

**Town of Wayland
Economic Development Committee
October 26, 2011
Meeting Minutes**

Attendance:

Rebecca Stanizzi
George Uveges
Jean Prince
Nick Willard
Sam Potter
Colleen Sheehan
David Watkins

Absent: Amy Nau

Meeting was called to order by Chairman Stanizzi.

PUBLIC COMMENT: None

APPROVE MINUTES OF OCT 12, 2011 MEETING: The minutes are not complete; they will be reviewed at the November 15 meeting.

PREPARATION FOR PRESENTATION BY EDC TO JOINT MEETING OF BOARD OF SELECTMEN AND BOARD OF PUBLIC WORKS, scheduled for November 7, 2011:

The purpose of this presentation is to brief both boards on a concept developed by EDC: the construction of a 216-unit senior rental housing complex on the seven-acre parcel currently occupied by the decommissioned Septage facility and adjacent gravel pit.

Background and various discussion items:

The EDC had looked at a variety of possible uses for this parcel at the behest of the BOS, including:

- recreation fields
- hockey rink
- DPW garage
- "Flex" manufacturing/distribution building
- office building
- auto sales facility
- residential housing

Some of these uses would cost money and others could generate revenue for the town. The EDC proposal of affordable and market senior housing would represent significant value to the town, perhaps as much as \$5 million for the land, and could generate as much as \$750,000 per year in tax revenue in perpetuity.

Although initially counter-intuitive, the location and character of the site lend themselves to the proposed residential use. To introduce the full story to the Wayland community, the members agreed on the contents of an article to be submitted to the Town Crier, and to meet with as many concerned organizations and knowledgeable citizens as possible. For instance, immediate informal briefing meetings were scheduled with members of Wayland Housing Authority, Wayland Housing Partnership, Planning Board, Council on Aging, Sudbury Valley Trustees etc. More formal outreach to full boards/committees will occur after the BOS/BPW presentation.

The objective of outreach efforts is to inform, but also to receive helpful feedback on the project. It was agreed to emphasize that the proposal is a concept, and needs much further study before it can be considered thoroughly vetted.

SIDEWALK APPLICATION: The town has applied for a part of the development fund being distributed by MassWORKS, to cover the cost of repairing and building sidewalks from the boat launch east to route 27 along Route 20, and north on Sudbury Road to just past Wayland Commons. Plans were made to actively follow up this initiative with support letters and advice from local politicians.

NEW BUSINESS:

- Colleen Sheehan formally has resigned as a member of EDC, effective as of the end of this meeting. The committee will operate with seven members until further notice, which has been approved by the BOS.

Motion to adjourn approved. Meeting adjourned at 8:30 PM.

Respectively submitted by: Nick Willard