



# Town of Wayland Massachusetts

## Finance Committee

Paul Grasso  
Thomas Greenaway  
David J. Gutschenritter  
Cherry C. Karlson (Chair)  
Sam H. Peper  
Richard M. Stack  
Bill Steinberg

Finance Committee  
Meeting Minutes  
March 1, 2012

Attendance: C. Karlson (Chair), B. Steinberg, T. Greenaway, D. Gutschenritter, P. Grasso, S. Pepper  
R. Stack, M. DiPietro (Finance Director)

The meeting was called to order at 7:04pm in the Senior Center of Town Building.

### 1. Public Comment

- K. Cook, Ellie Road: Requested that Article 18 be held to the same standard as other articles for vetting and public discourse. Asking the Boards of Assessors to pull the article and meet with people and work on this.
- A. Lewis, Claypit Hill Road: The information provided on benefits does not tie to state filings or to the Unclassified budget. The totals need review.

### 2. ATM 2012: continued discussion of warrant articles

- **Article H: Traffic Calming:** P. Grasso suggested there is more of a legal basis for this Article and would like to reconsider our vote. Both the BoPW and BoS want to bring clarity to this process. Some citizens felt they couldn't get that clarity with the existing bylaw. Jon Mishara, member BoPW, explained the process for Glezen Road neighbors and that the wording change came about because of that process. Motion was made and seconded to reconsider the previous vote. Vote: 6 – 0. P. Grasso noted he would revise the write up. P. Grasso made a motion and there was a second that to recommend Article H and the amended write-up. Vote: 6 – 0
- **Article C (10): Definition of Refuse Disposal District:** B. Steinberg explained that the write-ups for Articles 10 and 11 will be combined because the information is so similar and repetitive. FinCom discussed the PB language with residents Paul Doerr and Bill Davelin, both of River Road, and they will return to the PB for correction of language. B. Steinberg made a motion and it was seconded to recommend approval of Article 10. Vote: 6-0-1 (Peper).
- **Article D1 (11): Resolution Designating River Road Parcel for Future Use:** Motion and second to reconsider our vote since the write-up will be significantly amended. Vote: 7-0. A motion was made by B. Steinberg and seconded to recommend approval of Article 11 with the amended write-up. Vote: 7 -0.

- **Article F (24), Design Review Board:** B. Steinberg reviewed the elements of the article and noted that the PB did not need to opine as it is not a zoning change. After discussion, a motion was made and seconded to recommend approval of Article 24. Vote: 7-0.
- **Article I (25), Amend Zoning Bylaw, Definition of Service Stations:** T. Greenaway presented the key points of the article noting that the FinCom had discussed this previously without taking a vote. A letter was submitted on behalf of Elias Elias retracting his opposition to the proposed zoning amendment (attached). Following discussion, a motion was made and seconded to recommend approval of the Article. Vote: 6 -1.
- **Article CPA4 (6), Reduce Rate of Community Preservation Act:** S. Peper led the discussion, which included petitioner Jay Sherry, Pine Needle Road. A lengthy discussion followed covering how other towns fund CPA, suggested edits to write-up, state reimbursement and other related topics. S. Peper made a motion and it was seconded to recommend approval of Article CPA4. Vote: 0 – 7. Following the vote, various FinCom members explained their vote to the petitioner. Reasons for voting against the proposal included maintaining funds for bonding capacity, the ongoing Mainstone Farm negotiations, the state reimbursement and conformity with the Master Plan.
- **Article A1 (18) Amend Section 19-8 of Town Code:** T. Greenaway explained that several changes have been made to this article and voted by the Assessors; however, the Board of Assessors are going to re-vote the changes at an upcoming meeting. Kim Cook, Ellie Road, has expressed concerns about these changes for several months saying that they are not quite right and they need to be reviewed further. A lengthy discussion followed on the process around and impact of the proposed bylaw changes. Members questioned the effectiveness of the proposed changes. T. Greenaway made a motion and it was seconded to recommend approval of Article A1. Vote: 0 – 7. FinCom stated that they are supportive of the objective of having the bylaw align with the Assessors’ practices, but suggest further input and public evaluation before changing the bylaw.
- **Article A2 (4), Amend Town Code Section 19: Require Tax Rate Hearing:** T. Greenaway outlined this petitioners’ article. Committee discussion continued from the points made in the previous article discussion. The meeting proposed by petitioners’ changes took place this past fall. D. Gutschenritter questioned what would change as a result of the hearing. C. Karlson questioned naming specific individuals to attend the meeting. Following further discussion, T. Greenaway made a motion and it was seconded to recommend approval of the article. Vote: 4-1-2 (Karlson, Steinberg)
- **Article CPA3 (22) Appropriate CPA Funds for Site Development for Affordable Housing Project on Stonebridge Road:** R. Stack gave an overview of the article and the various parties involved in funding and construction. R. Stack had one item to follow-up on re: fundraising and 501c3’s but it will not significantly change the write-up. A motion was made and seconded to recommend approval of the Article. Vote: 7 – 0.
- **Article 5, Current Year Transfers:** C. Karlson explained that two current year transfers are needed to fulfill our obligation to the Minuteman School. The first is for an increase in our annual assessment above the amount appropriated for FY12, and the second is our share of a capital improvement that was needed midyear. Minuteman received a legal opinion that a vote of town meeting was required to authorize the capital payment. Previously, it was the Finance Director’s plan to fund these through a reserve fund transfer, but now it must be done through a current year transfer approved at ATM. A motion was made and seconded to recommend approval of the article to appropriate \$29,585.00 to cover Current Year Transfers. Vote: 7 – 0.
- **Article 7, Omnibus Budget:** FinCom reviewed the text to be submitted for the Warrant. No vote was taken as the committee has already voted the budget amounts (operating and capital) and will vote the FinCom report next week.

- **Article M (5) Establish and Fund an Audit Review Committee:** S. Peper commented that petitioners had changed the article language at 2:30pm today and that basically the role would be to oversee the annual audit and oversee the financial functions of the town. S. Peper then outlined the detailed functions of the proposed article and went through the text of the write-up. FinCom discussed the article at length and provided ideas for other arguments opposed to be incorporated in the write-up. FinCom agreed that S. Peper could update the written materials based on the discussion/feedback. Motion was made to recommend approval of Article 5. Motion was seconded. Vote: 0 – 7.

### **3. FinCom Members' and Finance Director reports and concerns**

- R. Stack reported that he had created his own ROI to look at the water meters and the payback was about 9 years. The committee did not receive or review the document.
- T. Greenaway created and distributed a Free Cash Report model/graph, the “V” graph, for the FinCom report (attached).

The meeting was adjourned at 10:55 PM

Respectfully Submitted,  
Marilyn Carr and Cherry Karlson

Documents:

1. Letter from Regnante, Sterio & Osborne re: Article I, Definition of Service Stations
2. Free cash chart created by T. Greenaway

# Regnante, Sterio & Osborne LLP

Theodore C. Regnante  
James F. Sterio  
David J. Gallagher\*  
Michael P. Murphy\*  
Robert P. Yeaton  
Seth H. Hochbaum

\*Also admitted in New Hampshire

Attorneys at Law  
Edgewater Office Park  
401 Edgewater Place, Suite 630  
Wakefield, Massachusetts 01880-6210  
Telephone (781) 246-2525  
Telecopier (781) 246-0202  
Website: [www.regnante.com](http://www.regnante.com)  
e-mail: [mmurphy@regnante.com](mailto:mmurphy@regnante.com)

Paul G. Crochiere  
Laura A. Tilaro  
Cerise Jalelian  
Paul J. Haverty  
Kristin A. Zampell\*  
Laura R. McKelligott

File No.

February 21, 2012

Sarkis Sarkisian  
Wayland Town Planner  
Town Building  
41 Cochituate Road  
Wayland, MA 01778

Re: Proposed Gas Station Zoning Amendment  
Retraction of Opposition by Elias N. Elias

Dear Mr. Sarkisian:

This office represents Elias N. Elias who had earlier submitted a January 23, 2012 opposition letter to the above zoning amendment through counsel Stephen M. Roberts. I have been authorized by Mr. Elias to forward this letter to you retracting his January 23, 2012 letter filed on his behalf and withdrawing his opposition to the proposed zoning amendment.

If you have any questions, please let me know.

Thank you.

Very truly yours,

REGNANTE, STERIO & OSBORNE LLP

BY   
MICHAEL P. MURPHY

MPM/cm

cc: Stephen M. Roberts, Esq.  
Brian C. Levey, Esq. ✓  
Elias Elias

# FY 2013 Free Cash Analysis - Uses & Sources

