



Town of Wayland Massachusetts

Council on Aging/Community Center Advisory Committee

Bill Sterling, co-chair
Jean Milburn, co-chair
Steve Corriea
Carol Glick
Frank Krasin
Marylynn Gentry
Mark Foreman

Minutes – Thursday, October 29, 2015

The meeting was called to order at 7:00 p.m. by Bill Sterling in the Town Building.

1. Public Comment: Linda Segal, Andy Irwin.
 - a. Andy Irwin. Mr. Irwin stated that he wished to speak about his concerns related to the environmental testing done on the “municipal pad” site. He described his meeting with the LSP, Ben Gould, this summer. Mr. Irwin is an LSP and has served as Chairman of Wayland’s Conservation Commission. Mr. Irwin described his suggestions for additional testing, which he believes would offer the Town better information and a better understanding of potential liability for environmental clean up on the site. Mr. Irwin stated that the testing done to this date, which involves the top 4” of soil on the site is not sufficient for a site that has been disturbed so thoroughly. His recommendations include testing in the ranges up to 2 feet below current soil levels. He is especially concerned that such testing be done so that the BOS could purchase suitable environmental liability insurance if they chose to do so. He stated that the testing already completed gives a 95% confidence level that the top 4” do not have reportable levels of pollutants but gives no information about the conditions of deeper soils.
 - b. Linda Segal. Ms. Segal has obtained a packet of documents from the town administrator through submission of a public records request for copies of all correspondence between the LSP Ben Gould and the Town Administrator. She is concerned about a document written by Ben Gould to Nan Balmer dated August 31, 2015. She stated that she believes that the regimen of testing proposed in that document should be done.
2. Members’ Response to Public Comment
 - a. Steve Correia discussed the unique nature of each environmentally challenging piece of land that the town has worked with in the past. For example, while the town gained experience through handling the former Dow and Nike sites, there is no expectations that site conditions will be the same between sites.
 - b. Bill Sterling indicated that the committee has already used the budget for environmental testing allocated to it by Town Meeting. So, CoA/CCAC does not have further testing funds.



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3. Review minutes of previous meetings.
 - a. February 12, 2015
 - i. Corrections – typographic errors.
 - ii. Bill Sterling made the motion to approve. Steve made the second. The motion passed. 4-0-3. Abstentions from members who were not present at that meeting, Marylynn Gentry, Carol Glick, Mark Foreman.
 - b. September 17, 2015
 - i. Corrections included typos and spelling corrections, and, corrections to the series of Roman Numerals.
 - ii. Jean Milburn made the motion to accept the minutes as corrected. Mark made the second. Approved. 4-0-2
 - c. October 1, 2015
 - i. Corrections-None.
 - ii. Steve made the motion to accept. Carol made the second. Approved 4-0-1
 - d. October 14 Minutes
 - i. Corrections. Regarding those present at meeting, delete Marylynn and add Carol. In last paragraph, replace reference to 20 Wayland with Raytheon.
 - ii. Bill made the motion to accept the minutes as corrected. Steve made the second. Minutes approved 4-0-1.
4. Review preparation for Town Meeting
 - a. Discussion of slide selection for presentation at Town Meeting. We have not been informed if the Moderator will impose a limit on the number of slides. We will attempt to select those slides that will be most helpful to the voters. Most important is a very clear map, since the map image in the warrant is hard to see. Image should include the riverfront line, the 200' setback line, and anything else that Con Com deems important.
 - b. Handout contents need to be decided.
 - c. Mark and Steve will work to select some slides for us to discuss at the next meeting.
 - d. Consider using a slide that shows all the options that BOS has to limit the Town's exposure to any future liability related to the condition of the land and building.
 - e. Are we at risk of losing the extra land that 20 Wayland has offered? They are only contractually obligated to give us the smaller, 2-acre portion. Answer unknown.
 - f. Consider if voters would like to see the drone video of the land.
 - g. Mark has agreed to make the presentation at TM after introduction by Mary Antes.
5. Review latest reports from consultants.
 - a. We have received a memorandum from PAL dated October 23, 2015. It reports on archeological conditions on the site and recommends appropriate actions that can be taken during any future development to assure that any assets uncovered are properly examined and documented.
 - b. If the land becomes municipal land, the Town will be obligated to do the recommended study.



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- c. Marylynn made a motion to accept the report.

6. Review invoices from consultants and expenses
 - a. CMG has submitted an invoice. The total amount is \$3,070.
 - i. Bill made a motion to pay the invoice. Steve seconded. Approved 5-0.
 - b. Ben Gould, LSP, submitted change order #3 for attending meetings at a rate of \$115. Per hour. He anticipates additional costs of approx. \$2,500. through TM. We'll need to inform BoS.

7. Topics not reasonably anticipated by the co-chairs 48 hours in advance of the Meeting
 - a. BOH has asked that members of our committee attend their meeting next Wednesday. We will suggest that they send a representative to our meeting on Thursday.
8. Establish date/time schedule for subsequent meetings.
 - a. We will meet next Thursday.
9. Adjourn
 - a. Bill made the motion to adjourn. Mark made the second. Approved 5-0.

Submitted by Jean Milburn