



# Town of Wayland Massachusetts

Members: Christine DiBona  
Michael Ellenbogen  
Jerome Heller  
Daniel Hill

Rebecca Stanizzi  
William Steinberg  
William Sterling  
Michael Wegerbauer

## River's Edge Advisory Committee ("REAC") Meeting Minutes for Meeting of August 24, 2016

In attendance: Jerome Heller, Daniel Hill, Rebecca Stanizzi, William Steinberg, William Sterling, Christine DiBona, Michael Wegerbauer. Absent: Michael Ellenbogen

The meeting was called to order at 7:08 PM in the Selectmen's Meeting Room of the Wayland Town Building. It was being recorded.

### I. Public Comment

Q. Dr. John Schuler(JS) asked if the development is to go forward, whether REAC had alternative plans for accomplishing the various uses the DPW has for the site, such as storage of soil, compost, etc.. He pointed out that more space is needed for asphalt because it must be washed, then stored separately before it can be dumped.

A. Mr. Heller(JH) stated that the DPW use of the site will terminate once the developer begins due diligence site studies. He has met with DPW to discuss this subject and they are committed to find alternative sites in Wayland that will suit their needs.

Q. JS asked what about school buses?

A. Ms. Stanizzi (RS) stated that the school committee has discussed alternative sites within Wayland. She added that the River's Edge site was only recently used for buses as a temporary site during the construction of the new high school and never before that.

A. Mr. Wegerbauer (MW) stated that the "lay down area" for the town's construction projects is the DPW's greatest concern. It will be reduced in size as some other site which may add to project costs on future projects. The current site at River's Edge is more space than they need. The DPW does already have an alternative site in mind.

Q. JS who will take water and sewer to the site?

A. RS answered that the developer will, as clearly required in the RFP.

Q. JS Is that included in the sale price?

A. RS. Yes. Bids reflect an offer for the land as is, less estimates of all necessary site improvement costs and the resulting net price to the Town.

### II. Meeting Minutes-Aug 3, 2016

Mr. Sterling suggested that two clarifications be inserted regarding the MGL reference #. Sterling then moved approval of the meeting notes as amended. It was seconded by Mr. Steinberg and approved unanimously.

### III. Price Proposals

Mr. Heller confirmed that all price proposals were received by members of the Committee.

### IV. Motion to go into Executive Session

At 7:25 PM, Mr. Heller made a motion to enter into Executive Session in the School Committee Conference Room, Wayland Town Building and the motion was seconded by Mr. Hill. The Committee approved, by unanimous roll call vote (YEA: Mr. Heller, Ms. DiBona, Mr. Hill, Ms. Stanizzi, Mr. Steinberg, Mr. Sterling & Mr. Wegerbauer. NAY: none. ABSENT: Mr. Ellenbogen ABSTAIN: none. Adopted 7-0) to enter into Executive Session as permitted by Massachusetts General Laws Chapter 30A, Section 21(a)(3) to discuss strategy with respect to bids from respondents to the Request For Proposals for the development of the River's Edge property, pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) The Chair declares that a public discussion of these matters may have a detrimental effect on the bargaining or negotiating position of the Town. Member of the Town's staff, Elizabeth Doucette was noted to be joining the Members in Executive Session, and it was estimated that the Members would return from Executive Session in approximately 30 minutes.

Q. Ms. Schuler asked if the competing developer for 40B housing development at the Mahoney's site on Route 20 will be denied if the town goes forward with the River's Edge development.

A. Mr. Hill (DH) answered that the two projects are unrelated and respective permitting will be independently determined.

Q. Mr. Wagner asked whether the River's Edge developer will have performance bonding.

A. DH answered no.

#### V. Return from Executive Session

At 8:32 PM, the Committee returned to Open Session from Executive Session after approving a motion from Mr. Heller and a second from Mr. Sterling for the termination of Executive Session and return to Open Session by roll call vote (YEA: Mr. Heller, Ms. DiBona, Mr. Hill, Ms. Stanizzi, Mr. Steinberg, Mr. Sterling & Mr. Wegerbauer. NAY: none. ABSENT: Mr. Ellenbogen ABSTAIN: none. Adopted 7-0). Mr. Heller announced that the meeting was being recorded (video and audio).

#### VI. Proposed second interview

Mr. Heller requested the committee members prepare a list of potential questions to ask the developers and suggested the committee hold a second interview with the two finalists. Mr. Steinberg made a motion to hold a second interview. The motion was seconded by Mr. Wegerbauer. Committee members voted unanimous approval to hold a second interview and authorized Mr. Heller and Ms. Stanizzi to compile a list of questions to post publicly before the interview.

#### VII. Consultation with Anderson Krieger

The two proposals contained issues that needed further clarification. The committee needs an interpretation of 30B with regard to questions that REAC may ask and the potential for the resulting impact of changing the bids. Mr. Hill does not believe that any changes to the proposals may be made under the ruling of 30B. Rather than risk impropriety, Ms. Stanizzi moved that legal counsel be obtained to review all questions. Ms. DiBona seconded the motion. The committee voted in favor unanimously.



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                    Daniel Hill                                  Michael Wegerbauer

It was determined that the next meeting of REAC will occur on August 31, 2016, at 7:00 PM. At that time, the Committee will meet with Beth in executive session to discuss the questions, followed by an interview with the applicants in open meeting. At that time the fee proposals may be further discussed.

## VI. Adjournment

At 8:55 PM, Mr. Wegerbauer made a motion to adjourn the meeting and Mr. Steinberg seconded. The vote in favor was 7 – 0.

## Handouts:

Agenda of tonight's meeting

Meeting notes of open meeting from 8/3/2016