



Town of Wayland Massachusetts

Members: Steve Correia
Mark Foreman
Marylynn Gentry
Carol Glick
Frank Krasin
Jean Milburn, Co-Chair
William Sterling, Co chair

Council on Aging /Community Center Advisory Committee (“CoA/CCAC”)
Minutes: November 5, 2015 7:00 PM

In attendance: Steve Correia, Marylynn Gentry, Jean Milburn & Mark Foreman, Carol Glick and William Sterling-Absent: Frank Krasin. Also in attendance were Mary Antes, Selectperson and Ben Keefe.

The meeting was called to order, as a quorum was present at 7:01 PM at the Council on Aging multi-purpose room in the Wayland Town Building.

1.

Public Comment -

Linda Segal suggested that the committee look at the most recent Board of Health meeting’s video and read the following letters:

10/30/15 letter from Raytheon

8/31/15 proposal letter from CMG

She added that the progress made at the BoH meeting was what she had hoped for. Members’ response- None.

2. WRAP Committee- Bill Steinberg discussed the new WRAP committee handout for “Points for Discussion” dated 11/1/15.

The purpose of the committee is to study the Town’s needs both present and future. Some people have asked him why not start meeting the CCAC or the CoA right away. He is not sure of the WRAP’s readiness to respond to CCAC’s concepts yet. Bill asked if there is any confusion about WRAP. Steve Correia responded that he hopes the CCAC and WRAP will be able to work together. He added that WRAP’s list of points have already been addressed for the most part in previous correspondence to the BoS. “That being so, “ he asked, ”will our committee have to start over with a new study process or can we just reformat our answers to match the WRAP format?” Bill Steinberg answered that he did not know and that there would be Bill added that there is a huge variety of parcels for them to study including extremely small spaces and questions of what to do with them, open space that is not being utilized, recreation needs, playing fields, etc., DPW need for a space for storing building materials. He added that Ben Keefe is looking ahead 30 years for needs assessment.

The goal of the WRAP is to devise a building and land use plan for the entire Town, e.g. the Town Building efficiency study that was done a couple of years ago.

Question: Mark Foreman asked whether this is a one time Study or a continuous process.

Answer: Bill Steinberg thought it was one time only with possible periodic reviews, say every five years, for example reviewing the list of optimum uses of available land and their respective prioritization that may vary over time.

Question: Steve Correia asked, "How does the WRAP tie into the Wayland Master Plan?"

Answer: It is a subset of the Master Plan that did not get into the level of detail needed to make informed decisions.

Question: Steve Correia asked, "How is WRAP connected to other Town organizational strategies such as personnel, expanding departments or shrinking departments?"

Answer: Studies similar to the DRA study of the Town Offices will be undertaken to study the efficiencies of buildings.

Linda Segal added that the 2004 Wayland Master Plan suggested setting up a Capital Planning Committee and that this serves that same purpose.

Mr. Steinberg requested a written response to the WRAP list of questions from the CoA/CCAC by 12/30/15.

3. Review of meeting notes- Minutes of October 29, 2015 meeting were reviewed. Steve Correia moved to accept them. Mark Foreman seconded the motion. Vote to approve was unanimous, 6-0-0.
4. Preparation for Town Meeting- Bill Sterling noted that Mary Antes would read the motion for Article #3 and pass the mic to Mark Foreman to present the arguments in favor.
5. Review of Site Engineering Report by David Faist of McLure Engineering- Ms. Gentry requested an electronic copy of the report. Mr. Sterling give her his hard copy to review in greater detail. She also noted that the "River Resource Area was not clearly identified on the map.
6. Review invoices from consultants- Mr. Keefe reported that amounts not to exceed \$19,070 had been authorized to date of the \$63,500 budget for the Due Diligence phase of the CoA/CCAC study.
7. Other topics -a. The Board of Health held a meeting to review the CMG report and proposal for additional services. They voted to support the BoS acquiring the land contingent on further testing of the site for PCB's.
b. The CoA/CCAC took up a reading of the BoS Revised Motion for Article #3 of the Warrant. Mr. Correia moved the following: "This committee recommends the Board of Selectmen enter an agreement to acquire or lease the 4.16 acre municipal parcel, contingent on additional environmental testing as deemed appropriate to protect the Town. "
Ms. Gentry seconded the motion. Members voted in favor 5-0.
c. Mr. Keefe noted that according to the charge from the BoS, if the land is not acquired or leased, the CoA/CCAC may not proceed with Phase 2 of the study.
8. Date and time of next meeting
November 9, 2015-Town Meeting. Ms. Antes noted that all boards are posted for the Town Meeting.



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9. Adjournment- At 8:10 PM, Mr. Correia moved to adjourn. Ms. Gentry seconded the motion.
The vote in favor was 5-0.

Respectfully submitted by William A. Sterling.