



Town of Wayland Massachusetts

Council on Aging / Community Center Advisory Committee

Frank Krasin, Co-Chair
Ben Keefe, ex officio
Andrew Reck

Steven Correia
Carol Martin
Julie Secord, ex officio

Ken Isaacson
Jean Milburn
William Sterling, Co-Chair

Council on Aging /Community Center Advisory Committee (CCAC)

Minutes: November 24, 2014

In attendance: Jean Milburn, William Sterling, Carol Martin and Ken Isaacson. Also in attendance were Public Buildings Director, Ben Keefe and COA Director Julie Secord . Absent: Frank Krasin, Steve Correia, Andrew Reck. Observing: Betty Salzberg and Don Bustin

The meeting was called to order at 7:02 PM in the small conference room in Town Building.

Mr. Sterling began the meeting by reiterating his interpretation of the committee's charge to prepare a Warrant article to present to the Selectmen by mid-December. He then offered to the committee a copy of a rough draft that he felt we could use to model our Warrant article proposal based on work of a similar type that had been done previously.

Ms. Milburn interjected that she and Mr. Krasin had met with the Rec Director to discuss needs, followed by further general discussion of our charge and the time constraints. Our report will list what can be done based on the input we have to date received from the community. It was speculated that if there were needs beyond the 10k sf existing building, additional land might be made available by the Town Center owners, but that that is presently unknown.

In public comment, Betty Salzberg (who is a member of the Conservation Commission but who was not representing that Board) stated that proposed new construction had to be less than 10% within 200 ft of the Sudbury River and speculated that that 10% might already have been used by Twenty Wayland. And that parking lots and leaching fields are included in that 10%. She also advised us that septic and drainage pipes would have to run under the Owner's land and that there could be up to two existing pipes that are not connected to anything. She also opined that parking lots over 20 years old that had returned to undeveloped land cannot be simply returned to parking lots because they would be considered undeveloped land. Finally she suggested finding out whether the proposed site has contamination by inquiring from the Raytheon representatives at the upcoming, December 3 PIP public meeting. Ms. Milburn said she plans to attend to ask about the contamination of our proposed site.

At 7:50pm co-chair Sterling announced the committee would recess to attend the Historical Commission meeting and provide them with an overview of our work. He further stated the committee would return to open session in approximately 20 minutes. At 8:15pm the committee resumed our meeting. Ms. Martin asked

Ms. Salzberg whether we needed to be concerned about any endangered plants at the site. She also remarked about the fact, stated at the Historical Commission meeting, that part of a pre-historic native American site had already been destroyed when Route 20 was built. Ms. Secord asked if permeable surface is a preferable alternative to asphalt at this site. The answer was affirmative.

It was stated that Conservation Commission will likely have concerns that will have to be addressed. Mr. Sterling recommended that we should soon do an informal meeting with the Conservation Commissioner and Chair.

Mr. Keefe observed that we should design for the future, perhaps 10 years. The existing 10K sf building is probably half the size or less than what we actually need according to demographics and MA Council on Aging recommendations. He provided costs for Annual Operating and Maintenance based on a per square foot estimation. That cost for FY16 would be approximately \$147,400. Ms. Martin said that use cost of the project has to be anticipated and that FY16 might be too optimistic. Ms. Milburn said that there had been design and focus groups done by GMI a couple of years ago for a combined Library/COA and that info that could be valuable to our committee. She will try to provide copies.

Committee reviewed the minutes of November 4, 2014. Ms. Martin recommended approval with one amendment: adding "Submitted by Bill Sterling." Motion seconded by Ms. Milburn. Motion approved 4 – 0.

Committee reviewed the minutes of November 10, 2014. Ms. Martin recommended fixing one typographical error: changing "25,00" to read "25,000." Mr. Sterling moved to accept as amended. Seconded by Ms. Martin. Motion approved 4 – 0.

Mr. Isaacson asked the committee on feedback about all the other organizations in town trying to find space for their activities, including the Library, now the COA, Recreation, an Arts Center. Is there anybody looking at this from the big picture to be sure planning is being done wisely, and all facilities in town are being accounted for to meet the community's larger and long term needs? Ms. Martin informed the committee of the work of the Long Range Planning Working Group, a group that has assembled itself and are looking at use of space and land in town for future projects. At 9:37PM Ms. Milburn moved to adjourn. Seconded. Approved 4 – 0.

Next meetings: Dec. 2 @ 7pm at Town Building and
Dec. 10 @ 7pm at Town Building.

Respectfully submitted,
Ken Isaacson