



TOWN OF WAYLAND
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WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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MEETING MINUTES

January 5, 2012

The Dudley Area Advisory Committee met **on Thursday, January 5, 2012 at 7:00PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

Agenda

7:00 Meeting called to Order
7:05 Public Comment

Minutes Approved from 12/19 and 12/20 meeting

Sarkis Sarkisian Town Planner Reports on Town Counsel Response and other requests for information

On Going Discussion of Criteria and Best Use of Land

Review of T/B status of Billing

Discussion of Next Steps

Calendar going Forward

9:00 Meeting Adjourned

Attendance:

Patricia Reinhardt (Chairperson)-Board of Selectman, Rush Ashton-Housing Authority, Mike Lowery- Surface Water Quality, Brud Wright Recreation Commission, Bob Goldsmith Conservation Commission, Steve Garone, Dudley Pond Association, Rachel Bratt, Housing Partnership, Kent Greenawalt, Planning Board.

Alan Palevsky called in by phone.

Also present was Sarkis Sarkisian, Town Planner
Minutes taken by S. Sarkisian

7:05 P.M. OPEN MEETING:

P. Reinhardt opened the meeting and reviewed the agenda.

7:05 P.M. PUBLIC COMMENT: NONE

S.Sarkisian laid out the plan and explained to the committee what the cost of each improvement would be for storm water, septic, trails and parking.

A. Palevesky wanted to make sure that the roadways would be improved with the proper width.

B. Goldsmith brought up the idea of the Conservation Commission requesting that a Conservation restriction be placed on the property.

S. Sarkisian commented that we would need to go to Town Meeting and ask the Board holding title to said land for permission. He further stated that the Board controlling land would have to understand that they are limiting and future development and use of the property in order to preserve the land. The benefit of placing the conservation restriction is that the current Board would still have some control of the land.

B. Goldsmith stated that from a Conservation point of view both proposals meet our goals.

R. Bratt stated that one does not preclude the other. This is a very modest plan to build 4 units of Affordable Housing and that we are working towards planned production.

B. Wright we already have enough affordable housing around the Town and we have competing interests and questioned whether we need all those trails.

K. Greenawalt stated that it is a modest plan for affordable housing and that we are preserving over 90% of the land. He further stated that he would like to see all public land open to the public and all town goals met.

S. Garone stated the Dudley Pond Association does not endorse additional housing without a town wide study of all land.

M. Lowery cautioned the committee that someone could motion to sell the land and that for years the Town has appropriated funds for Dudley Pond.

R. Bratt requested that more information be provided on the housing component.

S. Sarkisian stated that he would speak to our Housing consultants and would provide the committee with costs.

M. Lowery stated that it is important to get something accomplished to address water quality and the future septic of the area. He asked if a cash neutral project be accomplished by setting the land aside for 4 units of housing. We must seek a means of compromise for this to win approval.

K. Greenawalt stated that he would like housing linked for improvements and values all Town goals.

S. Sarkisian stated that he would get the committee real housing numbers and that CPA funds could pay for a larger portion of the improvements if housing is introduced. He further stated that the Town paid over 1.2 million dollars at Nike site.

G. Rubin reminded the committee why they were formed and the Committee needs to understand the criteria that has not been established.

J. Ducharme stated that we already have a very congested area and we have created such divisiveness in Town. North Wayland has larger lot zoning and plenty of open space and Cochituate has 100's of homes on much smaller lots.

B. Wright motioned and R. Ashton seconded to ADJOURN. All in favor.

Respectfully submitted,

Sarkis Sarkisian, Town Planner

Date