



TOWN OF WAYLAND

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BOARD OF SELECTMEN
STEVEN J. CORREIA
THOMAS J. FAY
JOSEPH F. NOLAN
SUSAN W. POPE
MICHAEL L. TICHNOR

Board of Selectmen Meeting Minutes October 26, 2009

Attendance: S. Correia, T. Fay, S. Pope, M. Tichnor

Also Present: Town Administrator F. Turkington, Secretary M. DiNapoli

Vice Chair S. Correia called the meeting of the Board of Selectmen to order at 7:04 p.m. in the Selectmen's Meeting Room and reviewed the agenda for the viewing audience. He noted that the Board had attended the Finance Committee budget guideline hearing, and advised that anyone with questions about the town budget process should attend Finance Committee hearings.

A2. Public Comment George Harris, 8 Holiday Road, said he felt the Board violated open meeting laws by sending emails to one another in regard to the report of the Public Ceremonies Committee to the April Annual Town Meeting. He commended them for releasing email records and requested that they be more circumspect in the future; he suggested that the Board invite a representative of the Middlesex District Attorney office to provide a lesson on open meeting laws. M. Tichnor said no deliberations were made by email, but rather individual comments were sent to the Town Administrator. He said the Board is always vigilant that the open meeting laws are followed correctly.

A3. Consent Calendar S. Pope moved, seconded by T. Fay, to approve the consent calendar (Warrants TA102609). YEA: S. Correia, T. Fay, S. Pope, M. Tichnor. NAY: none. ABSENT: J. Nolan. Adopted 4-0.

A4. Correspondence The Board reviewed the week's correspondence. T. Fay asked the Town Administrator to confirm that, as per the minutes of the Wastewater Management District Commission, the information they needed from Twenty Wayland LLC was slow in being offered. M. Tichnor asked if the 2010 Annual Town Meeting would be scheduled according to the new bylaws passed at the last town meeting; F. Turkington said the changes were approved and the schedule for the next Annual Town Meeting will be reviewed next week.

A5. Presentation by Citizens Group on Lee's Farm Stand Property Bill Sterling, 14 Morse Road, and Joan Blair, 3 Peartree Lane, appeared before the Board to make a presentation on the Lee's Farmstand property on Boston Post Road on behalf of the LEES (Let's Enable Environmental Sustainability) Group Project. J. Blair explained the concept of community farming; she said it would provide community belonging, education, and a link to historic traditions in keeping with the semi-rural character of Wayland. She discussed the possibility of using Community Preservation funds to buy the land for open space, history, and affordable housing. M. Tichnor asked about the purchase price; J. Blair said the group has received Community Preservation funds to contract for a commercial appraisal. She said they have met with the Town Planner and are scheduled to meet with the Conservation Commission this week. Participants discussed the proposal's consistency with the Master Plan, and compared it with other local projects such as Land's Sake in Weston. B. Sterling suggested that the Board appoint a committee similar to the Doran Road Land Use Advisory committee. M. Tichnor noted there are many

issues to consider, such as the appropriateness of the site and the impact on tax revenue. S. Correia said there is a huge need for a project such as this in Wayland, and would like to see it pursued in other parts of town as well. T. Fay asked if the Community Preservation Committee had any concerns; B. Sterling said they were waiting for the appraisal figure. M. Tichnor advised the group that changes in the town center agreement could provide cash for the town to create affordable housing on this property. T. Fay said he was in favor of the proposal but shared the Board's concern about the impact on tax revenue.

A6. Update on Special Town Meeting Logistics F. Turkington reviewed the logistics for the November Special Town Meeting. He said the Moderator has requested a change in the layout of the Field House which will result in the loss of up to 400 seats; the Board rejected the change in the layout due to the impact of reduced seating. F. Turkington said arrangements have been made for spillover parking, shuttle service, extra checkers, hearing devices, and electronic signboards. He said notice of the arrangements will be made available to the public through all available sources, including press releases, the town website, school newspapers, and WayCam.

A7. Report of the Town Administrator F. Turkington distributed the draft motions for Special Town Meeting. He said the warrant will be available for Board signatures on November 2, 2009, and the warrant hearing will be November 9 at 7:30 p.m., after which time the Board will vote its positions on the articles. F. Turkington reviewed upcoming agendas and meeting schedules; he noted that two liquor license hearing are scheduled for November 30. He reviewed upcoming ceremonial events.

A8. Selectmen's Reports and Concerns S. Pope said she attended the Rail Trail meeting and the ALS ceremony. She asked the Board to consider how the distinction between the Town Center Project and Wayland Commons could be made clear to the public. M. Tichnor emphasized the fact that the Board has always gone to great lengths to make sure it abides by all the open meeting laws. He said the Lee's Farmstand proposal is more complicated than it appears, as it speaks to the issue of planning and land use. T. Fay said the Rail Trail project is a worthwhile endeavor. S. Correia expressed concern about the use and scheduling of playing fields in Wayland. F. Turkington said he is trying to set up a meeting with soccer leaders and all other interested parties to resolve the issues. S. Correia congratulated ALS for its successful kick-off program today.

A9. Evaluation of Performance of Town Administrator The Board discussed the procedures for the performance evaluation of the Town Administrator. F. Turkington said each Board member should send their comments to the Chair by November 7, and the Chair will create a composite evaluation. He noted that individual comments are not public record, but the composite report will be a public record.

A10. Executive Session At 8:50 p.m., the Board of Selectmen, by roll call vote, unanimously (4-0) approved a motion brought by T. Fay and seconded by S. Pope, to go into executive session pursuant to Massachusetts General Laws Chapter 39, Section 23B(3) to discuss strategies with respect to pending litigation regarding the Public Safety Building because a public discussion of this matter will have a detrimental effect on the litigating position of the Town. The Board will return to open session in approximately ten minutes for the sole purpose of adjourning.

The Board returned to open session at 9:15 p.m.

T. Fay moved, seconded by S. Pope, to adjourn the meeting of the Board of Selectmen at 9:15 p.m. YEA: S. Correia, T. Fay, S. Pope, M. Tichnor. NAY: none. ABSENT: J. Nolan. Adopted 4-0.