



**TOWN OF WAYLAND**  
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**PLANNING DEPARTMENT**

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**MEETING MINUTES**

**January 24, 2012**

The Dudley Area Advisory Committee met **on Monday, January 24, 2012 at 7:00PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

*Agenda*

**AGENDA**

7:00 Meeting called to Order

7:05 Public Comment

Minutes Approved from 12/19/2011 ,12/20/2011 and 01/05/2012 meetings

Sarkis Sarkisian Town Planner Report on Affordable Housing Costs

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, Rachel Bratt-Housing Partnership, Kent Greenawalt-Planning Board, Mike Lowery- Surface Water Quality, Alan Palevsky-Wayland Neighbors 4 Responsible Land Use, Bud Wright-Recreation Commission, Bob Goldsmith Conservation, Steve Garone Dudley Pond Association, Brud Wright Recreation

Also present was Sarkis Sarkisian, Town Planner

Minutes taken by S. Sarkisian

**7:00 OPEN MEETING:**

P. Reinhardt opened the meeting and reviewed the agenda.

**7:05 PUBLIC COMMENT:        NONE**

**7:10 P.M. REVIEW OF RFP**

P. Reinhardt described the discussions she had with Fred Turkington and Tom Fay regarding a place holder for Town Meeting in April. She further explained that a lot of work has been conducted up to this point and that we still need to reach support from the neighborhood. She also stated that we need to educate the community at large about the process we have gone through and we need more time.

S. Garone wanted to remind the Committee on what the purpose and charge of the Committee is and that we are an advisory committee to the selectmen.

M. Lowery was disappointed to learn that video equipment will not be present at Town Meeting and if we had an article he would recommend that we pass over it. He stressed the need for a final plan.

P. Reinhardt explained to the committee the difference between a Conservation restriction vs. easement and the process we would have to go through to change the land ownership. She further stated and warned the committee that we should not box ourselves in if further changes are need in the future.

A Palevsky asked what the Recreation Commission view of the land and if they had any use of the land?

B. Wright stated the Recreation Commission voted 4-1 having no use of the land. He was not sure who was on the Recreation Commission at the time.

**R. Bratt questioned how just 4 units would impact the land with state of the art septic design. This is not a toxic land use. We should not continue to put off affordable housing and that we should continue to add units even if it is only 4 units.**

J. Ducharme questioned the committee on the need to rush the plan through and all of the committee's work.

S. Garone wants the committee to look at the entire comprehensive plan of the Town.

A Palevsky stated that it would be very difficult to get the land tied to housing with a 2/3 vote.

B. Wright wants to make sure the compromise plan will not compromise guidance of the future.

B. Goldsmith stated no housing, no article, no transfer of land in order to achieve consensus of the committee.

M. Lowery commented on the Economic Development Committee's proposal to place affordable housing at the Septage Site on Route 20. He further described the project as a way to solve affordable housing and the benefits of providing revenues for the Town of Wayland. He further stated that it was a creative way to solve two problems by one action, work of a volunteer board.

B. Goldsmith entered into the record a memorandum of possible proposal for the Doran Road Parcels. He further described the proposal as a win for the Conservation Commission because most of the land including Rocky Point would be placed under a long term Conservation Restriction (e.g., 99 years).

K. Greenawalt stated that he wanted some land set aside for Affordable Housing but said land would not be released for development unless the Town did not a make a percentage of progress for planned production of Affordable Housing. As example, say that the town is at 5% presently and the goal is 10%, if we aren't at, say, 6.5% by 3 years after the town meeting, the housing set-aside, with NO FURTHER TOWN action, would be put to bid for developers of Affordable Housing up to the specified number of units.

A Palevsky further added that if the Septage and Senior Housing Project is built we would have reached our 10% goal.

R. Bratt stated that it is important to take as many small steps as possible and that we need to also provided affordable housing for young families.

**8:55 P.M. Adjourn**

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

**Next meetings will be on March 8, 2012 at 7:00 P.M.**

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date