

Aquifer & Wetlands Protection at 5 Concord Road

The Aquifer Protection District by-laws look at percentage of land that is non-permeable.

% of Non-Permeable Land	Result
Less than 15%	Allowed
15% - 30%	By Special Permit
30%+	Not allowed

Article 18 proposes to add 2,000 sqft (4,000 sqft over 2 floors) to the footprint, combine the Library lot with the Freight House Lot and remove all macadam from parking lots and instead use porous material. The result is only **12.8%** of the land would be non-permeable, which is allowed. Since both land parcels are municipal, there is no cost to combining the two lots.

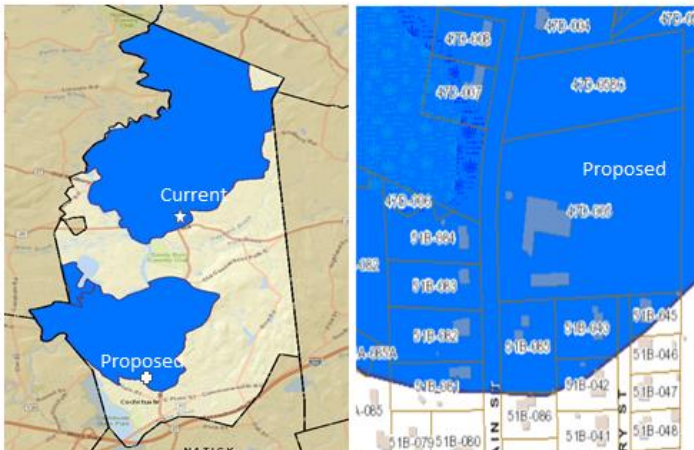
Building with porous material is more expensive than macadam. But it is not prohibitive. In fact, the proposed new Library site, 195 Main Street, is also in the Aquifer Protection District and the entire 90+ car parking area will be paved with porous material. Here's how the existing Library at 5 Concord Road compares to the proposed new Library.

Library building has 14,025 sqft over 2 floors, 7,150 sqft per floor

Comparison of Impervious Surface			
5 Concord Road Coverage		195 Main St. Coverage	
	sqft.		sqft.
Library Land Area	44,431	Library Land Area	90,694
Freight House Land Area	39,426		
	83,857		
Library Building	7,150	Building	20,280
Freight House	1,570	Overhang	7,309
Addition	2,000	Sidewalk 1	503
		Sidewalk 2	967
		Minus Median	(2,574)
Total Impervious	10,720		26,485
Coverage %	12.8%	Coverage %	29.2%

If you are concerned with the amount of land covered by non-permeable material, clearly, the smaller footprint of expanding at our current library is the less wasteful, greener choice than covering over 26,485 sqft of land.

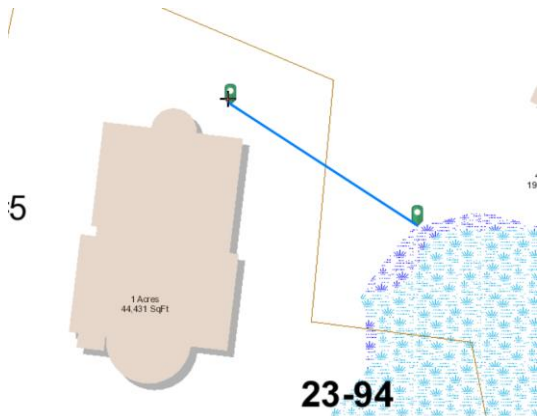
Wayland's Aquifer Protection District



Wetlands Permitting Process

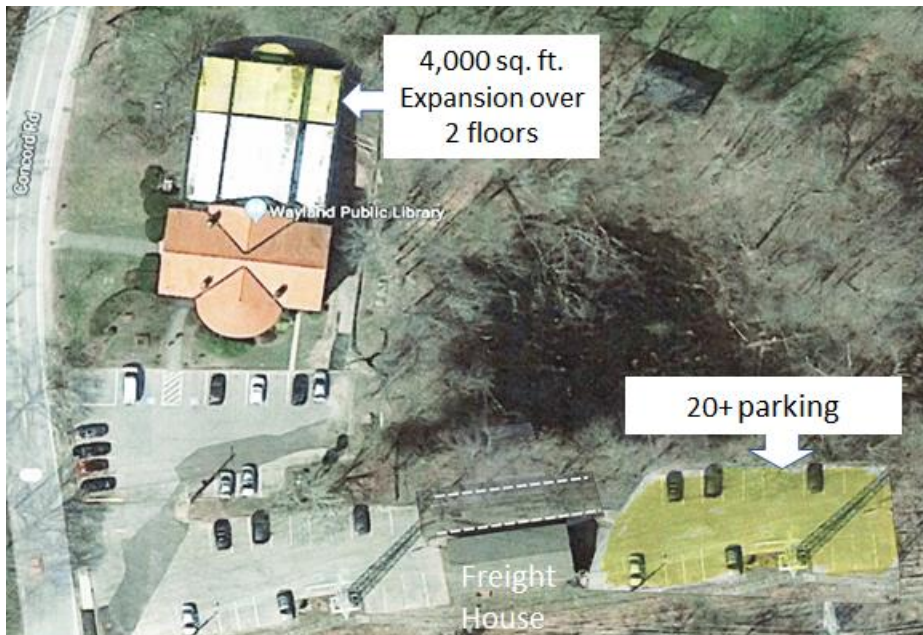
WETLANDS PROTECTION - BACKGROUND:

- The state Wetlands Protection Act sets limits on projects near wetlands.
- The town also has Chapter 194 bylaw - Wayland's own wetlands protection bylaw which is somewhat more strict.
- Ch 194 says that if you are within 100 ft of a wetland, then the project will require filing a notice of intent (NOI) which describes the project. The NOI will have an alternatives analysis and a description of how the project will benefit the interests of the Wetlands protection act. The Conservation Commission will hold public hearings and then make a determination IF the project may proceed, and if so the CONDITIONS under which it can proceed - they issue an 'Order of Conditions'.



The proposed addition IS within 100' of wetlands and subject to Wetlands permitting. Because the proposal would be adding 2,000 sqft. of impervious surface but removing 16,000 sqft. of impervious surface (the parking lots), there is good reason to expect the project would be permitted. The \$175K would go to design and engineering work needed for permitting.

Here's a Google Map view of the area and proposed expansion:



Building over the septic field is not a new idea. We approved Article 19 in 2016 to start the process of connecting the wastewater to Town Center sewage treatment and the reason for starting this is explained in the Library Planning Committee minutes.

ARTICLE 19: FUND PAYMENT IN LIEU OF SEWER BETTERMENT ASSESSMENT FOR SEWER CAPACITY FOR TOWN LIBRARY OR OTHER TOWN BUILDING

Sponsored by: Board of Library Trustees, Board of Selectmen Estimated Cost: \$56,000

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Selectmen for a payment in lieu of a betterment assessment relative to the new Town-owned wastewater treatment plant for sewer capacity at said plant to connect a Town Library building or other Town building at 5 Concord Road, Wayland, Massachusetts thereto; and determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing under Massachusetts General Laws Chapter 44 or other enabling authority, or otherwise.

MOTION:

Aida A. Genesis moved that the Town appropriate \$56,000 to be expended by the Board of Selectmen for a payment in lieu of a betterment assessment relative to the new Town-owned wastewater treatment plant for sewer capacity at said plant to connect a Town Library building or other Town building at 5 Concord Road, Wayland, Massachusetts thereto; and, to provide for said appropriation, transfer \$56,000 from the General Fund – Unreserved Fund Balance.

VOTED:

IN FAVOR: 254
OPPOSED: 13 MOTION PASSED

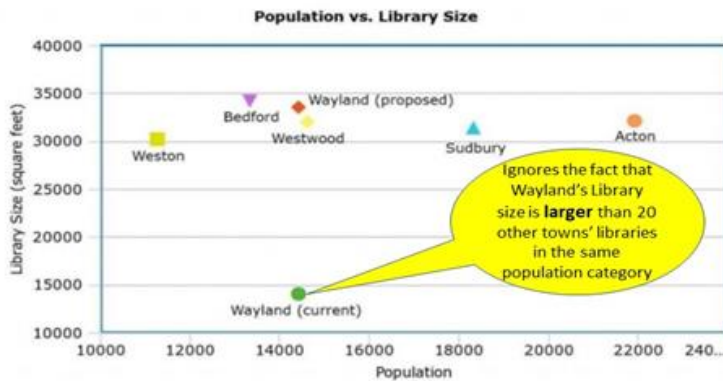
In 2016, Wayland approved \$56,000 for Article 19

Library Planning Committee

Minutes of Meeting on March 21, 2016

Article 19 concerns connecting the current building at 5 Concord Road to the town-owned wastewater (sewage) treatment plant. **This is needed to have available land upon which the library at 5 Concord Road can be expanded.** If the library connects to the wastewater plant, the current aging septic system can be excavated and that land could then be used to enlarge the footprint of the library. Even if the library is not expanded, it is anticipated a new septic will soon be required as the current one is 29 years old.

Some idea of size of Wayland’s Library compared to other Towns in our population cohort. The current 14,025 sq. ft. is 83% of the 16,817 sq. ft average and larger than 20 towns in our population size. After adding 4,000 sq. ft. we would be #31 out of 49 Towns.



Population category - 10,000 to 14,999

Name	Library sq.ft.
1 Acushnet	4,200
2 Hull	5,790
3 Raynham	6,288
4 Hereboth	7,500
5 Hanson	8,195
6 Norwell	8,500
7 Holliston	9,217
8 Pepperell	9,476
9 Belchertown	9,930
10 Uxbridge	9,970
11 Kingston	10,295
12 Holbrook	10,422
13 Leicester	10,536
14 Tynsghboro	11,000
15 Whitman	11,000
16 Clinton	11,506
17 Winchendon	12,500
18 Wilbraham	13,000
19 Spencer	13,500
20 Wrentham	13,850
21 Wayland	14,025
22 Lynnfield	14,323
23 Seekonk	14,800
24 Nantucket	15,000
25 Lunenburg	15,500
26 Bridgewater	16,000
27 Lakeville	16,500
28 Millbury	16,500
29 Dudley	16,750
30 Ipswich	17,000
31 Swampscott	17,650
32 Medfield	18,756
33 Hanover	19,300
34 Athol	20,000
35 Medway	20,000
36 Harwich	20,312
37 Carver	21,984
38 Mashpee	22,000
39 Oxford	22,000
40 Norfolk	23,000
41 Maynard	24,300
42 Northborough	26,000
43 Charlton	27,000
44 N Adams	27,270
45 Palmer	30,000
46 Weston	30,200
47 Westwood	32,000
48 Bedford	34,168
49 Natick	35,000
Average Size	16,817

Adding 4,000 sq. ft. would make Wayland's Library 18,025 sq. ft. and larger than 30 of the 49 libraries

References to the 2018 Annual Town Meeting Warrant displayed here



For FY19 the Finance Committee is recommending a General Fund Budget of \$79,895,000 or a 3.64% increase over FY18 and an estimated tax rate of \$18.80 as shown in Table 1 below. This amount exceeded the Finance Committee's 3.5% guideline by .14%. **The Committee's recommended FY19 operating and capital budgets together would result in an increase in the average household's property tax bill of roughly 6.81%.** The six major capital projects before the town, the Big 6, are proposed in Town Meeting Articles. Thus, these costs are not included in the Town's FY19 Omnibus Budget as these items will be voted on at Town Meeting in separate Warrant Articles and if passed will not impact the tax rate until FY20.

On pg. 5. On average, our property tax bill will increase by **~6.81%** this July. This increase is **before** the cost of a new library.

2018 Annual Town Meeting Warrant, Wayland, Massachusetts

Scenario	Description	Estimated FY20 and Future Tax Rate Impact	Estimated FY20 Debt Service	Estimated Lifetime Principal and Interest Cost
Library	On Library Only	\$0.51	\$1,334,483	\$29,963,337

On pg. 10. You'll see the proposed new Library, principal + interest, will cost tax payers **\$29.9M**

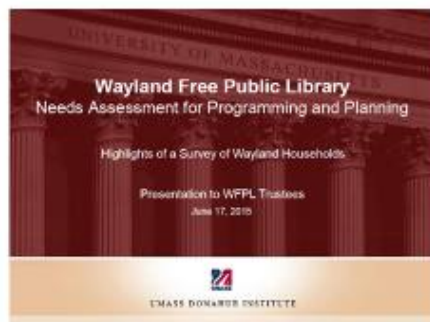
The major projects outlined in the detailed five-year forecast in Exhibit A. The responses are summarized in Exhibit C2 below.

Major Project	2019	2020	2021	2022	2023	2024	Total
Construction	50,000	0	0	0	0	0	50,000
IT/ITC	1,000,000	1,750,000	1,000,000	1,075,000	1,100,000	0	6,925,000
Transportation	1,000,000	1,250,000	1,000,000	1,075,000	750,000	0	5,075,000
Public	10,750,000	9,500,000	2,400,000	400,000	140,000	0	40,190,000
Facilities	75,000	750,000	11,000	100,000	90,000	0	1,005,000
IT	250,000	150,000	0	0	0	0	400,000
ITC	0	0	0	1,000,000	0	0	1,000,000
Signage	0	400,000	0	0	1,000	0	1,400,000
Planning	0	50,000	0	0	0	0	100,000
Public	0	50,000	0	0	0	0	100,000
Equipment	1,000,000	1,000,000	2,000,000	500,000	0	0	4,500,000
Schools	4,500,000	3,400,000	750,000	600,000	3,600,000	0	26,250,000
Services	0	50,000	0	0	0	0	100,000
Town/Dept	0	2,000,000	0	0	0	0	2,000,000
Total	10,000,000	10,000,000	14,000,000	10,000,000	14,750,000	0	59,750,000

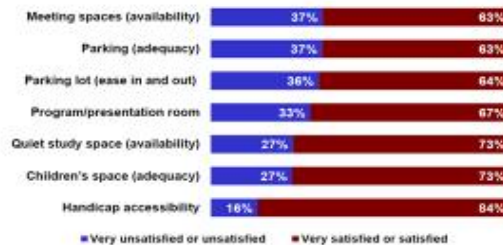
And on pg. 19. List of other capital projects requested over next 5 yrs. The total is **\$99.5M**.

References to the 2015 UMass Donahue Annual Survey displayed here

<https://waylandlibrary.org/wp-content/uploads/2015/11/WFPL-PP-Final-to-post.pdf>



Satisfaction with Library Building



Note: Total raw N ranged from 790 to 823 for each item listed, including don't know respondents. Don't know responses were removed prior to calculating the percentages above.

13. How likely would you be to support a bond issue you fund a library project in Wayland that expands/modernizes the current building?

Likely + Very Likely = 73%

IV. Community Support for Building Project



14. If it is not possible to expand/modernize the current building, how likely would you be to support a bond issue to fund construction of a new facility on a different site?

Likely + Very Likely = 50%



Legend: Very Unlikely, Unlikely, Uncertain, Likely, Very Likely. UMass Donahue Institute logo.