



# 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 September 6, 2011

**Attendance:** John Bladon, Steven Correia, Thomas Fay (arrived 7:21 p.m.), Joseph Nolan, Susan Pope  
**Also Present:** Town Administrator F. Turkington, Secretary M. DiNapoli

Vice Chair S. Pope 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. F. Turkington said the next meetings will be Wednesday, September 14, and Monday, September 26, 2011. J. Nolan noted that school started today in Wayland, and everything went well. S. Pope said the Friends of the Council on Aging will be holding its Iron Chef competition on September 18, 2011.

**A1. Public Comment Not Related to Tropical Storm Impact** David Bernstein, 25 Glezen Lane, provided information to the Board indicating there is little evidence that electronic voting has any effect on medical devices. S. Pope noted that the individual that raised the concern is a resident of Sudbury. Mike Lowery, 128 Lakeshore Drive, distributed test results from water samples of Dudley Pond, and said the tests show that the water exceeded state limits only at one time in one spot. He said the failed septic system at 123 Lakeshore Drive did not appear to be a problem, and said he will continue to test throughout the next year.

**A2. Review and Approval of Development Agreement with Habitat for Humanity for Affordable Housing Units on Stonebridge Road** Town Planner Sarkis Sarkisian, and Hank Rauch and Joshua Rose from Habitat for Humanity, appeared before the Board to describe the procedures for the development on Stonebridge Road. The participants were questioned about the vetting of their volunteers, the timeline of the project, and the configuration of the housing units. The Board asked that preference be given to Wayland residents and staff whenever possible. J. Nolan moved, seconded by J. Bladon, to approve the local initiative program application for a comprehensive permit, and the land disposition and development agreement with Habitat for Humanity, for affordable housing units on Stonebridge Road. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A3. Review and Approval of Local Initiative Plan for Sale of Affordable Housing Unit at Sage Hill Subdivision on Concord Road** Town Planner Sarkis Sarkisian provided background information on the Sage Hill subdivision and recommended Board approval. S. Pope moved, seconded by S. Correia, to approve the local initiative plan for the sale of the affordable housing unit at Sage Hill Subdivision on Concord Road. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A4. Update on Tropical Storm Damage and NSTAR Response; Opportunity for Public Comment** The Board opened the meeting to public comment regarding the recent storm damage. Alan Reiss, 463 Old Connecticut Path, said he spoke to several NSTAR workers who thought that NSTAR's management of the situation was poor. Richard Turner, 7 Nob Hill Road, said he lost power for sixteen hours, and thought the NSTAR response could have been better. Police Chief Robert Irving, Fire Chief Robert Loomer, and Doug Leard, Chair of the Local Emergency Planning Committee, appeared before the Board to discuss the management of the storm. R. Irving described police efforts to make information available to the public in

the days prior to the storm. He said the department monitored daily MEMA meetings, and he provided a breakdown of the increased staffing during the storm. The storm response also included a state-provided generator to operate the traffic signals at the Routes 20/27, a reverse 911 notification to residents, and a signboard to advertise the telephone number for NSTAR. He noted that the removal of dead or damaged trees before the storm would have mitigated the damage. R. Loomer said the fire department was well-prepared for the event, and the storm forecasts were accurate. He said there is a need to better educate the public as to preparedness. D. Leard said the LEPC encompasses CERT (Community Emergency Response Team) and MRC (Medical Reserve Corps). He said it was the responsibility of the LEPC to ascertain the need for shelter, and there were no requests. However, he suggested that the town consider the concept of comfort stations, where residents could charge phones and take a hot shower. He said the biggest issue is preparedness, and they will be doing public education, beginning with a presentation to high school students. F. Turkington added that the town has discussed a non-emergency telephone line and a better system for identifying at-risk residents. He said NSTAR communication was weak, and they are not equipped or willing to provide a more accurate timeframe. John Senchyshyn, Assistant Town Administrator/Human Resources Director, also noted that NSTAR was telling residents that they were waiting for the DPW to clear trees, which was not true. The Board thanked the emergency staff and public works. S. Pope asked why local contractors weren't used to help clear trees; R. Irving suggested that out-of-state landscapers may have been brought in by NSTAR. J. Bladon expressed concern about the future impact of the tree canopy. T. Fay said the town needs to consider more utilization of the reverse 911 system, better control of potential tree damage while preserving the scenic nature of the town, and improved communication with the utility companies.

**A5. Discussion Regarding Notification to Twenty Wayland, LLC, of Town's Desire to Have Daycare Building Demolished (Except Concrete Pad which is to Remain in Place)** F. Turkington reviewed the benefits and drawbacks of removing the daycare building at the Twenty Wayland LLC property. He said that using the existing pad will preserve favorable treatment for future development, and leaving the current structure in place provides an option for other municipal uses. Bill Sterling, Chair of the subcommittee of the Council on Aging to address a senior community center, said the current structure could handle 85-90% of the current programming needs, and the subcommittee had voted in favor of keeping the current structure in place. The Board discussed the expansion of the property, parking issues and conservation restrictions. J. Nolan moved, seconded by S. Correia, that the town accept the daycare building pad and structure as it currently exists. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A6. Update on Electronic Voting** Town Moderator Dennis Berry, David Bernstein, and Alan Reiss appeared before the Board to provide an update on electronic voting. The Board considered the cost of the equipment and the potential need for a town meeting vote for the funding.

**A7. Consider and Approve Consent Calendar** J. Nolan 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.

**A8. Review Correspondence** The Board reviewed the week's correspondence. J. Bladon noted the need to replace Wayland Fire Engine 4. S. Correia asked that the Veterans' Agent include the Wayland Girl and Boy Scouts in the Veterans' Day events. S. Pope asked for an update on the reimbursement expected from FEMA; F. Turkington said they are waiting for proof of flood insurance. J. Nolan noted the importance of the mosquito issue in light of the appearance of West Nile virus. T. Fay asked for further information regarding the status of Shepard's Service Station.

**A9. Report of the Town Administrator** F. Turkington reviewed the fall meeting schedule and upcoming agenda topics. J. Nolan moved, seconded by S. Correia, to support the letter to be sent to the Superintendent of the Minuteman School District and Chairman of the School Committee, Minuteman School District, regarding capital project funding and regional agreement changes. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0. F. Turkington said the Public Safety Building repairs and the Hannah Williams playground improvements are going to bid. He said repairs at the library will be complete by Monday. He presented the Board with draft objectives and strategies for October 2011-September 2012 for preliminary discussion.

**A10. Selectmen's Reports and Concerns** J. Bladon moved, seconded by S. Pope, to approve the guest column for the Wayland Town Crier, "Understanding the Overlay Reserve Account," with minor edits. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0. S. Pope moved, seconded by J. Bladon, to appoint William Zellen to the Senior Property Tax Relief Committee as the representative of Council on Aging for term ending June 30, 2012. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0. S. Correia asked if Sudbury has a traffic plan for the 120 units of housing being proposed on Route 20. F. Turkington said the project has not been confirmed. The Board requested that the town administrator look into the feasibility of a municipal power company, and T. Fay requested a meeting with the Council on Aging be included on a future agenda.

**A11. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any** J. Nolan moved, seconded by S. Correia, to nominate Maurice P. Handel, Chair of the Needham Board of Selectmen, to the At-Large Town MPO (Metropolitan Planning Organization) seat at the Metropolitan Area Planning Commission Fall Council meeting. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**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 9:45 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 6, 2011 Meeting:**

1. Statistics on e-coli presence in Dudley Pond submitted by Mike Lowery
2. Information regarding the safety of wireless healthcare technology submitted by David Bernstein
3. Draft Letter to the Superintendent of the Minuteman School District and Chairman of the School Committee, Minuteman School District, regarding Capital Project Funding and Regional Agreement Changes
4. Nomination Papers for the Metropolitan Planning Organization
5. Documentation regarding Storm Response submitted by Police Chief Robert Irving