



# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

Finance Committee  
John Bladon  
Cherry C. Karlson  
Paul Grasso  
Dave Gutschenritter  
Robert L. Lentz  
Sam H. Peper  
Richard M. Stack

## Finance Committee Meeting Minutes October 5, 2009

The Finance Committee Warrant Hearing was called at 7:12PM in the Wayland Town Building Large Hearing Room.

**Attendance:** B. Lentz, R. Stack, C. Karlson, S. Peper, J. Bladon, P. Grasso, D. Gutschenritter

**Also present:** Finance Director/Town Accountant, M. DiPietro

Sam Peper opened the Warrant Hearing:

1. **HEAR REPORT** (Proposed by: Board of Selectmen) – Joe Nolan presented. A series of public hearings were held to update/coordinate proposals to Town Meeting to recognize citizen service to the Town.
2. **ADOPT SEX OFFENDER BY-LAW** (Proposed by: Board of Selectmen) – Chief Irving presented. This by-law was adapted from a by-law passed by the town of Southborough. Southborough's bylaw has been vetted/approved by the State Attorney General. Passage of this article will prevent level 2 or 3 sex offenders near safe zones.
3. **ACCEPT LOCAL OPTION MEALS EXCISE** (Proposed by: Board of Selectmen) – Michael Tichnor presented. Passage of this article will allow a 0.75% meals tax. The town will have to pass by 11/30/09 under state law to be effective by January 1, 2010.
  - a. **Public Comment** – Linda Segal asked if there was any public comment from the business community.
4. **INCREASE DEMAND CHARGE FOR DELINQUENT TAXES** (Proposed by: Board of Selectmen) – Joe Nolan presented. This article is being presented again after an amendment made on the floor of Town Meeting to a previous article was not authorized the State Attorney General.
5. **WAYLAND HIGH SCHOOL EXPANSION AND MODERNIZATION** (Proposed by: Board of Selectmen) - Jeff Dieffenbach of the School Committee presented and spoke to the article.
  - a. **Public Comment** – Anette Lewis asked for clarification on the wording of the \$70.8M request. Lea Anderson, chairperson of the High School Building Committee commented that the language of the article is required by the state building authority and requires a total funding request even though \$25M has been approved for reimbursement from the state. Michael DiPietro, Wayland Finance Director, commented that the gross amount must be authorized in the article. Cherry Karlson commented that funding sources will be identified in the motion.
6. **ROUTE 30-27 INTERSECTION LAND ACQUISITION** (Proposed by: Board of Selectmen) – Joe Nolan presented; Fred Turkington commented. Land acquisition article may be adjusted pending DPW review.
7. **AMEND ZONING BY-LAWS RE: SALE OF BEVERAGES AND SNACKS AT AUTO SERVICE STATIONS** (Sponsored by: Planning Board) – The Planning Board did not present.
  - a. **Public Comment** – Anette Lewis questioned why this article is being proposed? Linda Segal questioned the reasoning behind the limitation of 15% of gross floor area. Ms. Segal also commented that while she (as Associate Member) and the rest of the Zoning Board did have copies of the pending article, this article had not been reviewed or discussed yet by the Zoning Board.

8. **AMEND ZONING BY-LAWS RE: RENEWABLE OR ALTERNATIVE ENERGY RESEARCH AND DEVELOPMENT ACTIVITIES** (Sponsored by: Planning Board) – The Planning Board did not present.
  - a. **Public Comment** – Anette Lewis questioned how approval of this article would affect the aquifer protection district.
9. **AMEND ZONING BY-LAWS RE: AFFORDABLE HOUSING IN MUOD** (Sponsored by: Board of Selectmen) – Joe Nolan presented. Mr. Nolan commented that the BOA had not discussed the article and would discuss later that evening.
10. **ESTABLISH MUNICIPAL AFFORDABLE HOUSING TRUST FUND** (Proposed by: Board of Selectmen) – Joe Nolan presented. Mr. Nolan commented that the BOA had not discussed the article and would discuss later that evening.
  - a. **Public Comment** – Anette Lewis questioned the percentage rate to be allocated to the trust and recommended that comments from the previous warrant be looked at again.
11. **CPA FUNDS TO RENOVATE A PORTION OF THE GROUT-HEARD HOUSE** (Proposed by: Community Preservation Committee) – Steve Correia presented. Article will allocate funds for general repairs.
12. **CPA FUNDS FOR GENERAL PRESERVATION PLANNING** (Proposed by: Community Preservation Committee) – Steve Correia presented. Article will allocate funds for consulting services to review historic artifacts for preservation.

The Warrant Hearing closed at 7:45PM and the Finance Committee subsequently opened their regular meeting.

**Motion:** Approved minutes of 9/14/09 as amended (to include member names from executive session roll call vote). Vote: 7-0

**Motion:** Approved minutes of 9/29/09. Vote: 7-0

**Debt Exclusion Recommendation High School Project:** Sam Peper reviewed and coordinated the Finance Committee presentation to be made later that evening to the Board of Selectman. The committee agreed to use a 3.5% estimated bond rate given current information.

The Finance Committee closed the session at 9:05PM and met again with the Board of Selectman to present the Debt Exclusion Recommendation. Tom Fay commented that this is the only opportunity to get a 40% reimbursement. Subsequent state reimbursements will be 31% going forward. Wayland is grandfathered at 40%, but only for this reimbursement request.

Finance Committee adjourned for the evening following the meeting with the Board of Selectman at 9:20PM

Respectfully Submitted,  
Richard Stack