

TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezah
Carol B. Martin
William D. Whitney

Meeting Minutes
Select Board Meeting
Monday, March 18, 2024 at 7:00 p.m.
Wayland Town Building, Council on Aging Room / Hybrid
41 Cochituate Road, Wayland, MA 01778

Present: Thomas J. Fay, Carol B. Martin and William D. Whitney.

Present, participated remotely: Anne Brensley, Adam G. Gutbezah

Personnel present: Town Manager Michael McCall, Assistant Town Manager Town Manager John Bugbee

A1. Call to Order, Review Agenda for Public: At 7:02 p.m., pursuant to Chapter 2 of the Public Acts of 2023, Chair W. Whitney called the meeting of the Select Board to order when a quorum was present. He announced each member by full name. He noted that A. Brensley and A. Gutbezah would participate remotely. W. Whitney reviewed the agenda.

A2. Announcements and Public Comment: There were no announcements from the Board. A. Gutbezah joined the meeting at 7:06 p.m.

Sheila Carel, Joyce Road, requested that the Board vote to not recommend approval of Article KK. Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Sub-district B-1, a zoning warrant article concerning 193 Commonwealth Road.

Robyn Gray, Hearthstone Circle, requested the Board recommend approval of the zoning warrant article concerning 193 Commonwealth Road. R. Gray suggested a public forum be held on the matter.

R. Stanizzi, Winthrop Road, petitioner of Article KK agreed that a public forum would help provide accurate information to voters ahead of Annual Town Meeting.

Sandra Dassoni, French Ave, expressed opposition to the development of 193 Commonwealth Road. She suggested building the project on another parcel.

Gretchen Dresens, Main Street, joined via teleconference and discouraged the Board from recommending approval of the zoning warrant article regarding 193 Commonwealth Road. G. Dresens requested the Board follow the advice of Town Counsel with regard to spot-zoning.

Michael Lowery, Lakeshore Road, joined the meeting joined via teleconference and discouraged the Board from recommending approval of the zoning warrant article regarding 193 Commonwealth Road, citing concerns with parking, the environment and the location.

Mark Ducrow, 16 Colts Way, joined the meeting joined via teleconference and discouraged the Board from recommending approval of Article T. Amend Zoning Bylaws and Town Zoning Map – MBTA Communities Multi-Family Housing.

Natalya Gud, Winter Street, joined via teleconference and stated that Arts Wayland was one of 102 not-for-profit organizations registered in Wayland and occupancy at 193 Commonwealth Road should not yet be assumed.

Anthony Cavallo, French Ave, expressed opposition to Article KK and requested the Board vote not to support it.

Quentin Nowland, Windy Hill Lane, requested the Board not recommend approval of Article KK., stating that the Planning Board already unanimously voted against it and there was enough storage already available in the surrounding communities.

A13. Executive Session I: At 7:31 p.m., W. Whitney moved, seconded by T. Fay, that the Select Board enter into Executive Session d) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation; the Board will discuss strategy with respect to Easy v. The Town of Wayland, et al., Middlesex Superior Court, C.A. No. 2481CV00680.

W. Whitney declared that a public discussion of this matter may have a detrimental effect on the litigating, negotiating and/or bargaining position of the Town. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

W. Whitney invited attendance by Town Manager M. McCall, Assistant Town Manager John Bugbee, Attorney David Jenkins, K-P Law, P.C., Attorney Courtney E. Mayo, Hassett Donnelly and Erin Gibbons, Chair of the Wayland School Committee. The Board would reconvene in open session in approximately fifteen minutes.

At 8:23 p.m. the Board resumed the meeting in Open Session.

A4. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to:

a) Review, insert and determine a position on articles, including but not limited to:

- **A: Recognize Citizens and Employees for Particular Service to the Town:** The Board discussed further revisions.

T. Fay moved, seconded by C. Martin, to recommend approval of Article A: Recognize Citizens. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

- **D: Other Post-Employment Benefits (OPEB) Funding:**

T. Fay moved, seconded by C. Martin, to recommend approval of Article D: Other Post-Employment Benefits (OPEB) Funding. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

- **E: Enterprise Fund Budgets:** A. Gutbezah reported that the Finance Committee updated its comments.
- **F: FY 2025 Omnibus Budget:** C. Martin noted the budget was proposed by the Finance Committee and suggested the Board not take a position on the article. The Board took no action.
- **H: Update Personnel Bylaws and Wage & Classification Plan:**

T. Fay moved, seconded by C. Martin, to recommend approval of Article H: Update Personnel Bylaws and Wage & Classification Plan. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

- **K: Accept Gifts of Land:** It was not known if any gifts of land were expected.

T. Fay moved, seconded by C. Martin, to withdraw Article K: Accept Gifts of Land. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

- **O: Sell or Trade Vehicles and Equipment:**

T. Fay moved, seconded by C. Martin, to recommend approval of Article O: Sell or Trade Vehicles and Equipment as set forth in the supplemental packet. In discussion, C. Martin noted there were vehicles missing from the list. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

- **S. Revise Town Code Chapter 43: Personnel – Invite attendance by MaryAnne Peabody, Chair of Personnel Board:** W. Whitney invited Chair of the Personnel Board, MaryAnne Peabody, Bayfield Road and member of the Personnel Board Deborah Cohen, Forty Acres Drive, to join the meeting for

discussion. Human Resources Manager, Kate Ryan joined the meeting via teleconference. K. Ryan indicated the version in the packet was the version that had been reviewed by Town Counsel. W. Whitney confirmed that the proposed updates to the Town Code were intended to reconcile Chapter 43 with the Select Board - Town Manager Act. M. McCall reported that Town Council had provided a recommended draft which eliminated the conflict between the Town Code and the Select Board-Town Manager Act. There was a discussion about the difference between the version in the packet and the rationale for the Personnel Board's revisions. D. Cohen noted there had been more revisions made that were not included in the packet. There was a discussion about policy being written into the bylaw.

T. Fay recommended the Board table its vote until a more final version is drafted. The Board requested a clean redline version of the document to support further discussion at the next meeting. M. Peabody reported that the Personnel Board was divided and she offered to go back to the Personnel Board for a new vote.

- **T. Amend Zoning Bylaws and Town Zoning Map – MBTA Communities Multi-Family Housing:**

T. Fay moved, seconded by C. Martin, to recommend approval of Article T. Amend Zoning Bylaws and Town Zoning Map – MBTA Communities Multi-Family Housing. In discussion, T. Fay thanked the Chair and the Planning Board for preparing the proposal and expressed support for the article. The Board concurred. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

- **X: Solar Agreements for Town Properties, renamed for Council on Aging Facility:** The Board took no action.
- **NN: Solar Compact Development for Wayland:** W. Whitney noted that the Board had closed the warrant but Town Code § 36-3 authorized petitioners to make changes or withdraw articles up until the finalization of the warrant. W. Whitney noted that both Article KK and Article NN had filed changes as recently as Friday. W. Whitney noted that the lead petitioner for Article NN wished to move forward with the revised language and requested the Board refer it to the Planning Board. T. Fay suggested the Board consider a public Forum on Article KK.

W. Whitney cited state law which requires that the Board have within fourteen (14) days to refer zoning articles to the Planning Board. The Planning Board then has to schedule a public hearing within sixty-five (65) days and must render a report within twenty-one (21) days after the conclusion of the hearing. He added that zoning articles must be included in a report by the Planning Board, by bylaw.

W. Whitney questioned whether the revised petitioner articles could meet the requirements before the time the warrant would be printed. W. Whitney noted that the Board could print the original article submission which was the subject of a public hearing, then the petitioners could go forward with the original article and propose changes as an amendment on Annual Town Meeting floor. C. Martin noted the petitioners could also choose to withdraw the article.

W. Whitney reported that he consulted Town Counsel who opined that the new revised language could be included in the warrant, but if there was not a report of the Planning Board then someone could challenge whether Annual Town Meeting can act on it. M. McCall reported that there was an outstanding question if the revisions changed the scope of the original petitioners' article. He noted both could be revised on Annual Town Meeting floor.

M. McCall also reported that hearing related to the articles needed to be re-advertised for a fourteen (14) day period, which would re-schedule the public hearing because of the timing requirements. He added that if there was unfavorable action by Annual Town Meeting there could be a two-year delay on bringing back such an article.

The Board discussed hosting a public forum before it would take a position on the article. C. Martin expressed concern with the Board hosting a public forum because it would imply support of the petitioner's article when the Board had not yet voted. A. Gutbezahl agreed that support was implied by hosting the forum and did not see the benefit of holding a forum. A. Brensley acknowledged that the

article was controversial and that there was a value to a forum, but felt the article was ready for Town Meeting floor.

b) Discuss and potential vote to refer revised petitioned zoning article (Article NN: Solar Compact Development for Wayland) to the Planning Board for review, pursuant to M.G.L Chapter 40A § 5:

T. Fay suggested the Board consider Article KK and Article NN at its next meeting. A. Brensley noted there Board was not obligated to act on the petitioner's articles. M. McCall noted that the revisions for Article KK were filed after the agenda had been posted, which is why the referral was not included on the agenda, the Board had fourteen (14) days to refer the matter to the Planning Board.

T. Fay moved to recommend approval of Article NN. T. Fay then withdrew the motion. T. Fay moved, seconded by C. Martin, to refer Article NN to the Planning Board for a hearing. T. Fay then withdrew the motion.

T. Fay moved, seconded by C. Martin, to refer revised petitioner's Article NN: Solar Compact Development for Wayland to the Planning Board for review and report pursuant to M.G.L. Chapter 40A § 5. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

- **KK: Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Sub-district B-1:** See above discussion with Article NN.

Rebecca Stanizzi, Winthrop Road, lead petitioner joined the meeting and sought opinion from Town Counsel regarding the procedure for filing a second hearing of the Planning Board. She added that most of the revisions were formatting changes suggested by the Planning Board and did not change the zoning that was proposed. M. McCall noted that he was waiting for an opinion from Town Counsel on whether the revisions cause a new referral and public hearing. W. Whitney suggested to print the original version in the warrant and the petitioner could make the formatting revisions on Town Meeting floor. R. Stanizzi expressed preference to print for the revised version which was more accurate.

M. McCall noted that taking action to refer Article KK to the Planning Board was not explicitly on the agenda. W. Whitney recommended the Board invite Town Counsel to its Friday meeting and defer the vote. A. Brensley objected to deferring the vote on the article until Friday.

T. Fay moved, seconded by C. Martin, to recommend approval of Article KK: Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Sub-district B-1. In discussion, A. Gutbezahl emphasized that the proposed zoning bylaw, as written, did not specifically award the community space to Arts Wayland. A. Gutbezahl took issue with the way Arts Wayland had been prematurely promised the space. R. Stanizzi noted that the zoning language could not include a specific non-profit. T. Fay asked if an RFP would be required to which M. McCall answered that the community space would be subject to procurement law. T. Fay expressed support for the article citing the need for increased commercial tax revenue in Wayland and acknowledged that it was private land subject to a variety of commercial uses. C. Martin expressed concern about maintenance costs of the proposed Town space and felt that it did not fit well together with a storage facility. W. Whitney felt that it was not the right parcel for a storage facility and questioned the revenue benefit. A. Brensley felt that the Board should not take a position on the article and that it was ready for discussion on Town Meeting floor. Roll Call Vote: YEA: A. Gutbezahl, T. Fay. NAY: C. Martin, W. Whitney. ABSENT: None. ABSTAIN: A. Brensley. The motion failed. 2-2-1.

- **U: Fire Department Staffing Study:**

T. Fay moved, seconded by C. Martin, to recommend approval of Article U. Fire Department Staffing Study with the addition of the funding source being ambulance receipts. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

c) Discussion of Annual Town Meeting (ATM) topics including but not limited to: logistics and appendices – Invite attendance by Dave Bernstein: D. Bernstein, Glezen Lane, Chair of the Electronic Voting Implementation Subcommittee (ELVIS) joined the meeting in person and gave some suggestions to make ATM run more smoothly.

d) Discussion and vote order of articles: The Board discussed the appendices for the warrant and the order the articles would be presented at Annual Town Meeting.

A4. Outstanding Capital Appropriations Presentation a) Invite attendance by John Bugbee, Assistant Town Manager: J. Bugbee presented a spreadsheet regarding the status of 130 open capital items and the status of the project. J. Bugbee recommended the use of software to better manage the capital projects. J. Bugbee reported that \$23 million of \$27 million already appropriated for capital projects is expected to be spent by the end of FY25.

A5. Grant Agreement: Discussion and possible vote to honor a grant agreement of American Rescue Plan Act (ARPA) funds to the School Department to fund Full Day Kindergarten, and to authorize Town Manager, Michael McCall, to sign all necessary and related documents:

T. Fay moved, seconded by C. Martin, to accept a grant agreement of American Rescue Plan Act (ARPA) funds to the School Department to fund Full Day Kindergarten, and to authorize Town Manager, Michael McCall, to sign all necessary and related documents as presented in the packet. In discussion, M. McCall provided background on the basis of the grant agreement, which was reviewed by Town Counsel. M. McCall reported that Wayland had been considered a “foundation aid community” by Department of Elementary and Secondary Education (DESE), but could soon become a “minimum aid community” which would impact the expected Chapter 70 state aid. M. McCall recommended approval. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A6. Human Rights, Diversity, Equity and Inclusion Committee (HRDEIC): a) Discussion of Wayland Multicultural Festival and possible vote to authorize funds: M. McCall reported that the HRDEI had requested \$12,000 to support its event. M. McCall noted the Board voted to support an Arts Wayland event last year for \$16,000.

T. Fay moved, seconded by C. Martin, authorize M. McCall to secure funds not more than \$12,000 for use of the Multicultural Festival 2024. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A7. Consent Calendar: a) Review and vote to approve listed items b) Discuss, consider, and potentially act on items removed from Consent, if any:

1. Vote the question of approving additional budget request from the Surface Water Quality Committee (SWQC) to support the committee’s work on Heard Pond in the amount of \$3,750.
2. Vote the question of authorizing Michael McCall, Town Manager to sign Department of Environmental Protection (DEP) Large Entity Report regarding details about Wayland’s fleet vehicles weighing over 8,500 lbs.
3. Vote the question of approving a sandwich board request by Create Arts Parents Association (CAPA) for advertising the Wayland High School CAPA Fundraiser: Bottle and Can Drive on Saturday, April 27th to support the arts programing at Wayland High School during the dates of April 13th through April 27th at the Fire Station Two in Cochituate, Town Center (corner of Routes 20 and 27), Old Connecticut Path and Cochituate Road (Five Paths), and Route 20/Old Connecticut Path by Coach Grill.
4. Vote the question of approving a One Day Liquor License to Edward Herbert for an event (K’Night at the Races) at St. Ann’s Parish Center, 124 Cochituate Road, Wayland, MA 01778 on Saturday, May 4, 2024 from 5:00 p.m. to 10:00 p.m.

T. Fay moved, seconded by C. Martin, to adopt the Consent Calendar. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A8. Minutes: a) Review and approve the minutes of March 4, 2024:

T. Fay moved, seconded by W. Whitney, to approve the minutes of March 4, 2024, as amended. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A9. Town Manager’s Report:

- a) **Council on Aging/Community Center (COA/CC) Update:** M. McCall reported that the Council on Aging/Community Center (COA/CC) ceremonial ground-breaking event went well.

- b) **Recap since last meeting:** M. McCall reported that he would hold an office hour at 6:00 p.m. on Monday, March 25, 2024. M. McCall reported that Town would adjust to a four-day work this summer.

A10. Review Correspondence: The Board reviewed the correspondence.

A11. Select Board Members' reports and concerns: T. Fay asked if the Town Manager had considered who would manage the new the Council on Aging/Community Center (COA/CC) space. A. Brensley reminded the Board that it should attend the Town-SPIRIT program (Site Problem Identification and Resolution of Issues Together) workshop in collaboration with the Human Rights, Diversity, Equity and Inclusion Committee (HRDEIC) on Sunday, April 28, 2024 from 1:00 p.m. to 7:00 p.m.

A12. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A13. Executive Session II: At 10:50 p.m., W. Whitney moved, seconded by T. Fay, that the Select Board enter into Executive Session a) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with American Federation of State, County and Municipal Employees (AFSCME), Wayland Local 690 – 1 and 2 and possible vote on collective bargaining and b) pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with Wayland Department of Public Works Association, Teamsters 170 and possible vote on collective bargaining, and c) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel, the Town Manager, and e) pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and approve the executive session minutes of March 11, 2024 with the intent to hold said minutes.

W. Whitney declared that a public discussion of this matter may have a detrimental effect on the litigating, negotiating and/or bargaining position of the Town. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

C. Martin invited attendance by Town Manager M. McCall and announced that the Board would reconvene in open session in approximately thirty minutes.

A14. Return to Open Session: Announcement of possible vote taken to approve collective bargaining agreement with the American Federation of State, County and Municipal Employees (AFSCME), Wayland Local 690 – 1 & 2 and Wayland Department of Public Works Association, Teamsters 170 and Announcement of possible vote taken to approve agreement with non-union personnel (Town Manager): At 11:22 p.m., the Board returned to open session and did not take any action.

T. Fay moved, seconded by C. Martin, to approve collective bargaining agreement with the American Federation of State, County and Municipal Employees (AFSCME), Wayland Local 690 – 1 & 2 as set forth in the packet. Roll Call Vote: YEA: T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved. 4-0-0.

T. Fay made the motion again because A. Brensley's remote connection was delayed.

T. Fay moved, seconded by C. Martin, to approve collective bargaining agreement with the American Federation of State, County and Municipal Employees (AFSCME), Wayland Local 690 – 1 & 2 as set forth in the packet. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

T. Fay moved, seconded by C. Martin, to approve collective bargaining agreement with the Wayland Department of Public Works Association, Teamsters 170, as set forth in the packet. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A15. Adjourn: At 11:12 p.m., T. Fay moved, seconded by C. Martin, to adjourn the meeting. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Items included in the packet for the Select Board Meeting of March 18, 2024:

1. List: Warrant Article list for 2024 Annual Town Meeting, dated March 15, 2024
2. Draft ATM Warrant Article A. Recognize Citizens and Employees for Particular Service to the Town
3. Draft ATM Warrant Article D. OPEB Funding

4. Table: OPEB Warrant Article Funding Calculation
5. Draft ATM Warrant Article E: Enterprise Fund Budgets, redlined version
6. Draft ATM Warrant Article F: Fiscal Year 2025 Omnibus Budget
7. Draft ATM Warrant Article H: Update Personnel Bylaws and Wage & Classification Plan, redline version
8. Draft ATM Warrant Article K: Accept Gifts of Land
9. Draft ATM Warrant Article O: Sell or Trade Vehicles and Equipment
10. Draft ATM Warrant Article S: Revise Town Code Chapter 43: Personnel, with redline draft Town Code, reviewed by Town Counsel, undated
11. Draft ATM Warrant Article S: Revise Town Code Chapter 43: Personnel, with redline draft Town Code, version II
12. Draft ATM Warrant Article T: Amend Zoning Bylaws and Town Zoning Map – MBTA Communities Multi-Family Housing
13. Draft ATM Warrant Article X: Solar Agreements for Council on Aging Facility, redline version
14. Draft ATM Warrant Article KK: Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Sub-district B-1, petitioners
15. Table: Draft ATM 2024 Article Order, dated March 18, 2024
16. Draft ATM Warrant Article NN: Solar Compact Development for Wayland, petitioners, redline version
17. Memorandum: To: Michael McCall, Town Manager From: John Bugbee, Asst. Town Manager Date: March 15, 2024 RE: Open Capital Update
18. Grant Agreement between Town of Wayland and Wayland Public Schools re: \$535,769 of ARPA funds to administer a tuition-free full-day kindergarten education, redline version
19. Draft: Select Board Meeting Minutes: March 4, 2024

Supplemental Packet:

1. Revised Agenda I posted 03/18/2024 at 10:32 a.m. revises agenda posted on 03/14/2024 at 3:26 p.m.
2. Draft Warrant Article O: Sell or Trade Vehicles and Equipment
3. Draft Warrant Article T: Amend Zoning Bylaws and Town Zoning Map – MBTA Communities Multi-Family Housing, with attached modeling summary dated 01/18/2024, prepared by Barrett Planning Group
4. Table: State Grants - FY23 Amount
5. ATM Citizen Petition Form: Stamped 03/15/2024, revised previously submitted petition to Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial use in a New Business B Zone Subdistrict B-1, with signature pages
6. Draft Warrant Article KK: Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial use in a New Business B Zone Subdistrict B-1, with maps and Zoning District Legal Description

Items distributed for information and use by the Board during the meeting of March 18, 2024 otherwise not included in the packet (Handouts):

1. Spreadsheet regarding the status of open capital, presented by J. Bugbee 03/18/2024

Correspondence

1. Correspondence from Karen Moriarty, Keegan Werlin LLP, to Select Board, dated March 8, 2024 re: D.P.U. 23-147, NSTAR Electric Company d/b/a Eversource Energy – Notice of Filing, Public Hearing and Request for Comments.
2. Correspondence from Karen Moriarty, Keegan Werlin LLP, to Select Board Dated March 8, 2024 re: D.P.U. 23-153 NSTAR Gas Company d/b/a Eversource Energy – Notice of Filing, Public Hearing and Request for Comments.
3. Correspondence from Andrew Oppenheim, to Select Board, dated March 10, 2024 re: Please do not vote for self-storage zoning changes.
4. Correspondence from Maryanne Peabody, Personnel Board Chair, to Select Board, dated March 10, 2024 re: Article S Chapter 43 Personnel.
5. Correspondence from Robert Higgins, to Select Board, dated March 11, 2024 re: Concerns about the zoning article for 193 Commonwealth Road.
6. Correspondence from Rebecca Stanizzi, to Select Board, dated March 12, 2024 re: Article KK Amend Zoning for Retail Self Storage – new website.

7. Correspondence from Neal Bingham, to Select Board, dated March 12, 2024 re: Town Meeting: Proposed Amendment to Establish Sub-district B-1; 193 Commonwealth Rd, Wayland.
8. Correspondence from Gail Shapiro, to Select Board, dated March 13, 2024 re: Senior Citizens need you to uphold our laws.
9. Correspondence from Jeffery Horan, to Select Board, dated March 13, 2024 re: Proposed Self-Storage facility
10. Correspondence from Quentin Nowland, to Select Board, dated March 13, 2024 re: March 18 – Agenda.
11. Correspondence from Brian Boggia, Executive Director of Wayland Housing Authority, to Select Board, dated March 14, 2024 re: Supportive Housing
12. Correspondence from Maryanne Peabody, Personnel Board Chair, to Select Board, dated March 15, 2024, re: Information Requested.
13. Correspondence from Bret and Nancy Leifer, to Select Board, dated March 15, 2024, re: 193 Commonwealth Road.