



2022 ANNUAL TOWN MEETING

Saturday, May 14 and 15, 2022

12:30 P.M.

TOWN OF WAYLAND SPONSORED HANDOUTS

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MESSAGE FROM TOWN MODERATOR - Inclement Weather Procedures

Should weather conditions cause a temporary suspension or complete postponement of Town Meeting please note the following procedures.

1. Unless the meeting is completely postponed DO NOT LEAVE THE AREA, proceed to the Field House and follow all directions from Town Staff. Depending on conditions as they develop, decisions will be made, and you will be kept advised.
2. Children involved in the Town Meeting day care will be taken to the Cafeteria.
3. PLEASE HOLD ON TO YOUR ELECTRONIC VOTING HANDSET. IF THE MEETING IS COMPLETELY POSTPONED OR IF YOU DECIDE TO LEAVE THE MEETING, BE SURE TO LEAVE YOUR HANDSET IN AN APPROPRIATE CONTAINER. CONTAINERS WILL BE AT ALL EXITS. The Town is responsible for these handsets and all must be accounted for at the end of the meeting.
4. Please turn your seat over if you leave because of inclement weather. This will make it easier to dry the seats when the meeting begins again.
5. In case of lighting the field must be cleared. Proceed to the Field House.

ANNUAL TOWN MEETING – COVID 19 AND TURF USE PROTOCOLS

Face Coverings/Masks

Face Coverings/masks are encouraged but are optional.

Pre-Entry Health Check

Anyone who is ill or experiencing cold symptoms should not attend Town Meeting and should stay home and contact their primary care physician. A questionnaire is below for individuals to assess their health prior to entering the Town Meeting area.

Bus Transportation

Bus transportation will be provided if the High School parking lots become full. Face coverings/masks must be worn by passengers on the bus. Windows are to remain open on the bus.

Food and Water

Single serve snacks and water bottles will be available outside of the turf field seating area (snacks are not allowed in the turf field seating area). Bottled water can be brought into the turf field seating area. No beverages other than water are allowed.

Hand Sanitizing Stations

Hand sanitizing stations will be provided by the Town. Hand sanitizer is not allowed on the field. This will be strictly enforced as hand sanitizer destroys the turf.

Bathroom Use

The Town will provide at least two areas with bathrooms. Face coverings/masks are recommended but optional.

Microphone Use

Detailed protocols for microphone use are currently being drafted. In addition to stationary microphones, as is customary, there will be at least one boom microphone that can be brought to speakers.

Mosquito Repellent Protocols

Attendees should apply mosquito repellent, if they wish, before they arrive at Town Meeting.

COVID-19 Health Screening Questionnaire*

Please review the screening questions below prior to your arrival at Town Meeting. These questions are for your own use. If you reply yes to any of the questions, we strongly urge you to not attend. Please stay home if you are feeling unwell. Do you currently or recently have had:

Temperature above 100.4° Fahrenheit?

Atypical shortness of breath?

Unusual fatigue?

Atypical dry cough?

Atypical runny/stuffy nose?

Atypical sore or irritated throat?

Vomiting/diarrhea, nausea, abdominal pain?

Atypical headache or muscle aches?

Loss of sense of smell or taste?



TOWN OF WAYLAND ANNUAL TOWN MEETING

May 14 and 15, 2022 ERRATA SHEET

Article 1: Recognize Citizens

Page 26, line 5

Changed "Philip Schneider" to "Philip Schneider"

Article 5: Enterprise Fund Budgets

Page 31, line 9

Water revenue changed from 4,184,227 to \$3,984,227

Page 31, line 10

Water Certified retained earnings added to the table under item 2). In the amount of \$200,000.

Adjusted Table:

1) Water Revenue	\$ 3,984,227
2) Water Certified Retained Earnings	\$ 200,000
3) Wastewater Revenue	\$ 692,451
4) Wastewater Certified Retained Earnings	\$ 230,362
5) Transfer Station Revenue	\$ 428,942
6) General Fund Subsidy	\$ 75,000

Article 13: Amend Outdoor Seating Zoning Bylaw

Page 64, Line 20

Sarkis Sarkisian, Town Planner at ssarkisn@wayland.ma.us

Stephen Crane, Acting Town Manager at scrane@wayland.ma.us

Article 15: CPA Open Space: Acquisition of 27 Sherman's Bridge Road

Page 66, line 7

Add Appendix D;

Article 19: Amend Conservation Cluster Bylaw

Page 74, Line 36

Sarkis Sarkisian, Town Planner at ssarkisn@wayland.ma.us

Stephen Crane, Acting Town Manager at scrane@wayland.ma.us

Article 22: CPA- Housing: Launcher Way Acquisition

Page 85, line 10

~~Acting Town Administrator~~

~~Acting Town Manager~~

Article 23: Resolution on Expenditure of Fund for Stonebridge Road Bridge

Page 87, line 39

~~The Board of Public Works recommends approval. Vote 5-0-0.~~

Article 24: Rescind Appropriation for Framingham Bridge

Page 88, Line 5

~~proponents believe~~

Article 25: Loker Grass Field Construction

Page 92, line 21

~~Loker~~ Loker Conservation & Recreation Area

Page 92, line 23

~~Loker~~ Loker Conservation & Recreation Area

Page 93, line 2

~~Loker~~ Loker Conservation & Recreation Area

Page 93, line 9

~~Loker~~ The Loker Conservation & Recreation Area

Page 93, line 27

~~Loker~~ Loker Conservation & Recreation Area

Page 93, line 42

~~Loker~~ Loker Conservation & Recreation Area

Page 94, line 10

~~Loker~~ Loker Conservation & Recreation Area

Article 26. Amend Town Code for the Municipal Affordable Housing Trust Fund

Page 95, line 2

~~Board of Selectmen to~~ "Select Board"

Article 30: Choose Town Officers

Page 101, Line 9

~~Gary Slep~~

MOVER: Pamela Roman

MOTION – 2022 ATM

ARTICLE 10: FY 2023 OMNIBUS BUDGET

MOTION NO. 1

I MOVE YOU SIR:

MOVED: that each and every numbered item set forth in the Finance Committee’s Budget for Fiscal Year 2023 listed on Pages 38-46 be voted, granted and appropriated as an expenditure for the several purposes and uses set forth in said budget establishing a total budget of \$92,678,613 which sum shall be expended only for the purposes shown under the respective boards, committees and offices of the Town; and, of the total sum so appropriated, \$91,257,563 shall be raised by taxation, \$374,400 shall be provided by transfer from Ambulance receipts, and \$1,046,650 shall be provided by transfer from the following funds:

\$ 1,674	from the Council on Aging Revolving Fund
\$372,734	from the Water Enterprise Fund
\$ 34,927	from the Wastewater Enterprise Fund
\$ 47,794	from the Recreation Revolving Fund
\$ 10,465	from the Recreation Field Revolving Fund
\$205,779	from BASE Revolving Fund
\$200,908	from the Children’s Way Revolving Fund
and	
\$172,369	from the Food Service Revolving Fund

Majority vote required

MOVER: Pamela Roman

MOTION – 2022 ATM

ARTICLE 10: FY 2023 OMNIBUS BUDGET – CAPITAL BUDGET

MOTION NO. 2

I MOVE YOU SIR:

MOVED: that each and every numbered item set forth in the Finance Committee’s capital budget of Fiscal Year 2023 listed on Pages 47-57 of the Warrant for the 2022 Annual Town Meeting in the total amount of \$9,215,600 be appropriated for equipment and vehicle acquisitions and projects for the listed departments, each of which shall be a separate appropriation, and, of the total sum so appropriated, the Treasurer, with the approval of the Select Board, is authorized to borrow \$6,211,000 pursuant to the provisions of Massachusetts General Laws Chapter 44, Sections 7 and 8, or any other enabling legislation, \$625,000 shall be raised from taxation, \$1,974,600 shall be provided by transfer from Unreserved Fund Balance, \$180,000 shall be provided from Ambulance Receipts, and \$225,000 shall be provided by transfer from Water Fund Revenue.

2/3 vote required

MOVER: Tom Fay

MOTION – 2022 ATM

**ARTICLE 21: COUNCIL ON AGING AND COMMUNITY CENTER
CONSTRUCTION**

I MOVE YOU SIR:

- 1) **MOVED:** That the Town vote to appropriate the sum of eleven million dollars (\$11,000,000) for the design, engineering, construction, equipping, and furnishing of a new Wayland Council on Aging/ Community Center (“CoA/CC”) to be located at the Municipal Parcel and adjacent parcels of land located on and off Boston Post Road and Andrew Avenue in Wayland, Massachusetts shown as Lot 4-1, Lot 8-1, Lot 9-1B, Parcel R-20-1, and Parcel 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 at the Middlesex South Registry of Deeds as Plan 616 of 2015, a copy of which plan is on file in the Office of the Town Clerk, and any and all incidental and related costs, including but not limited to, site evaluation, engineering and schematic and final design services, and project management services for the design, bidding and construction, site preparation, paving, and landscaping, and to authorize the Select Board to expend these funds, without further appropriation, but with the approval of the Permanent Municipal Building Committee;
- 2) And to provide for said appropriation by borrowing under Massachusetts General Laws Chapter 44 or any other enabling legislation;

- 3) authorize the Treasurer, with the approval of the Select Board, to borrow said sum pursuant to G.L. c. 44, sections 7 or 8, or any other enabling authority, and issue bonds or notes of the Town therefor;
- 4) authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, to be applied to the payment of costs approved hereunder in accordance with G.L. c. 44, section 20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs;
- 5) authorize the Town Manager to take any action necessary to carry out this program;
- 6) provided, however, that no construction funds appropriated under this article be expended until the Town of Wayland acquires control of the named parcels; and
- 7) provided, further, that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts necessary to pay debt service on any bonds or notes issued pursuant to this vote from the limits of G.L. Chapter 59, Section 21C (Proposition 2 ½).

2/3 vote required

MOVER: Gretchen Schuler

MOTION – 2022 ATM

ARTICLE 22: CPA – HOUSING: LAUNCHER WAY ACQUISITION

I MOVE YOU SIR:

MOVED: that the Town vote to:

- a. authorize acquisition of a parcel of land located on Launcher Way, off Oxbow Road, Wayland, Massachusetts containing 5.6 acres, more or less, with 12 housing units along Oxbow Road and Launcher Way, as shown on Wayland Assessors Map 01 Parcel 001 and as shown in Appendix H to the 2022 Annual Town Meeting Warrant, by the Select Board, with the approval of Town Counsel as to form;
- b. provide for said appropriation by transferring the sum of \$100,000 from the Community Preservation Fund's Uncommitted Fund for Community Housing purposes and appropriate the sum of \$4,000,000 to be borrowed from Community Preservation Fund future receipts to be (i) expended by the Select Board for the acquisition of said parcel or (ii) transferred to and expended by the Town of Wayland Municipal Affordable Housing Trust Fund for the sole purpose of acquiring said parcel;
- c. authorize the Town Treasurer, with the approval of the Select Board, to borrow \$4,000,000 in accordance with Massachusetts General Laws Chapter 44, Section 7 and Chapter 44B, Section 11 and any other enabling authority, and issue bonds or notes of the Town therefor;
- d. provided, in accordance with G.L. Chapter 44B, §5(d), no Community Preservation Act funds shall be borrowed or expended to acquire this property for a price in excess of its

value as determined through procedures customarily accepted by the appraising profession as valid.

2/3 vote required.

MOVER: David Pearlman

MOTION – 2022 ATM

ARTICLE 25: LOKER GRASS FIELD CONSTRUCTION

I MOVE YOU SIR:

MOVED: that the Town vote to:

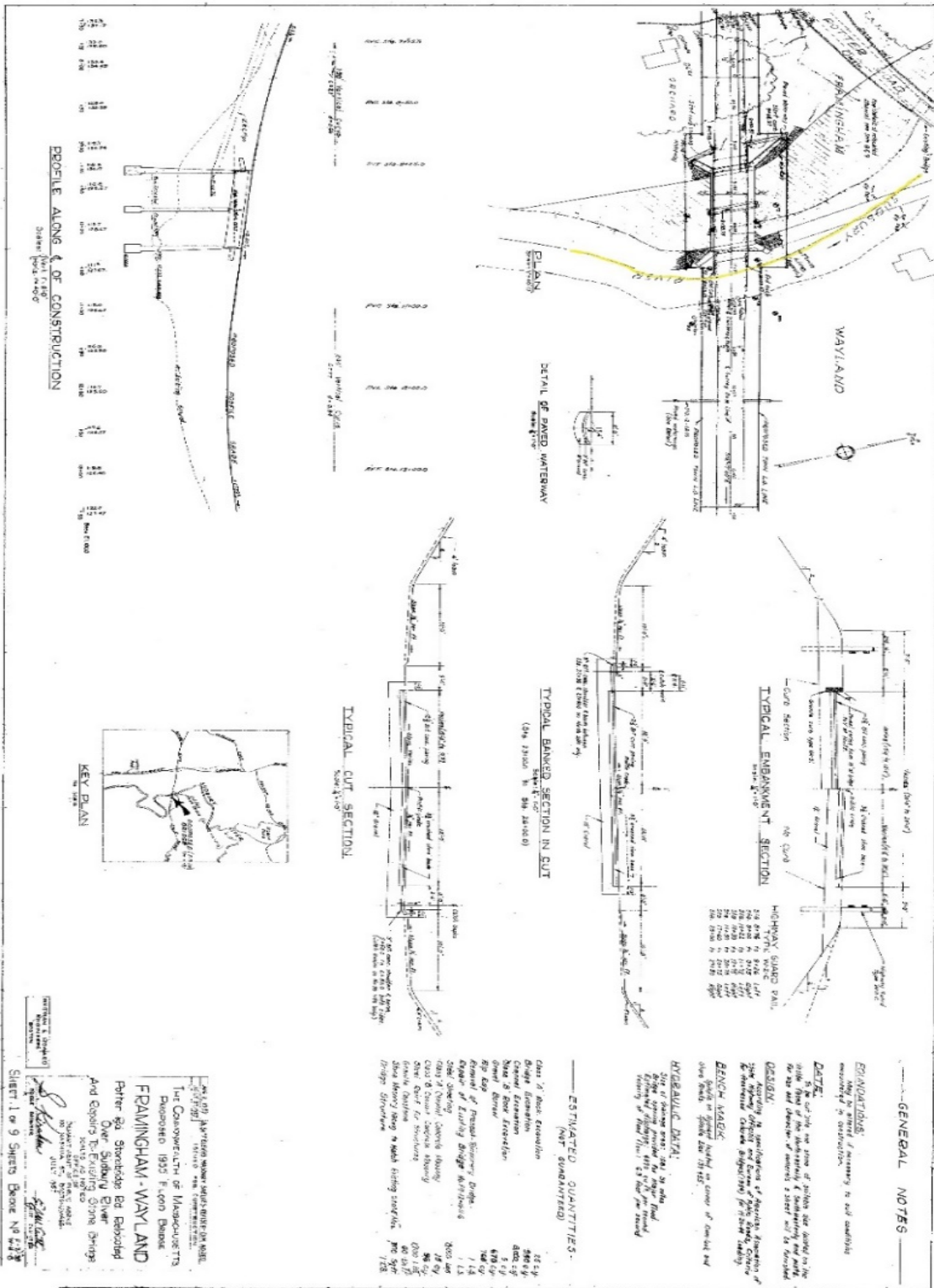
1. Appropriate the sum of money of \$3,000,000 to be expended under the direction of the Permanent Municipal Building Committee for designing, permitting, engineering and constructing a multi-purpose natural grass athletic playing field at the Loker Conservation & Recreation Area including playing surfaces, lighting, drainage, landscaping, recreational amenities, access and parking areas, and any and all other costs incidental or related thereto;
2. Provide for said appropriation by transferring the sum of \$189,160 from the Recreation Stabilization Fund, by transferring the sum of \$200,000 from the Recreation Field Revolving Fund, and the balance of \$2,610,840 be borrowed;
3. Authorize the Town Treasurer, with the approval of the Select Board, to borrow the sum of \$2,610,840 in accordance with Massachusetts General Laws Chapter 44, Sections 7 and 8 and any other enabling authority, and issue bonds or notes of the Town therefor; and
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, may be applied to the payment of costs approved hereunder in accordance with Massachusetts General Laws Chapter 44, section 20,

thereby reducing by a like amount the amount authorized to be borrowed to pay such costs;

5. provided, further, that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts necessary to pay debt service on any bonds or notes issued pursuant to this vote from the limits of G.L. Chapter 59, Section 21C (Proposition 2 ½).

2/3 vote required

Appendix I: Articles 23 and 24 Stonebridge Road Bridge



GENERAL NOTES

EXPLANATIONS:
 All work to be done in accordance with the specifications and standards of the Department of Public Works, Province of Ontario.

DETAILS:
 All details to be in accordance with the specifications and standards of the Department of Public Works, Province of Ontario.

DESIGN:
 All design to be in accordance with the specifications and standards of the Department of Public Works, Province of Ontario.

BENCH MARK:
 All bench marks to be in accordance with the specifications and standards of the Department of Public Works, Province of Ontario.

HYDRAULIC DATA:
 All hydraulic data to be in accordance with the specifications and standards of the Department of Public Works, Province of Ontario.

ESTIMATED QUANTITIES
 (NOT BOUNDARY)

Class 1 Base Excavation	12.34
Drainage Excavation	540.00
General Excavation	800.00
Mass & Rock Excavation	5.00
Top Soil Excavation	100.00
Excavation of Existing Bridge Approach	1.15
Class 1 Concrete	800.00
Class 2 Concrete	800.00
Class 3 Concrete	800.00
Class 4 Concrete	800.00
Class 5 Concrete	800.00
Class 6 Concrete	800.00
Class 7 Concrete	800.00
Class 8 Concrete	800.00
Class 9 Concrete	800.00
Class 10 Concrete	800.00
Class 11 Concrete	800.00
Class 12 Concrete	800.00
Class 13 Concrete	800.00
Class 14 Concrete	800.00
Class 15 Concrete	800.00
Class 16 Concrete	800.00
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Class 93 Concrete	800.00
Class 94 Concrete	800.00
Class 95 Concrete	800.00
Class 96 Concrete	800.00
Class 97 Concrete	800.00
Class 98 Concrete	800.00
Class 99 Concrete	800.00
Class 100 Concrete	800.00

DESIGNED AND DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

PROJECT: Stonebridge Road Bridge
 SHEET: 1 of 9 Sheets
 DATE: [Date]

Appendix I: Articles 23 and 24 Stonebridge Road Bridge

