

*EDC Note: Concerns were raised that only zoning would be binding on the site, and that conveyance rights of Board of Selectmen (BOS) as described in Article 16 were too broad. To address this, the following amendment was proposed by EDC and approved by BOS on March 20, 2013 to amend Article 16 on Town Meeting floor, so that it is clear to all that BOS may only convey the land 1) for a rental project, 2) in accordance with zoning and design guidelines, and 3) it must create a multi-disciplinary advisory committee to review the bids on behalf of the Town. This ties all the project aspects together in a public transparent process, so that if Town Meeting approves Articles 16 & 17, then there is clear protocol as to how the land would be sold and how the site would be developed.*

## **MOTION TO BE INTRODUCED BY EDC -- 2013 ATM – APRIL 4, 2013**

### **ARTICLE 16: TRANSFER AND DISPOSE OF SEPTAGE FACILITY LAND AND ADJACENT TOWN-OWNED LAND ON BOSTON POST ROAD**

I move you, sir, that the Town:

- a) authorize the Board of Public Works, with the approval of Town Counsel as to form, to transfer the care, custody, management and control of the three parcels of Town-owned land on Boston Post Road, Wayland, Massachusetts (i) known and numbered 490 Boston Post Road, Wayland, Massachusetts, containing 7.63 acres, more or less, as described in an order of taking dated January 11, 1971 and recorded with the Middlesex South Registry of Deeds in Book 11943, Page 420; (ii) containing 4.5 acres and shown as Lot A on a plan entitled “Plan of Land in Wayland, Mass. Showing Land Owned by William W. and Mary P. Lord” dated February 28, 1978, prepared by the Wayland Engineering Department and recorded with said Registry of Deeds as Plan Number 482 of 1978; and (iii) containing 1.0 acre, more or less, and described in an order of taking dated November 15, 1965 and recorded with said Registry of Deeds in Book 11003, Page 389, to the Board of Selectmen for purpose of conveying, selling, leasing or otherwise disposing of said parcels of land for affordable housing purposes; and
- b) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to convey, sell, lease or otherwise dispose of said parcels of land for affordable housing purposes and, in connection therewith, to execute all necessary and appropriate documents, **provided that 1.) any housing development constructed on said parcels of land shall: (i) comply with the Town’s Zoning Bylaw; (ii) be for rental dwelling units only; and (iii) be in general conformance with the spirit and intent of the River’s Edge Housing Project Design Guidelines; and 2.) prior to disposing of said parcels of land, the Board of Selectmen shall solicit and receive a recommendation(s) from a nine-member advisory committee appointed by the Selectmen comprised of one Selectman, one member of the Finance Committee, one member of the Board of Public Works, one member of the Wayland Housing Partnership or the Wayland Housing Authority, one member of the Planning Board or Design Review Board, one member of the Council on Aging, one member of the Economic Development Committee and two citizens of the Town whose terms shall expire upon the disposition of said land by sale or lease or otherwise. [new language highlighted]**