



# 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 March 31, 2010

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

**Absent:**

**Also present:** Finance Director, M. DiPietro

The Finance Committee Meeting was called to order at 7:06PM in the School Committee Meeting Room for purpose of discussing appointments to the Collaboration Advisory Committee, and for discussion and vote on Annual Town Meeting articles.

**1) Public Comment:** No public comment.

**2) Review Minutes:**

March 22 meeting minutes approved as amended (for typos). Approved 5-0 (R. Stack and D. Gutschenritter arrived at 7:30)

**3) Appointments to Collaboration Advisory Committee:**

Chris Riley was discussed as the private citizen member; B. Lentz was discussed as the Finance Committee member. C. Karlson raised a motion to appoint B. Lentz as FinCom representative and Chris Riley as private citizen representative, J. Bladon seconded. Approved 5-0.

**4) Annual Town Meeting Article Discussion:**

a) Articles 14, 37, and 40 which were in reference to Affordable Housing Trusts and Master Planning were dropped from the April Warrant; to be reconsidered in the Fall

*Note: Sam Peper left the meeting at 7:20 to attend BoS Meeting to present Debt Exclusion Capital budget*

b) Article 28 – “Amend Zoning Bylaw – Aquifer Protection District” – was discussed. This article will bring the Town into compliance. C. Karlson moved to approve, motion was seconded and approved 6-0.

c) Articles 10 and 26 – CPA set-asides for later spending and rail trail improvement were discussed and, pending amended description of Paragraph 6 of Article 10, moved by R. Stack for approval. Both motions were seconded and approved, 6-0.

d) Article 17 – “Acquire Town of Sudbury’s Interest in Septage Facility” – was discussed. B. Lentz asked why Wayland would have to pay Sudbury for 50% of legacy pension and benefits costs – should Sudbury pay Wayland instead? The Committee agreed that the formula used to determine appraisal value should be refined. Further discussion and voting on Article 17 would be delayed until the next meeting.

e) Article 21 – “Amend and Expand Refuse Disposal District” – was discussed. P. Grasso asked whether the parcels of land in question were conducive for bus parking, or if further investment would be required by the town to make it so. Other questions were raised to clarify whether Lot 22-005 was currently zoned or used as Conservation land, and was it possible to narrow the

Article to only allow for the amended use of the Refuse Disposal Property to be for parking. Further discussion and voting on Article 21 would be delayed until the next meeting.

- f) Article 25 – “Acquisition of Chapter 61B Land – 41 River Road” – was discussed regarding the elaboration of arguments opposed and on any negotiations with the current homeowner. Further discussion and voting on Article 25 would be delayed until the next meeting.
- g) Article 24 – “Transfer of Parcel on Stonebridge Road for Affordable Housing” – was discussed. It was noted by Betty Salzberg (public in attendance) that the Article had been amended to remove Paragraph 3 related to a soil aggregation study. Further discussion and voting on Article 24 would be delayed until the next meeting.

*S. Peper returned to the meeting at 8:45*

- h) Article 27 – “Transfer and Lease the Recreation Portion of the Loker Conservation and Recreation Area” – was discussed. The article was presented by Steve Goldstein, Lead Petitioner. A lengthy review of the Article pros and cons was made by the Committee. B. Lentz asked if the article as written committed the town to an “unknown investment” (notably the lease in Paragraph c). S. Peper and B. Lentz asked if the article should be reduced in scope only to Paragraph a (simply to authorize the Recreation Commission to transfer the land to the BoS), whether the article should define what the proposed recreation center would consist of (e.g., “one soccer field, one skating rink, etc.”), or if specific language related to lease estimates, examples, and the like should be eliminated. The Petitioner disagreed, noting that it would be difficult to stimulate investor and/or builder demand with more undefined article approvals, and that many of the issues pertaining to the composition of the recreation area would be mitigated through the different permitting boards and studies.
- i) Article 38 – “Amend Chapter 6 of Town Code re: Posting of Board Policies” – was discussed. Linda Segal, Lead Petitioner, spoke to the intent of the article and noted that an updated and more explicit Open Meeting law to take effect on July 1 would correlate well with Wayland Town boards posting their policies and procedures online. The petitioner noted that she would not be willing to withdraw the article based on the “intent” of Town boards to comply with the policy amendment. R. Stack asked if it could be confirmed that this article would not codify something that was unenforceable. C. Karlson moved to approve the article, the motion was seconded and defeated, 2 “yea” votes, 4 “nay” votes, and 1 abstention (R. Stack abstained based on clarification of his question by Mark Lanza).
- j) Article 22 – “Change the Format of Town Meeting” – was discussed. This article was submitted to change Town meeting to an ‘Australian Rules Ballot’ format where articles would be debated at Town Meeting, but subject to a ballot vote based on the guidance of the Board of Selectmen (specifically which articles would go to ballot). R. Stack described the background of Australian Rules and which Massachusetts towns currently employ it. It was decided to delay a vote on this article until after Article 20 – “Electronic Voting at Town Meeting” – was discussed.

##### **5) Review of BoS Debt Exclusion Discussion:**

S. Peper reviewed the BoS review and discussion of the debt exclusion items, specifically the Recreation Commission requests for the Beach House renovation. That amount was reduced by BoS by \$350K, to \$570K. Adding to the prior approval of \$550K, FinCom recognized that the total figure approved for the beach House – excluding a function room – is now \$1.12M.

##### **6) Executive Session:**

At 10:49 PM, a motion was made and seconded to enter executive session as permitted by M.G.L. Chapter 39, Section 23B, paragraph three, for the purpose of discussing strategies with respect to collective bargaining because a public discussion of these matters will have a detrimental effect on

the bargaining position of the Town. FinCom will return to open session for the purposes of adjourning. A role call vote was taken. Vote:

Peper: Yes

Lentz: Yes

Gutschenritter: Yes

Grasso: Yes

Karlson: Yes

Bladon: Yes

Stack: Yes

Also in attendance, Mike DiPietro.

The FinCom returned to open session at 11:29pm and adjourned for the evening.

Respectfully Submitted,  
Paul Grasso