



# TOWN OF WAYLAND

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## BOARD OF SELECTMEN

JOHN BLADON  
STEVEN J. CORREIA  
THOMAS J. FAY  
JOSEPH F. NOLAN  
SUSAN W. POPE

### Board of Selectmen Meeting Minutes August 1, 2011

**Attendance:** John Bladon, Steven Correia, Thomas Fay, Joseph Nolan (arrived 7:03 p.m.), Susan Pope  
**Also Present:** Town Administrator F. Turkington

Chair T. Fay called the meeting of the Board of Selectmen to order at 7:00 p.m. in the Selectmen's Meeting Room and reviewed the agenda for the viewing public. S. Pope announced that paving was being done later this week in Sudbury center on Route 27, and residents should heed the detour signs posted on Route 27. J. Nolan announced that the MWRTA began bus service today in Cochituate with stops at Bent Park and Cochituate Apartments. F. Turkington announced the next scheduled meeting of the Board will be August 22.

**Public Comment** Stanley Ducharme, 44 Pond Drive, asked the Board of Selectmen and Housing Authority to be sensitive in appointing candidates who could balance the town's interests and the community goal of preserving open space when reviewing housing proposals. Jackie Ducharme, 44 Pond Drive, discussed the well-publicized charrette on June 27 sponsored by the Dudley Area Advisory Committee, and criticized members for minimizing the sentiment toward protecting open space as "unrepresentative" of the entire town. Steven Kramer, 26 Bow Road, thanked the Board of Selectmen and Town Administrator for continued commitment to addressing traffic issues on Bow Road related to Town Center. It was agreed that the Board would vote the changes to the west end of Bow Road at Route 27 at a meeting in September, with construction tentatively set for the summer of 2012 to coordinate with other traffic improvements related to the Town Center opening.

**A2. Interview Applicants for Positions on Boards and Committees** Mark Reardon, 153 Buckskin Drive, interviewed for a seat on the Permanent Municipal Building Committee. He reviewed his more than twenty-year background in commercial real estate and discussed his involvement representing a property owner in a sale of an industrial building to be retrofitted by the Town of Chelmsford for a DPW facility.

**A3. Joint Meeting with Housing Authority for Purpose of Interviewing Candidates Interested in Appointment to Fill Vacancy Created by Resignation of Charlie Raskin for a Term ending with Adjournment of 2012 Annual Town Meeting and to Appoint a Housing Commissioner** Mary Antes called to order the Housing Authority to meet jointly with the Board of Selectmen to consider the appointment of a resident to fill the vacancy created by the resignation of Charlie Raskin. Laurie Hojlo, 41 Moore Road, and Kevin Goodwin, 106 Main Street, discussed their interest in serving as a commissioner of the Housing Authority. L. Hojlo reviewed her experience as a school nurse in Wayland schools, an ICU nurse for more than 25 years at Beth Israel, and her work as director of Parmenter Food

Pantry for 13 years, saying that her work with vulnerable populations gives her insight into the need for housing. K. Goodwin discussed his experience advocating for rehabilitation programs and disabled transportation, and his work on resident committees at Cochituate Apartments. Mary Antes reviewed the differences between the Housing Partnership and the Housing Authority tasks and mission, and discussed the idea of shifting the current Planning Board designee to a Conservation designee and filling the resulting vacancy on the Housing Partnership with one of the applicants interviewed this evening. F. Turkington asked about the Federal regulations encouraging tenant representation on the Housing Authority and alternative ways to fill this void. It was the consensus of the two boards to defer a decision until sometime in September to allow time to see if both candidates' considerable talents could be put to use.

**A4. Discussion on Future Use of Electronic Voting at Town Meetings** Moderator Dennis Berry and Electronic Voting Implementation Subcommittee Chair David Bernstein appeared to discuss the potential use of electronic voting at the 2012 Annual Town Meeting. D. Bernstein suggested an article be put forth funding electronic voting for three years or perhaps more, establishing a committee to work on implementation, and codifying the procedure used at 2011 Annual Town Meeting relative to the use of the equipment. Moderator Berry reminded the Board that in his new role, he could not advocate for the equipment, but agreed that it can be used effectively at town meeting. Members of the Board unanimously agreed that electronic voting was worthwhile, but each cautioned that cost had to be considered. D. Bernstein reminded the Board that a rough estimate from vendors indicated a cost ranging from \$25,000 to \$40,000 to lease and support the equipment, depending on the number of handsets (500 to 800), check in stations, and days of town meeting (2-3 consecutive days). F. Turkington noted that up to \$25K and perhaps more funds are available in the town meeting budget to support electronic voting if no Special Town Meeting is held in the fall of 2011. He suggested that an article was not necessary given the available funding for 2012 Annual Town Meeting, the ability of the Moderator to appoint an implementation committee, and the Moderator's commitment to using procedures from 2011 Annual Town Meeting. The flexibility to adjust the Moderator's rules to reflect experience with electronic voting was noted, compared to the challenge of amending a town meeting bylaw regarding use of the equipment. F. Turkington cautioned the Board to consider the impacts of electronic voting on attendance if consecutive weekdays are chosen to reduce the cost, the commitment to the use of technology based on days rather than conclusion of town business, and the order of articles if the goal of electronic voting is to handle anticipated controversial issues with likely close vote outcomes. F. Turkington suggested that he work with D. Bernstein and develop bid specifications for electronic voting equipment and services, with alternates reflective of issues raised in the discussion. The Board would then consider in late September or early October, making decisions that impact bid specifications and authorize the bid to determine estimated cost. It was the consensus of the Board and the Moderator to proceed in this manner.

**A5. Approval of Proposed Lease Between the Town and WayCAM for Use of Space at Wayland High School Field House for Studio and Offices** Ken Isaacson, Susan Koffman and Richard Turner from the WayCAM Board of Directors were in attendance. T. Fay reviewed the terms of the lease. F. Turkington noted that the School Committee had agreed in principle to the lease terms and had been provided a copy of the proposed lease; the School Committee should vote for the record concurrence with the terms in accordance with town meeting vote. All commended the work of S. Correia regarding the WayCAM studio relocation. S. Correia moved, seconded by S. Pope, to approve the lease between the Town and WayCAM for space within the Wayland High School Field House for studio and office use. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A6. Discussion and Approval of Proposed License Agreement for Construction of Traffic Signal Control Box for Route 126/27 Intersection on Town-owned Land Adjacent to MBTA Right-of-Way and Library Parking Lot** F. Turkington reviewed the license agreement to allow Twenty Wayland, LLC, to construct the traffic signal control box on town land adjacent to the library parking lot and the MBTA right-of-way as requested by the Historic District Commission. The agreement is identical to the version reviewed on June 27, 2011, with the exception of language requiring the town to reimburse duplicative costs if the license is revoked and the box is moved during construction and prior to release to the town. J. Nolan moved, seconded by J. Bladon, to approve the license agreement for construction of a traffic signal control box for the Route 126/27 intersection on town-owned land adjacent to the MBTA right-of-way and library parking lot. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A7. Consider and Approve Consent Calendar** F. Turkington noted the addition of the list of election officials for a term from September 1, 2011 through August 31, 2012. J. Nolan moved, seconded by J. Bladon, to approve consent calendar items 1-7. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0. J. Nolan moved, seconded by J. Bladon, to approve the list of election officials proposed by the Town Clerk. YEA: J. Bladon, S. Correia, J. Nolan, T. Fay. NAY: none. ABSTAIN: S. Pope. Adopted 4-0.

**A8. Review Correspondence** J. Nolan noted the Massachusetts Historical Commission request that concerns of residents relative to the potential cellular antennas in church steeples in the historic district be considered. J. Bladon asked for an update on Minuteman Regional Vocational High School capital projects and funding allocation. F. Turkington reviewed working groups of town administrators considering adjustments to proposed change in allocation to be brought to town meetings in sixteen member towns in spring 2012, efforts to secure MSBA funding, and a process for non-member town contributions to capital costs. S. Correia and S. Pope discussed the request from the Historical Commission to consider archeological artifacts for all future building projects.

**A9. Report of the Town Administrator** F. Turkington reviewed the meeting schedule through September; discussed traffic improvements to Bow Road; described capital project update to be provided on August 22 as foundation for State of the Town meeting; and discussed website updates.

**A10. Selectmen's Reports and Concerns** F. Turkington reported that Town Counsel had discussed the OML2011-26 decision with Assistant Attorney General Scarsic, who was now waiting for feedback from his superiors on resolution of the matter. J. Bladon provided an update on the work of the Operational Review Committee, noting the next meeting will be August 2 and again likely during the week of August 15 to complete review of Part 2 of the Abrahams Group report. A full discussion of the proposed recommendations and implementation plans will be considered in September or October, pending receipt of the final report of Operational Review Committee. J. Nolan, S. Pope, and S. Correia commented on the Middle School field project, noting calls from neighborhood residents concerned about the process for study and approval of plans for construction.

**A11. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any** T. Fay said there were no additional topics.

**A12. Adjourn** There being no further business before the Board, J. Bladon moved, seconded by S. Correia, to adjourn the meeting of the Board of Selectmen at 9:39 p.m. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**Items Distributed For Use by the Board of Selectmen at the August 1, 2011 Meeting**

1. Order of Taking – Temporary and Permanent Bridge Construction and Roadway Easements, Pelham Island Road (for signature).
2. Final Report of the Moderator’s Electronic Voting Implementation (ELVIS) sub-committee, June 2011 (see agenda item #4).
3. Memorandum dated July 25, 2011 from Town Clerk to Town Administrator requesting appointment of election officers for September 1, 2011 through August 31, 2012 (consent calendar).
4. Press release dated July 28, 2011 by Moody’s Investors Service “Moody’s Places Aaa Ratings of 177 US Public Finance Issuers on Review for Possible Downgrade Due to Review of US Government’s Aaa Rating” (correspondence).
5. Letter dated July 29, 2011 from EMJ Construction to Town Administrator regarding pre-construction meeting for Town Center project on Friday, August 12, 2011 (correspondence).