



Town of Wayland Massachusetts

Finance Committee

Jonathan Barnett
Steve Correia (Co-Chair)
Michael Hoyle
Kelly Lappin (Vice Chair)
April Methot
Brian O'Herlihy
Pamela Roman (Co-Chair)

FINANCE COMMITTEE

March 13, 2024

In-Person and Remote

Town Building – Council on Aging Room

41 Cochituate Road, Wayland, MA

8:00 P.M. Minutes

Attendance: S. Correia, M. Hoyle, K. Lappin, A. Methot (via Zoom), B. O'Herlihy, and P. Roman. Absent: J. Barnett. Also in attendance: Brian Keveny, Finance Director.

Call to Order: The meeting was called to order by Co-Chair P. Roman at 8:01 PM. She noted that she, S. Correia, M. Hoyle, K. Lappin and B. O'Herlihy were all participating in person and A. Methot was participating via Zoom and then read the following:

One may watch or may participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-in-person-and-hybrid>. Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded and will be made available to the public on WayCAM as soon after the meeting as is practicable. When required by law or allowed by the Co-Chairs, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

P. Roman reviewed the agenda for the public.

Materials Discussed/Distributed:

See Exhibit A.

Announcements:

None.

Public Comment and Members' Response:

Robyn Gray, 18 Hearthstone Circle, expressed her general support for *Article KK*.

Sandra Dasonni, 23 French Avenue, expressed her opposition to *Article KK*, citing numerous issues including spot zoning, size and impact on Cochituate Village, reuse issues should the self-storage facility fail, lack of parking, and impact on environmentally sensitive areas in the immediate vicinity.

Quentin Nowland, 4 Windy Hill, expressed his opposition to *Article KK*, citing the Town's Master Plan, size of permitted project and precedent for other business zones in Town.

Jason Taunton-Rigby, 147 Old Connecticut Path, expressed his support for *Article KK*. He noted he was an appraiser with Colliers with an expertise in valuing self-storage facilities. He cited the demand for these types of properties and lack of such properties in the immediate vicinity, thereby supporting the business justification for this project.

Becky Stanizzi, 14 Winthrop Road and lead petitioner on *Article KK*, noted that based on input received at the Planning Board (PB) hearing on 3/12/2024, the petitioners planned to make some changes to the proposed article language, including the bylaw changes, and hoped to have the PB review at the public hearing scheduled for *Article NN*.

P. Roman invited B. Stanizzi to stay for the FinCom's discussion of *Article KK* which she agreed to take out of order in the agenda.

Joseph Strazzulla, owner of Cochituate Village Center, expressed his opposition to *Article KK*. His property would abut the proposed self-storage project. He expressed concern with the lack of parking, particularly if the proposed use failed. He also felt the

current allowed uses were more appropriate given the retail nature of the surrounding properties.

Sheila Carel, 18 Joyce Road, expressed her opposition to *Article KK*, citing potential legal costs to defend against spot zoning issue, size of property in an otherwise densely populated area, and impact on the environment versus the additional tax revenue to the Town.

Gretchen Dresens, 155 Main Street, expressed her opposition to *Article KK*, citing the spot zoning issue and potential legal costs to the Town.

Discussion of Article KK:

Article KK (Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business District B Zone Subdistrict B-1)

M. Hoyle reviewed his draft write-up. B. O’Herlihy questioned the quantum of vote which indicated a majority was needed for passage – he believed a two-thirds vote was needed for zoning articles. S. Correia thought the potential tax revenue generated by the proposed project should be reflected in the *Arguments in Favor*.

B. O’Herlihy questioned whether any further changes could be made to the article language based on the Select Board’s (SB) Town Meeting schedule and suggested the lead petitioner contact the Town Manager. He also noted that the current article language does not include a legal description of the property which could become a point of order at Town Meeting given the Town Moderator’s rules for land related matters. He also noted that the Special Permit Granting Authority was not specified in the proposed bylaw changes even though the Zoning Board of Appeals was mentioned in the article language.

Members discussed the pro’s and con’s of the proposed by-law change, with some focusing on the potential for new tax revenue and creative use for this parcel, while others focused on the potential spot zoning issue, size of the permitted structure and its potential impact on Cochituate Village, and the lack of parking for the proposed community space.

M. Hoyle moved that the FinCom recommend approval of this article. S. Correia seconded. Motion failed by roll call vote of 2-3-1: S. Correia (yes), M. Hoyle (no), K. Lappin (no), A. Methot (abstain), B. O’Herlihy (yes), and P. Roman (no).

Discussion on Revised FY25 Draft Operating Budget with Finance Director, Brian Keveny

P. Roman noted that B. Keveny had emailed the Finance Committee (FinCom) Excel Budget file (v6 dated 3/13/2024), which contains the revised FY25 Operating Budget, to Members. She noted the revised version reflects year-over-year budget and tax increases of 4.61% and 5.69%, respectively.

B. Keveny noted two changes from the prior version:

- A total of \$734,086 of the \$1,020,357 previously shown in the Unclassified: Reserve for Salary Settlement line item was allocated to various personnel line items reflecting the agreed-upon FY25 cost-of-living adjustments (COLA) for all Town union personnel (other than the Fire union) and Town non-union personnel. He noted that the remaining balance of \$286,271 should be sufficient to cover the FY24 and FY25 COLA for the Fire union; and
- A total of \$535,769 was eliminated from the Schools budget representing the cost of transitioning to full-day kindergarten (FDK). He noted that the SB voted to reallocate American Rescue Plan Act (ARPA) funds to cover the FDK transition cost. The School Committee was scheduled to vote this evening on both a grant agreement and the reduction in the previously approved FY25 Schools Budget.

B. Keveny noted that based on recent information received from the Department of Elementary and Secondary Education (DESE), the Town's Chapter 70 funding status had changed for FY25, i.e., the Town went from a "foundation" community to a "minimum aid" community. As a result, the anticipated \$800,000 incremental Chapter 70 funding in FY26, related to the FDK transition, is now unlikely unless the Town's Chapter 70 funding status reverts to "foundation" status. He noted that if the Town does not receive this incremental Chapter 70 funding, he anticipates a Tax Levy shortfall in FY26 of approximately \$250,000 to \$300,000. The Town Manager and Acting School Superintendent are aware of the situation and are prepared to make appropriate budget adjustments for FY26, if necessary, to avoid the need for an operating override.

Members discussed this new information noting that other expenses, e.g., healthcare costs, may increase by more than projected in B. Keveny's his Tax Levy analysis leading to even further adjustments. B. O'Herlihy questioned whether it might make sense to plan for an operating override for FY26 rather than trying to delay it. He also questioned the impact on the Moody's bond rating. B. Keveny was still evaluating with the assistance of Hilltop Securities.

Members agreed further discussion is needed at future meetings.

Discussion on Capital Budget and 5-Year Capital Plan, if needed, with Finance Director

None.

Discussion and Possible Vote on Articles, including, but not limited, to Articles A, F, I, K, L, O, S, T, GG, KK, NN and OO:

The Members continued their review, discussion, and votes on the following 2024 ATM warrant articles:

Article A: Recognize Citizens & Employees for Particular Service to Town

K. Lappin noted that this is a standard article and that the article language had been updated to include additional names.

B. O’Herlihy moved that the FinCom recommend approval of this article. K. Lappin seconded. Motion passed by roll call vote of 6-0-0: S. Correia (yes), M. Hoyle (yes), K. Lappin (yes), A. Methot (yes), B. O’Herlihy (yes), and P. Roman (yes).

Article L: Capital Stabilization Fund Appropriation

K. Lappin noted that the requested \$250,000 appropriation would be funded with Free Cash versus taxation. A. Methot noted the Select Board (SB) had voted 3-0-0 to recommend approval of this article.

B. O’Herlihy moved that the FinCom recommend approval of this article. K. Lappin seconded. Motion passed by roll call vote of 6-0-0: S. Correia (yes), M. Hoyle (yes), K. Lappin (yes), A. Methot (yes), B. O’Herlihy (yes), and P. Roman (yes).

Article I: Fund Union Agreements

S. Correia noted that the Town had reached agreement with all its unions (other than the Fire union), and the Schools had reached agreement with the Custodians union, for the FY24, FY25 and FY26. He noted that the agreed-upon COLA for FY24 for the union employees will be funded with transfers from the Unclassified: Reserve for Salary Settlement account in the aggregate amount of \$534,017. The remaining \$129,880 will be returned to Free Cash at the end of FY24.

B. O’Herlihy asked if the non-union employees would be receiving COLA for FY24 and B. Keveny noted that the \$534,017 noted above included the funds for the Town and

Schools non-union personnel. B. O’Herlihy suggested this amount be broken out on a separate line item and the title and article language be modified to include reference to the non-union personnel. Members proposed other edits to the write-up.

B. O’Herlihy moved that the FinCom recommend approval of this article, as revised. M. Hoyle seconded. Motion passed by roll call vote of 6-0-0: S. Correia (yes), M. Hoyle (yes), K. Lappin (yes), A. Methot (yes), B. O’Herlihy (yes), and P. Roman (yes).

Article O: Sell or Trade Vehicles and Equipment

M. Hoyle noted that there may be property to include in this article, but the details need to be provided by the Town.

Article S: Revise Town Code Chapter 43: Personnel

S. Correia noted that he had completed the draft write up of this article and was awaiting changes, if any, to *Town Code Chapter 43: Personnel* resulting from the discussions between the SB and Chair of the Personnel Board. He anticipates having his write-up available for review and a vote at the next meeting.

Article T: Amend Zoning Bylaws & Town Zoning Map – MBTA Communities Multi-Family Housing

S. Correia noted that he had completed the draft write up of this article which would amend the Town Code and Zoning Map to include a new multi-family housing overlay district intended to comply with the so-called MBTA Communities legislation. He anticipates having his write-up available for review and a vote at the next meeting.

B. O’Herlihy noted that he had emailed the Chair of the Planning Board to see if the Town’s two golf courses had been run through the State’s “model” to see if either or both would be candidates for the new zoning overlay districts. S. Correia believed they had and noted that numerous questions about the two golf courses had been raised at various public hearings and Town meetings and that the Planning Board had determined neither was a viable candidate for inclusion in the new zoning overlay district. He encouraged Members to hold their questions until the next meeting.

Article GG: CPA – Historic Preservation Project: Restoration of Stone’s Bridge

A. Methot noted that she had received additional input on the consequences should the bridge collapse prior to its restoration. Susan Weinstein, Chair of the Community Preservation Committee, noted that Community Preservation Act funds previously approved for this project could not be used to remove the bridge should it collapse. In this situation, the Town would have to fund the removal if other funds were unavailable.

B. O’Herlihy moved that the FinCom recommend approval of this article. K. Lappin seconded. Motion passed by roll call vote of 6-0-0: S. Correia (yes), M. Hoyle (yes), K. Lappin (yes), A. Methot (yes), B. O’Herlihy (yes), and P. Roman (yes).

Vote to approve Minutes of 3/11/24:

Members reviewed the draft Minutes of 3/11/24. B. O’Herlihy moved to approve the Minutes of 3/11/24. K. Lappin seconded. Motion passed by roll call vote of 6-0-0: S. Correia (yes), M. Hoyle (yes), K. Lappin (yes), A. Methot (yes), B. O’Herlihy (yes) and P. Roman (yes).

Topics Not Reasonably Anticipated by the Co-Chairs 48 Hours Prior to Posting, if any, and Setting Next Meeting¹:

None.

Adjournment:

S. Correia moved to adjourn the meeting. K. Lappin seconded. Motion passed by roll call vote of 6-0-0: S. Correia (yes), M. Hoyle (yes), K. Lappin (yes), A. Methot (yes), B. O’Herlihy (yes) and P. Roman (yes). Meeting adjourned at 10:38 PM.

Respectfully Submitted,

Brian O’Herlihy
Minutes Taker

¹ Next regular meeting, scheduled for 3/18/2024 at 7 PM, was set at last meeting.

Materials Discussed/Distributed

1. Meeting Agenda for 3/13/2024
2. Draft Minutes for meeting held on 3/11/2024
3. Revised FY25 Capital Budget and 5-Year Capital Plan Excel spreadsheet (V7 dated 1/11/2024) prepared by B. Keveny
4. Fiscal 2025 Town Manager Operating Budget PDF file (dated 12/20/2023)
5. FinCom Excel Budget file (v6 dated 3/13/2024)
6. Draft FinCom comments on 2024 ATM warrant *Articles A, I, L, and KK*
7. Email dated 3/12/2024 from Becky Stanizzi, lead petitioner on *Article KK (Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial use in New Business B Zone Subdistrict B-1)*
8. Email dated 3/13/2024 from Robert Hummel, Town Planner, forwarding a packet of emails sent the Planning Board in advance of its 3/12/2024 public hearing on *Article KK*
9. Emails in support of *Article KK*:
 - Robyn Gray – 3/12/2024
 - Nachi Sawrikar – 3/13/2024
10. Emails in opposition to *Article KK*:
 - Attorney Neal Bingham – 3/12/2024
 - Quentin Nowland – 3/13/2024
 - Gail Shapiro – 3/13/2024
 - Paul and Gretchen Dresens – 3/13/2024
 - Michelle Galicia – 3/13/2024
 - Jeffrey Horan – 3/13/2024
 - Alexia Obar – 3/13/2024
 - Emma Jung – 3/13/2024