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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 February 23, 2015

**Attendance:** Mary M. Antes, Tony V. Boschetto (arrived 7:30 p.m.), Edward J. Collins, Cherry C. Karlson, Joseph F. Nolan

**Also Present:** Town Administrator Nan Balmer, Town Counsel Mark Lanza, Executive Assistant MaryAnn DiNapoli (left at 7:00 p.m.)

**A1. Convene in Open Session and then Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21a(6) to Consider the Purchase, Exchange, Lease or Value of Real Property in regard to the Municipal Pad and Town Green at Town Center** At 6:35p.m., J. Nolan moved, seconded by M. Antes, to enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21a (6), to discuss strategy with respect to the consideration of the purchase, exchange, lease or value of real property in regard to the municipal pad and Town Green at Town Center. The Chair declares that a public discussion of strategy with respect to the consideration of the purchase, exchange, lease or value of real property in regard to the municipal pad and Town Green at Town Center will have a detrimental effect on the negotiating position of the Town. Roll call vote: YEA: M. Antes, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: T. Boschetto. ABSTAIN: none. Adopted 4-0. Chair J. Nolan invites attendance by Town Administrator Nan Balmer, Town Counsel Mark Lanza, and Executive Assistant MaryAnn DiNapoli. The Board will reconvene in open session in approximately thirty minutes.

The Board returned to open session at 7:15 p.m.

**A2. Call to Order by Chair** Chair J. Nolan called the open meeting of the Board of Selectmen to order at 7:15 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. He reviewed the agenda for the public.

**A3. Public Comment** There was no public comment.

**A4. Recognize Fire Chief Vincent Smith upon his Retirement for Thirty-Eight Years of Service to the Town of Wayland** The Board remarked on Fire Chief Vincent Smith's career and thanked him for his service to the town. Chair J. Nolan read into the record a Certificate of Appreciation signed by the Board of Selectmen.

**A5. Discussion and Potential Vote on Warrant Article, "Adopt Inspection Testing and Maintenance of Privately Owned Water Based Fire Suppression Systems"** The Board was joined by Fire Chief Vincent Smith to review the article regarding privately owned water-based fire suppression systems. E. Collins moved, seconded by M. Antes, to recommend to town meeting the approval of the article, "Adopt Inspection Testing and Maintenance of Privately Owned Water Based Fire Suppression Systems." YEA: M. Antes, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: T. Boschetto. ABSTAIN: none. Adopted 4-0.

**A6. Ratify the Appointment of the Acting Fire Chief** E. Collins moved, seconded by M. Antes, to ratify the appointment by Town Administrator Nan Balmer of David Houghton as Acting Fire Chief effective 12:01 a.m. on Wednesday February 24, 2015. YEA: M. Antes, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: T. Boschetto. ABSTAIN: none. Adopted 4-0.

**A7. Recess to Attend Finance Committee Budget Presentation** At 7:25 p.m., the Board recessed to attend the Finance Committee's budget presentation.

**A8. Reconvene for Consideration and Potential Vote to Approve Change of Manager Application, Bertucci's Restaurant, 14 Elissa Avenue** The Board reconvened at 8:48 p.m., with T. Boschetto in attendance. The Board was joined by Michael Reilly, the new manager of Bertucci's Restaurant. M. Reilly described his background and experience, and his interest in working in the community. J. Nolan reminded M. Reilly of the importance of educating staff about TIPS. E. Collins moved, seconded by M. Antes, to approve the Change of Manager application for Michael Reilly at Bertucci's Restaurant at 14 Elissa Avenue. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A9. Update on Solar Project** The Board was joined by Ellen Tohn, John Harper and Michael Stati of the Energy Initiatives Advisory Committee to provide an update on the solar project. E. Tohn noted that the Energy Initiatives Advisory Committee had voted to support a 1.3 MW project at four sites: the DPW roof and carports at the Town Building, the Middle School and the High School. The purpose of the project is to meet the town's Green Community commitment and reduce the town's energy load. She said the project is a good financial deal and reduces greenhouse gases. An Owner's Representative, funded under a grant, will provide a review of the project by the end of the week. E. Tohn said a public forum is scheduled for March 18. Committee members said the proposal was reviewed with town committees and town staff. The Board discussed the financial structure of the power purchase agreement (PPA), including net metering, the cost of power, and the taxation of the facilities. T. Boschetto asked about leasing space to AMERESCO as an alternative to the financial structure of the PPA in order to be a fixed and stable arrangement, assumptions about quantity of power generation, the life of the solar equipment, the bid process for the selection of the developer, the price of power, the commitment to purchase quantity, and the tracking of performance through the accounting system. Members of the committee responded to these questions by saying their analyses showed an advantage to the town, assuming varying assumptions. The Board will vote a position after the consultant review and review by all committees. T. Boschetto requested a proposal to structure the PPA with a lease payment only. The Energy Initiatives Advisory Committee will follow up with Town Counsel regarding the use of license vs. lease.

**A10. Discussion and Potential Vote to Increase FY15 Cap on Recreation Revolving Fund to \$595,862.92** N. Balmer advised the Board that the Finance Committee voted an increase in the Recreation Revolving Fund FY 15 Revolving Fund cap to \$595,862.92. The Board discussed how the Recreation Commission and its Director will manage its programs under the new cap, including indirect costs and OPEB funding. The Board discussed a transition period until a new financial model for Recreation can be recommended by September 2015 to the Finance Committee, Board of Selectmen and Recreation Commission by a working group. During the transition period, it would be the goal that there is no reduction in recreation programming. C. Karlson moved, seconded by M. Antes, to increase the FY15 Recreation Revolving Fund cap to the maximum amount allowed of \$595,862.92. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A11. Discussion and Potential Vote on Warrant Article, "Fund Payment in Lieu of Sewer Betterment Assessment for Town Owned Buildings"** C. Karlson moved, seconded by M. Antes, to remove the article, "Fund Payment in Lieu of Sewer Betterment Assessment for Town Owned Buildings" from the warrant for the 2015 Annual Town Meeting. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A12. Review and Approve Consent Calendar (See Separate Sheet)** M. Antes moved, seconded by E. Collins, to approve the consent calendar. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A13. Review Correspondence (See Separate Index Sheet)** The Board reviewed the week's correspondence.

**A14. Report of the Town Administrator** N. Balmer reviewed upcoming agenda items. She provided the position description for the part-time Conservation Land Manager, and reviewed the FY16 funding for WaylandCares. She advised the Board that the town was the victim of computer fraud again, and reported that the town is in the process of establishing a dedicated computer terminal for the exclusive use of bank transactions. She updated the Board on emergency funds for cleanup of the recent storms, and a sewage spill at the Public Safety Building,

**A15. Selectmen's Reports and Concerns** T. Boschetto said he has scheduled a meeting on March 11 with Minuteman School Superintendent Dr. Edward Bouquillon, Wayland Superintendent of Schools Paul Stein, and Mary Ellen Castagno, the Wayland representative to Minuteman. The Board discussed creating a town-wide calendar on its website.

**A16. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any** J. Nolan said, "I know of none."

**A17. Adjourn** There being no further business before the Board, E. Collins moved, seconded by M. Antes, to adjourn the meeting of the Board of Selectmen at 9:44 pm . 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 Meeting of February 23, 2015**

1. Powerpoint Presentation, Finance Committee, FY16 Omnibus Budget Proposal: Operating and Capital Budgets
2. Presentation, Wayland Solar Projects: How Net Metering Works

#### **Items Included as Part of Agenda Packet for Discussion During the February 23, 2015 Board of Selectmen's Meeting**

1. Memorandum of 2/23/15 from Nan Balmer, Town Administrator, to Board of Selectmen, re: Ratification of Appointment of Acting Fire Chief
2. Application for Change of Manager from Bertucci's Restaurant, 14 Elissa Avenue
3. Executive Summary from AMERESCO for the Town of Wayland, February 19, 2015
4. Memorandum of 2/23/15 from Nan Balmer, Town Administrator, to Board of Selectmen, re: Vote to Increase the FY15 Recreation Revolving Fund Cap to the Maximum Allowed, \$595,862.92
5. Email of 2/20/15 from Fred Knight, Chair, Wastewater Management District Commission, to Nan Balmer, Town Administrator, re: Comments on Wastewater Article for Library
6. Report of the Town Administrator for the Week Ending 2/20/2015