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# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

BOARD OF SELECTMEN  
MARY M. ANTES  
ANTHONY V. BOSCHETTO  
EDWARD J. COLLINS  
CHERRY C. KARLSON  
JOSEPH F. NOLAN

## Board of Selectmen Meeting Minutes August 25, 2014

**Attendance:** Mary M. Antes, Tony V. Boschetto, Edward J. Collins (arrived 6:45 p.m.), Cherry C. Karlson, Joseph F. Nolan (arrived 6:46 p.m.)

**Also Present:** Acting Town Administrator John Senchyshyn, Executive Assistant MaryAnn DiNapoli

**A1. Call to Order by Chair** Vice Chair C. Karlson called the meeting of the Board of Selectmen to order at 6:39 p.m. in the Selectmen's Meeting Room of the Wayland Town Building and noted the meeting will likely be broadcast and videotaped for later broadcast by WayCAM. She reviewed the agenda for the public, and announced that the Board will host a Glezen Lane Traffic Forum on Monday, September 15, at 8:30 p.m. in the Large Hearing Room. M. Antes said the League of Women Voters and the Wayland Council on Aging will hold a meet and greet for the candidates for state office on September 5 at 9:00 a.m. in the Wayland Town Building.

**A3. Review and Approve Consent Calendar (See Separate Sheet)** M. Antes moved, seconded by T. Boschetto, to approve the consent calendar. YEA: M. Antes, T. Boschetto, C. Karlson. NAY: none. ABSENT: E. Collins, J. Nolan. ABSTAIN: none. Adopted 3-0-2.

**A4. Review Correspondence (See Separate Index Sheet)** The Board reviewed the week's correspondence.

**A2. Review and Authorize Employment Contract for Town Administrator Nan Balmer** M. Antes moved, seconded by E. Collins, to approve the employment contract for Town Administrator Nan Balmer. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. The Board thanked the staff of the Town Administrator's office and the department heads for their work over the past year.

**A5. Report of the Acting Town Administrator** J. Senchyshyn noted that an environmental bond bill was signed by the state senate on August 13, which included \$2.5 million for water and sewer improvements in Wayland. He said the funding was included at the request of State Senator Richard Ross. He noted that according to State Representative Tom Conroy, the outcome is still tentative, as the new administration will prioritize the bill and there is no guaranty that the funding will remain. He also said the Department of Environmental Protection must approve the project and will maintain control. J. Nolan said the town needs to lobby state legislators for passage; he also said the town should move forward with the MassWorks grant application. The Board discussed possible capital improvement projects. M. Antes said the Board should note that there are other sources of revenue for some of the items in the bond.

**A6. Public Comment** David Bernstein, 25 Glezen Lane, provided the Board with an analysis of the data concerning electronic voting at previous town meetings. He explained the estimated time savings created by electronic voting and made recommendations for the future, including better preparation and the elimination of articles that are not ready for town meeting. J. Nolan suggested that the issue be added to a future agenda. T. Boschetto asked that the data be posted online.

**A7. Discussion of the Town Center Municipal Pad Building with the Council on Aging** The Board was joined by Council on Aging members Betsy Soule (Chair), Bill Sterling (Vice Chair), Nancy Leifer, Denise Yurkofsky, and Becky Patterson, Council on Aging Director Julie Secord, and Finance Committee liaison Bill Steinberg. B. Sterling reviewed the Council on Aging's proposal for the use of the municipal pad building at the town center. He said the Recreation Commission had voted to endorse the idea. He distributed a site map, and said that the existing daycare center is structurally sound and the 10,200 square feet is sufficient. He said the current building could not be built again due to conservation restrictions, and B. Steinberg noted that renovation provides a financial advantage. J. Nolan asked if the Library approved of the plan, and B. Soule said the Library Trustees endorsed the plan. Participants discussed the size of the current senior center, the programs being offered, and the additional use of the Arts Center at 145 Main Street. J. Nolan asked if there was an AUL (Activity and Use Limitation) on the municipal pad property; B. Sterling said no. B. Steinberg said the former DPW building will soon become available, and further studies of town facilities use should be done. J. Nolan asked that J. Senchyshyn draft a charge for a senior center feasibility committee, and also that a discussion of facilities use be included on a future agenda. M. Antes said there is an immediate need for a senior center, and the library will have state funding in 2016. B. Sterling urged the Board to secure the lease on the property.

**A8. Meet with Jim Mullane, Executive Director, WayCAM, to Discuss Broadcasting Improvements to the Town Building** The Board was joined by Jim Mullane, Executive Director of WayCAM, and Ken Isaacson, Chair of WayCAM. J. Mullane reviewed the plans to improve the broadcasting capabilities of the town over the next three years. Upgrades for 2014 included moving to HD, installing a projector and screen in the Selectmen's Meeting Room, and upgrading the equipment to HD in the School Committee Room. Upgrades for 2015 included improvements to the High School Field House and Senior Center of the Town Building, and the 2016 upgrades included three more conference rooms at the Town Building. J. Nolan clarified that the Board does not have jurisdiction over the expenditures, and the discussion was only informational. The Board discussed improving the clarity of the audio system in the Selectmen's Meeting Room, the security of the equipment and the ability to move it if necessary, and the WayCAM budget. J. Mullane said the funding is available for the upgrades; the next contract agreement with Comcast will come due in 2020, and with Verizon in 2024. The Board thanked WayCAM for their work.

**A9. Interview Applicants and Potential Vote for One Member of Council on Aging for a Term to Expire on June 30, 2017** The Chair noted a correction to the agenda; there are currently three vacancies on the Council on Aging. Carol Glick and Ellen Scult appeared before the Board to interview for appointment to the Council on Aging. E. Scult said she is a lawyer who works with senior issues, such as probate litigation and financial elder abuse. C. Glick said she is also an attorney in elder law, and specializes in helping people age at home; she is on the board of Boston Senior Home Care. E. Collins asked about outreach to the town's seniors. C. Glick said a new facility will help attract seniors, and also suggested new programs, such as caregivers support and transportation options. E. Scult said programming should include all levels and interests of seniors. T. Boschetto asked if there were any conflicts of interest; the applicants said no. J. Nolan noted the availability of the MetroWest Ride for senior transportation needs. E. Collins moved, seconded by M. Antes, to appoint Carol Glick and Ellen Scult to Council on Aging for terms to expire on June 30, 2017. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A10. Interview Applicants and Potential Vote for One Member of Conservation Commission for a Term to Expire on June 30, 2017** Joanne Bertelsen Barnett, Sean Fair, and Patricia E. Likins appeared before the Board to interview for a position on the Conservation Commission. P. Likins said she was returning to Indiana and withdrew her application. J. Barnett said her father served on the Planning Board

in the 1950's and worked on the cleanup of the Sudbury River. She said that while her background is in theatre and dance, she is passionate about the environment and has attended Conservation Commission meetings.

S. Fair said he moved to Wayland nine months ago from upstate New York, and described his work in finance, preparing green and socially responsible investments. He said his work in finance gives him an understanding of both sides of the issues, and that he was very familiar with the state and federal regulations, as the regulatory changes have a financial effect on business. The Board asked about the balance between environmental needs and the needs of the homeowners. J. Barnett said you should educate the public to understand the regulations; you can find alternatives and negotiate. S. Fair said you can explain why the regulations are in place, and that businesses thrive when the environment is healthy. He said you can find options to meet homeowner's requirements while remaining within the regulations. M. Antes said there are many opportunities for volunteers interested in conservation, and noted the maintenance of the trails and land stewardship.

**A11. Interview Applicants and Potential Vote for One Member of Historic District Commission for a Term to Expire on June 30, 2017, and One Member of Historic District Commission for a Term to Expire on June 30, 2016** Alice Boelter and Kathie Steinberg appeared before the Board to interview for positions on the Historic District Commission. They discussed their experiences as associate members of the commission, and their interest in continuing to serve. M. Antes noted a letter from the Chair of the commission, Gretchen Schuler, recommending both applicants for appointment. E. Collins moved, seconded by M. Antes, to appoint Alice Boelter to the Historic District Commission for a term to expire on June 30, 2017, and to appoint Kathie Steinberg to the Historic District Commission for a term to expire on June 30, 2016. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A12. Appoint Designees of Boards/Committees to the River's Edge Advisory Committee** The Board considered the designees of Boards and Committees to serve on the River's Edge Advisory Committee. J. Senchyshyn noted that the Finance Committee and the Board of Public Works have not yet made appointments, but there were potentially a sufficient number of members to convene a meeting and review the responses to the RFP for Legal Services. M. Antes moved, seconded by C. Karlson, to appoint Christine DiBona as the designee of the Housing Authority/Housing Partnership, Dan Hill as the designee of the Planning Board, William A. Sterling as the designee of the Council on Aging, Rebecca Stanizzi as the designee of the Economic Development Committee, and Jerry Heller as a member at large, to the River's Edge Advisory Committee, for terms to expire upon the final disposition of said land by sale, lease or otherwise. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. C. Karlson moved, seconded by E. Collins, to appoint Tony Boschetto as the designee of the Board of Selectmen to the River's Edge Advisory Committee, for a term to expire upon the final disposition of said land by sale, lease or otherwise. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

The Board discussed the candidates for the Conservation Commission. Sherre Greenbaum, member of the Conservation Commission, said J. Barnett had attended meetings in the past and would be willing to take on projects. C. Karlson moved, seconded by E. Collins, to appoint Joanne Bertelson Barnett to the Conservation Commission for a term to expire on June 30, 2017. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. The Board thanked S. Fair for his willingness to serve the town and encouraged him to consider another position.

**A13. Discuss Request for Support for MassWorks Applications** J. Senchyshyn advised the Board that Town Planner Sarkis Sarkisian is looking for a letter of support for a MassWorks grant for a proposed water project for the River's Edge development project. T. Boschetto asked if more detail was available, and he questioned whether bringing water to the development was the responsibility of the town or the developer. C. Karlson said Rebecca Stanizzi, Chair of the Economic Development Committee, is working on a study to determine possible sources of water. M. Antes asked if the town incurred any obligation by issuing a letter of support, such as providing matching funds. J. Nolan asked for more information at a future meeting and an opinion from Town Counsel. T. Boschetto said he would vote against a letter of support, due to the fact that no supporting information was provided. E. Collins said he supports T. Boschetto's position. He also questioned how the project had gotten to this point without a plan for providing water. The Board considered providing support, with the opportunity to withdraw that support at a later time. C. Karlson moved, seconded by M. Antes, to authorize a letter of support from the Board of Selectmen for the MassWorks grant, and to review the background information at the meeting of September 8, at which time the Board may revisit its support. YEA: M. Antes, E. Collins, C. Karlson, J. Nolan. NAY: T. Boschetto. ABSENT: none. ABSTAIN: none. Adopted 4-1.

J. Senchyshyn advised the Board that the Town of Framingham has asked for a letter of support for the MassWorks grant for the Danforth project. The Board asked for more background information at a later meeting.

**A14. Selectmen's Reports and Concerns** M. Antes reported on MetroFest 2014. She said the town will have three tents, and will feature town arts and music, including the Golden Tones and Arts Wayland. C. Karlson said the Finance Committee meeting on September 10 will address long-range planning.

**A15. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any** J. Nolan said, "I know of none."

**A16. Adjourn** There being no further business before the Board, T. Boschetto moved, seconded by C. Karlson, to adjourn the meeting of the Board of Selectmen at 9:19 p.m. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

#### **Items Distributed for Information and Use by the Board of Selectmen at the August 25, 2014, Meeting**

1. Map of Town Land Use Study and Proposed Community Center, April 2014, distributed by William A. Sterling
2. HD Upgrade Powerpoint Presentation submitted by Jim Mullane, WayCAM
3. Letter of Support, 8/22/14, from Gretchen Schuler, Chair, for Appointment of Alice Boelter and Kathie Steinberg to the Historic District Commission

#### **Items Included as Part of Agenda Packet for Discussion During the August 25, 2014 Board of Selectmen's Meeting**

1. Conceptual Design and Other Background Information for the Municipal Pad
2. Town Building Sites for Upgraded Broadcasting Improvements by WayCAM
3. Résumés of Applicants to Council on Aging
4. Résumés of Applicants to Conservation Commission
5. Résumés of Applicants to Historic District Commission
6. Committee Charge for River's Edge Advisory Committee and Board/Committee Appointees