only.

Map No.	
Scale	1" = 100'
Date	1/17/2018

**Town of Wayland**  
 Massachusetts  
 Town Meeting Open  
 1820-1830

**Plan of Land**  
 in  
 Wayland, Massachusetts  
 Loker Conservation and  
 Recreation Area

Author	Local Commission
Date	1/17/2018
Scale	1" = 100'

RECEIVED

JAN 08 2018

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Board of Selectmen  
Town of Wayland

Sponsor & Contact Information

1. SPONSOR:	AFFORDABLE HOUSING TRUST
2. DATE RECEIVED:	JANUARY 8, 2018
3. CONTACT PERSON:	BRIAN O'HERLIHY
4. TELEPHONE/DAY:	(508) 358-5534
5. TELEPHONE/EVENING:	(508) 358-5534
6. BOARD VOTE:	5-0
7. DATE OF BOARD VOTE:	JANUARY 3, 2018
8. PROPOSED FUNDING SOURCE:	

Article Information

9. ARTICLE TITLE:	AN ACT RELATIVE TO THE PREVAILING WAGE FOR AFFORDABLE HOUSING IN THE TOWN OF WAYLAND
10. COST:	
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation seeking the Town's exemption from complying with sections 26 through 27G of Chapter 149 of the General Laws for affordable housing-related projects estimated to cost \$30,000 or less, in substantially the following form:

AN ACT RELATIVE TO THE PREVAILING WAGE FOR AFFORDABLE HOUSING IN THE TOWN OF WAYLAND

Section 1. Notwithstanding any general or special law to the contrary, the Town of Wayland shall be exempt from complying with Sections 26 through 27G of Chapter 149 of the General Laws for affordable housing-related projects estimated to cost \$30,000 or less.

Section 2. This act shall take effect upon its passage.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

There have been a number of small capital repairs on affordable housing units for which the Town of Wayland Municipal Affordable Housing Trust Fund (MAHTF) and the Wayland Housing Authority received either no bids or the bid amounts exceeded project estimates. The purpose of this Home Rule petition is to exempt certain affordable housing related projects, including maintenance work and small projects estimated to cost \$30,000 or under, from the mandated MA prevailing wage statute that can add a

cost premium of approximately 30 percent. Such change would not remove protections for workers, but would allow local contractors more flexibility and opportunity to bid on municipal projects, with less administrative burden. This proposed action will still require proper oversight and accountability.

For example, the MAHTF recently sought bids for the installation of a new septic system on a recently purchased house. Bidders were subject to the prevailing wage law. Only one bid was received in the initial bid solicitation and that bid was approximately two times the budgeted amount. Following a second bid solicitation, the winning bid was approximately 10% higher than the budgeted amount, with a number of the other bids well in excess of the budgeted amount.

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

Exempting the Town from prevailing wage rates for small affordable housing related projects of \$30,000 or under will save the town money and increase the number of potential bidders on small affordable housing projects. Small businesses are deterred from bidding on municipal projects because of the amount of reporting required by the prevailing wage statutes. This would encourage local tradespeople to work on such projects without the cumbersome and expensive record-keeping.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

This proposal may be considered by some to be inconsistent with the purpose of the prevailing wage law. The Town's state representatives have indicated that there is a low probability of having the Town's requested special legislation enacted by the state legislature. Having the Town's state representatives spend time on this effort may not be the best use of their time.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

Mary M. Kates

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	COMMUNITY PRESERVATION COMMITTEE
2. DATE RECEIVED:	
3. CONTACT PERSON:	GRETCHEN G SCHULER
4. TELEPHONE/DAY:	508-245-4115 (CELL)
5. TELEPHONE/EVENING:	508-358-7980 (HOME)
6. BOARD VOTE:	8-0-0
7. DATE OF BOARD VOTE:	JANUARY 10, 2018
8. PROPOSED FUNDING SOURCE:	COMMUNITY PRESERVATION FUND – HISTORIC PRESERVATION FUND

**Article Information**

9. ARTICLE TITLE:	APPROPRIATE FUNDS TO RESTORE AND PRESERVE LIBRARY WINDOWS AND DEPOT EXTERIOR AND DUDLEY WOODS ARCHAEOLOGICAL MONITORING
10. COST:	\$138,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

**13. SPONSOR'S ARTICLE TEXT:**

To determine whether the Town will vote to:

- a) appropriate a sum of money:
  - i) up to \$30,000 to be expended to preserve and restore the windows of the Wayland Free Public Library, a town-owned building, at 5 Concord Road;
  - ii) up to \$90,000 to be expended to preserve the exterior of the Wayland Depot, including restoration of the train order signal and improve the electrical service of this town-owned building at 1 Cochituate Road, provided that the Historic District Commission approves the placement of a new electrical service pole; and
  - iii) up to \$18,000 for archaeological monitoring during construction of the Dudley Woods Trail.
  
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than:
  - i) \$30,000 of the funds so appropriated for the Wayland Free Public Library rotunda window restoration project shall be transferred from the Community Preservation Fund's Historic Preservation Fund;
  - ii) \$90,000 of the funds so appropriated for the Wayland Depot exterior preservation shall be transferred from the Community Preservation Fund's Historic Preservation Fund; and
  - iii) \$18,000 of the funds so appropriated for Dudley Woods Trail construction monitoring shall be transferred from the Community Preservation Fund's Historic Preservation Fund.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

Passage of this article would permit the town to appropriate up to:

- i) \$30,000 from the Community Preservation Fund (CPF) to support the restoration and preservation of the three large, curved-glass windows in the rotunda of the 1900 Romanesque Revival Library, and add interior storms to fit the refurbished windows.
- ii) \$90,000 from the CPF to support preservation of siding, window and door casements and eaves of the Depot exterior, restoration of the train order signal, and updated code-related electrical service to the building.
- iii) \$18,000 from the CPF to support archaeological monitoring during construction of the trails at Dudley Woods.

The 1900 Wayland Free Public Library was built by the Town with funds and on land donated by Warren Gould Roby. It is the only brick Romanesque Revival building in Wayland and is eligible for listing in the National Register of Historic Places.

The 1881 Wayland Depot, historically the Wayland Central Massachusetts Passenger Station, is owned by the Town and is operated as a non-profit gift shop since 1980. The Stick-Style passenger station and its companion Freight House on Concord Road are well-preserved structures reminiscent of Wayland's railroad history. The Depot is listed in the National and State Register of Historic Places.

Dudley Woods is archaeologically sensitive town-owned land on Dudley Pond. CPA funds were appropriated in 2016 and 2017 to construct ADA-compliant trails and signage. A monitor during the construction will identify, preserve and protect any artifacts that may be found during disturbance of the land. Archaeology is an appropriate use of Historic Preservation Funds.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

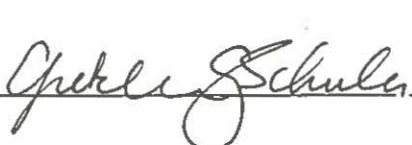
Funding of these projects would come from the Community Preservation Fund (CPF), monies that have already been collected by the Town.

A favorable vote by Town Meeting will not increase the Town's tax rate; CPA funds to be used for these initiatives have already been collected and are in the Historic Preservation fund of the CPF.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

Although the law requires at least 10% of collected CPF to be allocated to historic preservation initiatives, Wayland's Community Preservation Committee can elect to retain annual funding for the benefit of a future historic preservation initiative. There may be other more pressing historic preservation initiatives not known to the Town that will require further funding.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

 1/12/18

RECEIVED

JAN 12 2018

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	COMMUNITY PRESERVATION COMMITTEE
2. DATE RECEIVED:	
3. CONTACT PERSON:	GRETCHEN G SCHULER
4. TELEPHONE/DAY:	508-245-4115 (CELL)
5. TELEPHONE/EVENING:	508-358-7980 (HOME)
6. BOARD VOTE:	7-0-1
7. DATE OF BOARD VOTE:	JANUARY 10, 2018
8. PROPOSED FUNDING SOURCE:	COMMUNITY PRESERVATION FUND – UNCOMMITTED FUND

**Article Information**

9. ARTICLE TITLE:	APPROPRIATE PARTIAL CONSTRUCTION FUNDS FOR PART 2 OF WAYLAND HIGH SCHOOL ATHLETIC FACILITES IMPROVEMENTS
10. COST:	\$350,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

**13. SPONSOR’S ARTICLE TEXT:**

To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$350,000 to be expended by the Wayland School Committee as partial funding for the construction of Part 2 of the Wayland High School athletic facilities – tennis court and softball field swap, and outdoor basketball and volleyball court renovations and enhancements.
- B) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriated for other purposes, by borrowing, or otherwise, provided that not more than \$350,000 of the funds so appropriated shall be transferred from the Community Preservation Fund’s Uncommitted Fund for Recreational use.

**14. SPONSOR’S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR’S DISCRETION ):**

The CPC voted to retain a balance of at least \$500,000 in the Uncommitted Fund, which is why the CPA recommended contribution to this project is substantially lower than the requested \$1.9 million.

**15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):**

Passage of this article would permit the town to appropriate up to:  
 \$350,000 from the Community Preservation Fund (CPF) Uncommitted Fund to partially fund construction of athletic fields at the High School. Part 2 of the Athletic Facilities Plan is to relocate and

reconstruct the tennis courts out of the Zone 1 Protection Area and to add or improve outdoor basketball and volleyball courts and related parking.

This is part of a larger project to renovate and improve the high school athletic facility. The design for both Part 1 and Part 2 was funded at the Special Town Meeting in November 2017. CPA funds were appropriated for the design of Part 2. Construction of Part 1 will include the renovation and relocation of the Track and Stadium Complex estimated to cost \$5.46 million. The tennis, basketball and volleyball courts will be Part 2 and are estimated to cost \$1.96 million.

The CPC has recommended that \$350,000 from the CPF Uncommitted Fund be used to support this project. The CPC voted to retain a balance of at least \$500,000 in the Uncommitted Fund.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

Improvement of athletic facilities at the high school is critical due to deteriorating field and court conditions, lack of proper drainage and lack of ADA accessibility.

Improvements including new drainage and relocation of the tennis courts out of the Zone 1 Protection Area will enhance protection of the drinking water supply.

Athletic facilities are used by high school programs as well as youth and adult recreational programs in town.

CPA funds have already been collected and a favorable vote for this expenditure will not increase the Town's tax rate.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

*Judith J. Schuck* 1/12/18

**RECEIVED**

**JAN 12 2018**

Board of Selectmen  
Town of Wayland



**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	COMMUNITY PRESERVATION COMMITTEE
2. DATE RECEIVED:	
3. CONTACT PERSON:	GRETCHEN G SCHULER
4. TELEPHONE/DAY:	508-245-4115 (CELL)
5. TELEPHONE/EVENING:	508-358-7980 (HOME)
6. BOARD VOTE:	8-0-0
7. DATE OF BOARD VOTE:	JANUARY 10, 2018
8. PROPOSED FUNDING SOURCE:	COMMUNITY PRESERVATION FUND – UNCOMMITTED FUND

**Article Information**

9. ARTICLE TITLE:	APPROPRIATE FUNDS FOR CPA RECREATION PROJECTS TO INCLUDE CONSTRUCTION OF CANOE & KAYAK LAUNCH AT 246 STONEBRIDGE ROAD AND THREE AQUEDUCT PEDESTRIAN CROSSINGS AT OLD CONNECTICUT PATH, PINEBROOK AND STONEBRIDGE ROADS
10. COST:	\$173,000
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

**13. SPONSOR'S ARTICLE TEXT:**

To determine whether the Town will vote to:

- a) appropriate a sum of money:
  - i) up to \$75,000 to be expended by the Wayland Conservation Commission to construct a canoe and kayak launch with walkway and steps at 246 Stonebridge Road; and
  - ii) up to \$98,000 to be expended by the Department of Public Works to construct three pedestrian crossings along the Weston Aqueduct in Wayland.
  
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than:
  - i) \$75,000 of the funds so appropriated shall be transferred from the Community Preservation Fund's Uncommitted Fund for Recreational use; and,
  - ii) \$98,000 of the funds so appropriated shall be transferred from the CPF's Uncommitted Fund for Recreational use.

**14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):**

**15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):**

Passage of this article would permit the town to appropriate up to:

- i) \$75,000 from the Community Preservation Fund (CPF) to construct a canoe and kayak launch at 246

**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	COMMUNITY PRESERVATION COMMITTEE
2. DATE RECEIVED:	
3. CONTACT PERSON:	GRETCHEN G SCHULER
4. TELEPHONE/DAY:	508-245-4115 (CELL)
5. TELEPHONE/EVENING:	508-358-7980 (HOME)
6. BOARD VOTE:	8-0-0
7. DATE OF BOARD VOTE:	1-10-18
8. PROPOSED FUNDING SOURCE:	CPF - UNCOMMITTED BALANCE & COMMUNITY HOUSING FUND

**Article Information**

9. ARTICLE TITLE:	COMMUNITY PRESERVATION FUND GENERAL BUDGET – SET ASIDES AND TRANSFERS
10. COST:	\$686,346.20 – TRANSFERS WITHIN CPF
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

**13. SPONSOR’S ARTICLE TEXT:**

To determine:

- a) whether the Town will vote to set aside from the Community Preservation Fund’s Uncommitted Fund for later spending:
  - i. \$96,620 for open space, but not including land for recreational use, \$96,620 for historic preservation, and \$96,620 for community housing pursuant to Massachusetts General Laws Chapter 44B, Section 6 for FY 2018;
  - ii. \$25,000 for administrative expenses; and
  - iii. \$371,486.20 for annual debt service obligations for the purchase of the conservation restriction on Mainstone Farm, as previously approved by Town Meeting.
  
- b) whether the Town will vote to transfer funds in the amount of \$96,620 from the Community Housing Fund of the Community Preservation Fund to the Wayland Municipal Affordable Housing Trust Fund (WMAHTF).

**14. SPONSOR’S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR’S DISCRETION ):**

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

The article accomplishes:

- a) annual distribution of funds to the three purposes as required by the Community Preservation Act (CPA) ; routine appropriation for CPC administrative purposes; and, reservation of the required monies to fund the debt service for the conservation restriction on Mainstone Farm; and,
- b) the transfer of funds allocated for Community Housing in 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.

16) FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

- a) Every year as required by the CPA each of three primary purposes is allotted 10% of the annual contributions to the CPF (1.5% local tax surcharge + State Trust Fund yield). Administrative funds can be used for small projects such as appraisals, surveys and monitoring of certain projects. Mainstone debt service is a required fee to be paid annually against the debt incurred for the purchase of the Conservation Restriction protecting Mainstone Farm land in perpetuity.
- b) Funds to be transferred to the WMAHTF include monies already allocated to the Community Housing Fund through the annual distribution. By transferring the CPA Community Housing Fund to the WMAHTF, the Town provides greater flexibility for addressing affordable housing issues as the WMAHTF is not required to bring each proposed transaction to TM, only when creating more than two units of affordable housing. Appropriation under the article makes a routine transfer of fund to the Trust to be expended consistent with CPA and demonstrates the Town's commitment to affordable housing.

17) FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

- a) There are no known cons.
- b) The Trust has independent authority to construct up to two units without Town Meeting approval.

18) CHAIR (OR DESIGNEE) SIGNATURE/DATE: *Gregory J. Schuler* 1/12/18

RECEIVED

JAN 12 2018

Board of Selectmen  
Town of Wayland

FF

RECEIVED

JAN 12 2018

Board of Selectmen  
Town of Wayland

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	PERSONNEL BOARD
2. DATE RECEIVED:	12/19/17
3. CONTACT PERSON:	JOHN SENCHYSHYN/MIRANDA JONES
4. TELEPHONE/DAY:	508-358-3623
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	4-0
7. DATE OF BOARD VOTE:	12/18/17
8. PROPOSED FUNDING SOURCE:	FY 18 RESERVE FOR SALARY SETTLEMENT ACCOUNT

Article Information

9. ARTICLE TITLE:	INITIAL YEAR FUNDING OF TOWN SUCCESSOR COLLECTIVE BARGAINING AGREEMENTS
10. COST:	TBD
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	PENDING COLLECTIVE BARGAINING SETTLEMENT

Article Text

13. SPONSOR'S ARTICLE TEXT:

To determine whether the Town will vote to transfer from FY 18 budgeted Reserve for Salary Settlement account \$ **TBD** for the purpose of funding FY 18, the first year of the collective bargaining agreement for the period of July 1, 2017 through June 30, 2020 reached between the Town of Wayland and **TBD**, said amounts to be distributed to and among the department personnel and line items affected thereby as follows:

- a. TBD  
Base Wages and Overtime \$ TBD
- b. TBD  
Other \$ TBD

Estimated Total First Year Funding Cost \$ TBD

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

The Town has concluded negotiations with the **TBD** union. Upon the advice of Town Counsel and in accordance with M.G.L. Ch. 150E, Section 7b), the initial year of incremental funding requirements for FY

18 for the **TBD** collective bargaining settlement is being presented to Annual Town Meeting. The FY 18 incremental costs for this contract are identified on page **TBD** of the Annual Town Meeting warrant. The settlement is consistent with other public sector union settlements in the Massachusetts municipal marketplace. The base wages and other contractual compensation from the previous collective bargaining agreements were included in the approved FY 18 departmental budgets.

At the April 2017 Annual Town Meeting, monies were approved in the Unclassified Reserve for Salary Settlement account to fund the incremental FY 18 increase in the collective bargaining settlements. This Article requests Annual Town Meeting to authorize the Finance Director to transfer funds from the Reserve for Salary Settlement Account to the respective departmental budget line items. The requested action will not increase the overall FY 18 budget. Future years' negotiated compensation for this contract will be included in the fiscal year budgets presented to Annual Town Meeting and not require incremental funding approval.

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

The Town has reached agreement with **TBD** for a successor collective bargaining agreement for the period of July 1, 2017 through June 30, 2020. In accord with M.G.L. Chapter 150E, Section 7 the new employee cost items for FY 18, the initial year of the contract, are being presented to Town Meeting for funding. Funds were approved in the FY 18 budget in the Reserve for Salary Settlement account. All base wage increases are **TBD** % over the amounts for the prior fiscal year. This article seeks to authorize the Finance Director to transfer funds from said account in the proper amounts to the respective Town Department whose FY 18 salary accounts are affected by this settlement.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

The negotiated FY 18 settlement represents a fair wage adjustment in the marketplace and fall within the guidelines provided by the Finance Committee.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

Employees are sufficiently compensated under the existing wage scales.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:  12/18/17

RECEIVED

GG

JAN 16 2018

Board of Selectmen  
Town of Wayland

**ARTICLE \_\_: ACCEPT CONVEYANCE OF LAND AT PLAIN ROAD**

*Sponsored by: Recreation Commission*

*Estimated Cost: \$0*

To determine whether the Town authorizes the Board of Selectmen, acting by and through its Recreation Commission, with approval by Town Counsel as to form, to acquire by gift, purchase, eminent domain or otherwise, for passive recreation purposes, on such terms and conditions as the Recreation Commission deems appropriate, the fee in two parcels of land identified as "Open Space 'A' 112,631.96 s.f." and "Open Space 'B' 13,135.91 s.f." shown on a plan entitled "104 Plain Road Conservation Cluster Site Plan in Wayland, MA," prepared by Thomas DiPersio, Jr. & Associates, recorded with the Middlesex South Registry of Deeds as Plan 213 of 2015 (Sheet 2 of 2), said plan on file with the Town Clerk, and further to authorize the Board of Selectmen and Recreation Commission to execute any and all documents as may be necessary or convenient in relation thereto or take any action relative thereto.

**FINANCE COMMITTEE COMMENTS:**

**ARGUMENTS IN FAVOR:** No cost to the Town for land; potential future passive recreation opportunities

**ARGUMENTS OPPOSED:** Less taxable property for town

**RECOMMENDATIONS:**

The Recreation Commission recommends approval of this article pending approval from Shelton Trust (Vote 4-0-0 Jan 8 2018)

**QUANTUM OF VOTE:** Majority - see Massachusetts General Laws Chapter 40, Section 14.

*For more information about this article, contact Nan Balmer, Town Administrator, at (508) 358-3620 or email [nbalmer@wayland.ma.us](mailto:nbalmer@wayland.ma.us)*

CHAIR (OR DESIGNEE) SIGNATURE/DATE:  1-11-18



RECEIVED

JAN 12 2018

Board of Selectmen  
Town of Wayland

HH

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	PERSONNEL BOARD
2. DATE RECEIVED:	12/19/17
3. CONTACT PERSON:	JOHN SENCHYSHYN/MIRANDA JONES
4. TELEPHONE/DAY:	508-358-3623
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	4-0
7. DATE OF BOARD VOTE:	12/18/17
8. PROPOSED FUNDING SOURCE:	GENERAL FUND

Article Information

9. ARTICLE TITLE:	PERSONNEL BY-LAWS AND WAGE AND CLASSIFICATION PLAN
10. COST:	TBD
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	2/1/18

Article Text

13. SPONSOR'S ARTICLE TEXT:

To determine whether the town will vote to amend the Code of the Town of Wayland, Chapter 43, PERSONNEL and the Personnel Wage and Salary Classification Plan (Appendix TBD) previously adopted by the Town for non-union Town employees.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

Annual wage adjustments for non-union staff are brought to Annual Town Meeting. The proposed 2.25% FY 19 increase as identified in Appendix TBD on pages TBD and TBD of the warrant represents a nominal increase for non-union staff. The increase is consistent with wage increases for other Town employees.

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

This Article is requesting Town Meeting to approve changes to the Wage and Classification Plan. The Article sets forth a 2.25% wage increase in FY 19 for non-union personnel. This amount is consistent with negotiated FY 19 increases for union affiliated personnel.

This article impacts only non-union employees of the Town. The Wage and Classification Plan allows for periodic wage increases for non-union employees based on employee longevity and provides for reasonable wage growth over time. The Wage Classification Tables, as included in this warrant, reflect a 2.25% increase for all non-union employees as of July 1, 2018. For informational purposes only, union employees in bargaining units with negotiated labor contracts during this cycle of bargaining have their FY 19 wage



tables listed as well.

**16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):**

The Wage and Classification Plan allows for periodic wage increases for non-union employees based on employee longevity and provides for reasonable wage growth over time depending on economic conditions.

**17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)**

Some would say that salary growth should be lower based on current economic conditions and that wages should not be adjusted.

**18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:** Yvonne A. Jones 12/18/17

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Sponsor & Contact Information

1. SPONSOR:	TOWN CLERK
2. DATE RECEIVED:	January 12, 2018
3. CONTACT PERSON:	BETH KLEIN
4. TELEPHONE/DAY:	508-358-3631
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	
7. DATE OF BOARD VOTE:	
8. PROPOSED FUNDING SOURCE:	N/A

RECEIVED  
JAN 12 2018  
Board of Selectmen  
Town of Wayland

Article Information

9. ARTICLE TITLE:	ACCEPT CHAPTER 41, SECTION 110A OF THE MASSACHUSETTS GENERAL LAW-SATURDAY TREATED AS A HOLIDAY
10. COST:	N/A
11. NO COST:	<input checked="" type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

To see if the Town will vote to accept Chapter 41, Section 110A of the Massachusetts General Law, or take any other action thereto which allows any public office to remain closed on any or all Saturdays to the same extent as if such Saturday were a legal holiday for the purposes of calculating the time frame for filing matters in that office; or what it will do in relation thereto.

Section 110A. Any public office in any city or town may remain closed on any or all Saturdays as may be determined from time to time, in a city by the city council, subject to the provisions of the city charter, or, in a town, by vote of the town at a special or regular town meeting, and the provisions of section nine of chapter four shall apply in the case of such closing of any such office on any Saturday to the same extent as if such Saturday were a legal holiday.

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

By accepting this, it will save the Town the cost of opening Town offices on a holiday or weekend to hold voter registration sessions, acceptance of nomination papers, etc. Should the date fall on a Saturday those deadlines would fall to the business day prior. In addition this will alleviate safety concerns which could arise if a town office had to be open until 8pm on a Saturday.

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

 11/2/18

JJ

**PETITIONERS ARTICLE FOR 2018 ANNUAL WAYLAND TOWN MEETING**

**RECEIVED**

LEAD PETITIONERS Alan J. Reiss and David Bernstein

*QJR*

*DJB*

DEC 19 2017

DATE RECEIVED \_\_\_\_\_

ALAN's PHONE (508) 254-2094 DAVE's PHONE (508) 358-8022

TITLE Resolution to continue electronic voting through FY 2022

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE Town Meeting

ESTIMATED COST Approximately \$7 per registered voter per year for all town meetings and sessions of that year (~\$60K)

ARTICLE: To determine whether the Town will vote to

**LET IT BE RESOLVED**, that Town Meeting endorses the use of an electronic voting service for all sessions of all town meetings through fiscal year 2022, subject to the Moderator's rules, and requests the Board of Selectmen and Finance Committee to include sufficient funding in the FY2020, FY2021, and FY2022 Omnibus Budget articles presented at the 2019, 2020, and 2021 Annual Town Meetings.

Add comments and pro and con arguments on the next page. Thank you.

#	Print Name Legibly	Signature	Print Street Address
1	Alan Reiss	<i>[Signature]</i>	4103 Old Conn Path
2	Michael Kerwin	<i>[Signature]</i>	21 Whispering Ln
3	Kevin Kerwin	<i>[Signature]</i>	21 Whispering Lane
4	Michael Dilliarzo	<i>[Signature]</i>	15 Fuller Rd
5	Andy Tronwick	<i>[Signature]</i>	30 Lakeview Rd
6	James Tison	<i>[Signature]</i>	63 Plain Rd
7	Michael Harris	<i>[Signature]</i>	46 Old Conn Path
8	John Harris	<i>[Signature]</i>	410 Old Conn Path
9	John McNamara	<i>[Signature]</i>	257 Old Conn Path
10	John Mariekone	<i>[Signature]</i>	17 Happy Home Rd
11	Dhilein Marjidi	<i>[Signature]</i>	232 Old Conn Path
12	David S. Gourney	<i>[Signature]</i>	71 South St
13	Kathy Germaine	<i>[Signature]</i>	66 West Plain St
14	John DiPietro	<i>[Signature]</i>	3 Pleasant Run
15	Brian Kerwin	<i>[Signature]</i>	246 Conn Path

DEC 21 2017

We certify that (10) Ten of the signatures checked with ✓ are the names of qualified voters.

Current as of January 16, 2018

REGISTRARS  
*[Signatures]*

**PETITIONERS ARTICLE FOR 2018 ANNUAL WAYLAND TOWN MEETING**

RECEIVED

DEC 19 2017

LEAD PETITIONERS Alan J. Reiss and David Bernstein

DATE RECEIVED \_\_\_\_\_

*AWR. DAB*

ALAN's PHONE (508) 254-2094 DAVE's PHONE (508) 358-8022

TITLE Resolution to continue electronic voting through FY 2022

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE Town Meeting

ESTIMATED COST Approximately \$7 per registered voter per year for all town meetings and sessions of that year (~\$60K)

ARTICLE: To determine whether the Town will vote to

**LET IT BE RESOLVED**, that Town Meeting endorses the use of an electronic voting service for all sessions of all town meetings through fiscal year 2022, subject to the Moderator's rules, and requests the Board of Selectmen and Finance Committee to include sufficient funding in the FY2020, FY2021, and FY2022 Omnibus Budget articles presented at the 2019, 2020, and 2021 Annual Town Meetings.

Add comments and pro and con arguments on the next page. Thank you.

#	Print Name Legibly	Signature	Print Street Address
1	Mary Kerton	<i>Mary Kerton</i>	23B Bayfield
2	Elizabeth Smith	<i>Elizabeth Smith</i>	20 Leaning
3	Virginia Beddard	<i>Virginia Beddard</i>	3 Pemberton Rd
4	Dorcas Crowe	<i>Dorcas Crowe</i>	221 Boston Post Rd.
5	Mike Lopez	<i>Mike Lopez</i>	6 High Hill
6	Jodie Speller	<i>Jodie Speller</i>	22 Pemberton Rd
7	Kathleen Bernstein	<i>Kathleen Bernstein</i>	25 Glezen Lane - Wayland
8	DAVE BERNSTEIN	<i>DAVE BERNSTEIN</i>	25 GLEZEN LANE, WAYLAND MA
9			
10			
11			
12			
13			
14			
15			

cooper

TOWN OF WAYLAND  
BOARD OF REGISTRARS

*John H. ...  
Virginia A. Salvo  
Linda A. ...  
R. Klein*

**PETITIONERS ARTICLE FOR 2018 ANNUAL WAYLAND TOWN MEETING**

RECEIVED

LEAD PETITIONERS Alan J. Reiss and David Bernstein

DEC 19 2017

DATE RECEIVED \_\_\_\_\_

ALAN's PHONE (508) 254-2094 DAVE's PHONE (508) 358-8022

TITLE Resolution to continue electronic voting through FY 2022

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE Town Meeting

ESTIMATED COST Approximately \$7 per registered voter per year for all town meetings and sessions of that year (~\$60K)

ARTICLE: To determine whether the Town will vote to

**LET IT BE RESOLVED**, that Town Meeting endorses the use of an electronic voting service for all sessions of all town meetings through fiscal year 2022, subject to the Moderator's rules, and requests the Board of Selectmen and Finance Committee to include sufficient funding in the FY2020, FY2021, and FY2022 Omnibus Budget articles presented at the 2019, 2020, and 2021 Annual Town Meetings.

Add comments and pro and con arguments on the next page. Thank you.

#	Print Name Legibly	Signature	Print Street Address
1	KEU ISAACSON	<i>[Signature]</i>	228 Lake Shore DR
2	DEIRDRE MAXTED	<i>[Signature]</i>	228 Lake Shore Dr
3	Helen L. Reiss	<i>[Signature]</i>	463 Old Conn Path
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

TOWN OF WAYLAND  
BOARD OF REGISTRARS

*[Signatures]*  
Elizabeth A. Salinas  
Lillian A. Cole  
Peter R. Klein

**PETITIONERS ARTICLE FOR WAYLAND TOWN MEETING**

LEAD PETITIONER Duane Galbi DATE RECEIVED \_\_\_\_\_

DAY PHONE 781-899-0378 EVENING PHONE \_\_\_\_\_

TITLE Property Tax Credit for charitable contributions to the Wayland School District

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE \_\_\_\_\_

ESTIMATED COST It is revenue neutral

ARTICLE: To determine whether the Town will vote to

RECEIVED  
TOWN OF WAYLAND  
TOWN CLERK  
2018 JAN 16 AM 9:20  
KK

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

Allow the Town of Wayland to give a property tax credit to a taxable entity equal to the total amount of charitable contributions to the Wayland School District general fund by such taxable entity. The maximum tax credit given to any such entity will not exceed the taxable entity's current year Wayland tax bill multiplied by the fraction of the Town of Wayland tax revenues which are appropriated to the Wayland School District.

#	Print Name Legibly	Signature	Print Street Address
✓1	Duane Galbi	<i>[Signature]</i>	190 Stonebridge
✓2	Karen Drury	<i>[Signature]</i>	190 Stonebridge
✓3	John Linder	<i>[Signature]</i>	200 Stonebridge
✓4	Thomas New	<i>[Signature]</i>	224 Stonebridge
✓5	Eileen Puro	<i>[Signature]</i>	224 Stonebridge
✓6	Shirley Loayza	<i>[Signature]</i>	15 Overlook Rd
✓7	Humberto Loayza	<i>[Signature]</i>	15 Overlook Rd
✓8	Sherman Roman	<i>[Signature]</i>	4 Shore Dr
✓9	Linda Malenfant	<i>[Signature]</i>	4 Shore Drive
✓10	Sergio Hese	<i>[Signature]</i>	20 Riverside Circle
✓11	Peter Hese	<i>[Signature]</i>	234 Stonebridge Rd
✓12	Mindy K. Hese	<i>[Signature]</i>	4 " "
✓13	Linda Hamilton	<i>[Signature]</i>	3 Meadowview
✓14	James Hamilton	<i>[Signature]</i>	3 Meadowview Rd

(18) TOTAL

✓ Michael Delman  
 ✓ Stephanie Howard  
 ✓ Juanita Wood  
 ✓ James Wood  
 TOWN OF WAYLAND  
 BOARD OF REGISTRARS  
*[Signatures]*  
 192 Stonebridge Road  
 192 Stonebridge Road  
 37 Oak Hill Rd.  
 37 Oak Hill Rd.

We certify that the names of qualified voters from the town of Wayland. Current as of January 16, 2018. attached signatures checked this ✓ are the names of qualified voters from the town of Wayland.

Sponsored by: Judy Huan-Ping Ling (Citizen Petition)

Estimated Cost: \$175,000

Date Received: ~~1/10/2018~~ 1/16/2018 *JK*

Contact Person: Judy Huan-Ping Ling, 274 Concord Road, Wayland MA. 01778

Telephone/Day: 508 358-5977 *JK*

Telephone/Evening: 508 358-5977

Board Vote:

Date of Board Vote:

Funding Source: TBD

RECEIVED

JAN 16 2018

Board of Selectmen  
Town of Wayland

2018 JAN 16 PM 1:25

RECEIVED  
TOWN OF WAYLAND  
TOWN CLERK

Article Title: Appropriate Funds to Design Renovation of the Existing Library Building at 5 Concord Road for Continued Library Use

#	Print Name Legibly	Signature	Print Street Address
1 ✓	Judy Ling	<i>Judy Ling</i>	274 Concord Rd, Wayland
2 ✓	Zarema Orloff	<i>Lawrence Orloff</i>	142 Glezen Ln Wayland
3 ✓	STEPHEN GARONE	<i>Stephen Garone</i>	179 LAKE SHORE DRIVE WAYLAND
4 ✓	MICHAEL LOWERY	<i>Michael Lowery</i>	120 LAKE SHORE DRIVE
5 ✓	Philip L. Cohen	<i>Philip L. Cohen</i>	21 Campbell Road
6 ✓	ANN BAKER	<i>Ann Baker</i>	36 Waltham Rd Wayland
7 ✓	Marlowe Miller	<i>Marlowe Miller</i>	22 Red Barn Rd.
8 ✓	Steve Freundlich	<i>Steve Freundlich</i>	62 Cochituate Rd
9 ✓	Margaret Patton	<i>Margaret Patton</i>	43 PLAIN Rd
10 ✓	Mary Alice Boelter	<i>Mary Alice Boelter</i>	106 Lakeshore Dr.
11 ✓	Mary R Upton	<i>Mary R Upton</i>	238 Bayfield Rd
12 ✓	Bonnie L. Gossels	<i>Bonnie Gossels</i>	15 Bennett Road
13 ✓	EMILY S. MYEROW	<i>Emily S. Myerow</i>	14 RED BARN ROAD
14 ✓	KATHUL KAY	<i>Kathul Kay</i>	12 GRAY BIRCH LN.
15 ✓	SWAPNA RAY	<i>Swapna Ray</i>	12 Gray Birch Lane

15 Total

We certify that (15) fifteen attached signatures checked thus ✓ are the names of qualified voters from the town of Wayland.

TOWN OF WAYLAND  
BOARD OF REGISTRARS  
*Judith H. Sola*  
*Elizabeth A. Salerno*  
*Linda A. Lee*  
*Pete R. Klein*



**ARTICLE XX: TITLE: Appropriate Funds to Design Renovation of the Existing Library Building at 5 Concord Road for Continued Library Use Instead of Building a New Library**

**Sponsored by:** Judy Huan-Ping Ling (Citizen Petition) Estimated Cost: \$175,000

**Date Received:** 1/16/2018

**Contact Person:** Judy Huan-Ping Ling, 274 Concord Road, Wayland MA. 01778

**Telephone/Day:** 508 358-5977

**Telephone/Evening:** 508 358-5977

**Board Vote:**

**Date of Board Vote:**

**Funding Source:** TBD

**Article Title:** Appropriate Funds to Design Renovation of the Existing Library Building at 5 Concord Road for Continued Library Use Instead of Building a New Library

**SPONSOR'S FINAL ARTICLE TEXT:**

To determine whether the Town will vote to appropriate a sum of money to be expended under the direction of PMBC, or a new committee appointed by the Board of Selectmen, for the purpose of preparing design, engineering, and related construction documents and other pertinent expenses for two options for renovating and expanding the Wayland Free Public Library at 5 Concord Road:

a.) designs will encompass two options and prioritize needs of families with young children:

Option 1: renovate the existing library building by improving its compliance with current safety and access codes; investigating innovative space-utilization techniques including movable stacks; connecting the building wastewater discharge to the Wayland Wastewater Management Commission treatment plant; expanding parking and improving vehicular access to the site; and upgrading site drainage to accommodate the 100-year storm.

Option 2: includes all improvements in Option 1 and expands usable space on/over the vacated septic field and/or other sites on/near the property. Cost sensitive design will provide all elements in Option 1 and 2 at a price not to exceed \$9.5 million.

- b.) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriated for other purpose, by borrowing, or otherwise, or transferred from the Community Preservation Funds for Historic Preservation.

### **SPONSOR'S COMMENTS (150 words limit)**

This article proposes to demonstrate that instead of building a new Library, a suitable renovation/expansion of the current Library building can be accomplished within \$9.5 million.

The provisional grant of \$10,137,980 from the Massachusetts Board of Library Commissioners (MBLC) obligates Wayland residents to pay an additional \$19 million to build the \$29 million building. \$29 million builds the building, but does not render it "user ready". Several necessary expenses are not included, e.g. legal fees to potentially remove the Roby deed restrictions; increased and on-going staffing/operating costs and furnishings for a 33,000 square-foot library; plus, projected costs for possible hazardous/toxic materials uncovered when building on the former DPW burning dump which contains an unlined/uncapped landfill.

The sponsors of this Article believe that Wayland has a beautiful and high-functioning library. Undertaking a design study to preserve and enhance our existing library is wise and fiscally responsible.

### **ARGUMENTS IN FAVOR:**

- Resident satisfaction with the services of the existing library is very high. Any minor deficiencies do not justify a new 33,000 sq. ft. library.
- 5 Concord Rd is in the geographic center of town, as are the Town Building and Public Safety complex, easily accessible by all residents.
- The proposed additional meeting spaces in a new building are not central to the library function. Many meetings and gatherings could be accommodated by either a smaller addition at the existing building, or by developing policies that would allow use of space in other Town or School structures.
- No formal feasibility study was undertaken to document improvements and/or expansion possibilities within a reasonable budget at 5 Concord Road. Wayland residents deserve to know what can be done to preserve and enhance our beloved library, thereby removing the risk of its shuttering.
- Additional measures needed to reduce the flooding risk at 5 Concord Road are known and could readily be constructed.
- Possible additional parking on municipal land behind the Freight House might be pursued in cooperation with the Conservation Commission.
- One cited impediment to library expansion at 5 Concord Road is the Aquifer Protection Overlay District (APOD). Connecting Library waste water discharges to the Town's waste water system would justify an amendment to remove the Library

from the APOD, following the precedent used for the Town Center project, and would free up land to expand the Library footprint.

- The Wayland Library at 5 Concord Road has not had any issues with hazardous materials. In contrast, the proposed site for the new 33,000 square foot library is a former DPW burning dump. It contains an unlined, uncapped former landfill under the jurisdiction of Massachusetts DEP.

#### ARGUMENTS OPPOSED:

- Some Wayland residents seeing larger libraries in nearby towns want the same for Wayland despite survey results showing a high satisfaction level with our library/services.
- The proposed study risks the \$10 million grant from the MBLC for the new, much larger library.
- There is no guarantee that the Town would be offered a different grant in the future that would cover some of the construction costs at 5 Concord Road.
- Library renovations could mean temporary shut-down of the facility. Wayland residents would need to use neighboring libraries while renovations are ongoing.

**RECOMMENDATION:** The Finance Committee recommends xxxxxx. (Vote x-y-z)

Town counsel will complete the following two sections:

**QUANTUM OF VOTE:** Majority [Carolyn Murray to provide citation].

**CONSISTENCY WITH LAW:** It is the opinion of Town Counsel that the foregoing article...

*For more information about this article, contact Judy Ling at [Judy5Concord@gmail.com](mailto:Judy5Concord@gmail.com)*

## Combining the Library Parcel with the Freight House Parcel increases the flexibility for adding parking and an addition.



**TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE**

**Sponsor & Contact Information**

1. SPONSOR:	BOARD OF SELECTMEN
2. DATE RECEIVED:	
3. CONTACT PERSON:	BRIAN KEVENY, FINANCE DIRECTOR
4. TELEPHONE/DAY:	(508) 358-3611
5. TELEPHONE/EVENING:	
6. BOARD VOTE:	5-0
7. DATE OF BOARD VOTE:	JANUARY 8, 2018
8. PROPOSED FUNDING SOURCE:	

**Article Information**

9. ARTICLE TITLE:	CLOSE SEPTAGE ENTERPRISE FUND
10. COST:	
11. NO COST:	NO COST
12. DATE COST ESTIMATE AVAILABLE:	

**Article Text**

**13. SPONSOR'S ARTICLE TEXT:**

To determine if the Town will vote:

- a. to transfer the entire balance of the Septage Enterprise Fund as of June 30, 2018 to the General Fund, and
- b. to terminate the Septage Fund pursuant to Massachusetts General Law Ch 40, Section 58, effective July 1, 2018.

**14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):**

**15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):**

This article will transfer the remaining balance as of June 30, 2018 (estimated at approximately \$17,750) to the General Fund as a miscellaneous revenue and also close the Septage Enterprise Fund.

The Septage Enterprise Fund was created for the purpose of managing income and expenses of the Septage Facility jointly managed by Wayland and Sudbury. The Facility was fully decommissioned and permanently closed in December 2009, and the remaining funds have been used to pay the legacy costs (health and life insurance; pension) for the employees. At this time, there remain three Wayland beneficiaries (two employees, one spouse) and one Sudbury beneficiary (employee).

The Septage Facility has been governed by three agreements – the first in 1976, the second in 1997 and the most recent in 2015. The 1997 agreement called for the creation of the Enterprise fund. Each has Wayland and Sudbury sharing costs equally.

At the close of FY2018, the Fund will have a remaining balance of approximately \$17,750 (plus interest). This article will close out that balance to the General Fund as a revenue. This article will also terminate the

Septage Fund. For FY18, the legacy payments will be made from the General Fund and will be offset by the \$17,750 and payments due from Sudbury. Starting in FY2019, Septage legacy costs will be appropriated to and paid from the General Fund insurance line item without the extra step of going through the Septage Fund. Wayland and Sudbury will continue to share the legacy costs evenly, and it is anticipated that the gross payments could total approximately \$300,000 over the next ten years.

Wayland and Sudbury continue to work on a replacement inter-municipal agreement to succeed all three prior agreements. This agreement will restate that the two Towns share expenses equally and will address that Sudbury's part-time Septage employee did not have insurance and pension expenses paid from the Septage fund for the period of 2004-2015. While of interest to understand the future of Septage financial obligations, this does not impact the balance in the fund or the desire to close the fund.

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

- The Septage Enterprise Fund has served its useful life. With no remaining funds, it should be closed. Appropriations for future expenses will be in the General Fund Unclassified Insurance 32B and Pension line items.
- There is no need to pass these accounting entries through the Septage Fund and this will streamline and improve the accounting process.
- Wayland and Sudbury will continue to share the legacy expenses equally for the remainder of the retirees' lives.

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

- Some may want to keep the Fund open instead of posting entries directly to the General Ledger.

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE: Lea T. Anderson 1/16/18

RECEIVED

JAN 16 2018

TOWN OF WAYLAND  
REQUEST FOR TOWN MEETING ARTICLE

Board of Selectmen  
Town of Wayland

Sponsor & Contact Information

1. SPONSOR:	School Committee
2. DATE RECEIVED:	
3. CONTACT PERSON:	Jeanne Downs
4. TELEPHONE/DAY:	508.358.0270
5. TELEPHONE/EVENING:	508.397.7934
6. BOARD VOTE:	4-0
7. DATE OF BOARD VOTE:	1/11/18
8. PROPOSED FUNDING SOURCE:	CPE Funds and Debt

Article Information

9. ARTICLE TITLE:	High School Tennis Courts / Softball Field Reconstruction
10. COST:	\$ 1.96 MM
11. NO COST:	<input type="checkbox"/>
12. DATE COST ESTIMATE AVAILABLE:	

Article Text

13. SPONSOR'S ARTICLE TEXT:

See Attached

14. SPONSOR'S COMMENTS (UP TO 150 WORDS MAY BE INCLUDED AT SPONSOR'S DISCRETION):

See Attached

15. FINANCE COMMITTEE DRAFT COMMENTS (UP TO 500 WORDS):

See Attached

16. FINANCE COMMITTEE DRAFT PROS (4-6 POINTS):

See Attached

17. FINANCE COMMITTEE DRAFT CONS (4-6 POINTS)

See Attached

18. CHAIR (OR DESIGNEE) SIGNATURE/DATE:

 1/15/18

**ARTICLE Y: HIGH SCHOOL TENNIS COURTS/SOFTBALL FIELD RECONSTRUCTION (PART 2 OF THE HIGH SCHOOL PREFERRED IMPROVEMENT PLAN)**

*Sponsored by: [Community Preservation Committee and] School Committee Estimated Cost: \$1.96 MM*

To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$1.96 MM to be expended by the School Committee to construct Part 2 of the High School Athletic Preferred Improvement Plan (tennis courts/grass softball swap and reconstruction, outdoor basketball and volleyball courts, and related parking); and
- b) determine whether said appropriation shall be provided by debt, taxation, transfer from unappropriated funds, transfer from available funds already appropriated for other purposes or otherwise, provided not more than \$350,000 of the funds so appropriated shall be transferred from the Community Preservation Fund's Uncommitted fund for recreational purposes.

---

**Finance Committee Comments:** The article requests \$1.96MM for construction of Part 2 of the High School Athletic Preferred Improvement Plan. Of this amount, a minimum of \$350,000 would be transferred from the Community Preservation Fund. The remainder would be funded by the Town. These funds are anticipated to be expended in FY20. The request for construction for Part 1 of the High School Athletic Preferred Improvement Plan is being requested in a different article co-sponsored by the Recreation Commission and the School Committee and this article is contingent on its passage. Part 3 of the plan, Baseball and Multi-Use Field Improvements, is being deferred until a later date.

Partial funding of this project would come from the Community Preservation Fund, monies that have already been collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for affordable housing. Uncommitted funds may be used on any of those three disciplines as well as recreation projects. This is an allowed use of CPA monies.

For schematics, see *Appendix x*.

DESIGN:

The town has contracted with xxxx for design of this project. The OPM (Owner's Project Manager) is Leftfield who is working with xxxx to oversee the project. After the design is completed, Construction Documents will be drawn up and used to price, bid and build the project. Construction Documents will include detailed plan drawings and technical specifications, from which bids can be obtained and the project can be constructed.

TOTAL PROJECT COST:

The scope and estimated costs for Part 2 of the Athletic Improvement Plan is as follows:

Tennis Courts (full-depth construction, 6 courts, lighting, parking at new location)	\$840,000
--	-----------

Softball Field (full-depth and new location)	840,000
Basketball Court (new construction, 2 courts, one volley ball ct.)	<u>280,000</u>
<b>Total</b>	<b>\$1,960,000</b>

**BACKGROUND:**

During the fall of 2016, Weston and Sampson, the town’s on-call design consultant, was retained to develop schematic plans and cost estimates for a revised Wayland High School Athletic Facility Strategic Master Plan. This included field investigations, four public forums, and evaluation of prior studies, data and plans.

A key consideration guiding the Athletic Improvement Plan was to incorporate community concern for the environmental issues related to the athletic facilities and fields being too close to the town’s principal drinking water wellfield.

Because a portion of the tennis courts is in the Happy Hollow Wells Zone I Protection Area, Weston and Sampson recommends that we swap the location of the tennis courts and the softball field, thus relocating the tennis courts to the front of the high school.

The swap was proposed in order to better protect the public water system, wetland resources, and the Sudbury River Watershed. It is considered a best practice to only allow water-supply-related activities in the Zone I protection area. The impervious surface of the tennis court violates best practice by reducing the infiltration of storm water. As long as no further construction occurs, the swap is not legally required. Today, however, construction within the Zone I of the wells would be prohibited.

A scheduled repair of the tennis courts (overlay + color sealcoat, new posts + nets, 10 courts) was projected to be expended in fiscal year 2019, at an estimated cost of \$300,000, as noted in the Town’s five year capital plan of the 2017 Annual Town Meeting Warrant.

The following factors will serve to explain the increase from the \$300,000 in the current Capital Improvement Plan for fiscal year 2019, to the current projected amount of \$1,960,000 for Part Two of the Athletic Improvement Plan:

- The estimate for resurfacing the tennis courts was too low. It should have been \$539,000 instead of \$300,000.
- The current estimate for tennis court reconstruction is \$840,000. The additional “delta” is due to change in scope, from resurfacing at the old location to full reconstruction at the new location, and the addition of lighting and parking.
- Relocating and rebuilding the softball field is projected to cost \$840,000. None of this cost was anticipated in prior capital improvement plans. While there will be design improvements over the existing softball field, most of the added cost would need to be justified by environmental considerations.
- The extra basketball court, at a projected cost of \$280,000, is justified because of demand.

The Board of Selectmen has assigned oversight of this project to the Permanent Municipal Building Committee.



[Add votes of committees in support or not of article]

**ARGUMENTS IN FAVOR:**

- CPA funds to be used for this initiative have already been collected. A favorable vote by Town Meeting will reduce the Town funds used.
- The tennis courts are in need of repair. Two of the ten tennis courts have been taken offline due to disrepair and more may be taken offline before the spring season.
- Intermediary improvements to tennis courts are no longer cost effective.
- Swapping of the tennis courts and the softball field will improve compliance with current Zone I Protection Area regulations.
- Moving the tennis courts to the front of the high school will allow for full reconstruction and replacement of the tennis courts thus mitigating the annoyance of frequently needed repairs. It is unclear whether the Town would receive permission from the Conservation Commission for full reconstruction *in situ*.
- Moving the tennis courts will allow better access for the larger community without having to penetrate school grounds, thus improving security.
- Moving tennis courts out of the wet areas is thought to mitigate frequent and severe cracking, making maintenance and upkeep less expensive and intensive. E.G. If weeds emerge in their current location, they need to be pulled by hand since chemical weed killers are not permitted in the Zone 1 Wells Protection area.
- The proposed relocation of the tennis courts has received generally good support at various public meetings on this issue.
- The proposed project adds a volleyball court.
- Should the wells become contaminated, the permitting process for a new well could take 10 years.

**ARGUMENTS OPPOSED:**

- Wayland's CPC can elect to retain annual funding for the benefit of future historical opportunities, open space, housing or recreational initiatives or the reduction of Mainstone debt. There may be other allowed uses not yet brought to the attention of the Community Preservation Committee that will require future funding.
- Some would argue that from a cost benefit perspective, minimal repairs to tennis courts are sufficient. However, depending on the repair, it might or might not be permitted by the Conservation Commission.
- This second phase of the design of the High School athletic facilities is one part of a larger effort called the Wayland High School Athletic Improvement Master Plan. Part 1 of the Master Plan is also discussed at this Special Town Meeting. Consideration of Part 3 of the Master plan is being deferred to a later date. Although largely independent the total cost for the Master Plan is estimated at: \$3,500,000 (Part 1) plus \$1,960,000 (Part 2) plus \$1,500,000 (Part 3). Some would argue that the Town should have a chance to weigh in on the entire concept before proceeding with design funds on any one piece.
- Although a portion of the tennis courts is situated in the Happy Hollow Wells Zone I Protection Area, its location was permitted and no impact to the water quality has as yet been detected.
- The proposed project reduces the number of courts from 10 to 6.

**RECOMMENDATION:** The Finance Committee recommends xxxxxx. (Vote x-y-z)

**QUANTUM OF VOTE:** Majority – see Massachusetts General Laws Chapter 44B, Section 7. For borrowing, two-thirds – see Massachusetts General Laws Chapter 44, Sections 7 and 8

*For more information about this article, contact Gretchen Schuler/508-358-7980/  
ggschuler@verizon.net.*

RECEIVED  
TOWN OF WAYLAND  
TOWN CLERK

RECEIVED

PETITIONERS ARTICLE FOR WAYLAND TOWN MEETING **JAN 16 2018**  
2018 JAN 16 PM 3:29

Board of Selectmen  
Town of Wayland

LEAD PETITIONER Charles D'Ambrosio DATE RECEIVED \_\_\_\_\_

DAY PHONE 508-561-6957 EVENING PHONE 508-358-4579

TITLE Limit the Size of Oxbow Meadows Athletic Field

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE Park & Rec / DPW

ESTIMATED COST None ... in fact will save money

ARTICLE: To determine whether the Town will vote to:

Limit the size of the proposed athletic field at Oxbow Meadows to fit within the existing footprint of the meadow (see estimated rendering attached).

Add comments and pro and con arguments on the next page. Thank you.

#	Print Name Legibly	Signature	Print Street Address
1 ✓	Charles D'Ambrosio	<i>Charles D'Ambrosio</i>	17 Williams Road
2 ✓	Marisa Serafini	<i>Marisa Serafini</i>	17 Williams Road
3 ✓	Tonya Cunningham	<i>Tonya Cunningham</i>	9 Williams Road
4 ✓	Tim Cunningham	<i>Tim Cunningham</i>	9 Williams Road
5 ✓	David Curran	<i>David Curran</i>	6 Williams Road
6 ✓	Maureen Curran	<i>Maureen Curran</i>	6 Williams Road
7 ✓	Thomas Hoopes	<i>Thomas Hoopes</i>	18 Williams Road
8 ✓	Gilda Hoopes	<i>Gilda Hoopes</i>	18 Williams Road
<del>9</del>	<del>██████████</del>	<del>██████████</del>	<del>██████████</del>
10 ✓	Armine Roat	<i>Armine Roat</i>	512 Trout Brook Road
11 ✓	Jesse Hoopes	<i>Jesse Hoopes</i>	18 Williams Road
<del>12</del>	<del>██████████</del>	<del>██████████</del>	<del>██████████</del>
<del>13</del>	<del>██████████</del>	<del>██████████</del>	<del>██████████</del>
<del>14</del>	<del>██████████</del>	<del>██████████</del>	<del>██████████</del>

(10)  
TOTAL

We certify that (10) ten attached signatures checked thus ✓ are the names of qualified voters from the town of Wayland

TOWN OF WAYLAND  
BOARD OF REGISTRARS  
*Andrick H. ...*  
*Elizabeth A. Sakuma*  
*Luthe A. ...*  
*Beth R. Klein*

RECEIVED  
TOWN OF WAYLAND  
TOWN CLERK

2018 JAN 16 3:29  
**PETITIONERS ARTICLE FOR WAYLAND TOWN MEETING**

LEAD PETITIONER Charles D'Ambrosio DATE RECEIVED \_\_\_\_\_

DAY PHONE 508-561-6957 EVENING PHONE 508-358-4579

TITLE Limit the Size of Oxbow Meadows Athletic Field

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE Park & Rec / DPW

ESTIMATED COST None ... in fact will save money

ARTICLE: To determine whether the Town will vote to:

Limit the size of the proposed athletic field at Oxbow Meadows to fit within the existing footprint of the meadow (see estimated rendering attached).

Add comments and pro and con arguments on the next page. Thank you.

#	Print Name Legibly	Signature	Print Street Address
1	Charles D'Ambrosio		17 Williams Road
2	Marisa Serafini		17 Williams Road
3	Tonya Cunningham		9 Williams Road
4	Tim Cunningham		9 Williams Road
5	David Curran		6 Williams Road
6	Maureen Curran		6 Williams Road
7	Thomas Hoopes		18 Williams Road
8	Gilda Hoopes		18 Williams Road
9	Marana Connaughton		118 Oxbow Road
10	Armine Roat		512 Trout Brook Road
11	Jennifer Barolsley	<i>Jennifer Barolsley</i>	615 Trout Brook Road
12			
13			
14			

RECEIVED

PETITIONERS ARTICLE FOR WAYLAND TOWN MEETING

JAN 16 2018

Board of Selectmen  
Town of Wayland

LEAD PETITIONER Charles D'Ambrosio DATE RECEIVED \_\_\_\_\_

DAY PHONE 508-561-6957 EVENING PHONE 508-358-4579

TITLE Construct Access Road to Oxbow Meadows Athletic Field

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE Park & Rec / DPW

ESTIMATED COST \$20,000 (estimate attached)

ARTICLE: To determine whether the Town will vote to:

Construct an access road to the proposed athletic field at Oxbow Meadows so as not to encumber the private driveway servicing the affordable housing at 89 Trout Brook. Estimate and rough plan attached.

RECEIVED  
TOWN OF WAYLAND  
TOWN CLERK  
2018 JAN 16 PM 3:30

Add comments and pro and con arguments on the next page. Thank you.

#	Print Name Legibly	Signature	Print Street Address
1 ✓	Charles D'Ambrosio	<i>Charles D'Ambrosio</i>	17 Williams Road
2 ✓	Marisa Serafini	<i>Marisa Serafini</i>	17 Williams Road
3 ✓	Tonya Cunningham	<i>Tonya Cunningham</i>	9 Williams Road
4 ✓	Tim Cunningham	<i>Tim Cunningham</i>	9 Williams Road
5 ✓	David Curran	<i>David Curran</i>	6 Williams Road
6 ✓	Maureen Curran	<i>Maureen Curran</i>	6 Williams Road
7 ✓	Thomas Hoopes	<i>Thomas Hoopes</i>	18 Williams Road
8 ✓	Gilda Hoopes	<i>Gilda Hoopes</i>	18 Williams Road
9	<del>REDACTED</del>	<del>REDACTED</del>	<del>REDACTED</del>
10 ✓	Armine Roat	<i>Armine Roat</i>	512 Trout Brook Road
11 ✓	Jesse Hoopes	<i>Jesse Hoopes</i>	18 Williams Road
12			
13			
14			

10  
TOTAL

We certify that 10 ten attached signatures checked thus were the names of qualified voters from the town of Wayland.

TOWN OF WAYLAND  
BOARD OF REGISTRARS  
*Judith M. Schen*  
*Michelle A. Salinas*  
*Luella A. Loh*  
*Pete R. Klein*

**PETITIONERS ARTICLE FOR WAYLAND TOWN MEETING**

LEAD PETITIONER Charles D'Ambrosio DATE RECEIVED \_\_\_\_\_

DAY PHONE 508-561-6957 EVENING PHONE 508-358-4579

TITLE Construct Access Road to Oxbow Meadows Athletic Field

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE Park & Rec / DPW

ESTIMATED COST \$20,000 (estimate attached)

ARTICLE: To determine whether the Town will vote to:

Construct an access road to the proposed athletic field at Oxbow Meadows so as not to encumber the private driveway servicing the affordable housing at 89 Trout Brook.

Estimate and rough plan attached.

RECEIVED  
 TOWN OF WAYLAND  
 TOWN CLERK  
 2018 JAN 16 PM 3:30

Add comments and pro and con arguments on the next page. Thank you.

#	Print Name Legibly	Signature	Print Street Address
1	Charles D'Ambrosio		17 Williams Road
2	Marisa Serafini		17 Williams Road
3	Tonya Cunningham		9 Williams Road
4	Tim Cunningham		9 Williams Road
5	David Curran		6 Williams Road
6	Maureen Curran		6 Williams Road
7	Thomas Hoopes		18 Williams Road
8	Gilda Hoopes		18 Williams Road
9	Marana Connaughton		118 Oxbow Road
10	Armine Roat		512 Trout Brook Road
11	Jennifer Burdick	<i>Jennifer Burdick</i>	615 Trout Brook Road
12	Jennifer Dubois	<i>J. Dubois</i>	513 Trout Brook Road
13	Susan Corliss	<i>Susan Corliss</i>	214 Trout Brook Rd
14	Scott	<i>Scott</i>	251 John

# WESTON PROPERTY MANAGEMENT

PO Box 164 · Weston, Massachusetts 02493  
phone: 781-647-4350 · fax: 978-579-0901

**December 6, 2017**

**Lina Russo, Trustee 89  
Oxbow Condominiums; Unit 408  
Wayland, MA 01778**

We hereby submit specifications and estimates for:

**Option One:**

Tree removal and stumps	\$2,000.00
Dig out proposed roadway	\$6,000.00
Gravel driveway installed and compacted	\$12,000.00
<b>Total</b>	<b>\$20,000.00</b>

**Option Two:**

Asphalt paving of new driveway	\$41,000.00
--------------------------------	-------------

If you have any questions, please let me know. I can be reached at 781-647-4350.

Many thanks.  
-Brian Williams