

**Town of Wayland
Economic Development Committee
June 22, 2011
Meeting Minutes**

Attendance:

George Uveges
Nick Willard
Sam Potter
Jean Prince
Rebecca Stanizzi, Chair

Rebecca Stanizzi called the meeting of the Economic Development Committee (EDC or committee) to order at 7:10 pm in the Town Planner's office and reviewed the following Agenda:

- 1) Public Comment
- 2) Approve minutes of May 11, 2011 meeting
- 3) EDC 2011 Priorities
 - a) Improve existing commercial districts
 - i) Route 20 sidewalks
 - ii) Tree plantings
 - iii) Adopt-a-Site program
 - iv) Alternative state, federal and private funding sources
 - b) Explore business overlay district
 - i) Next steps with Planning Board and design review working group
 - c) Be a resource to encourage well-planned development
 - i) Review active developments status
 - ii) Sewer issues facing Route 20 Center and Cochituate
 - d) Explore targeted public/private development of town-owned land parcels to help offset upcoming Town capital improvements costs: Rt 20 Septage Facility site committee
 - e) Improve "brand identity" of Wayland
 - i) Resources for Wayland business/property owners
 - ii) Media profiles of local businesses
- 4) Outreach
 - a) Wayland Business Association
 - b) Planning Board
 - c) Board of Selectmen
 - d) Others
- 5) New Business

I. Public Comment: None.

II. Business

Approve Last Meeting Minutes:

Motion to approve the minutes of May 11, 2011 approved 5-0 as amended.

EDC Priorities:

Improve existing commercial districts:

Route 20 sidewalk improvements

Ms. Stanizzi and Sarkis Sarkisian are exploring Mass Works funding for the sidewalks in 2011, or potentially working the sidewalks scope, which is relatively limited, into the town capital budget if this second attempt at external funding is not successful. Either way, it is important to create a walkable Route 20 corridor to serve this core as well as to tie into future Town Center.

Tree plantings

DPW was tied up with Hannah Williams playground and ran out of time in the June planting window to plant the proposed trees in the commercial districts. Trees will be planted in the fall planting window, late September. Property owners have been notified of the change.

Adopt a Site

Ms. Stanizzi is focusing on getting outdoor seating for Wayland House of Pizza and the convenience store next door which serves ice cream, as a test case for the Adopt a Site program. Research is currently ongoing with building department and health department as to site requirements.

Alternative state, federal and private funding sources

As mentioned above, MassWorks may be a candidate for infrastructure improvements. Local banks are still planned to be approached as sources for Adopt-a-Site program.

Explore business overlay district

Next steps with Planning Board and design review working group

A design review working group has been formed by the Planning Board, with 17 participants with a wide range of professional talents, and Bill Sterling as Chair. Meetings and preliminary research has begun to develop Design Review Guidelines.

Be a resource to encourage well-planned development

Review active developments status

Lee's Farm Stand

Developer appears nearly ready to present, with the idea of its assisted living facility, targeted to Alzheimer's patients. Use of the front parcel (site of the existing farm stand building) is still not clear.

Mahoney's

Ms. Stanizzi reported that Ms. Sheehan reached out to Mahoney's as an initial contact to find out how EDC may be able to help, either with their existing facility or with any future use. They were thrilled to hear that there is now an EDC; discussions will be ongoing.

Finnerty's

No news.

Town Center

Awaiting to see if DEP permit will be issued without appeal.

Sewer issues facing Route 20 Center and Cochrane

Business owners in and around Rt 20 core are highly concerned about sewer rates and allocations for the new plant costs; current and potential property owners are currently not able to tie into the system as a new user, or not able to expand current use, due to capacity constraints. But this limits the number of users on the system, driving up the costs for all users. Ms. Stanizzi and Mr. Potter to pursue meetings with Sarkis Sarkisian and Ian Catlow to understand the physical/permitting constraints facing sewer plant users in Route 20 core (as well as in Cochrane, another commercial core in Wayland, which unlike Rt 20 does not have a central plant); as well as with Fred Turkington and Mark Lanza, to understand no-growth provisions as currently in the Rt 20 Wastewater Management District.

Explore targeted public/private development of town-owned land parcels to help offset upcoming Town capital improvements costs: Route 20 Septage Facility site committee

EDC to think about highest and best use(s) for septage facility site among all user groups in Wayland, whether DPW facility or other public use, wastewater treatment plant outflow for good of Route 20 core businesses (see prior discussion), private redevelopment, some other use, or some combination? Mr. Potter and Ms. Stanizzi to research facility agreement with Sudbury to figure out obligations and opportunities.

Improve “brand identity” of Wayland

Resources for Wayland business/property owners

[Dave Watkins absent; report due at next meeting]

Media profiles of local businesses

Amy Nau absent, but Ms. Stanizzi reported from Ms. Nau that Wayland Town Crier has been approached, and they are amenable to printing articles of interest about local businesses. Amy has approached Wayland Business Association as a resource to identify local businesses of interest. Work underway.

New Business

None.

Motion to adjourn approved. Meeting adjourned at 9:10 PM.

The next meeting is July14, 2011, Thursday, 7 pm.

Respectively submitted by: Becky Stanizzi with assistance from Sam Potter