

Minutes
Economic Development Committee
Town of Wayland, MA
August 11, 2016

Present:

Committee Members: Doug Levine, Jim Grumbach, Becky Stanizzi, John Pugh, Jean Milburn, Seth Roman via conference call

Selectmen: Mary Antes, Cherry Karlson

Public: Kimberly Boyd, Lawrence Butler, Paul Grossman

Town Employees: Don Millette

The meeting was called to order at 8:11 a.m. by Becky Stanizzi in the planning office of the Wayland Town Building.

The meeting began with remarks by Paul Grossman, Vice President, Retail Brokerage, CBRE/New England. Paul is the leasing agent engaged to find occupants for the spaces in Wayland Town Center. He introduced himself and mentioned that he grew up in Sudbury and attended Shir Tikva, so he knows Wayland quite well. He spoke about the challenges related to finding tenants for the WTC. Although the property has a nice location near a major crossroads, its proximity to the Natick Mall and adjacent shopping on Routes 9 and 30 is problematic. National tenants who are located in the mall feel that WTC is too close to the mall to justify establishing a second store in Wayland. His search for tenants is focused on regional companies who have no local presence and may wish to move into MetroWest. Complicating his task are the “exclusives” that Stop and Shop negotiated for their store in the areas of floral, baked goods, and prepared foods. Committee members suggested that he consider child-related stores and sporting goods stores as well as a bike shop. Paul mentioned that, at present, 6 spaces are open, all on the ground floor, plus 2 spaces in the medical building.

Two residents of the newest condominium complex near WTC attended to hear Mr. Grossman’s presentation and to make comments. The Guests were Kimberly Boyd of 10 Lillian Way and Lawrence Butler of 16 Lillian Way. Both expressed hopes that the empty spaces in the WTC could soon be filled. They shop in the existing businesses regularly and hope to have more choice available. They also hope that the grounds can be kept in better condition, mentioning the brown lawns and dying plants on the Town Green.

Don Millette, Wayland Water Director for the Dept. of Public Works, spoke about water issues in town. He was particularly interested in any plans for new developments that might be in the planning stages that might significantly increase demands for water. EDC was not aware of any projects not already reflected in the town’s plans. The state regulates how much water may be pumped out of the aquifer. As they prepare a long-term water use project, DPW must always be prepared to respond if the state caps or reduces the allowed water draw amount. He is not anticipating any problems at present. In 2018, the Town is expecting to receive a new water draw permit. One cause for concern is the amount of water “lost” between the pumps at the wells and the meters at the homes of residents. At present this amount is 15% of total water pumped. Another concern is the amount of staff time consumed by the process of reading the water meters, currently 4 to 5 months of staff time is required to complete the task annually.

A motion was made to approve the minutes of the July 14, 2016 EDC meeting. Doug made the motion to approve, Jim made the second. The vote to approve was unanimous 7-0/

Wayland Business Association: Seth mentioned that the businesses at WTC are organizing Wailin' Wednesdays, a series of social and music events during the summer.

Wayland Home and Design. Jean has been following activity at the new ACE Hardware store and its associated kitchen supply store. Regrettably, the number of shoppers visiting the store is still very low.

Finnerty's Property. Jim Grumbach stated that due to recent court decisions, it is likely that construction of a new CVS store will begin.

River's Edge Apartment Building. Becky reported that REAC has interviewed the two developers who have completed bids for the land. Both are private companies with a great deal of relevant experience. The financial information will be opened on August 15.

Town Center Municipal Pad/Senior Center. Jean reported that the BOS has not convened a new committee to work on the project, although a list of the tasks to be undertaken by a future committee has been created in draft form. Jean assumes that they are waiting for the property transfer to take place before they ask volunteers to spend more time on the project.

The next meeting will be held on Sept 22 at 8 a.m.