Town of Wayland Economic Development Committee March 7, 2012 Meeting Minutes

Attendance:

Economic Development Committee

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

Rebecca Stanizzi called the meeting of the Economic Development Committee (EDC or committee) to order at 7:11 pm in the Town Planner's office and reviewed the following Agenda:

- 1) Public Comment
- 2) Approve meeting minutes
- 3) EDC Priorities
 - a) Route 20 Septage Facility / DPW Site proposal
 - i) Warrant article progress
 - ii) Seniors focus group and public hearing meetings in March
 - iii) Bid format and bid collection
 - b) Improve existing commercial districts
 - i) Route 20 sidewalks MassWorks status
 - ii) Tree plantings Spring
 - iii) Wastewater solution for Wayland Center
 - iv) Adopt-a-Site program Wastewater solution needed first for Rt 20
 - c) Be a resource to encourage well-planned development
 - i) Review active developments status
 - ii) Town Center outreach
 - iii) Mainstone Farm/CPA discussions re: conservation restriction
 - d) Business design review overlay district
 - i) Update on Planning Board Design Review Working Group efforts
 - e) Solar efforts with Wayland Energy Initiatives Committee
 - f) Improve "brand identity" of Wayland discussion if time allows
 - i) Resources for Wayland business/property owners
 - ii) Media profiles of local businesses
- 4) New Business
 - a) EDC Goals for 2012 discussion if time allows

Minutes:

- 1. Public Comment
 - a. None.
- 2. Minutes of February 9, 2012 meeting submitted by Jean Prince
 - a. Mr. Uveges moved and Mr. Potter seconded a motion to approve the minutes of February 9, 2012 as submitted. The vote was unanimous to approve the minutes as submitted.

3. EDC Priorities

- a. Route 20 Septage Facility/DPW Site Proposal
 - i. Reviewed feedback from committee members concerning the following topics:
 - (1) Warrant Article Progress
 - (a) Committee reviewed article and discussed accordingly.
 - (b) Sudbury Communications: Ms. Stanizzi recapped Town's meeting with Sudbury regarding early termination of the Septage Agreement prior to 2017.
 - (c) Q&A document: Committee discussed the creation of a question and answer document that provides answers to frequently asked questions developed an initial list of questions that maybe raised by the community at the Town Meeting. The Committee discussed alternatives to get the Q & A out to the community.
 - (2) Senior Focus Group and public hearing meetings in March
 - (a) Ms. Stanizzi to investigate WAYCAM coverage of Focus Group and verify coverage by Town Crier. Ms. Prince to communicate with the town PTAs.
 - (b) Mr. Potter noted that Hingham is doing a similar initiative and that they purchased property and have released a request for proposal.
 - (c) The committee decided that one of two posters will be used to inform citizens about the meeting. Several areas were discussed for the notification poster including Mel's, The Villa and JJ Mckay's. Mr. Uveges agreed to send email to his condo association
 - (d) Committee reviewed Cost comparison Worksheet created by Ms. Stanizzi that could be used by citizens to compare rental vs. ownership cost
 - (e) Mr. Watkins, Ms. Prince, Ms. Stanizzi and Mr. Willard will attend the Senior Focus Group meeting Mr. Potter is a tentative.
 - (3) Bid Form and Bid Collection
 - (a) The committee discussed the process and approach for the Bid Form creation and Bid Collection.

4. Update on Solar Efforts

a. Mr. Watkins assisted green energy committee in creating focus for committee and wrote a request for proposal. Decision was made to not use the RFP but instead engage a Consortium approach to conduct the procurement. Engaged Power Options to evaluate various sites throughout Wayland.

b. Town pays on average 13.3 cents per kw for electricity – this solution will cut a portion of the town's electrical to between 8.9 and 11.9 cents per kw for the generated electricity.

5. Improve existing commercial districts

- a. Update on Planning Board Design Review Guidelines Warrant Article
 - i. Design Review: Mr. Uveges moved and Mr. Potter seconded a motion to support the Design Review process because it would have a positive impact on the Town's development process as developers could follow a published set of guidelines that could serve as a resource for well-planned development, thus reducing their development design costs and review time. The vote was unanimous.
- b. Other warrant articles which affect Wayland's commercial districts were discussed, for agreement on support before or at Town Meeting if is desired or useful:
 - i. Gas Station: Mr. Uveges moved and Mr. Potter seconded a motion to approve support of the benefits and incentives from allowing Wayland service stations to sell convenience items, which would provide gas station owners and lessees financial incentive to upgrade their facilities. It was confirmed that any new use would require Special Permit, so design would be subject to review, avoiding over-sized or overly modern designs that may not be in character with Wayland, e.g.). The vote was unanimous.
 - ii. CPA: Mr. Uveges moved and Mr. Potter seconded a motion to support the good work that the board contributes to the Town of Wayland which includes maintaining key open spaces and historic areas to the overall benefit and attractiveness of the Town. The vote was unanimous.
- iii. River Road: Mr. Uveges moved and Mr. Potter seconded a motion to support locating the DPW facility on River Road because it will free up the land needed for EDC's Route 20 housing project. Without approval of this site, the DPW would not be in the position to allow the development of the Route 20 site as it could be a potential site of the proposed DPW facility.
- c. Route 20 Sidewalks MassWorks Status
 - i. Ms. Stanizzi indicated that Sarkis had heard from MassWorks regarding the Route 20 Sidewalks initiative. They indicated that the initiative might be approved next year but not this year.
- d. Wastewater solution for Wayland center
 - i. Mr. Potter indicated that the Waste Water Management District Committee had identified an approach to satisfy current WWTP effluent requirements. The solution identified is to convert the septic leaching field at Town Building into a leach field for clean water effluent from the WWTP, and in turn connect Town Building to the WWTP (while it does not currently use the WWTP, capacity has been set aside for it).
- e. General: Committee discussed progress on Mainstone Farm/CPA, Town Center Project, Lee Farm and Finnerty's.
- 6. A motion to adjourn the meeting was made by Mr. Uveges and seconded by Mr. Potter. The motion passed unanimously and the meeting adjourned at 9:25 pm.