

Wayland Real Asset Planning Committee
SENIOR CENTER
WAYLAND TOWN BUILDING,
41 COCHITUATE ROAD, WAYLAND MA

May 17, 2017 – 7:30 PM

APPROVED 6/8/17

Present. Anette Lewis (presiding), Tom Abdella, Nicole Riley and Gretchen Schuler.

Also In Attendance for Community Forum. Lea Anderson, Mary Antes, Nan Balmer, Woody Baston, George Harris, Ann Heller, Mark Hughes, Doug Levine, Ann Knight, Judy Ling, Carol Martin, Dana Mastroianni, Carol Plumb, Brian O’Herlihy, Sarkis Sarkisian, John Schuler, Bill Sterling, Molly Upton, George Uveges, Steve Wynne

Call to Order of Meeting and Community Forum. The meeting was called to order at 7:30 PM by Anette Lewis who reviewed agenda. The meeting was taped by WAYCAM. Ms. Lewis introduced the topic of the Community Forum – the WRAP Committee draft final report. The report presentation was as follows: Introduction, Ms. Lewis; Municipal Property, Ms. Schuler; Project Evaluation and Siting Criteria, Mr. Abdella; Anticipated Major Capital Projects, Ms. Riley; Long Range Facilities Planning and Capital Funding Plan, Ms. Lewis; Recap of Key Findings, Ms. Riley; and Recommendations, Ms. Schuler. The information was offered through a Power Point presentation of 21 slides (available on website). Only Slide #17 – Flow Chart for Capital Planning was printed for attendees.

Following the presentations, the Committee entertained comments and questions.

Woody Baston noted that infrastructure issues can cost millions of dollars from repairs to the water system to repairs to the road into Claypit Hill School for example. He believes that some of these should be integrated into the overall budgeting for capital expenditures.

Judy Ling asked what is meant in the report about requesting legal resolutions for 5 Concord Road. The issue relates to any restrictions on the original gift of the land and funds to construct the current library.

George Harris noted his concern about the use of the word “owner” for town-owned parcels and believes that a better word would be control as all owned by the Town; however the controlling board or commission is of consequence. He raised the issue in relation to Orchard Lane and discussed the MA Supreme Judicial Court’s ruling of 1984 which held that the Orchard Lane parcel is under the control of the School Committee.

Carol Plumb reported her concerns about affordable housing and that there were not more recommendations for parcels that could accommodate affordable housing. She also wondered if there were ways to swap land and facilities that may be better used for another purpose than a presently assigned use.

Brian O’Herlihy introduced himself as a Trustee of the Municipal Affordable Housing Trust Fund (MAHTF) saying that the MAHTF plans to cull through the entire list of town owned parcels looking for small lots that may appear to be too small for other uses but may be acceptable for affordable housing for which lot size can be overridden. He also asked if there are lands that may be sold.

Nan Balmer, Town Administrator, noted that it is common for towns to sell small parcels and wonders if Wayland should re-examine town-owned parcels for potential sale of some to abutters as was done years

back. Ms. Balmer asked if WRAP recommends such actions based on what we are seeing. Ms. Lewis said that the town would not have to do a full inventory as it did years back but could consider some parcels for sale; however personal recommendation would be to hold on to town-owned land as we have so few parcels and may well need them for future uses. On another issue, Ms. Balmer noted that the Town's financial advisors talked about level funding of debt and using the delta between \$8 million and the actual expenditures to put into a stabilization fund. She believes that this sounds a lot like what WRAP talked about budgeting for capital maintenance. Thus what would be the mechanism recommended by WRAP? Ms. Lewis responded that the report talks about recommendations of the financial advisors, the FinCom and Moody's and the ability to maintain our Aaa bond rating. Based on information from Ben Keefe on required annual capital expenditures, there would be \$1-2 million for routine maintenance and \$2.6 million for capital replacement costs that should be budgeted for annually. Ms. Lewis stated that the financial advisors were recommending that some of that be included in the Operating Budget rather than the Capital Budget. She noted that such a decision would not be the role of the Capital Planning Committee but, rather of the Finance Committee. Ms. Balmer then had two questions for which she would like feedback in the future: 1) in working with key staff members to develop the 5-Year Capital Plan for FY'19, she wonders if there are some short term recommendations to be used in the interim prior to the creation of a Capital Planning Committee; 2) she also asked for clarification about recommendation for a master scheduler which is not understood by staff, and asked for a WRAP member to meet with staff to discuss further.

Bill Sterling, on the board of Council on Aging, commented that he wanted to dispel the notion that you can just swap uses around and that spaces can simply accommodate any other use. He said that every type of use has space and size restrictions and that uses cannot be moved around like chess pieces on a game board.

John Schuler said that he thinks the town has been on a building binge, that it presently is in the process of getting rid of a unique parcel (one of the only "industrial" town-owned pieces of land remaining), and that it is time to stop, take a deep breath and save the land for future generations.

Regular Meeting

Minutes. The minutes of May 4, 2017 were approved as amended by a vote of 4-0-0.

Recap of Forum and Comments. Ms. Schuler started a table of comments in order to keep track of them and to record the action, if any, regarding each comment or question. New comments will be added to the list. In reference to Ms. Balmer's question about how to assist the Finance Committee in moving forward in the interim (before a Capital Planning Committee is established), Mr. Abdella recommended that there be a more robust Capital Improvement Plan (CIP) process with more substantive information being presented by proponents including real cost/benefits analyses.

Edits to Report.

There will not be sequential page numbers from section to section.

Inside Cover: Ms. Schuler wrote text that was accepted by members to be included on inside cover to acknowledge all who have served on WRAP.

Section II: Add a disclaimer to the effect that what is presented is based on the best information available at the time the report was issued. Add an explanation of why there are only two housing parcels included in Exhibits II-A and II-B. Exhibit II-A: Orchard Lane – delete "Municipal" and "?" after the word "SCHOOL" and add a reference to the Supreme Judicial Court decision. Delete "school bus parking or athletic fields" from 207 Main Street. Add footnote about Town Reference saying that it refers to Town Meeting date and Article number of action taken. Members discussed a request to add recommendations to cells of chart that are blank; however members do not believe that appropriate due to the connotation that it may carry as a

“Recommendation.” Exhibit II-B. Add a title to each page (slide) that numbers them Exhibit II-B1 to II-B13 and change title to II-B to “Selected Properties.”

Section III. Mr. Abdella has written a footnote to be included regarding demographics. Ms. Schuler has it and will include in final editing. Mr. Abdella chaired committee on Septage Facility and believes sentence is accurate. He will add some words to clarify.

Dates for Next Meetings.

June 8, 2017 at 7:30 PM

Hand-Outs.

- 1) Draft Flow Chart for Capital Planning – Slide #17 of Power Point (WRAP Committee, 5/17/17)
- 2) List of comments on Draft Report Received to date (Schuler, 5/17/17)

The meeting adjourned at 10:32 PM following a 4-0-0 vote.

Respectfully submitted,
Gretchen G. Schuler