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# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

## BOARD OF SELECTMEN

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

**Board of Selectmen  
Meeting Minutes  
January 9, 2017  
Wayland Town Building, Selectmen's Meeting Room  
41 Cochituate Road, Wayland**

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

**A1. Call to Order by Chair** Chair C. Karlson called the meeting of the Board of Selectmen to order at 7:02 p.m. in the Selectmen's Meeting Room of the Wayland Town Building and noted that the meeting will likely be broadcast and videotaped for later broadcast by WayCAM.

M. Antes announced that there will be a public records training on Wednesday.

**A2. Public Comment** Kara Harvey, Wayland Business Association board member, announced she was picked as the liaison to the town and will be attending Board of Selectmen meetings.

G. Dresens, 155 Main St., requested that the Board revoke the 150 main street permit until it can fully comply with the town's bylaws.

L. Segal, Aqueduct Road, passed out a newspaper article to the Board about the outreach for the listening sessions. She stated that while having a dialogue with the public is great, she has concerns about its timing. She also stated that it didn't reach all of the media outlets.

Z. Peirce, Treasurer/Collector, discussed the town's recent change of online banking services. She stated that the switch to City Hall Solutions helps the town go in the right direction to being as automated as possible.

L. Hansen, Conservation Administrator, explained the request in the Board's packet for a wetlands deed restriction, instead of a conservation restriction, at 6 Brooktrail Road. There were no questions from the Board.

D. Hill, Chair of the Planning Board, discussed the Planning Board's approach for fixing the zoning bylaw. He stated they will continue to tackle the bylaw issue by issue instead of a full overhaul of the bylaw.

### **A3. Petitioners Workshop for 2017 Annual Town Meeting**

N. Balmer explained the process for the Petitioners Workshop. C. Karlson reminded everyone that the Town Meeting schedule is online and in the Board's packet and it includes all of the deadlines.

Paul Dale, 12 Grace Road, discussed two possible articles (banning single use plastic checkout bags from retail stores and disallowing polystyrene containers for take-out food at restaurants). He had two questions for the Board about the process. He asked about the word limit for the article write-up and access to Town Counsel before he files it. N. Balmer stated that Town Counsel will be available this week and for P. Dale to follow up with her.

**A4. Vote to Submit the Following Warrant Articles:** 1. – 12. Standard Articles

The Board discussed the Standard Warrant Articles. J. Nolan moved, seconded by M. Antes, to submit the standard articles as listed except for number 7. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

The Board discussed other potential Board of Selectmen articles.

15. Create Appointed Rather than Elected Town Clerk Position

16. Revolving Fund Bylaw

17. Amend By-Law To Require Taxpayers To Be In Good Standing As Condition Of Application For Licenses and Permits

18. Allow Resident Aliens To Vote At Town Meeting

19. Clarification of By-Law Allowing Non-Resident Town Officials to Speak at Town Meeting

J. Nolan moved, seconded by L. Anderson, to submit articles 15-18 to the Annual Town Meeting, YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A5. Vote to Authorize Subcommittee and Appoint Mary Antes and Lea Anderson to Conduct Listening Session with Residents, and Approve Letters and Press Release**

N. Balmer read her memo from the packet. She said that Town Counsel advised that this subcommittee would have to comply with the Open Meeting Law. The Board discussed possible locations for the meetings, how the meetings would be announced and how residents would be randomly selected to receive invitations. L. Jurist stated that he thinks the only people who are going to show up are the same people who come to meetings now.

J. Nolan moved, seconded by L. Jurist, to create the Board of Selectmen Listening Session Subcommittee to conduct listening sessions with residents. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

L. Jurist moved, seconded by J. Nolan to appoint L. Anderson and M. Antes to serve on the subcommittee. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A6. Vote to Approve FY18 Town Administrator Goals** N. Balmer explained that developed goals come from comments made by the Board in December. L. Jurist questioned whether goal number 1 is too narrowly focused. J. Nolan suggested editing the first goal.

J. Nolan moved, seconded by M. Antes, to accept the Town Administrators FY18 Goals as amended per discussion. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A7. Minutes: Review and Vote to Approve Minutes of December 12, 2016, and December 19, 2016**

J. Nolan moved, seconded by L. Jurist, to approve the minutes of December 12, 2016, and December 19, 2016, as amended. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A8. Report of the Town Administrator** N. Balmer stated that the Board will receive full packets next week for budgets, positions, and the Personnel Board's comments on new positions. She discussed the Public

Records training on January 11 and an update from the new DPW Director. L. Jurist asked about the Rivers Edge project schedule.

**A9. 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, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

**A10. Review Correspondence (See Separate Index Sheet)** The Board reviewed the week's correspondence. M. Antes congratulated Sgt. S. Gibbons. C. Karlson discussed setting up a time for Town Counsel to come in and talk to the Board directly about what their role is regarding 150 Main St. The Board thanked Linda Segal for her work on the PIP related to the Raytheon property.

**A11. Selectmen's Reports and Concerns**

L. Anderson stated that she had received another complaint about the time it takes for the sidewalks to be cleared of snow. M. Antes mentioned she got an email from a resident about how communities address climate change. C. Karlson told N. Balmer she would like the Moderator's Hearing date finalized and would like to follow up on the letters that were sent to MassHousing.

**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. Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) to Discuss Strategy with Respect to Litigation if an Open Meeting may have a Detrimental Effect on the Litigating Position of the Public Body and the Chair so Declares and Specifically, to Discuss Whether the Town Should Pursue Legal Proceedings with Respect to the Town's Agreement with Twenty Wayland, LLC, Relative to Property and Development Located Off 400-440 Boston Post Road, and the Chair Declares that an Open Session may have a Detrimental Effect on the Town's Litigating Position** C. Karlson moved, seconded by L. Anderson, that the Board of Selectmen enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares and specifically, to discuss whether the Town should pursue legal proceedings with respect to the Town's agreement with Twenty Wayland, LLC, relative to property and development located off 400-440 Boston Post Road. The Chair declares that a public discussion of these matters may have a detrimental effect on the litigating 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 Town Administrator Nan Balmer. The Board will reconvene in open session for the sole purpose of adjourning in approximately twenty minutes.

The Board returned to open session at 8:59 p.m.

**A14. Adjourn** There being no further business before the Board, L. Anderson moved, seconded by M. Antes, to adjourn the meeting of the Board of Selectmen at 9:00 p.m. YEA: L. Anderson, M. Antes, L. Jurist, 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 January 9, 2017**

1. Memorandum of 12/20/16 from John Senchyshyn, Assistant Town Administrator/Human Resources Director, to Finance Committee, Board of Selectmen, and Nan Balmer, Town Administrator, re: FY18 Staffing Requests
2. Email of 12/29/16 from Ben Keefe, Facilities Director, to Nan Balmer, Town Administrator, re: Facilities Capital Requests FY18
3. Massachusetts Municipal Association Annual Business Meeting Information, 1/3/17, at Hynes Convention Center in Boston on January 21, 2017
4. Board of Selectmen Listening Session Subcommittee Purpose, 1/9/17
5. Memorandum of 1/9/17 from Sarkis Sarkisian, Town Planner, to Nan Balmer, Town Administrator, re: Wayland Zoning Bylaw Revisions

**Items Included as Part of Agenda Packet for Discussion During the January 9, 2017 Board of Selectmen's Meeting**

1. Articles to be Submitted to the 2017 Annual Town Meeting
2. Draft Minutes of December 12, 2016, and December 19, 2016
3. Report of the Town Administrator for the Week Ending January 6, 2017