

## **MEETING MINUTES**

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

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: Friday, November 8, 2019

TIME OF MEETING: 8:00 a.m.

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

Attendees: EDC members Kevin FitzGerald, Jon Hyatt, Seth Roman, Ryan Scott, Rebecca Stanizzi, Bill Steinberg (absent: Sharon Burke). Public attendees: Carol Plumb, Molly Upton

Meeting called to order – 8:03

1) Public Comment – None

2) River's Edge Update –

- Meeting on Tuesday (11/12) with design review board – Changes to exterior plans and colors. New plan has 218 increased units with rear quadrant area allowed to be 4 stories expanded across back of site and little forward toward Route 20. All 3 buildings remain three-story height along Route 20.
- Planning board update
  - Peer review under way
  - November 12<sup>th</sup> – Variance for additional units, height, size, exposed garages in the back
  - Plans on Planning Board website
  - 11/5 (Tuesday) – Voted unanimously to recommend to ZBA
  - Conservation Commission waiting on ZBA approval to provide recommendation
- ZBA meeting at beginning of December is targeted
- Member of the Public asked question on cost of lead remediation on property
- 40B Unit Count Update
  - 60 units planned at Mahoney's site, 12 at School, 218 at River's Edge – 10.6% of inventory
  - Housing plan will need to be updated for 2021

3) Route 20

- a) Branding/wayfinding grant committee update – next meeting December 5<sup>th</sup> at 11AM at Town Building
- b) Paving, sidewalks & bike path connections – Evaluating MassWorks/Complete Streets programs as option
  - Conference call on 11/7 with MassDOT to understand funding options for sidewalks, curbing, lighting
    - Open question around bike lane and if required for funding support
- c) Water line construction status
  - Bridge connection still pending, should be complete before Winter

d) Wastewater planning (efforts pending revised permit) – review connection costs vs other towns

- No new update, but in progress

4) Memo to BoS re: coordinating across committees –Draft of EDC memo provided to BoS week of 11/4

a) Recreation and School land parcels – activate for field(s) & trails at little/no cost to Town?

Loker Fields to go to next Town Meeting in Spring

b) Town Building renovations vs reuse study – deed review needed

c) Review Conservation Commission & Public Works draft regulations – request by Town Administrator – Defer to next meeting

5) Cochrane

a) 70-74 Main Street historic/affordable renovation (across from Hannah Williams playground)

- Can CPA and Housing Trust funds be used for historic or affordable parts of projects? Housing Trust is conceptually interested, pending resolution of Oxbow/Launcher Way. CPA next step.
- Oxbow/Launcher Way – Under environmental review and Housing Trust is interested in purchasing, so investment will need to be evaluated against that.
  - EDC to look at how to support planning for this going forward

b) 130 Main Street vacant gas station visioning/overlay (by Planning Board) – No Update, will not be ready for Town Meeting

6) Town Center & Wayland Village (former Whole Foods) plaza

a) Town Center leasing –

- Arts Wayland long-term business plan
  - Nancy Boyle - Securing grant to drive PR for location. Currently on a month-to-month lease (meet there next EDC meeting)
  - Working with Zurich to get to a longer term lease in order to provide more security in future plan
  - Could it provide a good co-working space
- xGolf opening week of 11/11
- Panera is closing in December

b) Municipal Pad & Senior/Community Center update – RFP for new senior center in town to be released in November

c) Fresh Market, Wayland Village leasing update – No Update

7) “Eat Local” – publicize restaurant revenue and its impact to town – \$240K/year of food-based revenue based on numbers collected

8) Potential state and federal grants and funds for the Town to pursue – EDC to research

- Bill Steinberg contacting different granting authorities to see where opportunities are and making sure that town is aware of all opportunities

9) Adjourn – 9:27 AM

Minutes by Ryan Scott.