



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 January 17, 2012

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

Chair T. Fay called the meeting of the Board of Selectmen to order at 4:03 p.m. in the Selectmen's Meeting Room and reviewed the agenda for the viewing public. F. Turkington said the next meeting of the Board will be Monday, January 30, although a short meeting could be scheduled on January 23 if necessary. He said the Selectmen's Office Hours will be Thursday, January 19, at the Town Building from 9:00 a.m. to 10:00 a.m. S. Correia announced a Walden seminar on global warming on Thursday evening, January 19, at the First Parish Meeting House.

A2. Discussion on 2012 Annual Town Meeting Articles The Board reviewed the articles submitted for Annual Town Meeting and considered potential articles for inclusion by the Board. J. Nolan moved, seconded by S. Pope, to include for consideration for insertion in the 2012 Annual Town Meeting Warrant the following articles that were previously voted on January 9, 2012 as amended: Establish Water Enterprise Fund as of July 1, 2012 (amend to include transfer of all existing water accounts and balances to the enterprise fund), Set Aside Community Preservation Funds for Later Spending (amends amount from \$40,000 to \$60,000 for each category), and Appropriate Funds for Pre-Permitting and Potential Sale of Town-Owned Land on Boston Post Road as follows: to determine whether the Town will vote to appropriate sum of money to be expended under the direction of the Economic Development Committee and the Board of the Selectmen for studies, planning and analyses relative to a determination of site suitability, planning and pre-permitting for the potential sale of Town-owned land on Boston Post Road [insert description of parcels here] in Wayland, Massachusetts for development of affordable and market-rate rental housing units primarily for senior independent living; and determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing under Massachusetts General Laws Chapter 44 or other enabling authority, or otherwise. YEA: J. Bladon, S. Correia, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. Adopted 5-0.

J. Nolan moved, seconded by S. Correia, to include for consideration for insertion in the 2012 Annual Town Meeting Warrant the following articles: Amend Town Code 68-1: Traffic Calming Measures, and Resolution Designating River Road Parcel for Future DPW Facility, to read as follows: WHEREAS, the 2011 Annual Town Meeting appropriated \$175,000 to perform site evaluation and schematic design services for a new Department of Public Works facility; and, WHEREAS, the current Highway and Parks Garage is in dire need of extensive renovations and repairs in order to provide safe working conditions for personnel that exceed the value of the building and the present location is inadequate to meet the space needs and operational requirements of the DPW; and, WHEREAS, the Board of Selectmen established a Permanent Municipal Building Committee to oversee town facility projects and assigned responsibility for the DPW project to the committee; and, WHEREAS, Weston & Sampson, the firm retained by the town to perform the site evaluation and schematic design services, has recommended the town-owned parcel on River Road

currently housing the sand and salt dome for a future DPW facility. NOW, THEREFORE, BE IT RESOLVED that this Town Meeting designates the River Road parcel as the future site for a new DPW facility to be constructed at such time that a future town meeting appropriates funds for the project. YEA: J. Bladon, S. Correia, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. Adopted 5-0.

The Board discussed whether to include an article for the funding of design, preparation, and construction of a new DPW facility, or whether to repair the current facility. The Board agreed to submit the articles as placeholders. J. Nolan moved, seconded by S. Correia, to include for consideration for insertion in the 2012 Annual Town Meeting the article, Appropriate Funds For Design and Preparation of Construction Documents for a New DPW Facility, for an estimated cost of \$725,000, as follows: to determine whether the Town will vote to appropriate a sum of money to be expended under the direction of the Permanent Municipal Building Committee and Board of Selectmen for the purpose of preparing design, engineering and related construction documents and bid evaluation and other related expenses for a facility for the maintenance, repair, storage and administrative functions of the Department of Public Works; and determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing under Massachusetts General Laws Chapter 44 or other enabling authority, or otherwise, provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitation on taxes imposed by Massachusetts General Laws Chapter 59, Section 21C (Proposition 2 and 1/2, so called). YEA: J. Bladon, S. Correia, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. Adopted 5-0.

S. Correia moved, seconded by J. Bladon, to include for consideration for insertion in the 2012 Annual Town Meeting the article, Appropriate Funds to Design and Construct a New DPW Facility, for an estimated cost of \$12,750,000, as follows: to determine whether the Town will vote to appropriate a sum of money to be expended under the direction of the Permanent Municipal Building Committee and Board of Selectmen for the purpose of preparing design, construction and other related expenses to build a facility for the maintenance, repair, storage and administrative functions of the Department of Public Works; and determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing under Massachusetts General Laws Chapter 44 or other enabling authority, or otherwise, provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitation on taxes imposed by Massachusetts General Laws Chapter 59, Section 21C (Proposition 2 and 1/2, so called). YEA: J. Bladon, S. Correia, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. Adopted 5-0.

The Board reviewed the final list of articles, the assignees, and the petitioners' articles. T. Fay suggested there should be a more thorough review of the petitioners' articles that concern town governance. J. Bladon said he would like to have an external auditor look at the articles and provide an opinion. S. Correia said the town should address the overall issue of improving financial procedures. F. Turkington said changes in the structure of town government should not be done without comprehensive vetting.

A3. Public Comment There was no public comment.

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

A5. Review Correspondence The Board reviewed the week's correspondence. J. Nolan thanked Siobhan Zane for her service on the Historical Commission. The Board noted the proposed Historic District Commission window policy. J. Bladon described the expenditure reports he received from the Finance office; he said the reports should present the right amount of detail, and should support the variances with narrative. He also suggested that the reports become a regular agenda item.

A6. Adopt Motion Authorizing Application to Join Weston-Wellesley-Needham Regional Veterans' Services District J. Nolan moved, seconded by J. Bladon, to join the West Suburban Veterans' District, a Regional Veterans' District encompassing the towns of Needham, Wellesley, and Weston, as authorized under M.G.L. chapter 115, section 10, subject to the approval of the Secretary of Veterans' Services; and to designate the Town Administrator to serve as the Town of Wayland's representative to the District Board as provided under M.G.L. Chapter 115, Section 11. YEA: J. Bladon, S. Correia, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. Adopted 5-0. The Board noted the pending retirement of Veterans' Agent John Turchinetz, and thanked him for his years of outstanding service to the town.

A7. Update on Community Innovation Challenge Grant Application for Regional Energy Manager F. Turkington updated the Board on the CIC grant to fund the position of a shared energy manager on behalf of eleven towns. He said the savings from the program would be reinvested in cost-cutting energy programs. He noted that the Energy Initiatives Advisory Committee feels confident of success due to the number of towns involved.

A8. Report of the Town Administrator F. Turkington said the final AUL language for the Town Center LSP has been completed, and Special Counsel Adam Kahn will review to ensure there are no issues for the town. He asked the Board to look at the Munis Crystal reports included in their packet and provide input. J. Bladon said the Finance Director has not produced reports in a timely manner. F. Turkington reviewed upcoming meeting schedules.

A9. Selectmen's Reports and Concerns The Board considered its goal of enhanced financial reporting and discussed the appropriate level of detail for publication on the website. J. Bladon suggested that he and S. Correia review the issue and make a proposal. F. Turkington said the information should be accessible to the average resident, and that anyone who wants more detailed information can be dealt with on an individual basis. S. Correia asked if the Public Safety Building Committee still meets; F. Turkington said yes and there are plans to go to bid for the repairs soon. S. Correia asked if the Dudley Area Advisory Committee would have an article for town meeting, and F. Turkington said they were not ready. S. Correia suggested the purchase of land by the railroad depot with CPA funds, and F. Turkington said he would consult with Town Counsel.

The Board was joined by Roy MacDowell, 45 Waltham Road, who currently has the property at the Danforth Housing Project site under agreement with the bank that owns it. He said that due to economic conditions, he plans to reduce the original number of units, but would like a corresponding reduction in the ancillary costs. He said he has met with Framingham officials in an attempt to make the project financially feasible; he proposed more green space, less intense usage of the site, and the rescission of the age qualification. The Board considered an offer to provide signalization, and discussed the impact of the project on conservation and water. F. Turkington said he would solicit input from the stakeholder boards and the Sudbury Valley Trustees. Linda Segal, 9 Aqueduct Road, said she served on the original committee, and considers the proposal a positive improvement. T. Fay said the matter will be discussed further at the next meeting.

A10. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
T. Fay said there were no additional topics.

The Board recessed at 6:00 p.m.

A11. Reconvene to Attend and Participate in Finance Committee Review and Discussion of FY2013 Proposed Budget for Town Departments The Board reconvened at 7:00 p.m. to attend and participate in the Finance Committee review and discussion of the FY2013 proposed budget for town departments

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 from the Finance Committee Budget hearing at 8:52 p.m.
YEA: J. Bladon, S. Correia, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. Adopted 5-0.

Items Distributed For Use by the Board of Selectmen at the January 17, 2012 Meeting

1. List of potential articles for 2012 Annual Town Meeting as of January 17, 2012 (at 3:00 p.m.) with potential assignees
2. Email dated January 14, 2012 from Selectman Tom Fay to Molly Upton regarding potential article establishing a housing trust
3. Email dated January 16, 2012 from Town Administrator to Selectmen regarding articles for consideration for inclusion in the 2012 Annual Town Meeting warrant
4. Articles submitted by Youth Advisory Committee, Planning Board, and Economic Development Committee for 2012 Annual Town Meeting Warrant
5. Petitioner's articles relative to revocation of CPA, resolution supporting funds for electronic voting through FY2015, appropriate funds to study teacher compensation, amend town code requiring a tax rate hearing, amend town code pertaining to budget preparation and review, audit of fee-based school programs, and zoning amendment for sale of sundries at service stations
6. Invitation to Eco Art Reception, January 19, 2012
7. Capital Projects, Special Revenue and Trust Fund reports as of December 31, 2011.