

TOWN OF WAYLAND - TOWN CLERK'S OFFICE

MEETING MINUTES OF TOWN BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law

Economic Development Committee

Meeting Minutes of May 7, 2021

The Meeting was called to order at 8:32 AM.

Members in attendance, via Zoom software and roll call: Rebecca Stanizzi (Chair), Sharon Burke, Dan Crossman, Jesse Lopez, Seth Roman (joined at 9:13)

Not in Attendance: Jon Hyatt, Ryan Scott

Also attending via Zoom Software were BOS Liaison Tom Fay, Town Administrator Louise Miller and Town Management Analyst Seath Crandall (Moderator).

- 1) Public Comment. None
- 2) Meeting Minutes
Motion to approve April 9 minutes by S.Burke, seconded by D.Crossman, approved 4-0 via roll call.
- 3) River's Edge Update (out of order)
 - a. Construction update
 - Removal of dirt: coming along, some hiccups, nothing terribly substantial
 - Bids from some good construction companies coming in on Monday for installation of wastewater pipes along Rt 20.
 - b. Rivers Edge Advisory Committee had final meeting to take all meeting notes out of Executive Session, now that deal is closed. Committee complete.
 - c. State affordable housing approval – L. Miller told that Wayland is about to receive DHCD approval letter soon.
 - d. Groundbreaking was discussed with developer, possibly the end of this month
- 4) EDC Goals & Task Managers
 - a. Spreadsheet discussed and confirmed who is leading each area (attached at back).
 - b. L. Miller updated on "Complete Streets": purview of BoS, BoS needs to meet with BoPW for joint effort to create operational plan, including certifying employees, to be approved for program. Given prioritization with other tasks, not currently on front burner. Complete Streets funding tends to be of lesser amounts; MassWorks better bet for larger improvements, Mass DOT will be picking up most of Rt 20 improvements.
 - c. BOS recently had goal-setting sessions – any priorities for EDC?
 - Tom Fay/BOS asking EDC to possibly put together warrant article for next spring for Cochituate (Main & West Plain) overlay with BOS & PB; S.Sarkisian tried to get MAPC planning design funds, didn't succeed in past, will try again. (see Main & W. Plain below for gas station info)
 - Route 20 corridor – likely premature for TM next spring – needs wastewater info, vision, input. L. Miller to follow up with design/planning services proposal to ideally discuss at 5/24 BOS meeting. At a minimum get the roadway/curb/sidewalks planning going, so we're ready for MA DOT Route 20 paving.

- Tom Fay noted continued goal to assist making Town Center more vibrant; Community Center land warrant article will come up next weekend, site discussions continue, hoping to put article in warrant for TM Spring 2022 to build. Interesting to see if any bump in suburban retail leases w/COVID.

5) Cochituate

a. 70-74 Main Street (Article 28 Town Meeting)

- Wayland Historical Commission approved concept overall, including 30 year preservation restriction term, and potential use of Hardie siding. Rendering shown of how building will look with new windows, sidings, trim, more historical signage to be more attractive. Screen shared:



- League of Women Voters forum last night discussed question of CPA funding private property facades – common question – it hasn't been done in Wayland

before, but has been approved on multiple church (non-town owned) buildings in town. Has been done on private properties in other towns in Gloucester, Dorchester, Cambridge, e.g.

- Second common question, what is property owner paying: \$125k from town, \$45k from owner – owner does not get a windfall in value, since rents do not go up in proportion to funds invested (property currently valued at \$350k, value will not increase by 50% if \$170k is invested since value is based on rents, so the value of the historic dollars is truly the community aesthetics benefit). See Town Crier article 5/6/21 or flyer at Town Meeting for detail.

b. Main & West Plain Intersection (discussed earlier during EDC Goals)

- J. Lopez reached out to International Auto Body (IAB) re: any interest in gas station site for business expansion. Gas station has always been an under-performing asset, IAB made a bid for the property earlier, but sold to another party, now currently relisted for sale at \$900k. The strip mall next door is ½ owned by one person, ½ owned by another so getting someone to buy and deal with two owners might be tricky. IAB owner Joe potentially interested but price too high. Dino owns space on left, but Coach Grill owner owns right half of building with IAB and dry cleaner. [Correction by S. Sarkisian after the meeting: Dino Midnalopoulos owns 100% of 114-120 Main Street, the Honey Farms/Pizza/IAB/Dry cleaner building. Joe Girardi, owner of IAB, owns *Coach & Carriage* Auto Body in Natick, no relation to *Coach Grill*.]

6) Wayland Businesses

a. Restaurants – Outdoor Seating streamline approvals

- Can it be a license instead of zoning? No feedback yet – will pick this back up next month after election with new PB member in place.

b. MA Shared Streets

- First grant for bike path next to Wayland Pizza looks partially done – some landscaping to do but S. Sarkisian would like to improve the signage. L. Miller cautioned Town Center funding for Route 20 improvements funding may not be able to be used for signage, must stay in scope, but will look into wording for funding
- Second grant for street furniture for Elissa Ave in Town Center in process. License agreement and insurance issues need to be ironed out, in Town's court, almost ready to go.

7) Route 20

a. Town Center

- Prior asset manager at Boston LLC (Zurich entity) in charge of Town Center no longer with the company, two new managers based in NY now in charge.
- L. Miller & S. Sarkisian met with them last week and walked through TC, where future Community Center w/COA would be, shared what was happening at Rivers Edge; Seemed energized; Some businesses in TC doing really well right now, others having some difficulty; Would like to see another restaurant but would need wastewater approval; Bagel Table moving along, very slowly but some painting is taking place; Dermatology business has opened.

b. Wayland Village

- S. Sarkisian reached out to Fresh Market again -- doesn't want to do anything at this time, not subletting – nothing.
- Property itself is for sale – owner paid \$6M, a high number; Jesse spoke with property owner previously, will reach out again to see if anything has changed. Previously owner was interested in last mile distribution warehouse space (like every other suburban owner with hot market) but not allowed under zoning. Other uses being considered but nothing definitive yet.

c. Commercial property list

- S. Sarkisian pulling together; should reach out to owners who might be losing some parking b/c of curb cuts; looks like roofing place sold.

d. Route 20 Planning:

- Discussed above in EDC Goals
- Wastewater Data for planning
 - S. Roman – planning still pending completion of River's Edge O&M; working to get info out there about rates, why they are charged, what they are, etc.; Trying to educate people on what the costs are – anyone currently on the system – full transparency.
- Bike path
 - New Foreign Motors building owner interested in cleaning up bike path area behind. All these businesses should be thinking of doing this, it's in their best interest. Sovereign Bank space might be a good opportunity for new user making the most of both sides. DPW has been maintaining upkeep of path, not state. State has control over what can be placed along route – map, historical references, etc. R. Stanizzi will ask Larry Kiernan to come to EDC meeting next month to talk bike path and needs/issues that he may see for the corridor.
- South Landfill
- T. Fay update: Quiet, staff still continuing internal efforts first; no plans to meet anytime soon.

e. Branding / Wayfinding committee update

- L. Miller & S. Sarkisian plan to put together a survey, possibly poll for feedback. While results of planning exercise with initial designer didn't result in solid option, did help inform process and made clear the value of pursuing for community identity. To be pursued.

f. Misc Topics:

- School bus parking
 - L. Miller aiming to set up small working group, including K. Steinberg as Schools liaison, to put together recommendations on potential parking, at Town Building or other sites. 23 buses, 25 vehicles and a trailer. R. Stanizzi to participate as individual, not via EDC. South Landfill site discussed, but doesn't have infrastructure and would need ConComm approval; long term possibility but not likely in short term. Potential idea sharing Transfer Stations with Sudbury? BoPW/DPW to explore.
- Food Trucks / Beer Garden
 - Topic raised during EDC Goals, L. Miller requested to double back to discuss. Currently food truck permits are for one day; maybe look at

more long term approval so they can come longer? EDC reviewed over a year ago, permits can last all season, process is typical to other towns, plans at that point were to publicize, but then COVID hit.

- Boston LLC / Town Center is interested in doing beer garden. As owner they will/should ensure existing businesses and beer/food trucks compliment not compete with one another. Maybe a stand-alone Beer Garden pop up? Restrooms in empty store fronts, so no need for porta potties. But plan for trash. D. Crossman, R. Stanizzi & S. Sarkisian to meet and plan. R. Stanizzi to pull out information collected earlier re: food trucks if helpful.

Next meeting scheduled for June 11, 2021 at 8:30-10am.

J. Lopez motioned to Adjourn. S. Roman seconded, approved 5-0. Adjourned 9:42am.

Minutes respectfully submitted by Sharon Burke

MEMBER TOPIC COORDINATORS 2021

	(end 2021)		(end 2021)				
	Becky	Seth	Jesse	Dan	Jon	Sharon	Ryan
Outdoor Restaurant Seating							
Shared Streets (Sarkis)							
Route 20 Businesses Outreach/List							
Wayland Village Outreach							
Town Center/Community Center							
Route 20 Planning		(Doug)					
Rt 20 South Landfill Planning							
Branding/Wayfinding							
Vacant Land							
Main & W Plain (CVS Corner) Planning							
70-74 Main CPA Improvements							