



# 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 January 31, 2011

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

**Also Present:** Town Administrator F. Turkington

Chair S. Correia called the meeting of the Board of Selectmen to order at 6:32 p.m. in the Selectmen's Meeting Room.

**A1. Executive Session** At 6:32 p.m., T. Fay moved, seconded by J. Bladon, that the Board of Selectmen go into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) and (a)(6) to discuss strategy with respect to litigation and to consider the purchase, exchange or value of real property. Chair S. Correia declares that consideration of the matter of Collins et.al. v. Wayland Board of Selectmen and the purchase, exchange or value of real property in an open meeting may have a detrimental effect on the litigating and negotiating position of the Board. YEA: J. Bladon, S. Correia, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. Adopted 5-0. The Board invites Town Administrator Fred Turkington and Town Counsel Mark Lanza to attend and participate in the executive session. The Board will return to open session in approximately 30 minutes.

The Board returned to open session at 7:09 p.m., and then recessed and reconvened in the Large Hearing Room to participate in the Finance Committee article hearing for the 2011 Annual Town Meeting.

The Board reconvened in the Selectmen's Meeting Room at 8:05 p.m., and Chair S. Correia reviewed the agenda for the public.

**A3. Discussion with Planning Board of Zoning Articles Submitted for Consideration for Inclusion in 2011 Annual Town Meeting Warrant** Sarkis Sarkisian, Town Planner, appeared before the Board to discuss the zoning articles submitted to the 2011 Annual Town Meeting. F. Turkington said there have been two public hearings on recodification, direct contact with the residents who had specific questions, and several typographical changes; the final version now appears on the town website. S. Sarkisian reviewed the changes and said the official public hearing will be held on March 1. He noted that the article regarding the floodplain is in compliance with FEMA, and that Building Commissioner Dan Bennett has agreed to consult with the Planning Board on Zoning Board decisions affected by the bylaw to insure that the intent is understood. S. Correia asked about attendance at the public meetings. S. Sarkisian said the attendance is low, and he is trying to reach out to residents who have shown an interest. T. Fay recommended that Town Counsel and Special Town Counsel from Kopelman and Paige be invited to Town Meeting, and that a motion be made that they be allowed to speak. J. Bladon asked if anything appeared to be controversial. S. Sarkisian said no; he noted that the floodplain portion of the zoning revision had been separated into its own article. T. Fay noted that the MUOD article is a placeholder to allow the developer more options. S. Sarkisian said that in this market, the developer needs flexibility, and that business zoning would generate more revenue for the town.

**A4. Public Comment** There was no public comment.

**A5. Discussion of Dates for Subsequent Session of 2011 Annual Town Meeting after First Evening on April 7, and Other Logistical Matters** The Board discussed options for the subsequent session of the 2011 Annual Town Meeting. Members considered that a Sunday session would minimize the disruption to the Middle School and the cost of the Capron audiovisual contract; they also discussed the issue of Sunday as a religious and family day. It was noted that the overtime costs for staff on Sunday would be minimal. T. Fay moved, seconded by J. Bladon, that the Board recommend to Annual Town Meeting that the second session, if necessary, be held on Sunday, April 10, 2011, beginning at 1:00 p.m. and ending at the discretion of the Town Moderator. Subsequent sessions, if necessary, would be held on Monday, April 11, and Wednesday, April 13. YEA: J. Bladon, S. Correia, J. Nolan, T. Fay. NAY: S. Pope. ABSTAIN: none. Adopted 4-1. S. Pope reported on the Town Meeting Facilities Subcommittee meeting. She said it was recommended that checkers be located in the front foyer with a cable hookup to watch the proceedings. They also suggested a childcare room with town-appointed providers that would be connected to town meeting with video and tellers to collect ballots. Other suggestions included double seating for the check-in, a separate area for people who don't want to use electronic voting, two police officers, designated people in the audience to blueprint data, and a survey conducted before the meeting to assess how many people will attend. She said there was a suggestion that each board be limited to inserting articles to one meeting per year, but the Town Administrator noted that would be against the law. S. Pope said the next meeting will include a discussion of reconsideration and the use of the website to update residents during the course of the meeting. She said she will send a written compilation of suggestions to the Board members.

**A4. Consider and Approve Consent Calendar** T. Fay moved, seconded by J. Nolan, to approve the consent calendar. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

**A7. Review Correspondence** J. Nolan noted the water rate hearing next week and the Moody's Aaa bond rating. S. Pope reported on the Selectmen Office Hours; she said one person spoke about the water rates. T. Fay asked for an update on the Wayland-Sudbury transfer station pilot program. F. Turkington said there is work being done on a plan to change the hours and review the fee structures. J. Bladon reviewed the police department goals and praised them for the decrease in traffic accidents; he also noted there were no sales of alcohol to minors. S. Correia asked that the conversation with residents of Bow Road regarding traffic mitigation be restarted.

**A8. Report of the Town Administrator** F. Turkington said the Board of Public Works will hold a public hearing on water rates next week. He said the next hearing will be in late February or early March, and alternative rate structures will be made available for comment before the final vote. He noted that in executive session, the Board had discussed the lawsuit filed by George Harris. The Attorney General has supported the board action, and it is therefore unfortunate that taxpayers funds must be used to continue the defense of the case. He discussed the articles submitted for the Annual Town Meeting, the outstanding bond rate of 3.95% from BankAmerica/Merrill Lynch, and the reduction of \$121,000 from the state budget. He said he met with the engineering firm of Tighe and Bond regarding Rolling Lane; the Conservation Commission has approved the placement of a 12-inch pipe to act as a dry hydrant. In the Town Center library area, the town is still investigating pipes that were once drainage outlets. The Finance Committee will vote its budget next week, and if it includes debt exclusion, it will be on the agenda for February 14. He reviewed upcoming agenda items.

**A9. Selectmen's Reports and Concerns** S. Correia reported on a meeting with the Wayland Business association that he attended with J. Nolan; he said it was a positive experience and there was the feeling that business is improving. F. Turkington reviewed the timeline for the Twenty Wayland project; he said all the permits are in place, and the demolition and site work should begin April 1, 2011, with the goal of opening Stop & Shop by the spring of 2012. He said he is hopeful they will announce tenants soon for the opening of the first strip of retail establishments by the summer of 2012. T. Fay asked for an update on the rail trail at a future meeting. He suggested that the Board sponsor more discussions like the recent State of the Town forum, and he recommended topics such as the ability of elderly residents to stay in Wayland, water issues, and the use of the pad at town center. The Board agreed to pursue the idea.

T. Fay moved, seconded by J. Nolan, to appoint Patricia Reinhardt as the Chair to the Dudley Area Advisory Committee for a term to November 30, 2011. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.

J. Bladon moved, seconded by T. Fay, to adjourn the meeting of the Board of Selectmen at 9:30 p.m. YEA: J. Bladon, S. Correia, J. Nolan, S. Pope, T. Fay. NAY: none. ABSTAIN: none. Adopted 5-0.