

**Town of Wayland  
Economic Development Committee  
October 12, 2011  
Meeting Minutes**

**Attendance:**

Rebecca Stanizzi  
George Uveges  
Nick Willard  
Sam Potter  
David Watkins  
Sarkis Sarkisian  
Selectman John Bladon

Rebecca Stanizzi called the meeting of the Economic Development Committee (EDC or committee) to order at 7:00 pm in the Town Planner's office and reviewed the following Agenda:

- 1) Public Comment
- 2) Approve minutes of September 14, 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) Support Planning Board Design Review Working Group efforts
  - c) Be a resource to encourage *well-planned* development
    - i) Review active developments status
    - ii) Assist in solving sewer issues facing Route 20 Center; review issues facing Cochrutte
  - d) Explore targeted public/private development of town-owned land parcels to help offset upcoming Town capital improvements costs:
    - i) Route 20 Septage Facility site
    - ii) Municipal pad at Town Center – Wayland senior center?
  - e) Improve “brand identity” of Wayland
    - i) Resources for Wayland business/property owners
    - ii) Media profiles of local businesses
- 4) New Business

**Public Comment:** None.

**Approve Last Meeting Minutes:**

Motion to approve the minutes of September 14, 2011 approved 5-0.

**Committee Members**

Ms. Stanizzi communicated that Colleen Sheehan is officially resigning from the committee due to time constraints with her Planning Board role, and this resignation was regrettably accepted by EDC. There are currently 8 committee members, and this will reduce the count to 7, so the intent is to maintain the committee at 7, an odd vs. even number, which will need to be approved by the Board of Selectmen. Ms. Stanizzi to follow up regarding the status of an alternate who desired to join the EDC several months ago, but who has not been heard from since.

**EDC 2011 Priorities:**

**Route 20 sidewalk improvements**

Ms. Stanizzi requested that additional lobbying would be helpful to support the Wayland Walks Wayland Works (W4) application to MassWorks by her and Mr. Sarkisian. With the W4 project, which would connect all of Wayland Center with sidewalks and walkways, we have a chance to build upon the effects of the Town Center beyond its borders to improve the entire Rt 20 Center district.

Ms. Stanizzi to follow up with US Rep Niki Tsongas' office, Nick Willard to follow up with Representative Tom Conroy, Sam Potter to follow up with Senator Michael Ross and Mr. Sarkisian to follow up with Greg Bielecki, the Executive Director of Housing and Economic Development. A decision on all MassWorks applications is due by the end of October.

**Tree plantings**

Trees have been planted in 8 locations including Wayland Foreign Motors, in conjunction with DPW. A great deal of thanks goes out to Lynch Landscape and Tree Service for increasing the impact of the trees by volunteering to maintain Wayland Foreign Motors' landscaping, similar to work they already perform for Cook's Automotive, to help improve the appearance of the Rt 20 corridor.

**Adopt a Site**

On hold in Rt 20 Center pending resolution of sewer issues for local property owners. Jean Prince not in attendance to report on efforts in Cochituate.

**Planning Board / Design Review Guidelines Working Group**

Mr. Sarkisian reported a working draft is underway for the design guidelines. The Working Group is meeting bi-weekly and hopes to have guidelines available for Spring town meeting if possible. Public meetings will be held to review the guidelines in advance of any Spring town meeting vote.

**Active Developments Status**

**Whole Foods Plaza**

Whole Foods Plaza is reportedly close to being under agreement to be sold. Mr. Potter requested that the committee reach out to the new owners to make them aware that EDC would be supportive of redevelopment/improvement efforts and also that the town is working on a potential solution which could help alleviate current use sewer limitations on the property. Mr. Sarkisian to call current property owner for contact for potential buyer.

**Town Center**

Town Center has started demolition and EDC emphasized to Selectman John Bladon and Mr. Sarkisian to make sure that all outstanding issues, including payments due, are resolved and collected prior to issuing a building permit, which is the typical milestone for a developer to fully perform any outstanding obligations.

**Lee Farm**

Review of the Lee Farm proposal for memory care housing is underway with the Planning Board. Mr. Sarkisian reported there is preliminary interest by the parties to have a farm stand on site, although it is unclear who would buy/lease/operate at this point. Efforts on-going.

**Rt 20 Septage/DPW Site Recommendation**

EDC to attend BOS Nov 7 meeting and present EDC's recommendation for the site. Ideally, the Nov 7 meeting can be a joint presentation to both the BOS and Board of Public Works, who also meets that evening, since both parties are in control of portions of the total site. Ms. Stanizzi to draft article regarding site options and recommendation for publication in Town Crier the Thursday prior to the BOS meeting. EDC members to reach out to representatives of groups around Wayland prior to BOS meeting, and to attend board/committee meetings formally after the BOS/DPW presentation.

**Municipal Pad / Town Center**

No new activity to report.

**Improve "brand identity" of Wayland**

Nothing new to report on resources for Wayland businesses. Amy Nau not in attendance to report on Wayland business profiles in the Town Crier.

**Outreach**

Mr. Watkins to meet with Energy/Green Committee regarding possible solar installations. All EDC members to reach out formally and informally on Rt 20 Septage/DPW proposal as described above.

**New Business**

None.

**Open Items**

Motion to adjourn approved. Meeting adjourned at 8:15 PM.

The next meeting is scheduled for November 9, 2011 [Since the October 12 meeting, an interim meeting was scheduled for October 26 to prepare for BOS presentation; technically EDC met on November 7 since a quorum was in attendance to present to BOS/BPW; and the November meeting was rescheduled to Tuesday November 15]

Respectively submitted by: Dave Watkins