



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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MEETING MINUTES

March 13, 2012

The Dudley Area Advisory Committee met **on Tuesday, March 13, 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 Approve minute of January 24, 2012
- Recap on progress to date
- Discussion of various options by committee members
- 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

B. Wright questioned whether it is right to have the land in under the Conservation Commission. He stated that once it is in Conservation hands it will be very difficult to construct improvements.

A.Palevsky stated that any transfer of land without a specific use will not pass Town Meeting.

B. Goldsmith stated that a land transfer must occur at some point.

A.Palevsky asked if Wastewater Management would monitor the project?

7:20 P.M. K. Greenawalt arrived.

P. Reinhardt was not thinking about Government running the project. She stressed the fact that the project needs a community champion.

B. Wright stated we need someone to oversee the project and follow through with the committee's recommendations. He wanted to know what the neighborhood is getting. He further stated that best uses are subjective and everyone is entitled to their own view point.

R. Bratt stated that the 4 units of housing is a very modest proposal.

P. Reinhardt reminded everyone of the history of the parcel and why this committee was formed to bring closure.

R. Ashton wanted to remind everyone that he voted for this parcel be designated as Senior Housing and he voted in favor of housing.

K. Greenawalt sees the land as Town owned land and making it available to the entire Town.

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 Board of 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.

M. Lowery stated that everyone has a stake in this treaty.

R. Bratt commented that she did not see this as a treaty without an affordable housing component.

B. Goldsmith stated that we were only dedicating a small portion of the land for affordable housing.

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

B. Wright stated he does not see it as a trade off because this is Recreation Land. The final report or ideas are beyond our purview and control. We are at impasse. We have two plans option A or B. We need to report a majority or minority opinion.

P. Reinhardt asked the committee if we could take a straw vote? Which we proceeded to do:

Vote to set aside landbank for affordable housing

3 in Favor and 6 No

(planB)Vote to use portion of land for affordable housing with no need to go back to Town Meeting.

6 in Favor and 3 No

(PlanA)Vote to set aside and to go back to Town Meeting

6 in Favor and 3 No

P. Reinhardt asked if we could have someone from the Committee put together a proposal for the land agreement.

K. Greenawalt, M.Lowery and A. Palevsky volunteered.

B. Wright stated that there was no compelling reason to enter into an agreement for the future use of the land. Making a decision now for the future is wrong.

P. Reinhardt stressed the point that she wanted the committee to make a decision after spending so much time meeting with the neighborhood. She stated that she wanted the committee to reach an accord to provide access to the pond and a win win for everyone.

9:05 P.M. Adjourn

R. Bratt motioned and R. Ashton seconded to ADJOURN. All in favor.

Next meetings will be on April 23, 2012 at 7:00 P.M.

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Respectfully submitted,

Sarkis Sarkisian, Town Planner

Date