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# 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 November 9, 2015

**Attendance:** Lea T. Anderson, Mary M. Antes, Tony V. Boschetto, Cherry C. Karlson, Joseph F. Nolan  
**Also Present:** Town Administrator Nan Balmer, Assistant Town Administrator/Human Resources Director John Senchyshyn, Town Counsel Mark Lanza

**A1. Call to Order by Chair** Chair C. Karlson called the open meeting of the Board of Selectmen to order at 6:38 p.m. in the Wayland High School Field House. L. Anderson said she will meet with Sudbury regarding the Minuteman issue on November 14, and she will attend the November 16 meeting at Minuteman. She noted the Stow Special Town Meeting will be held on November 16, and there is a meeting planned in Weston for December 2.

**A2. Public Comment** Linda Segal, 9 Aqueduct Road, asked if any of the Special Town Meeting motions would be changing from what was posted on the town website. C. Karlson said there may be a revision to the article regarding the municipal parcel based on the Board's discussion later in the meeting.

**A4. Discussion and Potential Vote on Positions on Articles and Discussion of Issues Relative to 2015 Special Town Meeting, including Article 2: Current Year Transfer, and Article 11: Amendment to Minuteman Regional Agreement** The Board reviewed issues relative to the Special Town Meeting later in the evening. T. Boschetto said he will make the motion for Article 11, "Amendment to Minuteman Regional Agreement," and will speak on the issue. Mary Ellen Castagno, Wayland's representative to Minuteman, provided her commentary. C. Karlson advised the Board that a letter had been received from Special Counsel John Foskett regarding Minuteman. L. Anderson moved, seconded by M. Antes, to waive attorney/client privilege in regard to the letter from Special Counsel. YEA: L. Anderson, M. Antes, T. Boschetto, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. C. Karlson reviewed the letter, noting the town has an obligation to go forward with the vote regardless of the action taken by the Town of Lexington. L. Anderson said she will notify the School Committee. C. Karlson noted changes to the motions for articles 1 and 7. Board members debated the correct dollar amount for the current year transfer article regarding the town information technology. The Board took no position on the increase in the current year IT transfer. In regard to Article 3, "Acquire Municipal Parcel in Town Center," C. Karlson said she spoke with representatives of Twenty Wayland, who expressed a preference to lease the land to the town. She said that Town Counsel has recommended a friendly taking, and noted that negotiations should be done in executive session. L. Segal asked for a clarification of the proposed Twenty Wayland lease. C. Karlson said the Board of Health supports additional testing of the land, and suggested revising the motion to say "will include additional environmental testing." John Schuler, Board of Health, said the additional testing would go down at least a foot and would be more accurate. He asked the Board if it would be helpful in negotiations with Twenty Wayland LLC if the option of leasing the land was turned down by Town Meeting. L. Segal noted that the acreage of the land noted in the article was based on a verbal agreement with the owner. J. Nolan moved, seconded by M. Antes, to authorize and amend the motion for Article 3 to include the words, "will include additional environmental testing." YEA: L. Anderson, M. Antes, T. Boschetto, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. David Watkins, Finance Committee, discussed why the Board should increase the current year

transfer request for Information Technology by \$45,000, citing the need for a project manager. It was the sense of the Board to support a current year transfer request of \$95,000.

**A3. Review and Approve Consent Calendar (See Separate Sheet)** M. Antes moved, seconded by L. Anderson, to approve the consent calendar. YEA: L. Anderson, M. Antes, T. Boschetto, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A5. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any**  
The Chair said, "I know of none."

**A6. Adjourn** There being no further business before the Board, M. Antes moved, seconded by L. Anderson, to adjourn the meeting of the Board of Selectmen at 7:38 p.m. and reconvene to join 2015 Special Town Meeting. 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 Meeting of November 9, 2015**

1. Handout from Selectman C. Karlson, Proposed Amendment to Article 3

**Items Included as Part of Agenda Packet for Discussion During the November 9, 2015 Board of Selectmen's Meeting**

1. None

Proposed Amendment to Article 3

a.) authorize.....

...which terms and conditions **will include additional environmental testing and** may include indemnification of the Town for preexisting environmental conditions, ~~additional environmental testing,~~ and the purchase of environmental contamination and pollution insurance for the Town, and, to the extent required by law, remediation of preexisting environmental conditions at no cost to the Town;