

**Town of Wayland
Economic Development Committee
March 21, 2012
EDC WARRANT ARTICLE
PUBLIC MEETING / Q&A SESSION
Meeting Minutes**

**Economic Development Committee Members
in Attendance:**

Rebecca Stanizzi
Sam Potter
George Uveges
Dave Watkins
Nick Willard

EDC held a public meeting / Q&A session focusing on EDC's Warrant Article 21 which proposes to expend \$360,000 for due diligence and pre-permitting efforts to program primarily independent senior rental housing at the current Town-owned Route 20 Septage/DPW site.

There were approximately a dozen Wayland citizens in attendance who raised questions and objections and learned more about the project.

A wide range of issues were discussed, including:

- Desirability of living near the landfill
EDC response: This site is no longer next to open landfills and a functioning Septage facility. It is a site abutting the natural beauty of Sudbury River and is proximate to Wayland Center and the future bike path. The site holds tremendous potential, particularly for senior housing
- Propensity of landfills to leak, "move" and require methane remediation
Environmental issues will be thoroughly reviewed as a part of this planning process
- Traffic on River Road due to DPW, and the necessary road through this development parcel (the Transfer Station road)
The DPW siting is currently being reviewed with River Road residents.
- Will the project be subject to "Town Center-like" delays?
This is what we're trying to avoid. If we pre-permit it, and we know what we're getting, then the goal is that the developer needs only to get final site review within pre-set criteria, then they can pull a permit and get in the ground say within six months of buying the site. This benefits both the developer and the Town – no long delays.
- Why not site the DPW building there
The site is valuable and useful for senior housing at higher densities; River Road site as an alternative is not. Route 20 has far superior frontage and visibility for a developer.

- Where will the soil and debris go?
We will work with DPW, if current soils piles have value they will be moved or sold. Otherwise they will be left for the developer to dispose or reuse. The Septage Facility will be left for the developer to demolish, since private costs to demolish will be significantly less than what it would cost Wayland and Sudbury to jointly demolish it.
- Is there a possible problem with the Texas Gas Transmission buried pipeline?
??? Will research during due diligence process
- Aren't we risking that we spend \$360,000 only to find out that we can't do what we want with the site?
Three things will be studied immediately – market study, environmental study and perk tests for septic. These tasks will cost approximately \$25,000. If there is a problem with the site that would preclude development on any one of these three critical fronts, we will stop and not proceed to spend the remaining \$360,000 budget.
- How accurate is the EDC estimate of 216 units?
This unit count is a goal, set artificially to achieve 10% affordability for Wayland and solve our 40B problem. The conditions of the site, and the depth of the senior housing market, will shape the ultimate unit count of the project, but the goal remains to try to achieve 10% affordability for the Town of Wayland.
- Will there be regular market housing?
A market study will be completed to determine the optimal number of senior units. If there is additional housing capacity on site, the remainder may be regular non-age restricted units depending upon depth of market. There has been some interest in non-age restricted housing to help working families -- but the majority will be focused on senior housing to limit site impacts of traffic, parking, septic, unit sizes, etc.
- Timing of DPW project and interconnectedness of EDC project
The River Road site must be designated for DPW use, otherwise DPW will not be willing/able to release this land for proposed reuse
- Pre-permitting for possible developers: value?
An unpermitted site has low value, a permitted site has high value – let's achieve that value for Wayland and importantly, still maintain control over the finished product.
- How do we know that seniors will fill up the apartments?
Again, a market study will be completed first and foremost as an initial step to determine the depth of the market and competing projects so that we meet market demand
- What is our fall-back position if there is no market for senior housing?
Given the strong positive response to date, there is definitely a market, it's just a question of size. Again, this is key element in planning the site – the depth of this market. So this is why a market study is essential work to complete immediately, since it will help guide the planning for the entire project.

The meeting was adjourned at 8:30 pm.