



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 March 21, 2011

Attendance: John Bladon, Steven Correia, Thomas Fay, Joseph Nolan (arrived 7:42 p.m.), Susan Pope
Also Present: Town Administrator F. Turkington, Secretary M. DiNapoli

Chair S. Correia called the meeting of the Board of Selectmen to order at 7:03 p.m. in the Selectmen's Meeting Room and reviewed the agenda for the public. F. Turkington announced that the Fire Department has been awarded a grant of \$55,820 from the Department of Homeland Security and FEMA (Federal Emergency Management Agency) which will be used for the purchase new portable radios. He also announced that the Governor had released the Green Communities grant funds. S. Correia said there will be an informal meeting at Bent Park tomorrow evening for residents who want to meet the candidates for Board of Selectmen. F. Turkington noted that the warrant for the Annual Town Meeting will be mailed on March 22, and the warrant hearing will be held on March 28 at 7:30 p.m. in the Large Hearing Room of the Wayland Town Building. The Board signed the Annual Town Meeting warrants.

A2. Public Comment Mike Lowery, 120 Lakeshore Drive, urged the Board to consider the dual use of the proposed Middle School fields for leaching fields as well as playing fields; he noted there is very little land available around Dudley Pond that could be used for this purpose. Peggy Patton, 43 Plain Road, asked that a separate room be set up at the town meeting for residents who don't want to be exposed to wireless technology, and she described the hazards of wireless devices. Bill Hearne, 16 Keith Road, said the Middle School field site has extensive ledge which has not been thoroughly examined, and he questioned what provisions the Board has made to indemnify the neighbors from damage resulting from the excavation of ledge or trespassing by people parking their cars on private property. Secondly, in regard to the use of the land, he asked under what authority the Board was allowed to transfer the land for recreational use. He noted the Town Counsel has not returned his calls.

A3. Update by Economic Development Committee on Activities to Date Rebecca Stanizzi of the Economic Development Committee appeared before the Board to provide an update of its activities. She said the mandate of the committee is to improve the commercial tax base and encourage growth, and she reviewed several initiatives, including an "Adopt-a-Storefront" program, adding street trees, completing the continuous sidewalk project along Route 20 with state funding, and exploring various other government and private funding sources. She discussed streamlining the development process and exploring public/private development of town-owned land parcels. She noted that the committee has also met with the Wayland Business Association to brainstorm ideas. T. Fay asked how the Board can assist them; R. Stanizzi said the Board can provide letters of recommendation and support. S. Correia thanked the committee for its work.

A4. Joint Meeting with the Board of Public Works and Recreation Commission regarding the Five-Year Capital Plan for Field and Facility Development The Board was joined by DPW Director

Don Ouellette, Recreation Director Nancy McShea, Board of Public Work members Jon Mishara, Michael Wegerbauer and Tom Abdalla, and Recreation Commission members Brud Wright, Anna Meliones, Asa Foster, Bob Virzi, and Stas Gayshan. B. Virzi reviewed the Gale Report for the participants; he said the report was limited to outdoor sports on recreational land and school parcels. The report provided two lists: one list consisted of possible spaces to be developed into fields, and the second list was ideas to improve the care of the fields the town currently maintains. B. Virzi said the proposed field at the Middle School is 100% supported by the Gale Report and will take three years to get online. Other projects being considered are a turf field at Claypit Hill, shared athletic centers, more baseball/softball diamonds, and finally, an indoor winter space for hockey, basketball, etc. A. Foster noted that if the town builds additional fields, it can rest and repair current fields. Members of the Recreation Commission emphasized the need for more fields and better maintenance. F. Turkington said that part of due diligence of the part of the Board of Public Works is to assess the impact on staff and equipment. Participants discussed the roles of the Board of Public Works and the Recreation Commission, and the need for cooperation and communication. In terms of the operating budget, D. Ouellette said additional turf fields would justify the purchase of specialized maintenance equipment. He also said adding fields will trigger the need for an additional staff person. T. Abdalla asked how the capital budget is prioritized in terms of building fields versus the upkeep of infrastructure. F. Turkington said it is the responsibility of the Finance Committee to order the capital requests in terms of need and affordability; he said the town needs to come to a consensus as to its priorities. The participants discussed ways to increase public awareness of the need for more fields, the importance of the facilities, possible sources of public/private funding, and other parcels of land for possible development. The Board of Public Works and the Recreation Commission agreed to arrange regular meetings to improve communication.

A5. Discussion with Board of Public Works on Planning Process for DPW Facility The Board discussed the planning process for a new DPW facility with the Board of Public Works and DPW Director Don Ouellette. D. Ouellette said the last study was done in 2008, and he noted the deficiencies in the current facility. J. Mishara, Chair, Board of Public Works, said that Board agreed that a new facility is needed. F. Turkington noted the study was done at a time when the town had a Board of Road Commissioners and a Parks and Recreation Commission, so the study should be reassessed and revised. To that end, the Finance Committee provided \$175,000 in funding for an update which should provide everything short of bid documents, and the town should be able to put forth a bond issue by 2012. T. Fay asked if there is any example of a public/private funding of a DPW facility; D. Ouellette said no. J. Mishara said the Board of Public Works would like to be represented on the Permanent Building Committee when it reviews the project, and suggested jointly appointing three members.

A6. Presentation by Energy Initiatives Advisory Committee regarding Conservation Grant Program with NSTAR and National Grid Ellen Tohn and Anne Harris of the Energy Initiatives Advisory Committee appeared before the Board to get support for a conservation grant program with National Grid and NSTAR. E. Tohn described the MIT/NSTAR *Efficiency Forward* program, and the potential to extend the program to communities such as Wayland. The Board discussed the advantages to the town and the pressure upon the utilities to comply. J. Bladon moved, seconded by J. Nolan, to approve the request to NSTAR to explore a coordinated MoU with NSTAR and National Grid with characteristics similar to those in MIT *Efficiency Forward*, with the objective to implement all efficiency that is cost-effective to the utilities and within the town's financial constraints. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

A7. Discussion with WayCAM regarding MAN Equipment Funding Ken Isaacson, Susan

Koffman, and Richard Turner of WayCAM, and Steve Allen of the Cable Advisory Committee, appeared before the Board to discuss the renewal of the Memorandum of Agreement between the town and WayCAM. S. Correia noted the primary change is the increase in the length of the term to ten years in order to get capitalization from the bank for the lease of the studio. T. Fay moved, seconded by J. Bladon, to approve the Memorandum of Agreement between the Town of Wayland and WayCAM dated March 21, 2011. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0. T. Fay moved, seconded by J. Nolan, to authorize the Town Administrator to execute the lease of space for WayCAM at Wayland High School subject to the approval of Town Counsel. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0. The Board agreed to notify Comcast that the town will need to extend the time that Comcast supports the present I-Net at least until May 31, 2011, and that June 30, 2011, would be preferable. F. Turkington said he will write the extension letter and copy the members of WayCAM when it is sent to Comcast. The Board discussed the implementation and funding of the video-MAN. J. Bladon moved, seconded by S. Pope, to authorize WayCAM to engage a consultant for engineering and consulting purposes to provide live cable broadcast over the MAN system and to report back to the Board after the equipment needs have been determined, in an amount not to exceed \$50,000. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

A8. Consider and Approve Consent Calendar T. Fay moved, seconded by J. Bladon, to approve the consent calendar. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

A9. Review Correspondence T. Fay thanked William Hearn, Kurt Linden, and Edward Miller for their letter regarding the proposed fields at Middle School; he said it would be appropriate to set up a meeting with people who have the knowledge to answer the concerns of the residents. The Board discussed the space issues of the Council on Aging. S. Correia thanked Cherry Karlson, Chair, Finance Committee, for her response to the questions of a resident regarding unspent capital in the school department budget.

A10. Report of the Town Administrator F. Turkington said the Board will meet next Monday night with the Board of Public Works to interview candidates. In regard to the Abrahams Report, he said capital project budgets are being created for the town, similar to the one created for the schools, and there is an ongoing analysis of the overlay account. He said the Public Safety Building Advisory Committee will meet with the Historic District Commission on Thursday this week to review the two options for moving utilities out of the basement. He reviewed upcoming meeting schedules and discussed logistics for the April town meeting.

A11. Selectmen's Reports and Concerns J. Bladon updated the Board on the Operational Review Committee. He expressed concern that a member of the committee had opined on a document entitled "Town of Wayland, Part 2 – Draft Final Report, Review of Town and School Budget and Expenditure Reporting, Evaluation of Non-Educational Service Delivery Structure and Review of School Administrative Structure" prepared by The Abrahams Group, dated March 2011, without pointing out that that the document is preliminary, with known errors and incomplete information. He said he asked for a meeting of the committee on Thursday to discuss the possibility of putting a disclaimer in the newspaper saying the committee has not endorsed the Abrahams report, it has not been fully vetted, and S. Kinney was acting individually and not as a representative of the committee. T. Fay said the Board should consider Michael Lowery's comments about the use of the Middle School playing fields for leaching fields. J. Nolan reported on the success of the March 6 Spelling Bee at the Wayland High School.

S. Correia announced that the League of Women Voters will be holding its annual Candidates Night on Thursday, March 24. S. Pope said she will attend the Town Meeting Procedures Committee meeting this week, and the “After Town Meeting” forum will be held April 14. She noted the space constraints of the Council on Aging, and asked the Town Administrator to clarify the ownership of the land at 24-26 Lakeshore Drive.

T. Fay moved, seconded by J. Bladon, to adjourn the meeting of the Board of Selectmen at 10:19 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 March 21, 2011 Meeting

1. Letter dated March 21, 2011 from Fire Chief Robert Loomer to the Town Administrator advising of the award of a grant in the amount of \$55,820 under the Assistance to Firefighters program (funds will purchase portable radios and avoid CIP request in FY2014)
2. Background paper prepared by Energy Initiatives Advisory Committee
3. Press release dated March 21, 2011 from Office of Energy and Environmental Affairs announcing award of Green Communities grant funds to Wayland in the amount of \$131,775 for energy conservation measures in town and school buildings
4. WayCAM proposal in response to RFP for leasing of Wayland High School Field House space
5. Map provided during public comment by Michael Lowery suggesting the installation of leaching fields beneath the proposed new athletic fields at the Middle School to service the Dudley Pond area