

## **TOWN OF WAYLAND**

### **MEETING MINUTES**

NAME OF BOARD/COMM: **Wayland Economic Development Committee**

DATE OF MEETING: Friday, September 13, 2019

TIME OF MEETING: 8:00 a.m.

PLACE OF MEETING: Wayland Town Building, Town Planner's Office

MINUTES RECORDED BY: Rebecca Stanizzi

ATTENDEES: Kevin Fitzpatrick, Jonathan Hyatt, Seth Roman, Ryan Scott, Rebecca Stanizzi, Bill Steinberg (absent: Sharon Burke)  
Louise Miller, Sarkis Sarkisian, Carol Plumb (Bald Rock Road)

#### 1) Public Comment

Carol Plumb: General comment that no long-term planning appears to be occurring at Town level from infrastructure, engineering perspective. EDC noted its shared concern to see better cross-disciplinary planning; see topic on agenda. Ms. Plumb voiced concern that River's Edge timeline, pricing and spending of the money is not clear; EDC/Louise Miller recommended that BOS is key point of contact for any questions that arise since BOS is at the helm for land disposition stage. Also once final land price is known (currently under review by BOS), EDC plans to summarize results.

#### 2) Committee procedural items

##### a) Introduction of new members

Kevin Fitzpatrick and Jon Hyatt

##### b) Approve Meeting Minutes August 9, 2019

Minutes approved as amended, Bill Steinberg motion, Seth Roman second, approved 4-0.

Two new members abstained since not in attendance for subject meeting.

##### c) Draft EDC Town Report

Draft report approved as amended, Ryan Scott motion, Bill Steinberg second, approved 6-0.

#### 3) River's Edge Update

Wood Partners has been meeting with Design Review Board, ZBA, Planning Board, Con Comm over the past month. Based on input, Wood has revised its two-building design back to three individual buildings per original design guidelines. Even with 3 buildings, Wood still will need technical variances from ZBA for such things as lot coverage (not defined in River's Edge zoning; developer counsel feels important to define), and grading at the garage to allow locating garage entries/ramps, so jurisdiction for approval rests with ZBA.

Additional units have been discussed, by extending the area allowed to be four stories, to boost the affordable housing count at the Town's request. Query has been whether unit count and zoning change to allow extension of the 4-story zone is within the jurisdiction of ZBA and does not have to go back to town meeting; legal opinion pending shortly, in advance of 9/24 PB meeting.

DRB and Planning Board meetings are upcoming on 9/24. Follow-up PB meeting October 1. ZBA meeting Oct 22.

Leach field permitting has been started, which is typical longer-time-frame item. EDC encouraged Louise & BOS to move resolution of financial numbers along by mid-October as this may be only schedule item to hold up the developer proceeding once approvals are in place, which could be as soon as Oct 22.

If approvals secured Oct 22, or soon thereafter, and financials determined, developer would then start construction drawings which will take 4-6 months. Potential construction Spring/Summer 2020 would mean completion or phased completion starting around year-end 2021.

- 4) Route 20
  - a) Water line construction status  
Awarded this week, work to proceed to complete last phase from Russell's to River's Edge this fall.
  - b) Paving & sidewalks (including bike path connections) – Massworks/Complete Streets programs  
Next step is to meet with DOT – on Sarkis' list to coordinate.  
Branding/wayfinding grant from the state for Rt 20 corridor received; committee to be set up to provide input to designer, EDC rep to be invited.
  - c) Wastewater planning – update from Town Administrator  
WWMDC filed their permit five years ago; currently looking at renewal of license to possibly loosen restrictions based on actual usage. Plans are still in store, once capacities are determined, to long-term plan for remaining capacity for the Rt 20 corridor.
- 5) Town Building renovations vs reuse study  
Initial architectural layout review as senior, affordable and/or market housing has potential, while still maintaining Children's Way, gym, playground and parking for playing field. Topic for cross-discipline review (see next item).
- 6) Town Recreation and School land parcels – activate for field(s) & trails at little/no cost to Town?
  - a) Review proposal memo to BOS for next steps  
Memo drafted outlining topics and ideas of potential coordination between town committees and parties. Draft reviewed and approved as amended for submittal to BOS: Ryan Scott motion, Bill Steinberg second, approved 6-0. Bill Steinberg to provide revised version and submit to BOS.
- 7) Cochrane
  - a) 70-74 Main Street renovation outreach (bldg across from Hannah Williams playground)  
Property information obtained from property owner. Current rents appear to fit affordable pricing criteria. Next step to meet with Housing Trust & CPA to explore any capabilities for affordable housing and/or historic preservation funding.
  - b) 130 Main Street visioning – update  
No update.
- 8) Town Center & Former Whole Foods plaza
  - a) Leasing progress – Arts Wayland long-term business plan? Other new tenants?  
Golf simulator opening this fall. Jon Hyatt to stop by Arts Wayland to outreach to Nancy Boyle by time of next meeting.
  - b) Municipal Pad & Senior/Community Center update  
No resolution on municipal pad seen in foreseeable future. RFP being issued for senior/community center for potential alternative location.

c) Fresh Market space update if any

Outreach continues by Sarkis and others to potential users for Fresh Market space; no viable entity identified yet. BHappy closing in October; disappointing due to strong following for the store, just not enough foot traffic.

9) "Eat Local" – discussion of how to publicize restaurant revenue and its impact to town

No update.

10) Grant Awards from State Government – EDC to coordinate with Town Administrator

Andy Oppenheimer stepped down from EDC so no longer available to usher efforts. Bill Steinberg and Jon Hyatt to work together, check sources, reach out to politicians such as Sen Gentile, Rep Rausch to pursue funds.

Meeting adjourned at 9:40am.