



# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

FREDERIC E. TURKINGTON JR.  
TOWN ADMINISTRATOR  
TEL. (508) 358-7755  
www.wayland.ma.us

## BOARD OF SELECTMEN

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

## Board of Selectmen Meeting Minutes September 26, 2011

**Attendance:** John Bladon, Steven Correia, Thomas Fay, Joseph Nolan, Susan Pope  
**Also Present:** Town Administrator F. Turkington, Secretary M. DiNapoli

Chair T. Fay called the meeting of the Board of Selectmen to order at 7:05 p.m. in the Large Hearing Room and reviewed the agenda for the viewing public. F. Turkington reviewed the list of documents being distributed to the Board. He said the next meetings of the Board will be Monday, October 3, and Tuesday October 11, and he noted the town building will be closed October 10 for the Columbus Day holiday.

**Public Comment** Margo Melnicove, 245 Lakeshore Drive, said that the town budget is overfunded, and she referred to an article by Tony Boschetto that appeared in the Wayland Town Crier. She said that the Finance Committee should correct the problem and refund the overpayment to the taxpayers, or residents will call for a Special Town Meeting and present their own plan for lowering the tax rate. Donna Bouchard, 72 Concord Road, asked the Board to address the email she sent with recommendations to reduce the FY2012 tax rate. She said she was told there was no leeway in the budget, and yet the school turned back over a million dollars; and that the bond rating would be in jeopardy if free cash was reduced, but a list of cash reserves in other towns show Wayland has the highest percentage of free cash. She said she has requested a Special Town Meeting because if the current tax rate is certified, the public will be overtaxed. T. Fay asked D. Bouchard if she would meet with members of the Board, the Finance Committee, and Finance Director Michael DiPietro to review her analysis, and she agreed to set up a meeting. Linda Segal, 9 Aqueduct Road, thanked D. Bouchard and also the Operational Review Committee for their work. In regard to the upcoming State of the Town meeting, she said the needs of the residents could best be addressed by bringing credible tax relief, and the residents would not be inclined to spend money on new capital projects until the current budget issue is addressed. Kim Cook, 12 Ellie Lane, asked which town employees were involved in setting the overlay amount. She said that the consolidation of boards had come at the expense of oversight, and that if the Board did not call for a Special Town Meeting, the residents will petition for the meeting themselves.

**A2. Joint Session with Board of Assessors and Finance Committee to Discuss Overlay** The Board of Selectmen was joined by the Board of Assessors and the Finance Committee to discuss the issue of the overlay. T. Fay reviewed the background of the issue. He noted changes in the law, and the fact that many other towns did not have their Board of Assessors vote the overlay. Jayson Brodie, Chair, Board of Assessors, said the Board has taken the guidelines from the Department of Revenue and will put together a process to go forward. He made a powerpoint presentation with historical data, including a review of the average of the previous three fiscal and revaluations years, and a preliminary estimate for FY12. Bruce Cummings, a member of the Board of Assessors, acknowledged that there were things the Board could have done better, but noted the department has been greatly improved and the number of abatement applications has been dramatically reduced. He thanked Ellen Brideau, Administrative Assessor, as well as the Board of Selectmen and the Finance Committee, and said everyone is doing the best job they can. J. Brodie said the

Board of Assessors will play a more integral part in the town financial team. T. Fay thanked the Board of Assessors for their professionalism and commitment to their duties.

**A6. Consider and Approve Consent Calendar** J. Bladon moved, seconded by J. Nolan, to approve consent calendar items 1 through 3. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A5. Update on Minuteman School Finance Issues** F. Turkington provided an update on the Minuteman School finance issues. He said representatives from several towns met with the Minuteman School Committee, and he distributed a response letter from the Minuteman Superintendent and Chair of the School Committee, along with their minutes and enrollment figures. He reported on a meeting with State Representative Alice Peisch, Chair of the Joint Committee on Education, and her staff last week, and said he will meet next Monday with his colleagues to consider their strategy going forward.

**A3. Update by Energy Advisory Committee** Anne Harris and Ellen Tohn of the Energy Advisory Committee appeared before the Board to provide an update of its activities. E. Tohn said there have been difficulties regarding the *Efficiency Forward* program with NStar and Nationalgrid, and cited budget and time constraints. She said they have agreed to cost-share an audit. A. Harris updated the Board on the Metropolitan Area Planning Commission's regional ESCO (Energy Services Company) program. She said the town has received 50% of the Green Communities Grant, and will proceed with lighting upgrades at the Middle School and the Loker School. The next project may be retrocommissioning the heating system at the Middle School, pending the ESCO audit. A. Harris reported that they have purchased three solar trash compactors. E. Tohn said that NStar has not done the work for the streetlight upgrades; they have an October 6 meeting and are very determined to get the work done. In regard to methane collection at the landfill, A. Harris said they will issue an RFP for a smaller, on-site facility. The Board discussed the potential use of solar energy. E. Tohn said the committee will issue an RFP for all public lands except conservation land, open to developers who will use solar. J. Bladon suggested they consult with the Economic Development Committee. Jerry Tempesta, 68 Rice Road, asked if any solar panels were included in the new high school building. E. Tohn said no, the best investment in energy conservation was in the material used in the shell of the building; however, she said the roof is solar ready.

**A4. Review and Approval of Objectives and Strategies for October 2011-September 2012**

F. Turkington asked the Board for feedback on the draft Objectives and Strategies for October 2011-September 2012, and the Board offered its suggestions. F. Turkington said he will prepare a final version for next week's meeting.

**A7. Review Correspondence** The Board reviewed the week's correspondence. S. Correia said he was pleased at the amount of meals tax collected for the town. J. Bladon congratulated Julia Junghanns for her appointment as Director of Public Health and thanked Steve Calichman for this previous service. T. Fay said B. Boggia is addressing the health issues at Bent Park, as well as the ongoing parking issues. The Board members thanked Shawn Fennelly and Fire Chief Bob Loomer for their service to the town. The Board considered the matter of calling a Special Town Meeting to address the issue of free cash. T. Fay suggested members of the Board meet with Donna Bouchard and the Finance Committee to review the issue and consider recommendations. S. Correia said he would like more information and a better understanding of the process before calling for a Special Town Meeting. J. Bladon agreed, and noted that managing finances is a complex task. He said it is prudent to have reserves and free cash, especially during difficult times, and that long-term trends must be taken into consideration when preparing a budget. S. Pope agreed, and thanked

B. Cummings for his comments. She said the Assessor's office is running efficiently, and said she supports a meeting with D. Bouchard and the Finance Committee. J. Nolan expressed regret at the tone and tenor of the criticism, and noted that the discussion can be engaged in a civil and constructive manner. He said he would not be in favor of leaving the town in a bad financial position a few years from now, but is willing to have public conversations with the Finance Committee to determine the appropriate level of reserves. He also noted that the cost of a Special Town Meeting would eliminate the funds for electronic voting in the Annual Town Meeting. F. Turkington said there are procedures in place for the budget process; it is done by a number of staff people and overseen by board members. He said the town can allocate the free cash to a one-time capital expense; otherwise there will be a deficit in future budgets. He said the Finance Committee has been consistent about rebuilding and restoring free cash, and the update on monies returned is posted on their website.

**A8. Report of the Town Administrator** F. Turkington reported on the town center progress. He said the developers met with staff this week on utility construction, and the land exchange agreement should be ready for a vote next week. He said he is waiting for a draft replacement AUL from Raytheon, segregating the site between commercial and residential components and clean-up standards. He said the meeting today with the DEP to discuss an optional discharge permit for the wastewater facility went well. He reported on the preparations for the State of the Town event, the current board and committee vacancies, and the ICMA conference he attend in Milwaukee last week. S. Pope moved, seconded by J. Bladon, to adopt the Resolution for a Legislative Body Relating to a Money Purchase Plan, Plan Number 10-6433, for the Town Administrator 401a Plan. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A9. Selectmen's Reports and Concerns** S. Pope reported on the success of the Iron Chef competition, and asked the Board to schedule the next office hours. J. Bladon reported on a site visit to the Middle School to consider the issue of building new fields. He noted that there was only one inaccuracy in the Board editorial regarding the overlay, and offered a correction for publication. J. Nolan moved, seconded by S. Correia, to approve the following correction for insertion in the Wayland Town Crier: "In a guest column entitled 'Understanding the Overlay Reserve Account' appearing on September 8, 2011, it was stated that, 'this resulted in the Assessors setting high overlay amounts because...' This should read, 'this resulted in Town staff setting high overlay ...'" The Board of Assessors has not voted to set the overlay reserve for the past ten years. The Board of Assessors intends to take sole control of setting the overlay reserve account starting this year. Thus, any release from the overlay reserve account will ultimately be determined by the Board of Assessors, when it determines it has sufficient information to make these decisions." YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0. S. Correia asked for an update on the new high school, and reported on the WayCAM space. F. Turkington said the high school project is on time and slightly under budget. S. Correia asked the public to report any instances of vandalism. T. Fay asked if there was a record of accepted roads, and he suggested a follow-up meeting regarding the issues of trees, NStar performance, and town communications in the aftermath of Hurricane Irene. He said the Board of Public Works approved the use of the transfer station to re-purpose recyclables into art, and said that Fireseed will meet with Don Ouellette, Director of Public Works, to arrange the details.

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

**A11. Adjourn** There being no further business before the Board, J. Bladon moved, seconded by S. Pope, to

adjourn the meeting of the Board of Selectmen at 10:15 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 September 26, 2011 Meeting:**

1. Email dated September 26, 2011 with attachments from Donna Bouchard to Selectmen, Assessors and Finance Committee with recommendations to reduce the FY2012 tax rate.
2. Memorandum and attachments dated August 15, 2011, from Town Administrator to Operational Review Committee regarding The Abrahams Group Report – Part 2 red-lined draft) relative to overlay and proposed policies.
3. Letters dated September 23, 2011 from Minuteman Vocational-Technical High School Committee chair and Superintendent to Belmont, Concord, Carlisle, Weston, Sudbury and Wayland Selectmen regarding the regional agreement and capital project funding; email dated September 25, 2011, from MaryEllen Castagno and minutes and attachments relative to meeting between six towns and Minuteman leadership on September 21, 2011.
4. Proposed correction to Selectmen's guest column entitled "Understanding the Overlay Reserve Account" which appeared in the September 8, 2011 edition of The Wayland Town Crier.
5. Updated list of policy goals and objectives submitted by Selectmen Bladon and Fay.