



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 12, 2012

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

Also Present: Town Administrator Fred Turkington, Secretary MaryAnn DiNapoli

Chair T. Fay 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 public. The Board recognized Dispatcher Thomas J. Turner for his thirty-seven years of service to the Town. Police Chief Robert Irving introduced Police Officer William J. Smith who was sworn in as Police Sergeant by Town Clerk Lois M. Toombs.

A2. Recognition of 100th Anniversary of Girl Scouts At 7:12 p.m., S. Pope and the Board recognized the 100th anniversary of the Girl Scouts in honor of its founding at 7:12 p.m., one hundred years ago today.

A3. Discuss Annual Town Meeting Articles with Sponsors The Board was joined by Sam Potter and Rebecca Stanizzi of the Economic Development Committee to discuss the Annual Town Meeting article for affordable housing on Boston Post Road. The Board congratulated them on a very creative idea. Participants discussed the market for rental units, the economic impact of a "55 plus" community designation, traffic impacts, and the goal of maintaining 216 units. R. Stanizzi said the committee will have a market study done to determine the correct number of units and the economic viability of the "55 plus" designation. J. Nolan asked if an audiovisual of the project would be appropriate for town meeting; F. Turkington suggested contacting the Town Moderator. Attorney Mark Goldstein appeared before the Board to discuss the Annual Town Meeting article, "Amend Zoning Bylaw Sec. 198-1102.1.2.1.4: Definition of Service Stations." M. Goldstein said the goal is to strike the right balance between the opportunity for service stations to expand their business, and limiting the size and scope of the changes in order to maintain the character of the town. He noted there is a size limitation of the lesser of a maximum 150 sq. ft. or a percentage of the structure. There will be no seating and no cooking allowed on the premises. S. Pope said the feedback from station owners was positive, and she supports keeping businesses in town. J. Bladon reviewed the negative comments in the Finance Committee report to town meeting, and said he did not find the arguments against the article to be persuasive. T. Fay said the key points in favor of the article are the limited size of the sales space and the increase in tax revenue to the town.

A6. Consider and Approve Consent Calendar S. Pope moved, seconded by J. Nolan, to approve the consent calendar. YEA: J. Bladon, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. ABSENT: S. Correia. Adopted 4-0.

A7. Review Correspondence The Board reviewed the week's correspondence. F. Turkington updated the Board on the Minuteman Regional School issue. S. Pope discussed the recent fire at Gage Road; she said the town should be open about responding to concerns. F. Turkington said the information requested by MetroWest news will be provided, but portions containing protected information will redacted. J. Nolan

noted the finding of the Abrahams Group that the water meter program would save the town money. F. Turkington highlighted the public records requests for OPEB and pension documents. He said the Finance Committee is recommending the application of an additional \$1 million towards pension liability due to the town's current favorable financial position.

A8. Report of the Town Administrator F. Turkington said he met with the Library Trustees and the Council on Aging to discuss the potential library/community center, and he expects the consultant recommendation by June. He said the traffic signal is in operation at Routes 126/27. He reported on a meeting of department directors last week, and said the Board of Assessors will be continuing the full list and measure project in April. He updated the Board on plans for a new VOIP telephone system at the town building, the review of the town's motor vehicle fleet policy, and the new email journaling backup system. He reviewed a letter from Don Bustin describing his personal DPW financial information project, and he updated the Board on the Mark Frishman litigation.

A3. Discuss Annual Town Meeting Articles with Sponsors The Board was joined by the Board of Public Works and Don Ouellette, Director of Public Works. Chris Brown, Chair, Board of Public Works, announced an open house at the DPW garage on March 24. Participants discussed the Annual Town Meeting article, "Amend Zoning Bylaw: Definition of Refuse Disposal District." C. Brown said his Board supports the article. F. Turkington said residents of Pelham Island have asked for language to designate the site as an opportunity for emergency parking. Secondly, he noted that a resident questioned the use of the word "primarily" in the article. Town Counsel confirmed that the use of the word is appropriate, and removing it would make the article overly restrictive. M. Lowery suggested that a motion be made to enable fuel storage; F. Turkington said he will ask Town Counsel if it is necessary. The boards discussed the potential restriction on truck traffic on River Road, exiting eastbound from the DPW facility. C. Brown said the plan is to have primary access to Route 20 and secondary access on River Road. J. Mishara said the orientation of the proposed garage on the property promotes the use of Route 20. T. Fay asked about the impact of closing access to River Road completely. J. Nolan and J. Bladon noted the need to maintain trust with the neighborhood. D. Ouellette said the most visible portion of the facility will be the office space and parking. F. Turkington said every attempt will be made to minimize the impact on the neighborhood. Sam Potter, Economic Development Committee, expressed concern that restrictions on River Road could impact the Route 20 access road. The boards considered Article 11, "Resolution Designating River Road Parcel for Future DPW Facility," and Article 12, "Appropriate Funds for Construction Documents and Bidding of New DPW Maintenance and Storage Facility." C. Brown said that \$175,000 was appropriated at the last town meeting for design services, and this appropriation will provide the blueprints. D. Ouellette said the intent is to get the design approved for construction to begin by July 2013.

A4. Public Comment Anette Lewis, 33 Claypit Hill Road, said the town website meeting calendar is incomplete. She expressed concern about the creation of four separate lots at the town center project and the impact on gift payments. She said there was a lack of communication at the Board of Public Works regarding the presentation by Weston Sampson, and she hopes someone takes a leadership position in regard to the building program design of the proposed new DPW facility. Tanya Largy, 59 Moore Road, and member of the Historical Commission, made a presentation to the Board about the potential of the archeological value of the property at Alpine Road. She said the commission is very serious about protecting town resources and expects to be included in any further discussions.

A5. Meet with Board of Public Works and Recreation Commission to Discuss Interdepartment Collaboration and Communication The Board was joined by the Board of Public Works and the

Recreation Commission to discuss collaboration and communication. D. Ouellette provided an update on public works activities in regard to recreation; he said the fields are being prepared for April 1, and work is being completed at the town beach. Nancy McShea, Recreation Director, said the beach house is on track for completion in May, all the field scheduling is complete, and programming has begun now for the spring/summer season. They both said they have been working cooperatively, have met together several times, and had no issues. F. Turkington noted that any further work on Alpine Field is on hold pending the decision of the Recreation Commission and the input of the Historical Commission. D. Ouellette said he is working closely with the Conservation Commission and an archeological consultant on both Alpine Field and North Cemetery. Bob Virzi, Chair, Recreation Commission, said that F. Turkington and Brud Wright of the Recreation Commission have been working on a draft policy to clarify the roles and responsibilities of the three boards and staff. He said the two major issues are staffing and a lack of financial accounting; the commission does not know how its capital budget is spent or what long range plans for development have been made. He said there are numerous other issues. F. Turkington said the Department of Public Works is the service arm for the recreation capital. Michael Wegerbauer, Board of Public Works, said Chris Brown regularly attends Recreation Commission meetings, but no one from the Recreation Commission has ever attended a Public Works meeting. B. Wright said the \$125,000 in capital funds was well spent when the Recreation Commission was in charge of disbursement, but now the Finance Committee is unhappy with the Public Works use of funds. He said the Recreation Commission should reclaim the funds so they will be utilized more efficiently. B. Wright said it is about jurisdiction; he said the Recreation Commission does a much better job and should have the broader issues restored to them. T. Fay asked if the draft guidelines policy should include the Board of Public Works; he said no. He said the creation of the Board of Public Works was an error made by the Board of Selectmen, and power should be restored to the Recreation Commission. He said the Board of Selectmen violated town statutes in creating an intermunicipal agreement with Sudbury and the agreement is void. T. Fay said it is important that the Board of Public Works have input into the process. B. Wright said he welcomes their input but doesn't need it. J. Nolan said he has seen improvements in the recreation facilities, and the boards need to work together. J. Bladon asked if the Board of Public Works provides a status report to the Recreation Commission. B. Virzi said they get a monthly report without any financial accounting. F. Turkington said a report of capital expenditures can be prepared; M. Wegerbauer said the Board of Public Works has no objection. T. Fay asked board members to meet with each other for half an hour each month. B. Virzi says he sends out a summary email after each meeting, and he will not attend any more meetings.

A9. Selectmen's Reports and Concerns T. Fay said the draft of the performance evaluation of the Town Administrator will be ready for next week. J. Bladon asked for an update on the financial consultant reports; F. Turkington said they should be done by the end of the month. J. Nolan commended the progress of the construction upgrades at the town beach. T. Fay asked about the division of the property at the town center development; F. Turkington said the lots were divided for financing purposes, and none of the lots are tied to the money for the gift account. T. Fay asked about residents' concern regarding conflicting meetings; F. Turkington noted that most boards meet on Monday or Tuesday evenings.

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.

A11. 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 9:40 p.m. YEA: J. Bladon, T. Fay, J. Nolan, S. Pope. NAY: none. ABSTAIN: none. ABSENT: S. Correia. Adopted 4-0.

Items Distributed For Use by the Board of Selectmen at the March 12, 2012 Meeting

1. Emails dated March 9, 2012 from Town Administrator and Town Counsel re: Suggested deletion of the word "primarily" from the zoning article amending the definition of the refuse disposal district (#10).
2. Email dated March 9, 2012 from Town Administrator to chairs of Board of Selectmen, Recreation Commission and Board of Public Works regarding topics to be discussed at joint session on March 12, 2012.
3. Email dated March 9, 2012 from Don Bustin to Selectmen regarding a financial analysis of the Department of Public Works that he plans to undertake.
4. Email dated March 12, 2012 from Mark Frishman relative to pending litigation involving his dog.