



NAN BALMER  
TOWN ADMINISTRATOR  
TEL. (508) 358-7755  
www.wayland.ma.us

# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

## BOARD OF SELECTMEN

LEA T. ANDERSON  
MARY M. ANTES  
ANTHONY V. BOSCHETTO  
CHERRY C. KARLSON  
JOSEPH F. NOLAN

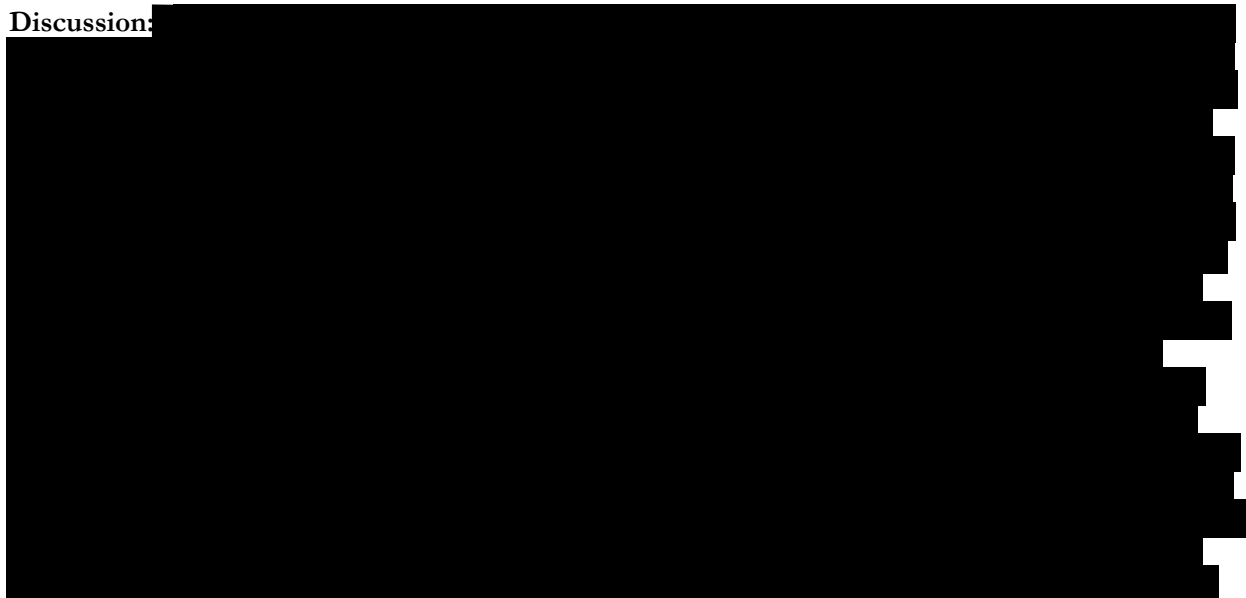
### Board of Selectmen Meeting Minutes Executive Session October 5, 2015

**Attendance:** Lea T. Anderson, Mary M. Antes, Tony V. Boschetto (arrived 6:38 p.m.) Cherry C. Karlson, Joseph F. Nolan

**Also Present:** Town Administrator Nan Balmer, Council on Aging Director Julie Secord, Council on Aging /Community Center Advisory Committee members Steve Correia, Jean Milburn, and Bill Sterling, Finance Committee liaison Bill Steinberg, Facilities Director Ben Keefe, Administrator/ Human Resources Director John Senchyshyn, Town Counsel Mark Lanza (arrived 6:50 p.m.), and Executive Assistant MaryAnn DiNapoli.

**Purpose:** C. Karlson called the session to order at 6:31 p.m. in the Selectmen's Meeting Room, Wayland Town Building, by unanimous roll call vote of the Board (YEA: L. Anderson, M. Antes, C. Karlson, J. Nolan. NAY: none. ABSENT: T. Boschetto. ABSTAIN: none. Adopted 4-0) in open session as permitted by Massachusetts General Laws Chapter 30A, Section 21(a)(6), to discuss the exchange, purchase, lease or value of real estate in regard to the municipal parcel at Town Center, and the value of real property at 87 Old Connecticut Path, Wayland, commonly known as Mainstone; and pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), to discuss strategy with respect to a pending action regarding Bernstein et al v. Wayland Planning Board et al. The Chair declares that a public discussion of these matters may have a detrimental effect on the bargaining, negotiating or litigating position of the Town.

#### Discussion:



[REDACTED]

Council on Aging Director Julie Secord, Council on Aging /Community Center Advisory Committee members Steve Correia, Jean Milburn, and Bill Sterling, Finance Committee liaison Bill Steinberg, Facilities Director Ben Keefe, and Assistant Town Administrator/Human Resources Director John Senchyshyn left at 6:55 p.m.

[REDACTED]

J. Nolan moved, seconded by M. Antes, to exit executive session at 7:04 p.m. YEA: L. Anderson, M. Antes, T. Boschetto, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**Board of Selectmen Meeting Minutes  
Second Executive Session  
October 5, 2015**

**Attendance:** Lea T. Anderson, Mary M. Antes, Tony V. Boschetto, Cherry C. Karlson, Joseph F. Nolan  
**Also Present:** Town Administrator Nan Balmer

**Purpose:** C. Karlson called the session to order at 10:45 p.m. in the Selectmen's Meeting Room, Wayland Town Building, by unanimous roll call vote of the Board (YEA: L. Anderson, M. Antes, T. Boschetto, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0) in open session as permitted by Massachusetts General Laws Chapter 30A, Section 21(a)(6), to discuss the value of real property at 87 Old Connecticut Path, Wayland, commonly known as Mainstone. The Chair declares that a public discussion of these matters may have a detrimental effect on the bargaining or negotiating position of the Town.

**Discussion:** C. Karlson reported on attending an executive session of the Community Preservation Committee (CPC) on September 24, 2015, regarding the acquisition of property at Mainstone Farm. The CPC invited C. Karlson and representatives of the Sudbury Valley Trustees to attend to hear the report of the appraiser hired by CPC to value the Mainstone property and to review the potential conservation restriction. She reported that the owner of the property, the Hamlen family, plans to send a letter of intent to the town with the terms of the proposed sale. She reviewed the results of an appraisal of the property commissioned by the town, which included an appraisal of the property based on its highest and best use. The purchase would potentially be funded with community preservation funds, borrowing against future community preservation funds, funds from the Sudbury Valley Trustees, grant funds and town funds. She said the acquisition will be negotiated by the Conservation Commission with the support of the Board of Selectmen, if requested.

J. Nolan moved, seconded by M. Antes, to exit executive session at 10:55 p.m. YEA: L. Anderson, M. Antes, T. Boschetto, 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 October 5, 2015,  
Executive Session Meetings**

[REDACTED]