

**PACKET**

**FEB 26**

**2016**



NAN BALMER  
TOWN ADMINISTRATOR  
TEL (508) 358-7755  
www.wayland.ma.us

# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

## BOARD OF SELECTMEN

LEA T. ANDERSON  
MARY M. ANTES  
CHERRY C. KARLSON  
JOSEPH F. NOLAN

**BOARD OF SELECTMEN**  
**Friday, February 26, 2016**  
**Wayland Town Building**  
**Selectmen's Meeting Room**

**Revised Proposed Agenda**

*Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. The meeting likely will be broadcast and videotaped for later broadcast by WayCAM.*

- 11:00 am 1.) Call to Order by Chair
- Announcements; Review Agenda for the Public
- 11:02 am 2.) Public Comment
- 11:05 am 3.) Discussion of Annual Town Meeting Articles; Potential Vote to Withdraw Articles Including but not Limited to:
- Article O: Fund Council on Aging/Community Center Design
  - Article Q: Civil Service
  - Article R: OPEB Special Act
  - Article V: Hydrants
  - Article W: Demolition Delay
  - Article Z: Library - Wastewater
  - Article BB: Five Path Project
  - Article HH: Recreation Projects
- 11:35 pm 4.) Vote to Order Articles
- 11:50 pm 5.) Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
- 11:55 pm 6.) Adjourn

## ARTICLE LIST FOR 2016 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2016 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	C. Karlson	N. Funkhouser	3-0	
B*	Pay Previous Fiscal Year Unpaid Bills	Board of Selectmen	C. Karlson	N. Funkhouser	4-0	
C*	Current Year Transfers	Board of Selectmen	C. Karlson	N. Funkhouser	4-0	
D*	OPEB Funding	Finance Committee	C. Karlson	G. Cliff	4-0	4-0
E	FY 2017 Omnibus Budget	Finance Committee	C. Karlson	N. Funkhouser		6-0
F*	Compensation for Town Clerk	Board of Selectmen	C. Karlson	N. Funkhouser	3-0	4-0
G*	Accept Law Increasing Real Estate Tax Exemption Amounts	Board of Selectmen	L. Anderson	N. Funkhouser	3-0	6-0
H	Personnel Bylaws and Wage & Classification Plan	Personnel Board	C. Karlson	N. Funkhouser	4-0	5-0-1
I*	Choose Town Officers	Board of Selectmen	C. Karlson	N. Funkhouser	3-0	
J	Accept Gifts of Land	Board of Selectmen	C. Karlson	N. Funkhouser	3-0	
K*	Sell or Trade Vehicles and Equipment	Board of Selectmen	J. Nolan	N. Funkhouser	3-0	
L*	Rescind Authorized but Unissued Debt	Board of Selectmen	C. Karlson	N. Funkhouser	4-0	4-0

## ARTICLE LIST FOR 2016 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2016 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
M*	Hear Reports	Board of Selectmen	C. Karlson	N. Funkhouser	3-0	
N	Vote to Appropriate Funding for New Minuteman High School	Board of Selectmen	L. Anderson	C. Martin	No position	
O	Appropriate Funds for Design, Construction Documents and Bidding for a Proposed Council on Aging/Community Center at Wayland Town Center	Board of Selectmen/Council on Aging Community Center Advisory Committee	M. Antes	B. Steinberg	4-0	
P	Fund Glezen Lane Traffic Control Measures	Board of Selectmen	C. Karlson	B. Steinberg	3-0-1	3-3
Q	Petition the State Legislature to Remove All Police Personnel from the Provisions of Civil Service Without Affecting the Civil Service Rights of Incumbents	Board of Selectmen	C. Karlson	T. Abdella	4-0	6-0
R	Petition the State Legislature to Adopt Special Act for Other Employment Benefits Trust Funds and Repeal Existing OPEB Trust Fund Special Act	Board of Selectmen	C. Karlson	G. Cliff	No position	
S	Adopt Massachusetts General Laws Chapter 44, Section 53 E ½, Revolving Accounts	Board of Selectmen	C. Karlson	C. Martin	4-0	4-0
T	<del>Amend Chapter 36, Section 18 of Town Code, Attendance and Participation of Nonresident Town Officials</del>	<del>Board of Selectmen</del>	<del>C. Karlson</del>	<del>C. Martin</del>		

## ARTICLE LIST FOR 2016 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2016 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
U*	Confirmatory Taking of Newbury Conservation Land	Board of Selectmen/Conservation Commission	M. Antes	D. Watkins	3-0	4-0
V*	Amend Chapter 145-Inspection, Testing, Maintenance of Private Fire Hydrants	Board of Selectmen	L. Anderson	T. Abdella	4-0	5-1
W	Preservation of Historically Significant Buildings Through Demolition Delay	Historical Commission	M. Antes	D. Watkins	3-0	Against 0-4-2
X	Transfer 193 and 195 Main Street to Library Trustees, Recreation Commission	Board of Library Trustees, Recreation Commission	J. Nolan	G. Cliff	4-0	3-1
Y	Transfer 202 Old Connecticut Path to Library Trustees for Library Use	Board of Library Trustees	J. Nolan	G. Cliff	4-0	4-0
Z	Fund Payment in Lieu of Sewer Betterment Assessment for Sewer Capacity for Town Library or Other Town Building	Board of Library Trustees	J. Nolan	G. Cliff		4-0
AA*	Transfer Custody of Small Portion of Lakeview Cemetery	Board of Public Works	J. Nolan	C. Martin	3-0	4-0
BB	Fund Reconfiguration of the Five Paths Intersection (Cochituate Road and Old Connecticut Path)	Board of Public Works	J. Nolan	T. Abdella	3-0	6-0

## ARTICLE LIST FOR 2016 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2016 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
CC	Fund Permanent Reconfiguration of the Intersection of East Plain Street, School Street, and Route 30 (Commonwealth Road)	Board of Public Works	J. Nolan	T. Abdella	3-0	6-0
DD*	Accept Modified Route 30 and 27 Intersection as a Town Way	Board of Public Works	J. Nolan	T. Abdella	3-0	6-0
EE	Regulating Temporary Signs Within Town-Owned Rights of Way	Board of Public Works	M. Antes	T. Abdella	Against 0-3	Against 0-6
FF	Establish 53D Recreation Revolving Fund for the Wayland Town Beach	Recreation Commission	J. Nolan	C. Martin	4-0	4-0
GG	Establish and Fund a Recreation Stabilization Fund	Recreation Commission	J. Nolan	C. Martin	4-0	3-1
HH	Funding to Design a Multi-Purpose, Rectangular, Artificial Turf Field 193 & 195 Main Street, also Known as the Former DPW Site	Recreation Commission	J. Nolan	C. Martin		
H	<del>Home Occupation</del>	<del>Planning Board</del>	<del>L. Anderson</del>	<del>B. Steinberg</del>		
J	<del>Assisted/Independent Living and Nursing Home</del>	<del>Planning Board</del>	<del>L. Anderson</del>	<del>B. Steinberg</del>		
KK	<del>Landscaping in Parking Areas Zoning Bylaw</del>	<del>Planning Board</del>	<del>L. Anderson</del>	<del>B. Steinberg</del>		Against 1-3

## ARTICLE LIST FOR 2016 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2016 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
LL	Building Height	Planning Board	<del>L. Anderson</del>	B. Steinberg		3-1
MM	<del>Sidewalk Construction in Roadside, Business Districts A and B, Light Manufacturing and Limited Commercial of the Zoning Bylaw</del>	<del>Planning Board</del>	<del>L. Anderson</del>	<del>B. Steinberg</del>		
NN	<del>Conservation Cluster Developments</del>	<del>Planning Board</del>	<del>L. Anderson</del>	<del>B. Steinberg</del>		
OO*	Set Aside Community Preservation Funds for Later Spending	Community Preservation Committee	M. Antes	D. Watkins	4-0	4-0
PP*	Transfer Community Housing Funds to Wayland Municipal Affordable Housing Trust Fund	Community Preservation Committee	M. Antes	D. Watkins	4-0	4-0
QQ	Appropriate Funds to Restore Monuments at North Cemetery	Community Preservation Committee	M. Antes	D. Watkins	4-0	6-0
RR	Appropriate Funds to Restore Cochituate Town Clock	Community Preservation Committee	M. Antes	D. Watkins	4-0	5-1
SS	<del>Appropriate Funds to Purchase Conservation Restriction on Mainstone Farm – CPA Only</del>	<del>Community Preservation Committee</del>	<del>M. Antes</del>	<del>D. Watkins</del>		
TT	Appropriate Funds to Purchase Conservation Restriction on Mainstone Farm – CPA and General Borrowing	Community Preservation Committee	M. Antes	D. Watkins		Against 0-5

## ARTICLE LIST FOR 2016 ANNUAL TOWN MEETING

\* Asterisk indicates articles proposed for abbreviated presentation procedure

Article	2016 Article Name	Sponsor	Assignee Selectmen	Assignee FinCom	Position Selectmen	Position FinCom
UU	<del>Amend Chapter 36 of the Town Bylaws Relative to Time for Debate at Town Meetings</del>	Petitioners	M. Antes	G. Cliff		3-1
VV	Amend Chapter 36 of the Town Bylaws Relative to Remarks at Town Meetings	Petitioners	M. Antes	G. Cliff		2-2
WW	Clarify Petitioner Access to Town Counsel	Petitioners	J. Nolan	G. Cliff		Against 0-4
XX	Amend Chapter 36 of Current Bylaws	Petitioners	L. Anderson	G. Cliff		Against 0-4



ARTICLE 0: Co A/  
COMMUNITY CENTER

**Original from Bill Steinberg on Feb 22**

**Suggested Edits from Jean Milburn in purple. First round of edits.**

**WASterling edits in blue**

**ARTICLE 0:                    APPROPRIATE FUNDS FOR DESIGN, CONSTRUCTION DOCUMENTS  
AND BIDDING FOR A PROPOSED COUNCIL ON AGING/  
COMMUNITY CENTER AT WAYLAND TOWN CENTER**

*Sponsored by: Board of Selectmen and Council on Aging/Community Center Advisory  
Committee    Estimated Cost: \$425,000.*

To determine whether the Town will vote to appropriate a sum of money to be expended under the direction of the Board of Selectmen for the purpose of preparing Bid Documents and obtaining bids for a Council on Aging/Community Center building on the "municipal pad," the parcels of land located on and off Boston Post Road (Route 20) and Andrew Avenue in Wayland Massachusetts shown as Lot 4-1, Parcel R-20-1, Parcel R-21 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.

The design scope shall include renovations to the existing building (10,250 SF) on the "municipal pad" and expansion as needed, as well as related site development. The design will accommodate up to 21,000 SF of building area, with engineering confirmation that waste water capacity is available and sufficient for that size building and for the proposed community center use.

No funds allocated under this Article shall be expended until the Town of Wayland acquires control of the 4.16 acre "municipal pad" and achieves satisfactory environmental testing for PCB's as authorized at the November 9, 2015 Special Town Meeting.

---

In addition, to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, but not by borrowing, in compliance with Massachusetts General Law Chapter 44 or other enabling authority, or otherwise, and to authorize the Town Administrator with the approval by the voters of the Town of Wayland to take any action necessary to carry out this program.

**Balmer, Nan**

---

**Subject:** FW: Revised OPEB Article - R

---

**From:** Clifford [mailto:cliffordlewis66@gmail.com]  
**Sent:** Wednesday, February 24, 2016 8:51 AM  
**To:** Karlson, Cherry  
**Cc:** sherry.jay@gmail.com; gordoncliff59@gmail.com; Balmer, Nan  
**Subject:** Re: Revised OPEB Article - R

Cherry:

I have reviewed Mr. Lanza's comments on the OPEB Warrant Article, per your request and have a couple of notes:

- 1) Mr. Lanza believes that amending the existing Wayland Special Act would be completely within the scope of the article that was originally proposed.
- 2) Mr. Lanza's comments and suggested revisions are very minimal. From my read, they simply clarify a number of the points that you originally made.

From the above, I would like to support Jay's comments about proceeding with Article R at the ATM. There is no reason not to. The amended article is within the scope, it will have been well drafted and well reviewed. It should not be controversial. It should not take up very much time on the agenda. You might remember that the main reason we delayed from last fall's STM was because the agenda for the STM was "too full" and that the agenda for the regular ATM "would be fine". We could just keep putting this off and putting it off, but that does not get the goals accomplished. My guess is that the agenda for a fall STM will not have lots of space that will just need to be filled up. It's likely to be very crowded as well.

As you know, the thing that takes time at Town Meetings are ill prepared and ill considered articles. Well drafted and well considered articles do not crowd the agenda.

We need to be making a 7% return on the funds. You should run the numbers with any lesser return if you want visual proof of what a disaster it will be when the bill comes due. I can run them for you if you like. We need to get to the point of having both good investment governance as well as good, public, periodic reporting - not a single one of which is currently in place. We can't start to make progress on good investment governance without having a real trust. When the Town has a real trust, we can make real investment progress. At the same time, Mr. Senchyshyn will have another card to use at the bargaining table to assure the unions that the money will be there. It will strengthen his hand and it should be an offset to some of the other demands which will surely be on the table.

There is no downside to going ahead, so let's go. I cannot be at the meeting on Friday when Article R is scheduled for discussion, but Jay is planning to attend. Can arrangements be made to hear Jay's comments as part of the article discussion?

Best Regards,

Cliff

ARTICLE FOR ANNUAL SPRING TOWN MEETING

SPONSOR: RECREATION DATE RECEIVED: 1/15/16  
CONTACT PERSON: Jessica Brodie TELEPHONE/Day: 508-358-3662  
TELEPHONE/Evening: \_\_\_\_\_  
BOARD VOTE: \_\_\_\_\_ DATE OF VOTE: January 15, 2016

TITLE: Field Renovations and 193/195 Main Street Feasibility Study

COST: X NO COST: X COST ESTIMATE: \$150,000  
Funding Source = Recreation Stabilization Fund

Proposed by: Recreation Commission

**TEXT:**

To determine whether the Town will vote to allow the Recreation Commission to spend a sum of money from the Recreation Stabilization Fund, , for field renovations at Town Building and to do a Feasibility Study to investigate the construction of a potential Multi-Purpose, Rectangular, Natural or Artificial Turf Field at 193 & 195 Main Street.

Signature of Chair: \_\_\_\_\_ Date: \_\_\_\_\_

REVISED LANGUAGE ABOVE  
WILL BE ADOPTED AT  
10 AM FRIDAY BY  
REC COMMISSION

**COMMENTS:**

**ARTICLE FOR ANNUAL SPRING TOWN MEETING**

SPONSOR: RECREATION DATE RECEIVED: 1/15/16  
CONTACT PERSON: Jessica Brodie TELEPHONE/Day: 508-358-3662  
TELEPHONE/Evening: \_\_\_\_\_  
BOARD VOTE: \_\_\_\_\_ DATE OF VOTE: January 15, 2016

TITLE: Funding to Design a Multi-Purpose, Rectangular, Artificial Turf Field 193 & 195 Main Street, also known as the former DPW site, Field Renovations and 193/195 Main Street Feasibility Study

Formatted Table

COST: X NO COST: X COST ESTIMATE: Up to \$150,000 200,000  
Funding Source = Recreation Stabilization Fund

Proposed by: Recreation Commission

**TEXT:**

To determine whether the Town will vote to allow the Recreation Commission to spend a sum of money use up to \$200,000 from the Recreation Stabilization Fund, funded by field user fees, for field renovations at Town Building and to do a Feasibility Study design to and investigate the construction of a potential Multi-Purpose, Rectangular, Natural or Artificial Turf Field at 193 & 195 Main Street, (Old DPW Site) at the Wayland Middle School.

Signature of Chair: \_\_\_\_\_ Date: \_\_\_\_\_