



# Town of Wayland Massachusetts

## **Community Center Advisory Committee**

Steve Correia,  
Mark Foreman  
Marylynn Gentry  
Frank Krasin,  
Jean Milburn, Co-Chair  
William Sterling, Co-Chair

## **Community Center Advisory Committee (CCAC)**

**Minutes: February 4, 2016**

In attendance: Steve Correia, Frank Krasin, Carol Glick, Mark Foreman, Bill Sterling and Marylynn Gentry. Also in attendance were Public Buildings Director Ben Keefe and COA Director Julie Secord

The meeting was called to order at 8:05 when a quorum was established.

1. There was no public comment

2. Julie Secord still needs to meet with Jessica Brodie regarding programming. Recreation programming needs remain to be clarified. There is an effort to find overlap areas between the two uses. Kang and Associates were able to reduce the square footage from 25,500 sf to 21,184 sf of total gross area. The target is 21,500 sf.

The WRAP committee mentioned that some green space would be desirable in front of the building for activities, but perhaps the town green could serve that purpose.

3. The committee reviewed the Tighe and Bond submittal. Prior to the meeting, Bill had previously reviewed a full build-out plan, (25,000 sf) with Tighe and Bond that reduces parking from 100 to 84 spaces. The consultants had good comments and valid points with respect to the Conservation Commission permitting requirements. Tighe and Bond submitted an information packet to the ConComm on February 3, so we will be on the agenda for their next meeting, scheduled for Wednesday, February 10. Marylynn will try to schedule a meeting with Tighe and

Bond and Brian prior to the 2/10 meeting for feedback.

Parking was discussed with respect to zoning. It is unclear what the requirements are because the site is in an overlay district. Bill will look at regular zoning regulations to see what the norm is for parking spaces with respect to different building sizes.

4. Bill reviewed the list of outstanding minutes. Missing minutes include 8/19/15 (Jean), 8/24/15 (unclear who was assigned to take minutes during that meeting), 9/24 (meeting was cancelled so no minutes were submitted), 10/22 (public forum, Marylynn gave her notes to Mark and he will write something up), 10/29/15 (Jean), 12/3/15 (Carol), and 1/21/16 (Mark)

The minutes of the 1/5/16 meeting were reviewed. It was moved and seconded to accept the minutes as submitted. Vote was 6-0 unanimous.

The minutes of 1/28/16 were reviewed. It was moved and seconded to accept the minutes as submitted. Vote was 6-0 unanimous. Bill will file both sets of minutes with Mary Ann.

5. Steve reported the Tuesday meeting with the WRAP committee went well. Steve explained the site usage with respect to classroom space. He related that WRAP had more of a “campus vision” with all uses being located at the Paine estate. He thought the time frame is difficult given the library and COA would like to move forward now.

WRAP seems to be backing off from the middle school site for the library and the athletic field.

WRAP is planning on getting a report ready in time for Annual Town meeting with their opinions on various sites. The format is unclear. Bill will ask Jean Millburn to continue to attend WRAP meetings.

6. Unanticipated topics:

a. Need to confirm language in a Twenty Wayland agreement that the municipal pad be used as an active use by the residents of Wayland. Steve will investigate

b. A question arose on where the Board of Selectmen stands with the negotiations. Mary Antes, who was in the audience related that Cherry has been trying to set up a meeting but it has not happened. Mary will investigate for a progress report.

c. There is still a question on whether a town can borrow money to build a building on leased land. Mary’s recollection is that it is not an issue, but will check on that as well.

d. A suggestion was made that the COA/CCAC make a formal request to WRAP as to whether the COA/CCAC is able to read their recommendations prior to TM. Bill will ask Jean to make that request during public comment at their next meeting. Bill will also call Coleen to make that request.

e. Everyone should plan to attend the ConComm hearing on February 10. Bill will post the meeting. Any feedback from that meeting might affect programming.

**Adjournment:** At approximately 9:08 PM, a motion was made and seconded to adjourn. The vote was unanimous.

Handouts:

2/4/16 Agenda

Letter from Tighe and Bond dated February 3, 2016 including conceptual designs

Respectfully submitted,

Marylynn Gentry