



Town of Wayland Massachusetts

Community Center Advisory Committee

Steve Correia,
Mark Foreman
Marylynn Gentry
Frank Krasin,
Jean Milburn, Co-Chair
William Sterling, Co-Chair

Community Center Advisory Committee (CCAC)

Minutes: October 1, 2015

In attendance: Steve Correia, Jean Milburn, Frank Krasin, Carol Glick, and Marylynn Gentry. Also in attendance were Public Buildings Director Ben Keefe and COA Director Julie Secord.

Absent: Mark Foreman and Bill Sterling.

The meeting was called to order at 11:00 am when a quorum was established.

Minutes from the last meeting were not ready so there were no minutes to approve.

1. Marylynn Gentry gave a report on her visit with the Conservation Commission. She reviewed the December 5, 2014 letter written by the Conservation Commission to the Committee with the Commission, asking for clarification where necessary. The Commission is not entertaining the redevelopment question, but recognized the 10% build-out above existing impervious surface is a consideration. They were open to the idea of a boathouse, as long as the riverfront is protected. Steve Correia questioned whether the boathouse site was even on the parcel. Marylynn will seek clarification from Bill Sterling. In summary, both Ben Keefe and Marylynn thought the conversation was productive and cordial.

David Faist, a subcontractor of CMG will conduct an on-site analysis of the building alternatives, and then will conduct the required Alternatives Analysis from the Rivers Act. Testa Engineering will be the structural engineer.

2. Ben Keefe gave a report on the current issue of the site's Phase I study. Ben Gould, the contract engineer, ran the report by Andy Irwin who raised some questions about liability. There will be a 1:00 conference call tomorrow between the attorney and two Selectmen. Two members of the COA/CCAC were invited to attend. Steve and Jean agreed to go.

3. Marylynn reported that the plans for the pop-up park were continuing. Mowing and some clearing may be needed. Frank suggested the Wayland Baseball and Softball Association might be interested in participating. They could bring their radar gun. Although a verbal ok was given, the town is still waiting for written permission from the owner to hold the event at the site.

4. Jean Milburn reported on her meeting with Wayland Real Assets Committee (WRAP). She wondered whether we should re-position the project in the public's mind. She pointed out that the library has different space needs than a COA/Community Center; namely studying, learning, and discussion while the COA/CCAC needs are more messy, dirty, and smelly (cooking, art, painting, mud). Maybe change the name to a COA/recreation center. Steve suggested we wait and see what space is available in case we only have enough room for a council on aging.

5. Ben Keefe confirmed with the committee that the intended uses contemplated for this site are ok under the Raytheon deed restriction. He is writing a letter to Raytheon listing the contemplated uses that include Municipal uses, senior center, boathouse, walking paths, and not agricultural or residences. It was suggested to add language to include that "children as well as adults will be using...."

Adjournment: At 12:27 PM, a motion was made and seconded to adjourn. The vote in favor was 5-0.

Handouts:

None

Respectfully submitted,

Marylynn Gentry