

**Town of Wayland  
Economic Development Committee  
August 17, 2011  
Meeting Minutes**

The meeting of the Economic Development Committee was called to order at 7:10 on Wednesday, August 17.

Members in attendance: Prince, Uveges, Stanizzi, Potter and Willard. Also in attendance –Sarki Sarkisian, Town Planner for the first half of the meeting.

Discussion generally followed the Agenda below, with updates

1. **Public comment.** NONE

2. **Approve minutes.**

Minutes for the June 22 meeting were accepted 5-0 on a motion by Uveges and second by Willard.

Minutes for the July 14 meeting were discussed and amendments proposed. Final minutes to be presented at September 14 meeting.

3. **EDC 2011 Priorities:**

a)improve existing commercial districts

1. *route 20 sidewalks.* As part of a reorganization of state government, MASSWORKS has been created as a single agency to assist local communities in financing public projects through a grant application process. Wayland will be submitting such an application to MASSWORKS for the completion of the sidewalks starting roughly at the Sudbury Road entrance to the Town Center, down route 27 to the center and up route 20 to the boat landing. This application will also include repairs to a damaged culvert , and potentially include part of the bike trail to be built adjacent to the Town Center if possible. Grant application is due September 9, and will be prepared by the Town Planner. This sidewalk network would knit the Route 20 corridor together, as well as connect it to the rail trail and Town Center, making Wayland Center as a whole more cohesive, walkable and attractive as a business district.

2. *tree plantings.* Postponed from Spring due to lack of time by the DPW; plantings along Route 20 to occur in September.

3. *Adopt-a-Site program.* Initial project exploration has been on facilitating a plan to establish outside seating in front of the Wayland Pizza and C-Store next to it. Reference is made to Starbucks and Beyond Beans in Cochituate and the enhancement of street life that outside seating creates. Discussions with health department to confirm sewer capacity for additional seating has been undertaken this summer.

4. *Alternate State, Federal and private funding sources.* As mentioned above, MASSWORKS has \$50 million to spend on grants, which is likely to be the town's best shot at money for infrastructure improvements. Wayland may ask for \$500,000 to 1 \$million for the sidewalk project.

Larry Kiernan, member of the Conservation Commission and chief advocate of the bike rail trail, appeared before the EDC to discuss the Bike Trail in greater detail. He indicated that the cost could reach \$1 million per mile, partially because of ADA compliance requirements. Joint public and private partnerships are seen as the best way to progress with the bike trail. The Conservation Committee and the Recreation committee are seen as co-applicants for federal or state money, given the jurisdiction of these town bodies.

b. explore business overlay district.

*Next steps with Planning Board on design review.* The Planning Board's Design Review Working Group which is charged with developing design guidelines for future town construction projects has begun meeting. These guidelines will not be mandatory but working within them is likely to help streamline review with the Planning Board and Zoning Board, as expectations are laid out in advance for property owners and developers. Draft guidelines potentially by next Spring?

c. be a resource to encourage well-planned development

*i) review active development status.* Several projects were reviewed:

Lees farm parcel (Planning board reviewing plan for 60 – 65 bed Assisted Living facility);

Finnertys (no progress);

40B housing on Barton property (demo and land prep in progress).

Mahoney's: (discussions planned with owners in the event it would be developable)

*ii) sewer issues facing Route 20 town center and Cochituate.*

The first issue, and an EDC priority, is to actively assist town boards and committees where possible to insure that wastewater disposal capacity does not become an issue threatening the development of the Town Center and surrounding properties, as well as to help lessen the cost burden for commercial tenants currently on the system, a significant concern for local business and property owners. EDC members have met with town officials and consultants to explore various options.

d. public/private development proposals.

*Septage facility* (some discussion about potential development options for this site in future, to create value for the Town)

e. improve "brand identity" of Wayland.

*i) resources for Wayland business/property owners*

Key EDC member in this effort was absent. We expect to hear more at September meeting.

*ii) media profiles of local businesses*

First profile published in Town Crier article about Mainstone Farm. More articles about local businesses are planned.

4. **Outreach.** Not much formal outreach with other town organizations during the summer. Expect more activity in the Fall.
5. **New Business.** None.

The meeting adjourned at 9:00, voting 5-0 on Uveges motion and Potter second. Next meeting September 14.

Submitted by Nick Willard