



# 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 22, 2011

**Attendance:** John Bladon, Thomas Fay, Joseph Nolan, Susan Pope

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

**Absent:** Steven Correia

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 said the next meeting of the Board will be Tuesday, September 6. J. Nolan said the library renovations are expected to be completed by Labor Day.

**Public Comment** George Harris, 8 Holiday Road, congratulated the Board on reaching an agreement with the Attorney General regarding the OML2011-26 case from July 10, 2010. He said he also expected an apology from the Board, and requested that the members pay the civil penalty of \$500 from their personal funds. He requested that a press release be issued. On another matter, he said the Board of Selectmen should have been involved in the interview process for the town auditor. Diana Warren, 32 Old Framingham Road, Sudbury, said she continues to be concerned about the effects of wireless voting on medical equipment. She also noted that her concern for the town stems from her family's history dating back to the original Sudbury plantation, and expressed her disappointment that she was never offered an apology for her treatment or gratitude for her service when she sought reappointment to the Historic District Commission in June 2010.

**A2. Interview Applicants for Positions on Boards and Committees** Elizabeth (von Goeler) Knourenko appeared before the Board to interview for appointment to the Historical Commission. She described her interest in the commission and her background in interior architecture. She said she has lived in Wayland for five years and has been attending commission meetings for the last five months. Matt Kaufmann and David George appeared before the Board to interview for appointments to the Permanent Municipal Building Committee. D. George said he is a registered professional civil engineer, and works with Tetra Tech in Framingham on construction management and design. M. Kaufmann described his current work as a project manager with Kenneth Vona Construction and his previous work in marketing. The Board discussed with the applicants the differences between private and municipal building projects, what strategies they might have followed to avoid the problems at the Public Safety Building, and their ability to make the necessary time commitment to the committee. T. Fay noted the High School Building Committee as an example of a successful committee and said he hoped the Permanent Municipal Building Committee will achieve the same results.

**A3. Adoption of Traffic Control Measures at West End of Bow Road** F. Turkington reviewed the plans for traffic control measures at the west end of Bow Road. Board members discussed the need for signage, and S. Pope noted the success of a productive collaboration between the Board and the Bow Road neighborhood. J. Nolan moved, seconded by J. Bladon, to accept the plan to install a raised island at the intersection of Bow Road and Old Sudbury Road; prohibit left turns from westbound Bow Road to

southbound Old Sudbury Road; and prohibit right turns from northbound Old Sudbury Road onto eastbound Bow Road as per the drawing prepared by traffic consultant Kevin Dandrade of TEC Inc., dated January 29, 2009, and all signage as noted. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0.

**A4. Discussion on Topics and Format for State of the Town Meeting; Choose Date** The Board discussed the upcoming State of the Town Meeting, which will primarily address capital building priorities. Topic will include prioritizing needs, explaining costs and funding, and addressing neighborhood concerns. The Board agreed to schedule the meeting for Wednesday, October 19, 2011.

**A5. Discussion and Approval of Proposed License Agreement for Construction of Traffic Improvements on Town Land Adjacent to Route 20/27/126 Intersection with Twenty Wayland LLC** T. Fay updated the Board on the work being done at the town center project. He said Twenty Wayland LLC will demolish the existing structure and begin traffic improvements in September, contingent upon the Board approval of the license agreement tonight. F. Turkington said the agreement has been reviewed by Town Counsel, and all approvals are in place. He said a duplicate copy will be taken up by the Board of Public Works tonight. S. Pope moved, seconded by J. Bladon, to approve the license agreement between the Town of Wayland and Twenty Wayland, LLC, for the construction of traffic improvements on town land adjacent to the Route 20/27/126 intersection. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0.

**A6. Discussion and Approval of Land Exchange Agreement with Twenty Wayland, LLC, relative to Easements for Construction of Wastewater Treatment Facility** F. Turkington advised the Board that the agreement was not ready for approval, and he reviewed the elements of the agreement that were not yet completed. He said it should be ready for approval at next meeting.

**A7. Consider and Approve Consent Calendar** J. Nolan moved, seconded by S. Pope, to approve the consent calendar. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0.

**A8. Review Correspondence** J. Bladon said that the letter from a resident noting differences in the use of neighborhood input had used examples that are not analogous; he said the town has been responsive to all input and documents are made public via the website. He commended the police for their management of the Lauren Astley investigation and the memorial services; all Board members agreed. S. Pope noted that Brian Boggia had written a good response to the neighbors. J. Nolan asked that the building commissioner address the condition of the Kathryn Barton nursing home site, and he commended the Surface Water Quality Committee for the substantive improvement in weed control at Dudley Pond. He said he will contact the 495/MetroWest Development Compact Committee to ensure that Wayland's interests are considered. T. Fay read the letter from Barbara Pryor, the mother of Sarah Pryor, to the Police Department, in the wake of the recent murder of Lauren Astley. F. Turkington provided more detail about the planned renovation of the Minuteman Regional School facility.

**A9. Report of the Town Administrator** F. Turkington updated the Board on the demolition and permitting at the town center project. He recommended, after meeting with staff and assessing the impact on conservation, that the best use of the current daycare center at the property would be take the structure down but to leave the slab in place. He said the easements to the wastewater facility are being finalized, and the approvals should be ready for the next meeting. He noted a grant request being prepared by the Town

Planner for secondary funding, including sidewalks to the town center. He recommended to the Board that it nominate the Natick representative to the Metropolitan Planning Organization. He discussed the town's potential rating downgrade from Moody's, and said he is confident that when the towns are evaluated on an individual basis, that Wayland will retain its Aaa rating. J. Bladon moved, seconded by S. Pope, to approve Weston & Sampson to conduct a feasibility study and site evaluation for the DPW maintenance facility. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0.

**A10. Selectmen's Reports and Concerns** J. Bladon moved, seconded by S. Pope, to accept the settlement agreement in the matter of the alleged Open Meeting Law violation of July 8, 2010, OML 2011-26. J. Nolan said he will abstain from the vote because he was not present at the time of the alleged violation. YEA: J. Bladon, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. ABSTAIN: J. Nolan. Adopted 3-0. T. Fay, J. Bladon and S. Pope agreed to pay the civil penalty from their personal funds; S. Correia had previously agreed as well. J. Bladon provided an update on the work of the Operational Review Committee. He said the committee recommended that the Board of Assessors create a written policy for procedures and analysis in the future, and the Operational Review Committee also agreed to fund \$2,500 for an additional study, subject to Finance Committee approval to appropriate the money from the reserve fund. J. Nolan moved, seconded by S. Pope, to appoint Mark Reardon, Matt Kaufman, and David George to the Permanent Municipal Building Committee for terms to expire on June 30, 2013. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0. J. Bladon moved, seconded by J. Nolan, to appoint Walker C. Farrar Jr. as Constable for a three-year term to expire on June 30, 2014. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0. J. Nolan moved, seconded by J. Bladon, to nominate Charles Hughes of Natick to serve on the MPO (Metropolitan Planning Organization) Board representing metrowest communities. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0. The Board agreed that the next Selectmen's Office hours will be held at Mel's Commonwealth Café in Wayland on Saturday, September 17, from 8:00 to 9:00 a.m. S. Pope moved, seconded by J. Bladon, to appoint Elizabeth Knourenko to the Historical Commission for a term to expire June 30, 2013. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0. J. Nolan requested a joint meeting with the Recreation Commission and the Board of Public Works to discuss communication issues and to provide an update on the Hannah Williams Park project. S. Pope asked for the status of the Eco Art project at the transfer station; T. Fay said he will request a further meeting with them. S. Pope reported on a trip to Canton, Connecticut, to tour a combined senior center/library facility. She also said she walked the Middle School field, and she reported on calls from residents regarding the bridge repairs at Shermans Bridge. She noted that a letter in the Town Crier had made erroneous statements regarding the bridge. T. Fay said that, in regard to the requests for an apology during public comment, the actions of the Board speak for themselves. He said he is satisfied with the technique that the town used to choose an auditor, but also agreed that the choice of auditor plays a very important role in the town, and would not be averse to having the Board play a role in the future. F. Turkington said that while the auditor plays an important role in the town, it would be burdensome for the Board to interview every vendor. T. Fay asked that the topic of regional collaboration be discussed at a future meeting.

**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. Pope, to adjourn the meeting of the Board of Selectmen at 9:26 p.m. YEA: J. Bladon, J. Nolan, S. Pope, T. Fay. NAY: none. ABSENT: S. Correia. Adopted 4-0.

**Items Distributed For Use by the Board of Selectmen at the August 22, 2011 Meeting**

1. Supplemental application material submitted by David George on August 19, 2011 relative to his interest in serving on the Permanent Municipal Building Committee.
2. Letter dated August 18, 2011 from Needham Town Manager Kate Fitzpatrick to Town Administrator regarding nomination to Boston MPO board.
3. Letter dated August 16, 2011 from Vertex to Town Administrator relative to public meeting on September 1, 2011 on Raytheon property draft release abatement measure plan, 430 Boston Post Road (correspondence).
4. Press releases 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" and August 4, 2011 "Moody's Confirms Aaa Ratings of 5 U.S. States and 303 other public finance Issuers indirectly linked to U.S. Government Bond Rating; Negative Outlooks Assigned" (correspondence).
5. Proposed agreement between the Attorney General and the Board of Selectmen regarding OML2011-26.