

**Town of Wayland
Economic Development Committee
August 14, 2012
Meeting Minutes**

In attendance:

Rebecca Stanizzi, Chair

George Uveges

Nick Willard

Sam Potter

Guests:

Craig Griffin

Alice Boelter

Jesse Adelman

Mathew Levy

Sarkis Sarkisian

The Chair called the meeting of the Economic Development Committee (EDC) to order at 7:05 PM in the Town Planner's office and reviewed the agenda, a copy of which is attached:

I. Public Comment

Mr. Adelman and Mr. Levy are the developers of the Finnerty's site and made a presentation of their proposed development of that site including renderings of the completed development. The discussion included the CVS requirements, the Design Review Board report on the proposal and alternatives to several of the concerns raised in the report (e.g. the location of the drive through). The group also discussed the proposed second building and the potential impact that the changes to the CVS anchor tenant building could have on that building. The potential tenants (e.g. a restaurant, small retailers and medical offices) for the second building were discussed, none of which have committed to the development at this point, however the restaurant commitment is pending.

II. Minutes

The minutes of April 26, 2012, May 30, 2012 and June 5, 2012 were distributed and a discussion ensued. Mr. Uveges moved and Mr. Potter seconded a motion to approve the minutes of April 26, 2012, May 30, 2012 and June 5, 2012 as corrected. The vote was unanimous to approve the minutes as corrected.

III. New Business

- The request for an EDC report to be included in the Wayland Annual Report to be published in the 4th quarter of 2012. Mr. Willard volunteered to do the first draft of the report focused on the Route 20 project and Mr. Uveges agreed to do the first review so that the report could be reviewed at the September EDC meeting (submission due date is Sept 28th).

- Ms. Stanizzi led a discussion regarding 5 potential candidates for the 2 open positions on the EDC committee. Ms. Stanizzi and one other current EDC member (depending on the schedule) have met or will plan to meet with each of the candidates and review the priorities of the committee and the time requirements to ensure that the candidates are informed on what they would be signing up for. Based on those discussions, EDC will prepare a recommendation for the Board of Selectman who are responsible for making the appointments.
- Mr. Potter updated the committee on the preliminary Phase I environmental report results; a formal report is pending. Mr. Potter then covered the additional environmental work that needs to be performed as a follow-up to better understand issues raised in the Phase I (although not a full Phase II report, not required yet). Phase I results were as generally as expected, with the firing range and adjacent Sudbury landfill as the primary points of concern, and the proposed further testing will help quantify the impacts of these areas. The Town has contracted with Tighe & Bond to perform the additional work for \$17,000. The results should be available by the end of August.
- Ms. Stanizzi reviewed the tentative results of the Market Study, which were provided verbally by Byrne McKinney prior to the meeting. Market data strongly supports rental housing at the site, and the depth of market suggests that it could be potentially all senior housing. Pam McKinney of Byrne McKinney will be available for review and discussion of the data and results with EDC at the end of August, and it was agreed to meet August 27. The final report with all supporting data and narrative will be submitted in September.
- The Committee discussed the next phases of work to be contracted after the Phase 1 environmental and Market Study results have been received (planning work needs to begin to achieve the schedule for completion for the 2013 Town meeting).
 - Mr. Potter will meet with Town officials to discuss whether the civil engineering work should be contracted under the Town's "On call service" contract or bid out separately. A discussion of the trade-off of time vs. cost ensued.
 - Ms. Stanizzi discussed that for architectural work, a highly-qualified residential housing firm has offered to complete the Town's design work gratis, if they are not prohibited from being considered as architect for the future developer of the site. Mr. Sarkisian will meet with the Town's counsel to determine if the architects who perform services for the Committee are prohibited from working for the eventual developer.
 - Mr. Sarkisian mentioned a landscape architect who is interested in working on the project (not gratis), and will provide a list of potential landscaping architects to be considered for the project.
 - The Committee discussed the legal work to be performed on the development agreement. Ms. Stanizzi and Mr. Uveges will be the point people on the legal work contracting until the new committee members are appointed (two of the candidates are attorneys). It was affirmed that while the Town attorney can do

Town-focused tasks, a real estate attorney or firm who specializes in permitting and conveyance and development agreements will be required to put the Town on an even footing with the potential developers.

- Wetlands delineation study - Mr. Potter discussed the ANRAD study that needs to be accomplished and he and Mr. Sarkisian will work on identifying the potential firms that could be used that would be acceptable to the Conservation Committee.
 - Sudbury agreement on the site – Mr. Potter updated the Committee on the status of the discussion with Sudbury on the site. Mr. Potter anticipates the next meeting will follow the receipt of the Environmental results.
 - Water supply to the site – Mr. Sarkisian will research potential sources for the water required for the site (i.e. Sudbury vs. Wayland water source)
- Mr. Sarkisian reviewed the MassWorks grant proposal to the State for sidewalks along Route 20 & 27 and the potential tie in to the bike path in the area.
 - Ms. Stanizzi reviewed the work that has been done on the Town Center Public Green area and several of the potential designs.
 - Next Meeting – It was agreed that an additional August meeting is required to review the Environmental and Market studies and August 27th was selected as an additional meeting date.

IV. Mr. Willard moved and Mr. Potter seconded a motion to adjourn the meeting at 9:35 PM, the motion passed unanimously.

Meeting minutes respectfully submitted by George Uveges.