



TOWN OF WAYLAND

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BOARD OF SELECTMEN

JOHN BLADON
EDWARD J. COLLINS
STEVEN J. CORREIA
DOUGLAS J. LEARD
JOSEPH F. NOLAN

Board of Selectmen Meeting Minutes December 17, 2012

Attendance: John Bladon, Edward J. Collins, Steven J. Correia, Douglas J. Leard, Joseph F. Nolan (arrived 6:37 p.m.)

Also Present: Town Administrator Fred Turkington, Secretary MaryAnn DiNapoli

Chair J. Bladon called the meeting of the Board of Selectmen to order at 6:32 p.m. in the Selectmen's Meeting Room and reviewed the agenda for the public. He announced that the meeting is being broadcast and videotaped for later broadcast by WayCAM. F. Turkington said the next regular meeting of the Board will be January 7, 2013. He said the Town Building will be closed at 2:00 p.m. on December 24, 2012, for Christmas Eve, and will close at 3:00 p.m. on December 31, 2012, for New Year's Eve. He said the transfer station will be open the day after Christmas and the day after New Year's, and Santa's Ride, sponsored by the Wayland firefighters, will be on December 20, 21, and 22.

D. Leard moved, seconded by E. Collins, to open the Warrant for the Annual Town Meeting to be held on Thursday, April 4, 2013, at 7:30 p.m. in the Wayland High School, and the Annual Election to be held on Tuesday, April 2, 2013, at designated polling places. The warrant for said Annual Town Meeting will be open from Tuesday, December 18, 2012, at 8:30 a.m., through Tuesday, January 15, 2013, at 4:30 p.m. In accordance with Chapter 36, Section 36-3 of the Code of the Town of Wayland, all articles for consideration and inclusion in said warrant shall be submitted to the Selectmen's Office in Wayland Town Building at 41 Cochituate Road, Wayland, Massachusetts by 4:30 p.m. on Tuesday, January 15, 2013. YEA: J. Bladon, E. Collins, S. Correia, D. Leard. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0.

A2. Public Comment Gretchen Schuler, 126 Old Connecticut Path, speaking on behalf of the Historic District Commission, expressed concern about the signage regarding traffic routing in the historic district, and the redundant and unnecessary signage on Bow Road. E. Collins asked if the commission had any concerns about the Route 20/27 intersection project. G. Schuler said the commission monitors the project and it seems to be moving ahead. Andy Irwin, 73 Plain Road, and Chair of the Conservation Commission, asked the Board to approve a gift of land at 151 Plain Road that was being accepted by the Conservation Commission that evening. E. Collins asked for the exact location of the land, and whether it is undeveloped. A. Irwin said it is undeveloped, and provided the details of the location. Heidi Heilman, WaylandCares, and Julia Junghanns, Director of Public Health, urged the Board to write a letter to state legislators requesting they delay enactment of the medical marijuana law. J. Bladon read an email into the record from Tony Boschetto, 123 Brook Trail Road, asking that the construction of a new DPW garage be deferred to 2015 if the project results in a tax increase in 2014.

A3. Update on Plans for Information Technology Department Coordination with School Department
John Senchyshyn, Assistant Town Administrator/Human Resources Director/Acting Finance Director, and Leisha Simon, Director of Technology for the Town of Wayland and the Wayland Public Schools, appeared before the Board to update them on plans for the coordination of the Information Technology Department.

L. Simon said the collaboration has been going very well. It began with the fiber backbone and MAN over the course of the last three years, and it was a natural progression to connect all the town and school buildings. She noted the benefits of shared consulting and supplier services, and the security of multiple internet connections. J. Senchyshyn said the servers are now located in the high school, and the backup servers are located in the town building. The next project will be to include the public safety building in the loop. D. Leard asked L. Simon for her background. She said she has spent 14 years in education, and has worked in software and corporate training through her entire career. D. Leard asked if there was redundancy in the system. L. Simon said that several options are being considered, including grant opportunities and data centers that cross into other towns. D. Leard asked about the use of laptop computers, and the coinciding security issues. L. Simon said the town is moving to desktop thin clients. She said she is consulting with a task force of technical townspeople, led by town resident Mark Hayes, to construct a security framework. S. Correia thanked the participants for their service, and noted that this is a long-term project. J. Nolan asked if there was any feedback on the use of laptops by high school students. L. Simon said they are doing one-to-one assessments, surveys, and parent focus groups, in order to prepare a report on its efficacy. E. Collins asked about emergency recovery; L. Simon said a recovery system is in place onsite. E. Collins asked about staffing. J. Senchyshyn said the town is working toward a collaborative department, and currently has a staff of six. J. Bladon asked about the organizational chart. J. Senchyshyn said there was a concern about dual reporting, so that while the Town Administrator is kept apprised of all activities, the department is headed by the Superintendent of Schools. L. Simon said the collaboration has been seamless and she looks forward to continued teamwork. The Board thanked them for their work.

A4. Presentation of FY2014 Department Operating Budget Requests by Town Administrator (continued from prior meeting to include all Board of Selectmen Departments Except Public Safety and Unclassified); Report on Budgets of Independent Boards; Review Preliminary Revenue Estimate

F. Turkington and J. Senchyshyn reviewed the FY2014 budget requests of all Board of Selectmen departments except public safety and unclassified. D. Leard asked if contracting for repairs had been centralized; Facilities Director John Moynihan said yes. F. Turkington noted the Historical Commission deviated from guidelines with a request for increased funding for the assessment of historical properties. He said he is waiting for the actual assessment from Minuteman Regional High School. E. Collins asked if there is a nexus between WaylandCares and Youth and Family Services. Lynn Dowd, Director of Youth and Family Services, said she is on the Board of WaylandCares. She said they collaborate but are functionally separate. E. Collins said he is opposed to recommending the funding for WaylandCares; and would like to have an opportunity to listen to people who may be opposed to an expense that may be redundant. The Board discussed the benefits of the program and the drawbacks of the expense. F. Turkington said he would put the issue on the January 7, 2013 agenda for further discussion and invite public comment. E. Collins questioned the water surplus funds. F. Turkington said the reserves were made available by Annual Town Meeting, and the Board of Public Works would determine how the funds would be used. F. Turkington reviewed the expected revenue, including real estate taxes, state revenues, local receipts, free cash, miscellaneous funds, offsets and transfers.

A5. Presentation by Permanent Municipal Building Committee on Status of DPW Garage Project

John Moynihan, Facilities Director, and Matt Kaufmann, Chair, Permanent Municipal Building Committee, appeared before the Board to provide an update on the DPW garage project. M. Kaufmann said the original plans were downsized to reduce the cost, and they now have a final set of initial design plans that were reviewed by Weston & Sampson and presented at a public hearing. He reviewed the timeline and said the new garage could be open by the fall of 2014. He said the overall cost projection is between \$10-\$11 million. The Board discussed the sufficiency of the space, the availability of access points, the engineering of the roof

construction, the acquisition of the necessary easements, and the orientation of the building.

A6. Review Preliminary Assessment of Tax Impact of Debt Exclusion for DPW Garage F. Turkington discussed the tax impact of the debt exclusion for the DPW garage; he said will look at cash availabilities to try to buy down some of the cost.

A7. Discussion of Proposal from Baystone Development Regarding Mitigation of Danforth Green Housing Project, Old Connecticut Path, Framingham; Review of Traffic Mitigation Assessment

Roy MacDowell, Todd MacDowell, and Roy MacDowell Jr., of Baystone Development, appeared before the Board to discuss their proposal of October 2012 regarding the Danforth Green project. R. MacDowell said he needs a commitment from the Board in order to lock in the construction costs. J. Nolan said there is an opportunity to work with this developer to realize the goal of making West Plain Street a safer place. He noted that the potential development of the former Finnerty's property will also improve the intersection on that end of the street. E. Collins said he would not support any agreement regarding a plan that hasn't yet been approved by the Town of Framingham. Kevin Dandrade of TEC, the town's traffic consultant, appeared before the Board to discuss his review of the traffic mitigation proposal offered by Baystone Development. He said the proponent has offered a reduced project, and the proposal would appropriately mitigate traffic at the intersection at a cost much lower than could be done by the town. He recommended the Board accept the proposal. D. Leard asked about pedestrian traffic. K. Dandrade said pedestrian signalization is included in the proposal. E. Collins asked who would supervise the work. K. Dandrade said typically it is supervised by town staff or an outside consultant hired by the town. E. Collins asked for the results of the TEC review of the proposal for the former Finnerty's site. K. Dandrade said the applicant has updated and improved their proposal, and he finds it acceptable. He recommended including permanent easements on the northwest corner of the intersection to realign East/West Plain Street in the future. The Board discussed the impact of the Framingham decision regarding Danforth Green on their own decision, and asked R. MacDowell for an update of the status. R. MacDowell said he continues to pursue significant reductions in mitigation, noting the decrease in housing units and the inclusion of 100 acres of conservation land. J. Nolan moved, seconded by D. Leard, to authorize the Town Administrator to work with Town Counsel to develop a revised document for the consideration of the Board to accept the proposed mitigation of October 16, 2012, as presented by Baystone Development, modified to include a discretionary fund of \$60,000, subject to the project being accepted in its current form by the Town of Framingham. YEA: J. Bladon, E. Collins, S. Correia, D. Leard, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A8. Review and Approve Consent Calendar (See Separate Sheet) J. Nolan moved, seconded by E. Collins, to approve the revised consent calendar to include two additional one day liquor licenses for wineries at the Russell's Winter Farmers Market. YEA: J. Bladon, E. Collins, S. Correia, D. Leard, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A9. Review Correspondence (See Separate Index Sheet) The Board reviewed the week's correspondence.

A10. Report of the Town Administrator F. Turkington reviewed the upcoming agenda topics and meeting schedules. He said he would post a meeting of the Board of Selectmen for Friday morning, December 21, at 8:00 a.m. to sign the deed for the gift of land to the Conservation Commission at 151 Plain Road.

A11. Selectmen's Reports and Concerns S. Correia moved, seconded by J. Nolan, to draft a letter to state representatives to ask for a delay in the implementation of medical marijuana law until July 1, 2013, in conjunction with a similar letter to be sent by the Board of Health. YEA: J. Bladon, S. Correia, D. Leard,

J. Nolan. NAY: E. Collins. none. ABSENT: none. ABSTAIN: none. Adopted 4-1. S. Correia updated the Board on the Minuteman Regional High School Building Committee. S. Correia asked E. Collins for an update on the affordable housing trust. E. Collins said he met with the Housing Authority and the Housing Partnership, and is waiting for the Dudley Pond Area Advisory Committee to come before the Board. S. Correia noted for the record that the FY2014 budget for WaylandCares was recommended by the WaylandCares Sustainability Committee. D. Leard thanked the Christmas Carolers who came to his home, and offered his thoughts and prayers to the families affected by the elementary school shooting in Newtown, Connecticut. All the member of the Board expressed their condolences, and discussed the need for emergency planning and protocol in Wayland. J. Nolan moved, seconded by S. Correia, to approve the amendment to the Vehicle Policy to Comply with the Green Communities Act. YEA: J. Bladon, E. Collins, S. Correia, D. Leard, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A12. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
J. Bladon said, "I know of none."

A13. Adjourn There being no further business before the Board, D. Leard moved, seconded by E. Collins, to adjourn the meeting of the Board of Selectmen at 10:00 p.m. YEA: J. Bladon, E. Collins, S. Correia, D. Leard, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

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

1. REVISED consent calendar (additional participant at farmer's market wine tasting/sale).
2. Public comment dated December 17, 2012 on DPW facility financing from Tony Boschetto, Brook Trail Road and from Sean O'Regan, Old Tavern Road on redevelopment of 150 Main Street.
3. REVISED FY2014 operating budget expenditure schedule and proposed FY2014 operating budget revenue estimates.
4. Memorandum dated December 14, 2012 from Town Clerk listing offices to be elected at 2013 Annual Town Election.

Items Included as Part of Agenda Packet for Discussion During the December 17, 2012 Board of Selectmen's Meeting

1. Town & School IT Consolidation Proposal, December 2012, from Assistant Town Administrator John Senchyshyn and Information Technology Director Leisha Simon outlining collaboration on information technology between Town and schools.
2. Town Administrator's FY2014 *preliminary* revenue estimate.
3. Town Administrator's FY2014 *preliminary* expenditure budget estimates.
4. Information on status of program, cost estimate, and project issues concerning Department of Public Works facility.
5. Town Administrator's *preliminary* analysis of tax impact of debt exclusion borrowing for DPW facility.
6. Letter dated October 24, 2012 from Baystone Development regarding mitigation proposal for Danforth Green housing proposal, together with letter dated December 10, 2012 from TEC traffic consultant Kevin Dandrade regarding the peer traffic review of VHB traffic study provided by Baystone Development in connection with Danforth Green housing proposal.