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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
March 20, 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,

Absent: None

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 7:03 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 the upcoming town elections will be held on March 28, 2017, and that the League of Women Voters meeting on the big financial picture would be on March 30, 2017.

A2. Public Comment C. Karlson said that public comment on 24 School Street would be heard during the discussion of agenda item A3. There was no other public comment.

A3. Vote to Approve and Sign Letter to Mass Housing regarding 24 School Street 40B Project Eligibility Application The Board discussed the latest version of the letter to Mass Housing regarding the 24 School Street 40B Project Eligibility Application that they just received prior to the meeting. N. Balmer discussed the Board's options. Since the Board just received the letter and they will not be meeting before the extended deadline to respond, they decided to read the letter during the meeting.

J. Nolan arrived at the meeting at 7:14 p.m.

Once the Board members finished reading the letter, C. Karlson asked if anyone had any public comments related to the School Street project.

M. Upton, Bayfield Road, stated that she thinks the letter is great but noted that the Commonwealth Residences has a variety of unit sizes and wanted to let the Board know.

J. Hyman, Caulfield Road, said that the letter is better than the one last week. He said the second paragraph concerns him. He thinks it should be more direct. J. Nolan said he agrees with him.

L. Jurist said he thought the best we could hope for was to reduce the size of the project. He said to think that Mass Housing would nix it entirely would not be realistic. J. Nolan made suggestions on how to make the letter stronger. The Board discussed what would be an appropriate number of units to recommend. They also discussed public transportation. The Board suggested changes to the letter to Mass Housing to highlight the most important issues at the beginning and to strongly oppose the School Street 40B Project as proposed.

J. Nolan moved, seconded by M. Antes, to approve and authorize the Town Administrator and Board of Selectmen Chair to sign the letter as revised and to make further revisions if necessary. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

A4. Vote to Sign Conservation Restrictions for Mainstone Farm

G. Schuler, Chair of the Community Preservation Committee, came before the Board to request that they sign two Conservation Restrictions for Mainstone Farm. One plot of land (208 acres) the town is acquiring with money and the other (10 acres) is being donated to the town. She stated that everyone has signed except the Board of Selectmen.

L. Anderson moved, seconded by M. Antes, that the Board of Selectmen of the Town of Wayland approve the Conservation Commission's acceptance of the Conservation Restriction from Devens H. Hamlen *et. al.* to Sudbury Valley Trustees and the Town of Wayland, pursuant to Massachusetts General Laws Chapter 184, Section 32 and Chapter 40, Section 8C and that said vote is taken at a duly held public meeting on March 20, 2017. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none ABSTAIN: none. Adopted 5-0.

M. Antes moved, seconded by J. Nolan, that the Board of Selectmen of the Town of Wayland approve the Conservation Commission's acceptance of Conservation Restriction gift from the Mainstone Farm Land Trust to Sudbury Valley Trustees and the Town of Wayland, pursuant to Massachusetts General Laws Chapter 184, Section 32 and Chapter 40, Section 8C and that said vote is taken at a duly held public meeting on March 20, 2017. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

The Board thanked everyone that has been involved with the Mainstone project throughout the years, including Sudbury Valley Trustees, the Conservation Commission, the Community Preservation Committee, Wayland Town Meeting, and especially the Hamlen Family, who made a multi-generational decision and committed to making it work. N. Balmer reviewed what the process will be from here.

A5. Discussion and Potential Vote on Town Meeting Articles, Errata and Handouts

C. Karlson stated that she, along with L. Anderson and N. Balmer, met with the Town Moderator and Town Counsel to discuss Town Meeting and the Motion appointments. L. Jurist will move the Revolving Fund Article. M. Antes will move the Local Voting Rights For Permanent Resident Aliens Residing in Wayland Article. L. Anderson will take the Compensation for the Town Clerk Article. C. Karlson will take Articles 1-4 and Articles 25-28. She stated that they will have the most up to date errata next week.

A6. Discussion and Potential Vote to Approve the Authorization of the Town Administrator to Extend the Period for Execution of the River's Edge Land Development Agreement

N. Balmer stated that Special Counsel is suggesting April 28th for the deadline extension. She stated that the developer has a new Counsel. N. Balmer said there is still a lot to discuss. C. Karlson stated that April 28 date is pretty far away and overall the Board expressed disappointment the agreement wouldn't be wrapped up sooner since so much work was put in to abide by the deadline.

J. Nolan moved, seconded by M. Antes, that the Board of Selectmen vote, with respect to the land located at 484-490 Boston Post Road in Wayland, Middlesex County, Massachusetts, identified on the Wayland Assessor's Map as Parcels #22-3, 22-6 and 22-7, and commonly known as River's Edge (the "Property")

(a) To extend the deadline for execution of a final Land Disposition Agreement for the Property under that certain Notice of Award issued by the Town on February 24, 2017 and accepted by WP East Acquisitions, LLC on February 27, 2017 (the "Notice of Award") from Wednesday, March 29, 2017 until Friday, April 28, 2017 (the "LDA Deadline"); and

(b) To authorize the Town Administrator to execute and deliver any documents necessary to evidence the extension of the LDA Deadline, and to grant any further extensions necessary or proper, as determined in the Town Administrator's discretion, with respect to the LDA Deadline in the Notice of Award.

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 March 6, 2017 M. Antes moved, seconded by L. Jurist, to approve the minutes of March 6, 2017, as amended. YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson, 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 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.

A9. Review Correspondence (See Separate Index Sheet) The Board reviewed the week's correspondence. M. Antes noted the letter from Mr. Pickett expressing concern about the House bill to Eliminate the Office of Constable. The Board said they will monitor the bill.

A10. Report of the Town Administrator N. Balmer updated the Board on the volunteer records and if there are any volunteers who have achieved 25 years of service or more this year. She said that there happens to be none this year. She said retired Library Director Ann Knight was not included in the warrant but should be recognized at Town Meeting. She said that the Town Clerk and the Executive Assistant will work on this together going forward. N. Balmer also discussed the public records update memo from J. Senchyshyn that was included in the packet.

N. Balmer stated that Eversource is taking nominations for taking down double poles and Wayland is at the top of the list. She said if anyone has nominations to contact her office. She stated that the Finance Committee has concerns about funding the River's Edge legal bill. J. Nolan stated that there can always be discussion about funding in the future but the town needs to pay their bills. N. Balmer said it might help if the Board puts this on their agenda next week to talk to the Finance Committee. N. Balmer listed off a few options that the Finance Committee can do but she said there doesn't seem to be a consensus. C. Karlson said she would reach out to the chair of the Finance Committee.

A11. Selectmen's Reports and Concerns L. Anderson stated that she will be posting the last Listening Session Subcommittee meeting tomorrow and the final report will be available shortly.

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, L. Jurist moved, seconded by J. Nolan, to adjourn the meeting of the Board of Selectmen at 8:28 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 March 20, 2017

1. Record of Vote of the Wayland Board of Selectmen, March 20, 2017, to Extend the Period for Execution of the River's Edge Land Development Agreement

Items Included as Part of Agenda Packet for Discussion During the March 20, 2017 Board of Selectmen's Meeting

1. Draft Letter to Mass Housing from Board of Selectmen re: 24 School Street
2. Memorandum of 3/9/17 from Sarkis Sarkisian, Town Planner, to Board of Selectmen, re: Planning Board Review of Proposed #24 School Street Application for 40B Affordable Housing Project
3. Memorandum of 3/20/17 from Nan Balmer, Town Administrator, to Board of Selectmen re: Mainstone Farm Conservation Restrictions
4. Memorandum of 3/20/17 from Nan Balmer, Town Administrator, to Board of Selectmen, re: River's Edge
5. Draft Meeting Minutes, Board of Selectmen, March 6, 2017
6. Report of the Town Administrator for the Week Ending March 17, 2017