



TOWN OF WAYLAND

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BOARD OF SELECTMEN

JOHN BLADON
EDWARD J. COLLINS
STEVEN J. CORREIA
DOUGLAS J. LEARD
JOSEPH F. NOLAN

Board of Selectmen Meeting Minutes October 10, 2012

Attendance: John Bladon, Edward Collins, Steven Correia, Douglas Leard

Also Present: Economic Development Committee members Rebecca Stanizzi, George Uveges, Nick Willard, Sam Potter, Dave Watkins

Also in Attendance: Residents Linda Segal, Betty Salzberg, Andy Irwin, and Mary Antes. Ed Hannon (nonresident) was in attendance covering for the local press.

John Bladon called the meeting of the Board of Selectmen to order at 7:00 pm in the Senior Center of the Wayland Town Building. Rebecca Stanizzi called the meeting of the Economic Development Committee to order at 7:00 pm in the Senior Center of the Wayland Town Building.

A1. Presentation to Board of Selectmen R. Stanizzi presented the findings related to the market study. She explained her Market Study Executive Summary handout. S. Potter presented the findings of the Environmental Study, a 600-page environmental study that he and R. Stanizzi cited during the meeting, which they said would be posted on the Economic Development Committee website. S. Potter said it is unknown if soil/dirt in stockpiles originated from Wayland. The soil pile have asbestos in it, and unknown other contents. The estimated cost to test the pile contents is \$20K-\$30K. Dirt may be able to be used on the site, but not for structural fill. The cost of fill to purchase if needed is \$16-\$18 per yard versus the existing fill at \$6-\$8 per yard. There were four underground storage tanks on the property, and the history of removal is unclear. The tanks were filled with #2 heating oil. S. Potter said the committee is looking to create a 7-8 acre lot for predominantly senior housing development. It is unclear if there is indemnification for the Town of Wayland for the contents found on the site. The police department firing range has a lot of lead, and it is estimated to be \$35K to \$70 K to mitigate the lead. Arsenic is detected on the site, which may be coming from the Sudbury Landfill. The Economic Development Committee does not want to test for arsenic. It is not believed to impact the drinking water but may result in some property restrictions (i.e., irrigation). Methane is detected on the property; it is believed to be at the lower explosive limits. A passive venting system has been installed (similar to a radon mitigation system). The results of groundwater testing wells were negative. The committee discussed market study options. It is unknown if all the units would be built at once or in phases. They are looking to sell the property to a developer. The proposed 216 units would bring Wayland to their required 10% affordable housing. They anticipate a sale with a deed restriction for 25% affordable/rental units. The Economic Development Committee indicated that this project proposal is not constrained by demand. The Economic Development Committee hopes to work with the Town of Sudbury. D. Leard questioned how residents would travel to the Town Center without sidewalks. Possible shuttle transportation was cited. Rental housing competition consists of the former Kathryn Barton nursing Home, and Framingham's Danforth Green (former NE Sand and Gravel). The issues are methane, arsenic, lead, asbestos, and the former #2 heating oil tanks.

Residents asked what the development would look like; it was answered that the development will be like traditions. Residents asked, if there were 216 units, is there an escalator effect of adding more units to the 40B issue; it was answered that 216 units would get the town to the 10% quota it needs to achieve. Residents asked how the over-55 age restriction will be enforced; it was answered that the town will put a deed restriction on the land. Residents asked if a preference for affordable units to be given to Wayland residents; the answer was yes. Residents asked how seniors living in the development will get transportation; they were told there will be a shuttle service. Residents asked about the competition for the age restricted development; it was answered that there are several alternatives on Route 20. Residents asked if a legal assessment had been done on the Sudbury issue; the answer was yes. Residents asked how long it would take to be built after Town Meeting approval. Committee members said it would take 90-120 days to line up a buyer, 90-180 days for an entitlement review, 60 days after the review to become shovel ready, and the developer will need four months to work on dirt piles. Residents asked if there was a contingency plan; the committee answered that a contingency plan is not needed because due diligence would start right away. Residents asked how the permit applies with the mixed affordability rate; it was answered that the permit requires town vote override. Residents asked about the protocols used for testing, because the soil stockpiles originated in Wayland; it was answered that protocols for testing are designed for where the soil came from. Residents asked how a potential buyer would test the dirt pile and assume the responsibility for cleanup; it was answered that the town will indemnify the developer. Residents asked about the liability for Wayland versus Sudbury; the committee said that the issue is dependent upon where the problem emanates from and Sudbury has an easement. Residents asked if the arsenic was from Sudbury; it was answered that it might be, but it has not been documented as such. Residents asked what happens when things are excavated; it was answered that the Economic Development Committee has a good handle on the results related to excavation.

D. Leard left the meeting at 8:15 p.m.

R. Stanizzi asked the members of the Board of Selectmen if they were in support of the project. J. Bladon, E. Collins, and S. Correia indicated that they supported the project.

Adjourn There being no further business before the Board, E. Collins moved, seconded by S. Correia, to adjourn the meeting of the Board of Selectmen at 8:30 p.m. YEA: J. Bladon, E. Collins, S. Correia. NAY: none. ABSENT: D. Leard, J. Nolan. ABSTAIN: none. Adopted 3-0.

Items Distributed For Use at the October 10, 2012 Meeting:

1. Powerpoint presentation, River's Edge, October 10, 2012 (below)
2. Site Plan, Phase 1 ESA, Route 20 Septage Site, Tighe & Bond September 2012
3. River's Edge Wayland (Route 20 Septage Site) Environmental Executive Summary, Wayland Economic Development Committee
4. River's Edge Wayland (Route 20 Septage/DPW Site) Market Study Executive Summary, Wayland Economic Development Committee



The slide features a dark blue background with a light blue horizontal band across the middle. In the top right corner, there is a logo consisting of three wavy lines above a stylized 'R' shape. The main title is centered in white text, and the date is positioned below it.

River's Edge Board of Selectman Presentation

October 10, 2012



The slide has a dark blue background with a light blue horizontal band near the top. The title is in green text on the left, and the logo is on the right. Below the band is a bulleted list of names.

EDC Committee Members

- Rebecca Stanizzi – Chair
- Sam Potter
- Nick Willard
- George Uveges
- Dave Watkins



Lead Assessment Grid



Site Assessment Summary
Date: 10/10/12
Location: Lead Assessment Grid
Prepared by: Environmental Services Unit
Reviewed by: [Name]
Date: 10/10/12

Soil Stock Pile



Soil Stock Pile Composition



View from Soil Stock Pile



Market Study



Subject Capture Summary	Market Area	Affordable	Market Rate	Total
Base Case Scenarios				
1 100% Unrestricted (218 Units)	Combined Mix	1.0%	5.4%	2.4%
	PMMA	4.4%	6.3%	7.2%
	SMA	0.4%	2.3%	0.3%
2 100% 55+ Age Restricted (218 units)	Combined Mix	2.1%	12.2%	5.4%
	PMMA	6.4%	19.3%	15.8%
	SMA	0.5%	2.8%	1.0%
Risk Mitigation Strategies/Age-Restricted Program Variations				
A 100% - 55+ Age Restricted Program Size - 218 Units	Combined Mix	1.8%	10.1%	4.7%
	PMMA	7.1%	16.8%	11.8%
	SMA	0.5%	2.2%	0.3%
B 100% - 55+ Age Restricted Program Size - 180 Units	Combined Mix	1.8%	9.4%	4.4%
	PMMA	7.4%	14.5%	11.9%
	SMA	0.5%	2.2%	0.3%
C 25% - Unrestricted Program Size - 54 Units	Combined Mix	0.2%	0.3%	0.3%
	PMMA	2.3%	5.3%	4.0%
	SMA	0.1%	0.1%	0.1%
75% - 55+ Age Restricted Program Size - 182 Units	Combined Mix	1.8%	9.4%	4.3%
	PMMA	7.4%	14.8%	12.2%
	SMA	0.5%	2.3%	0.3%
D 25% - 50-54 Age Restricted Program Size - 54 Units	Combined Mix	5.9%	15.5%	11.1%
	PMMA	12.1%	40.3%	34.2%
	SMA	2.2%	4.5%	3.3%
75% - 55+ Age Restricted Program Size - 182 Units	Combined Mix	1.8%	9.4%	4.3%
	PMMA	7.4%	14.8%	12.2%
	SMA	0.5%	2.3%	0.3%
Feasibility Metrics - PMMA				
Strong		-10%	-10%	
Good		10%-25%	10%-25%	
Moderate/Poor		-15%	-15%	

Next Steps



- Balance of Civil
- ANRAD / Wetlands
- Septic
- Site Plan
- Work with Sudbury
- Legal
- Outreach
- Prepare for TM