

Town of Wayland  
Economic Development Committee  
October 18, 2012  
Meeting Minutes

Attendance:

Rebecca Stanizzi - Chair  
Sam Potter  
George Uveges  
Nick Willard  
Dave Watkins (arrived 7:30)

Future committee member – Jean Milburn

Guests: Approximately fourteen people, mostly from Cochrasset, including Selectmen Doug Leard, WayCam head Ken Isaacson and Personnel Board member Phil Schneider

Chair Stanizzi called the meeting to order at 6:40 pm with the following agenda:

- 1) Public Comment
- 2) Welcome new members / Approve meeting minutes
- 3) EDC Priorities
  - a) River's Edge Wayland (Route 20 Septage / DPW Site proposal)
    - i) Market Study – feedback
    - ii) Environmental Phase I & Limited Phase II – feedback
    - iii) Outreach
    - iv) Next steps
  - b) Improve existing commercial districts
    - i) Finnerty's - Design Review Board
    - ii) Route 20 sidewalks – 2012 MassWorks application program status
    - iii) Wastewater solution for Wayland Center
- 4) New Business

Discussion was as follows:

1. Public Comment

Most of the guest attendees were anxious to discuss the proposed use for the Finnerty's site. Since "Finnerty's – Design Review Board" showed up on the meeting agenda it was presumed by some that DRB would also be attending, which was not the case. Many of the attendees live nearby to Finnerty's and perceive that a CVS will ruin the village character of the area. Following is a sampling of the residents' concerns about the developers' proposal:

- A CVS will not add value to the town economy since there is already a Rite-Aid in Cochrasset and a CVS in Wayland Center
- This project may not be profitable for the town
- Property values will decrease
- Why a garish CVS? Why not another, more desirable use for the corner real estate
- Neighbors have not had adequate chances to converse with the developers or present an impact statement

- Quantum increase in traffic flow through the intersection
- The curb-cut for the drive-through lane is directly opposite the fire station, and has the potential to lengthen fire response time
- SAFETY: Children coming from the Middle School, pedestrians, joggers, bicyclists and vehicular traffic going through the intersection will add considerably to the likelihood of serious accidents. One resident stated that personal injury accidents would inevitably occur and that "we should NEVER negotiate safety!".

The EDC was challenged as to its role in this situation, and how we would respond to some of the specific concerns noted above. Members Stanizzi and Potter answered some of these concerns as follows:

- Despite the EDC's sympathetic support of the neighbors' concerns, legally it does not matter what type of tenants that interested citizens would prefer or not prefer for the site, because it is a privately owned site and the proposed uses are allowed under the existing zoning. (The only way to preclude certain uses is to go to Town Meeting and change the zoning.)
- Nonetheless, EDC is trying to help bring together the developers and various town agencies, in pursuit of EDC's principal mission of promoting high-quality commercial growth in town which will enhance, not degrade, the appearance and functionality of such an important area as the Finnerty's site. EDC offered to help outreach with the developer and the community, to help address concerns (such as safety, village scale and feel, traffic, etc) that neighbors have.

One other public comment was offered by Selectman Leard, concerning the police firing range which currently occupies part of the River's Edge Rt. 20 site where the EDC has proposed a primarily-senior rental housing development. The range has been in use for many years, and about three years ago the police switched to non-lead bullets. Selectman Leard's concerns are two-fold: first, that the lead in the sandy berms might require (possibly expensive) remediation, and second, where will the police find another range and how much might that cost.

First, the remediation of the existing lead is anticipated to be completed by the developer, and the cost has generally been quantified based on analysis of the site. Second, it was explained that Chief Irving will be given substantial notice in advance of the range being taken down, in adequate time to find a cost-effective replacement. A few possibilities exist to serve this function for the town, and it is an active concern of the Chief. To date, the police department has not offered any estimate of what this may ultimately cost. EDC will reach out in coming weeks to review with the Chief.

2. Welcome to new members of the EDC: an official welcome did not happen as the two new members need to be sworn in by the Town Clerk before they can become full voting members. Pending.  
Minutes from Aug 24, Sep 13, Sep 20, Sep 27 and Oct 4 meetings were reviewed and approved as amended, with a vote of 5-0 (with Mr. Watkins abstaining from meetings not in attendance).
3. EDC Priorities
  - i) River's Edge Wayland (Route 20 Septage/DPW site) senior rental housing proposal  
The Architectural Team (TAT) from Chelsea, MA is ready to begin architectural planning as soon as wetlands flagging and the topographic survey is complete. Jim Podesky, Senior

Project Manager from TAT for this effort, was introduced and discussed a variety of issues that must be addressed in considering the buildings to be built; choices for the site will rely heavily on the topography. Some of the relevant issues:

- building heights
  - number of buildings and locations
  - how much fill needed to bring in and remove
  - depth of building foundations
  - should the buildings be designed to focus younger residents (non-age restricted) in one building
  - septic locations and size
  - building architectural forms
  - parking
  - wastewater/fresh water
- ii) Market Study: not discussed
- iii) Environmental Phase 1 and 2 : not discussed
- iv) Outreach: EDC continues to outreach to interested Wayland committees and groups, to provide updates on the proposal for key town boards and committees. EDC is required to provide written reports to Board of Selectmen (completed Oct 10) and Community Preservation Committee (due to attend next Tues Oct 23); other outreach is to provide informational updates.
- v) Next Steps: The top priority task is to engage an experienced real estate attorney to work in tandem with Town Counsel to address the range of legal issues concerning the River's Edge project.
- A **brief** recap of some of these issues:
1. Agreements for the purpose of conveying the property, including P & S agreement, development agreement, deed restrictions, RFP's
  2. Environmental documentation and permitting summary for RFP
  3. All pre-permitting issues
  4. Review of Con Comm issues
  5. Zoning issues – drafting overlay district, Town Meeting articles
  6. Attendance at board meetings, town meeting, negotiating sessions
- b). Improve existing commercial district
- i. Design Review Board – Finnerty's (see notes on Finnerty's above)
  - ii. Route 20 sidewalks - not discussed
  - iii. Wastewater solution for Wayland Center – not discussed

4. New Business - none.

The meeting was adjourned at 10:00 pm (motion NBW, second GU, passed unanimously)