

**Town of Wayland
Economic Development Committee
October 4, 2012
Meeting Minutes**

Attendance:

Rebecca Stanizzi	Chair
George Uveges	Member
Sam Potter	Member
Dave Watkins	Member

Guests:

Jean Milburn	Prospective Member
Sally Newbury	Guest
Kurt Tramosch	Guest

Rebecca Stanizzi called the meeting of the Economic Development Committee (EDC) to order at 6:40 pm in the Town Planner's Office with the following Agenda:

- 1) Public Comment
- 2) Approve meeting minutes
- 3) New EDC members update
- 4) River's Edge Wayland (Route 20 Septage Facility / DPW Site) senior housing proposal
 - a) Market Study – one page summary review
 - b) Environmental Phase I and follow-up – one page summary review, reports review
 - c) Outreach, Meetings Schedule
 - d) Next steps
- 5) Design Review Board – Finnerty's site update
- 6) New Business
Presentation to Board of Selectmen: Thursday October 10

Discussion was as follows:

- 1) Public comment

Ms. Newbury expressed a concern that the site is not attractive, and in particular will be too loud along Route 20 and the landfill access road, for people to live there. She still is of the opinion that the site is better used for a new DPW facility.

EDC discussed that the siting of the DPW facility has already been determined by town vote, so this is a "done deal"; there are some people who may never agree with it, but there is never 100% agreement on pretty much any topic, so it's to be expected. However, the question of the desirability of the site is a valid one to discuss. EDC understands that this type of housing, or this location, may not appeal to everyone -- and it's not meant to. It's meant to provide housing options. Someone who lives on a quiet Wayland back street with a large yard may never imagine living *anywhere* along Route 20, period – but a drive from

Routes 128 to 495 shows that Route 20 is a road lined with a multitude of housing, whether single family or multifamily, so many people *do* in fact choose to live along Route 20, in great numbers, every day. So it may not fit for some, but it fits for many.

We discussed that the proposed housing along Route 20 will likely have special sound attenuation, which any smart developer would do. Also the site is deeper and will be quieter toward the back than the front, so that if someone is noise sensitive, they have choices within the site. So while it may seem unattractive to an individual today, the final project is expected to be attractive to a wide range of people looking for rental housing in the future.

Kurt Tramosch inquired about environmental report findings -- which had been primarily discussed in the past two meetings -- so we took a brief detour and Mr. Potter updated Mr. Tramosch on the findings of the last two meetings, before we got into the primary topic of the meeting, the Market Study summary.

2) Approve meeting minutes

Meeting minutes will be caught up at the next regular meeting.

3) New EDC members update

Not discussed.

4) River's Edge Wayland (Route 20 Septage Facility / DPW Site) senior housing proposal

a) Market Study preliminary results

Ms. Stanizzi drafted and circulated a draft "one-pager" summary, which like the environmental one also ended up to be two pages; this was reviewed and discussed at length, including a table excerpt that had been provided by Byrne McKinney. The final Byrne McKinney full study will be available next week, in hard copy and then posted online. [For final version of EDC's summary, see EDC website and/or October 10 meeting notes.]

b) Environmental Phase I and follow-up – one page summary review, reports review

The Phase I & II report is being requested as a pdf for posting, in preparation for the BOS meeting next week. Mr. Potter suggested a powerpoint may be helpful for some of the environmental/site photos and charts, and will coordinate with Mr. Watkins.

c) Outreach, Meetings Schedule

A Board of Selectmen joint meeting date of October 10 has been set. Community Preservation Committee is not able to attend, so EDC will present to them separately.

Subsequent meetings will be scheduled with other Wayland committees/boards after the BOS meeting.

a) Next steps

RFP's are planned to be issued after BOS presentation.

5) Design Review Board – Finnerty's site

Efforts still underway – no resolution yet.

6) New Business

None.

Meeting was adjourned at 9:03 pm.

Meeting notes respectfully submitted by Rebecca Stanizzi.