

**Town of Wayland
Economic Development Committee
December 15, 2010
Meeting Minutes**

Attendance:

Rebecca Stanizzi
George Uveges
Nick Willard (acting chairman)
Sam Potter
Maxine Weintraub
Colleen Sheehan (who joined the meeting at 7:45 PM)

Nick Willard called the meeting of the Economic Development Committee (EDC or committee) to order at 7:08 pm in the Town Planner's office and reviewed the following Agenda:

1. Public Comment
2. Approve minutes of Nov 17 meeting
3. Updates on existing projects
4. Town vacant land analysis
5. EDC Mission and Objectives
6. EDC Communications strategy – discussion

I. Public Comment: None.

II Business

Approve Last Meeting Minutes:

Motion to approve the minutes, as amended, of Nov 17, 2010 approved 5-0

Open committee position:

Mr. Willard update- the committee vacancy has not been filed as of the meeting date. Mr. Willard knows a qualified candidate who may be interested and he will contact him and report back to the committee.

Update on projects:

Septage Facility - Mr. Uveges and Willard updated the committee on their discussion with Fred Turkington and Sarkis Sarkisian regarding the Septage Facility, Town Center Project and waste treatment plant issues. Sam Potter discussed with the committee the types of industrial / commercial development that might be appropriate and feasibility of each on the property. Because the property represents one of the better potential commercial developments in the town the committee requested that Mr. Potter (i) map out potential footprints of developments that would fit onto the site, (ii) rough out a feasibility analysis as to the development and the potential benefits that the development could represent to the town and then (iii) review the plan with Town officials to explore the concept to

determine their level of interest. If acceptable to the Town, the game plan would be to develop the plan, meet with various town committees that need to participate in the approval and have a turnkey program ready for discussion and approval at the November 2011 town meeting. It was agreed that the maximum value creation for the town would be to have an approved commercially zoned, permitted to the extent appropriate, plot ready for development.

Finnerty property - Mr. Potter indicated that there was no new information at this point but that the project should continue on our project list.

Donelan's Plaza – Mr. Willard and Uveges reviewed their discussion with Fred Turkington and Sarkis Sarkisian regarding the ability to connect the Plaza to Natick sewer system. Mr. Turkington and Sarkisian are to meet with other Town officials and Natick town officials to determine the feasibility and scope of the project.

Town Center – The Town Center project was discussed including the potential development of the municipal land that will border the Town Center site and if a split Town / commercial development could be utilized to assist in funding Town projects such as a library and / or Senior Center. The potential development was added to the potential committee project list.

Whole Foods Plaza - Ms. Stanizzi updated the committee the Whole Foods Plaza project and rumors circulating about the property. Ms. Stanizzi will follow up with the Plaza owner on the status of potential tenants that may come into the prior CVS space.

Lee Farm - No report, maintain on the project schedule.

Adopt a site - Ms. Stanizzi reviewed the Adopt a site program and the progress being made on the property owner data base. In addition, she informed the committee on discussion with DPW regarding trees that maybe available to improve the street view of commercial property in Wayland (she will provide a listing of potential sites to be considered by DPW) and the sidewalk funding grant opportunities available.

Vacant Land – Mr. Willard discussed the listing of available vacant commercially zoned land in the Town and that the majority of the listed land relates to land utilized for utility easements. As a result, the amount of new development is limited and therefore, redevelopment of existing commercial property needs to be included in the committee scope.

Discussion and Finalization of Group Mission and Objectives

Committee objectives – Ms. Stanizzi distributed the summary of EDC goals collected at the last meeting. She requested that the committee review the listing and rank the goals high, medium or low priority and return the list to her for compilation. The committee also discussed how to best interface with other Town committee's with the objective of collectively working to improve the economic development efforts in the Town.

Next meetings–

The committee established the following 2011 meeting dates for scheduling purposes. These meetings will start at 7 PM on Wednesday:

- January 12th
- Feb 9th
- March 9th
- April 13th
- May 11th
- June 8th
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Motion to adjourn approved. Meeting adjourned at 9:55 PM.

Respectively submitted by: George Uveges