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# TOWN OF WAYLAND

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## BOARD OF SELECTMEN

LEA T. ANDERSON  
MARY M. ANTES  
LOUIS M. JURIST  
CHERRY C. KARLSON  
JOSEPH F. NOLAN

## Board of Selectmen Meeting Minutes September 19, 2016

**Attendance:** Lea T. Anderson, Mary M. Antes, Louis M. Jurist, Cherry C. Karlson, Joseph F. Nolan

**Also Present:** Town Administrator Nan Balmer, Human Resources Assistant Katelyn O'Brien

**A1. Open Meeting and Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) to Discuss Strategy for Upcoming Collective Bargaining Negotiations with the Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Custodians, WTA, WESA and Food Service Unions; and (b) Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(7), to Review and Consider for Approval the Potential Release of the Executive Session Minutes of September 6, 2016, Pertaining to the Following Subject: Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), a Discussion of Strategy with Respect To Health Insurance in regard to the AFSCME Clerical Union, the AFSCME Professional Union, the Teamsters, the Library Association, the Police Union, the Fire Union, the Wayland Teachers Association, the Wayland Educational Secretarial Association, the School Custodians Union, and the Food Service Association** C. Karlson called the meeting of the Board of Selectmen to order at 7:00 p.m. in the Selectmen's Meeting Room of the Wayland Town Building. At 7:00 p.m., C. Karlson moved, seconded by M. Antes, to enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) to discuss strategy for upcoming collective bargaining negotiations with the Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Custodians, WTA, WESA and Food Service Unions; and (b) pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(7), to review and consider for approval the potential release of the executive session minutes of September 6, 2016, pertaining to the following subject: pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), a discussion of strategy with respect to health insurance in regard to the AFSCME Clerical Union, the AFSCME Professional Union, the Teamsters, the Library Association, the Police Union, the Fire Union, the Wayland Teachers Association, the Wayland Educational Secretarial Association, the School Custodians Union, and the Food Service Association. The Chair declares that a public discussion of these matters may have a detrimental effect on the bargaining or negotiating position of the town. Roll call vote: YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. Chair C. Karlson invites attendance by members of the Finance Committee, members of the School Committee, members of the Personnel Board, Town Administrator Nan Balmer, Assistant Town Administrator/Human Resources Director John Senchyshyn, School Superintendent Dr. Paul Stein, Assistant School Superintendent Brad Crozier, Finance Director Brian Keveny, Administrative Assistant to the Superintendent of Schools Diane Marobella, and Human Resources Assistant Katelyn O'Brien. The Board will reconvene in open session in approximately forty-five minutes.

**A2. Leave Selectmen's Meeting Room and Reconvene in School Committee Room to Join Executive Session with Finance Committee, Personnel Board, and School Committee** At 7:01 p.m., the Board left the Selectmen's Meeting Room to join the executive session with the Finance Committee, School Committee, and Personnel Board in the School Committee Room.

The Board returned to open session at 7:05 pm, C. Karlson moved to amend the motion to enter into executive session to include the attendance of School Business Administrator Susan Bottan, seconded by

J. Nolan. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0  
The Board returned to open session at 7:53 p.m.

**A3. Return to Selectmen's Meeting Room and Call to Order by Chair** The Board reconvened in the Selectmen's Meeting Room. C. Karlson called the open meeting of the Board of Selectmen to order at 7:53 p.m. C. Karlson reviewed the agenda and noted the meeting will likely be broadcast and videotaped for later broadcast by WayCAM.

L. Anderson announced that the special election on the bonding for the Minuteman Vocational Technical High School is tomorrow, September 20, 2016. M Antes announced that the Domestic Violence Roundtable forum hosted by the Wayland and Sudbury Leagues of Women Voters and by a community-based organization called LIPSTICK will also be held September 20, 2016. M. Antes stated that on Thursday September 22, 2016 there will be a forum on marijuana for the upcoming ballot question. She also stated that on Sunday, September 25, 2016 Wayland COA will be having their annual Lobster Fest. L Anderson mentioned that the Wayland Library forum scheduled for Wednesday September 21, 2016 has been rescheduled.

**A4. Public Comment** There was no public comment.

**A5. Review Proposed Plan for Moving Some DPW Functions and School Bus Parking from River's Edge Site to Alternative Town Locations** N. Balmer stated to the Board that there needs to be a plan to move some of the DPW functions and to provide a location for school bus parking in order to provide the developer with full access to the site. Members of the Board of Public Works C. Brown and M. Lowery addressed the Board. C. Brown told the Board that they use the River Edge site everyday as a laydown area and a snow storage area in the winter. C. Brown explained to the Board that the plan right now is to quarter off twenty percent of the site where the DPW can temporarily do operations while the developer can do soil testing on the site. Eventually DPW's plan is to move to another area. That area will need to go through conservation approval, which could take up to six months. C. Brown said the move will be a tight squeeze and when approved there will likely be ongoing cost involved, like for snow storage. C. Brown said DPW has put it into their capital budget for a snow melter and money for gas to run it. C. Brown and M. Lowery said there is no where else in town for snow storage. The Board mentioned that there are still options like using parking lots for snow storage, a subject that hasn't been exhausted yet. J. Nolan stated that there may be other options like industrial lots instead of ongoing costs of a snow melter. The Board agreed that they need to better understand the costs and revenue.

The Board invited Facilities Director Ben Keefe to discuss the possible relocation of 21 school buses. B. Keefe stated that Wayland's contract with the bus provider says that the town will provide space for buses, an office, spaces for drivers, and electricity. B. Keefe said he is looking at alternative lots. One lot in particular is adjacent to the middle school. He said it's not the best option because it currently has a lot of trees that would have to come down. Another possibility is the north side of the entrance road to the middle school. B. Keefe stated that there is no other unused one acre lot available in town. J. Nolan mentioned that there will be residential concerns with either sites. B. Keefe stated that the town should also consider the option of paying extra to have the bus company keep the buses at an out of town location.

N Balmer told the Board she expects a decision from The Rivers Edge Advisory Committee by October 5<sup>th</sup>

**A6. Special Town Meeting Articles: Vote to Take Position to Co-Sponsor or to Withdraw Articles**

The Board met with Representatives from the Board of Public Works Chris Brown and Mike Lowery to discuss articles “107 Old Sudbury Road” and “8 Glezen Lane”. C. Brown stated that he’s in contact with B. Doucette and N. Balmer regarding the procurement process for both properties. C. Brown brought a map of the land near 107 Old Sudbury Road, in which it has been determined that the property falls into a “unique category” in which it doesn’t need to be advertised. C. Brown stated that 8 Glezen Lane will need to be advertised.

The Board asked if the information will be ready for the articles by October 5<sup>th</sup> so all of the voters have the information in the warrant. M. Lowie stated that he believes both of the articles will be ready. J. Nolan agreed that both articles are in good shape and ready to go to the Finance Committee. C. Brown stated that B. Doucette found a state grant that the town can apply for.

C. Karlson asked C. Brown and M. Lowery if this is what the Board of Public Works wants to do with their money. C. Brown also stated to the board that properties like 8 Glezen Lane don’t come along very often and if the wells get damaged the town is in trouble. C. Brown also explained to the Board that there is a failed septic system at the property now. The Board said they will try to take a position before the warrant goes to print when they get more information or they might have to hold off on taking a position until town meeting.

The Board then discussed the “Municipal Field Irrigation” article. C. Brown explained that the town has 16 fields in which 9 are irrigated and 7 are not. The Board of Public Works would like a way to irrigate the other 7 fields as well as other fields in the future. C. Brown stated that it’s a good way to ensure that fields can remain playable as well as establishing new ones. M. Lowery also added that this is a useful way to convince recreation to use better methods.

J. Nolan brought up the Planning Board article “Street Acceptance,” which will be pulled tonight due to an open meeting law violation. The Board agreed that coordination needs to start now for the article if it is taken up at the spring town meeting.

The Board agreed to hold off on voting until the October 5, 2016 meeting on the “107 Old Sudbury Road” and “8 Glezen Lane” articles until they touch base with appraisers and get more information. The Board felt comfortable voting on the “Municipal Field Irrigation” article tonight.

M. Antes moved, seconded by J. Nolan, to recommend to Special Town Meeting the approval of the article, “Municipal Field Irrigation.” YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

L. Jurist moved, seconded by L. Anderson, to pull the article, “Current Year Transfers.” YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

M. Antes moved, seconded by J. Nolan, to pull the article, “Street Acceptance.” YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

L. Anderson moved, seconded by M. Antes, to cosponsor article, “Pay Previous Fiscal Year Unpaid Bills.” YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

The Board met with Recreation Director J. Brodie and representatives of the Recreation Commission (Chair Asa Foster, Brud Wright, Heidi Seaborg, and Frank Krasin) to discuss articles for Special Town Meeting. L. Jurist stated that there are facilities in town that are in need of major work, like the high school athletic complex. He suggested that they fasttrack planning to concentrate on those first. J. Brodie stated that they are ready to engage with Weston & Sampson on those for safety reasons.

C. Karlson asked the Commission if they acknowledge in the article that money is already being spent in other articles and Commission is now asking to do a big study in this article. C. Karlson stated that work on the High School has already started and it seems out of order. J. Brodie said that things need to happen now along with renovations. C. Karlson asked J. Brodie and the Recreation Commission to think about it.

A. Foster stated that some things need to be done in terms of safety. J. Nolan stated that the town needs to seriously look at having an actual recreation facility. He said that should be part of the equation because peer towns have them and they are big parts of the community. J. Nolan stated that he has talked to the next generation and they are excited about the potential of a facility. J. Brodie noted that an idea of sharing an outdoor center with conservation has been discussed in the past and that recreation is open to the idea.

A. Foster told the Board that there has been collaboration between the schools, library and recreation. L. Anderson asked if there is any logic to delaying this article to the annual town meeting in the spring so it would not jeopardize what's going on with the library. L. Jurist stated that the timing is not right for this right now.

C. Karlson asked the Commission if there has been any new information regarding any negative effects of a turf field. A. Foster said that the same people will maintain same attitude towards turf fields. He stated that there has been no correlation between rubber and cancer. J. Brodie said they will investigate more into the subject. They also stated they would be open to looking at other materials and technologies other than rubber. L. Jurist asked the Commission if they need a feasibility study in the article and instead make this an article about a study for a turf field.

The Board is concerned that Recreation might not have enough time to spend the money. C. Karlson challenged the Recreation Commission to think about it more and reminded them that everyone is working together to try to get the same things done. J. Nolan stated that this is a great opportunity to make the property something nice for Cochituate and a turf field would change the whole concept.

L. Anderson moved, seconded by J. Nolan, to recommend to the Special Town Meeting the approval of the article, "Pay Previous Year Bills." YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

J. Nolan moved approval, M. Antes seconded by M. Antes, to recommend to the Special Town Meeting the approval of the article, "Add Town Counsel to List of Non Residents." YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

L. Anderson moved, seconded by M. Antes, to recommend to the Special Town Meeting the approval of the article, "Civil Service." YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

M. Antes moved, seconded by L. Jurist, to recommend to the Special Town Meeting the approval of the article, "Mainstone." YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

The Board decided that it will wait until it receives more information to vote on the article, "MS Turf Feasibility Study."

J. Nolan moved, seconded by L. Jurist, to recommend to the Special Town Meeting the approval of the article, "Rec Strategic Plan." YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0.

The Board stated that Duane Galbi, 190 Stonebridge Road, will come to the meeting next week to discuss the Petitioners' article, "Amend FY17 Capital Budget."

**A7. Review and Approve Minutes of September 6, 2016, and Vote to Approve and Release Redacted Executive Session Minutes of September 6, 2016** L. Anderson moved, seconded by J. Nolan, to approve the minutes of September 6, 2016. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist, J. Nolan. NAY: none. Absent: none. Abstain: none. Adopted 5-0. J. Nolan moved, seconded by M. Antes, to approve and release the redacted executive session minutes of September 6, 2016. YEA: M. Antes, Seconded L. Anderson, C. Karlson, L. Jurist, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A8. Review and Approve Consent Calendar (See Separate Sheet)** M. Antes moved, seconded by J. Nolan, to approve the consent calendar. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A9. Review Correspondence (See Separate Index Sheet)** The Board reviewed the week's correspondence. The Board commented that the document provided by Town Counsel comparing common driveways and private roadways was very interesting. N. Balmer stated that she had C. Brown forward the document to an interested resident. C. Karlson noted that Finance Committee sent out the FY18 Operating Budget Process. The Board noted that Katy Merrell will come to the board to discuss what she has in mind for a sign for the Children's Way at Route 27. J. Nolan stated that he will be attending the MetroWest Regional Transit Authority event at the Framingham Commuter Rail Station on October 5, 2016. Gov. Baker and Transportation Sec. Pollack are scheduled to attend as well. One of MMA's fall legislative breakfast meeting will be held in Wellesley on October 7, 2016 and L. Anderson, M. Antes and C. Karlson expressed interested in attending.

**A10. Report of the Town Administrator** N. Balmer asked the Board for their consensus on a no cost clean energy contract and the Board agreed. N. Balmer stated that she is currently working on department budgets and town meeting articles.

**A11. Selectmen's Reports and Concerns** J. Nolan announced that the RTA will take over the Framingham Commuter Rail Station and will be holding an event October 5, 2016 and the Board is invited. J. Nolan related to the Board that Sen. Richard Ross's office has expressed interest in making a brief presentation to the on October 24. The Board would also like to extend an invitation to Rep. Carmine Gentile and Rep. Alice Peisch. to come to the meeting as well. L. Anderson announced she distributed a draft of the Board of Selectmen's Annual Report at tonight's meeting. L. Anderson stated that it will not be discussed tonight, it will be in the packet next week on the agenda. C. Karlson reported that she had great meeting with the chairs of the boards about what's happening at the Middle School and it was very productive.

J. Nolan left the meeting at 9:35 p.m.

**A12. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any**  
The Chair said, "I know of none."

**A13. Adjourn** There being no further business before the Board, J. Nolan moved, seconded by L. Jurist, to adjourn the meeting of the Board of Selectmen at 9:37 p.m. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0.

**Items Distributed for Information and Use by the Board of Selectmen at the Meeting of September 19, 2016**

1.

**Items Included as Part of Agenda Packet for Discussion During the September 19, 2016 Board of Selectmen's Meeting**

1. Memorandum of 9/19/16 from Nan Balmer, Town Administrator, to Board of Selectmen, re: Review Proposed Plan for Moving DPW Functions and School Buses from River's Edge Site: Discussion with Representatives of Board of Public Works and Facilities Director
2. List of Articles Received for the November Special Town Meeting with Article Text
3. Draft Minutes of September 6, 2016
4. Report of the Town Administrator for the Week Ending September 16, 2016