



ROBERT MERCIER
INTERIM TOWN ADMINISTRATOR
TEL. (508) 358-7755
www.wayland.ma.us

TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

BOARD OF SELECTMEN
ANTHONY V. BOSCHETTO
EDWARD J. COLLINS
STEVEN J. CORREIA
JOSEPH F. NOLAN

Board of Selectmen Meeting Minutes January 13, 2014

Attendance: Tony V. Boschetto, Edward J. Collins, Steven J. Correia, Joseph F. Nolan

Also Present: Interim Town Administrator Robert Mercier, Acting Town Administrator John Senchyshyn, Town Counsel Mark J. Lanza, Executive Assistant MaryAnn DiNapoli

A1. Convene in Open Session and Then Enter into Executive Session to Discuss Collective Bargaining Strategy Pertaining to Contract Negotiations with Wayland School Union (WESA) Vice Chair T. Boschetto opened the meeting at 6:51 p.m. E. Collins moved, seconded by S. Correia, to enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with the Wayland School Union (WESA). The Board invites Interim Town Administrator Robert Mercier, Acting Town Administrator John Senchyshyn, and Executive Assistant MaryAnn DiNapoli to join the Board in its executive session. The Board will reconvene in open session in approximately 20 minutes.

The Board returned to open session at 6:55 p.m.

A2. Call to Order by Chair Vice Chair T. Boschetto called the open session of the meeting of the Board of Selectmen to order at 7:00 p.m. in the Selectmen's Meeting Room. He reviewed the agenda for the public and announced that the meeting will likely be broadcast and videotaped for later broadcast by WayCAM. T. Boschetto announced the closing of the warrant on Tuesday, January 14, 2014, at 4:30 p.m. He said the deadline for submission of election papers is February 11, 2014.

A3. Public Comment Mike Miller, 6 Cross Street, said he is an abutter to Rocky Point in the Dudley Woods area, and said he believes the Board of Public Works would be the best steward of the land, in that they could maintain the roads, access and drainage. E. Collins asked if he would favor a conservation restriction; M. Miller said he would favor any plan that makes the land available for the public to enjoy. Stanley Ducharme, 44 Pond Drive, said the neighborhood agreed to participate in the Dudley Area Advisory Committee (DAAC) because they understood the Board would enact the findings, and the DAAC report found that affordable housing was not an important factor. Patricia Reinhardt, former Chair of the DAAC, confirmed that the committee voted to conserve the land and then hopefully acquire units outside of the area within the next five years, with a 5-4 vote to set aside land for two to four affordable units if necessary. E. Collins asked how a housing set-aside is possible if the Recreation Commission is unwilling to give up control of its land. P. Reinhardt said it is not possible, and it is disappointing. Brud Wright, 16 Jeffrey Road, and Chair, Recreation Commission, said the largest majority vote of the DAAC, by a 7-2 vote, did not include affordable housing. He said he advocates recreation and passive trails, and suggested that funds from the Community Preservation funds be used to purchase affordable housing in the area; or alternatively, that funds be released to purchase housing in another neighborhood. Betty Salzberg, 28 Grove Street, and member of the Housing Partnership and the Conservation Commission, cited the Oxbow affordable housing project as an example of a project that had open space and provided for a diversity of population. Armine Roat, 512 Troutbrook Road, said she lives in an affordable unit at the Oxbow development, and spoke about the importance of affordable housing in her life. Jackie Ducharme, 44 Pond Drive, reiterated to the Board that the majority vote of the DAAC was to use the Dudley area land for

recreation purposes. She noted that in her experience, the Housing Partnership had expressed no interest in purchasing existing homes. She also said there is no infrastructure in place for buying existing homes. Rachel Bratt, Chair, Housing Partnership, said the land should be used to meet as many of the town's needs as possible. She said housing can be built without disturbing the pond; she also said that if the residents are concerned about density, they can build low density units. T. Boschetto asked why there is such an insistence upon putting housing on such a small parcel. R. Bratt said there is very limited land available for affordable housing. T. Boschetto noted that there are numerous opportunities for the private development of affordable housing, and the town needs to consider the emotional cost to the Dudley area residents. The Garcia family told the Board that they will be living in the Habitat for Humanity Housing, and described the benefits of affordable housing. Linda Segal, 9 Aqueduct Road, said she is proud of the work that has been done by the Zoning Board of Appeals in regard to affordable housing. However, she noted that the 52 units of affordable housing approved on Route 30 has yet to be built, and the 216 units proposed at River's Edge will not solve the 40B problem without the Route 30 project being completed. She said the issue is better land use and planning. Patricia Harlan, 15 Happy Hollow Road, and member of the Housing Partnership, said she is a former member of the Board of Health, and there would be septic system improvements if housing was built. Tony Loftis, 6 York Road, said he works for Habitat for Humanity, and four families will put down roots in Wayland due to their efforts. He said the town cannot let chances for housing slip away, and home ownership gives people a chance to learn to help themselves. Alan Palevsky, 23 Doran Road, and member of the DAAC, noted that the septic improvements and the development of affordable homes are not related.

A4. Petitioners Workshop T. Boschetto opened the Petitioners Workshop at 7:39 p.m. There were no questions. Town Counsel Mark Lanza said he will meet individually with petitioners upon approval of the Town Administrator's office. J. Senchyshyn clarified that Town Counsel only advises as to form, not substance. Anette Lewis, 33 Claypit Hill Road, said the workshop is to discuss potential articles. She told the Board the according to Massachusetts General Laws 71, Section 37M, in order for school and town administrative functions to be consolidated and merged, there needs to be a majority vote at Annual Town Meeting. She said four departments were consolidated without accepting the statute. M. Lanza said a cooperative arrangement can be done without legal consolidation. A. Lewis disagreed and said if the Board does not plan to accept the law, she will do it through a petitioner's article. The workshop was closed at 7:46 p.m.

A5. Review and Vote to Insert Articles for April 2014 Annual Town Meeting J. Nolan moved, seconded by S. Correia, to insert for inclusion in the 2014 Annual Town Meeting the standard articles, "Recognize Citizens and Employees for Particular Service to the Town," "Pay Previous Fiscal Year Unpaid Bills," "Current Year Transfers," "Current Year Transfers – Wastewater," "FY2015 Omnibus Budget," "Compensation for Town Clerk," "Personnel Bylaw and Wage and Classification Plan," "Accept Law Increasing Real Estate Tax Exemption Amounts," and "Set Aside Community Preservation Funds for Later Spending." YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. S. Correia moved, seconded by E. Collins, to insert for inclusion in the 2014 Annual Town Meeting the articles, "Choose Town Officers," "Sell or Trade Vehicles and Equipment," and "Accept Gifts of Land," "Hear Reports," and "Rescind Authorized but Unissued Debt." YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. J. Nolan moved, seconded by S. Correia, to insert for inclusion in the 2014 Annual Town Meeting the articles, "Amendments to the District Agreement of the Minuteman Regional Vocational School District" and "Withdraw from Minuteman Vocational Technical School District." T. Boschetto clarified that both articles are being inserted with the option of withdrawing. YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. J. Nolan moved, seconded by E. Collins, to

insert for inclusion in the 2014 Annual Town Meeting the articles, "Abandon Old Wastewater Treatment Plant Outfall Pipe Easement." YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. The Board discussed their concerns regarding the OPEB funding article, including the accuracy of the figures, the availability of the funds in the revolving accounts, and the input of the School Committee. T. Boschetto asked for assurance that there is flexibility to make any necessary changes. S. Correia moved, seconded by E. Collins, to insert for inclusion in the 2014 Annual Town Meeting the article, "OPEB Funding." YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. J. Nolan moved, seconded by E. Collins, to insert for inclusion in the 2014 Annual Town Meeting the article "Transfer Rocky Point Parcel from Board of Public Works to Conservation Commission." YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. J. Nolan moved, seconded by S. Correia, to insert for inclusion in the 2014 Annual Town Meeting the article "Appropriate Funds to Improve the Transfer Station Access Road Across Conservation Land. YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. The Board discussed the article submitted by the Board of Public Works to increase its membership to seven members. J. Nolan asked for more analysis and further discussion before taking any action. R. Mercier noted that two articles were under consideration for the lease of land at Happy Hollow School and the Middle School for a solar project, but the town is not yet ready to proceed. The Board took no action on the articles.

Rebecca Stanizzi, Chair of Economic Development Committee, appeared before the Board to discuss the River's Edge project. J. Nolan moved, seconded by S. Correia, to insert for inclusion in the 2014 Annual Town Meeting the articles "Transfer and Dispose of Septage Facility Land and Adjacent Town-owned Land on Boston Post Road," and "Amend Zoning Bylaw Chapter 198: Rivers Edge Housing Overlay Zoning District." E. Collins said he was not ready to vote for sponsorship of the article. YEA: T. Boschetto, S. Correia, J. Nolan. NAY: E. Collins. ABSENT: none. ABSTAIN: none. Adopted 3-1. The Board discussed the article regarding "Dudley Woods" and the issue of withholding parcels for housing. S. Correia moved, seconded by J. Nolan, that the Board of Selectmen accept the recommendation of the Dudley Area Advisory Committee in transferring seven acres to the Recreation Commission and also holding aside certain parcels to house a minimum of two and a maximum of four units if, in the next five years, affordable housing units in the vicinity are not obtained. Town Counsel Mark Lanza advised the Board that the issue in question is whether or not to insert the article before them in the warrant for the 2014 Annual Town Meeting. There was no action on the motion. The Board discussed possible compromises. M. Lanza suggested an appropriation of funds for the Housing Authority to use for affordable housing. T. Boschetto suggested inserting one article that would transfer all the property with the exception of four parcels, and a second article that would request funding for affordable housing. J. Nolan moved, seconded by E. Collins, to insert for inclusion in the 2014 Annual Town Meeting an article, "Transfer and Restrict Use of Certain Town-owned Land in 'Dudley Woods' for Recreational Purposes" with the exception that four parcels be set aside pending the vote of an appropriation for affordable housing, and "Fund Affordable Housing." S. Correia said there should be a timeline included. J. Nolan said it will be decided by town meeting. YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0. Molly Upton requested that the Board consider a Special Town Meeting within the Annual Town Meeting to create a housing trust.

A6. Review Next Steps in the Town Administrator Search The Board reviewed a draft email to chairs of boards and committees, and a press release, requesting appointees to a Town Administrator Search Committee. R. Mercier advised the Board that Alan Gould of Municipal Resources would be contacting them for interviews. The Board discussed venues for gathering public input, including the website, a survey, and reserved time for public comment at the next few meetings. The Board reviewed the job description of

the Town Administrator provided by Municipal Resources. E. Collins expressed concern that the description included the description, "lead the community," and J. Nolan suggested it be revised to "serve the community."

Brud Wright, Recreation Commission, asked the Board, upon advice of Town Counsel, to include a placeholder article for a housing trust to control the disbursement of funds for affordable housing. J. Nolan moved, seconded by E. Collins, to insert for inclusion in the 2014 Annual Town Meeting the article, "Create Municipal Affordable Housing Trust." YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0.

A7. Review and Approve Consent Calendar (See Separate Sheet) E. Collins moved, seconded by S. Correia, to approve the revised consent calendar. YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0.

A8. Review Correspondence (See Separate Index Sheet) The Board thanked Jerry Heller and Nick Willard for their service to the community.

A9. Report of the Interim Town Administrator R. Mercier updated the Board on the recruitment of a replacement for the Facilities Director. T. Boschetto discussed whether the recruitment should be delayed so the new Town Administrator could choose his own staff. J. Nolan noted there were major projects currently underway and a replacement should be found expeditiously. E. Collins asked about the water problems at the Public Safety Building; R. Mercier said the cause was a frozen pipe. R. Mercier discussed the request from the Information Technology Department regarding the proposed budget of \$250,000 for electronic scanning. He said the IT Director Leisha Simon will be invited to a future meeting for further discussion.

A10. Selectmen's Reports and Concerns There were no Selectmen's reports or concerns.

A11. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any T. Boschetto said, "I know of none."

A12. Adjourn There being no further business before the Board, E. Collins moved, seconded by J. Nolan, to adjourn the meeting of the Board of Selectmen at 10:10 p.m. YEA: T. Boschetto, E. Collins, S. Correia, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 4-0.

Items Distributed for Information and Use by the Board of Selectmen at the January 13, 2014, Meeting

1. Revised Consent Calendar
2. Draft Articles, "Create Municipal Affordable Housing Trust" and "Fund Affordable Housing"

Items Included as Part of Agenda Packet for Discussion During the January +13, 2014 Board of Selectmen's Meeting

1. 2014 Timeline for Annual Town Election and Annual Town Meeting Schedule
2. List of Articles Received for April 2014 Annual Town Meeting
3. Articles Received to Date for April 2014 Annual Town Meeting
4. Potential Articles for April 2014 Annual Town Meeting
5. Draft Email to Board Chairs regarding Formation of Town Administrator Search Committee