

**Town of Wayland
Economic Development Committee
September 13, 2012
Meeting Minutes**

Attendance:

Rebecca Stanizzi	Chair
George Uveges	Member
Nick Willard	Member
Sam Potter	Member
Dave Watkins	Member
Steve Correia	Board of Selectmen Liaison

Rebecca Stanizzi called the meeting of the Economic Development Committee (EDC) to order at 7:04 pm in the Town Planner's Office with the following Agenda:

- 1) Public Comment
- 2) Approve meeting minutes
- 3) EDC Administrative
 - a) New EDC member(s)
 - b) Administrative assistant update
- 4) EDC Priorities
 - a) Route 20 Septage Facility / DPW Site senior housing proposal
 - i) Market Study results due in September
 - ii) Environmental Phase I and follow-up progress
 - iii) Outreach
 - iv) Next steps
 - b) Improve existing commercial districts
 - i) Design Review Board – Finnerty's
 - ii) Route 20 sidewalks – 2012 MassWorks application program status
 - iii) Wastewater solution for Wayland Center – update
 - iv) Town Center update
- 5) New Business

Discussion was as follows:

- 1) Public comment
None.
- 2) Approve meeting minutes
None discussed.

3) EDC Administrative

a) New EDC members

EDC is about ready to make a recommendation to the BOS. It was recommended by Steve Correia to make a recommendation to John Bladon, who would then circulate.

b) Administrative assistant update

No update on personnel. Ms. Stanizzi to find out whether a file cabinet is available at Town Building for all EDC files.

4) EDC Priorities

a) Route 20 Septage Facility / DPW Site senior housing proposal

i) Market Study preliminary results

This topic was discussed at length at prior meetings, therefore discussion this week was brief. Awaiting final market study. It was agreed that EDC needs a "one-pager" summary of the salient details to be able to hand out at meetings, and for people who ask -- of course the full report will be posted on line, but many people may not read it, so better to have a clear, easily digestible summary available. Ms. Stanizzi to draft for the Market Study and circulate for review at next meeting(s).

ii) Environmental Phase I and follow-up progress

Phase II efforts just winding down, to respond/answer to questions raised with Phase I. Brief review, and with official reporting to follow in next couple of weeks: Methane was tested and had one hit higher than acceptable 25% threshold, at 29%, at a location close to the Sudbury landfill property line. Levels dropped further away from the property line. This will mean, as expected, a sub-slab ventilation system should be completed in any building on the west side of the site (a prudent developer may likely install one in any building on site, since it is inexpensive to build during construction). The lead issue at the shooting range is less than expected, less than \$100K as an issue, a better range will be identified. No major contaminants were found in sampling of the huge dirt piles; minor asbestos or other contaminants would just be set aside during any soil screening process and appropriately disposed. A full Phase I / Phase II report is due to be issued by Tighe & Bond shortly.

Mr. Potter to draft an Environmental "one-pager" and circulate for review at next meeting(s).

iii) Outreach

Next steps will be to complete the reports and summaries, present to BOS and Community Preservation Committee as a formal update on the findings, and then to outreach to interested boards and committees to present the findings as well. Ms. Mattson to pull together a schedule of upcoming committee and board meetings in October in the upcoming weeks.

iv) Next steps

Civil/Engineering. Mr. Potter to get full proposal from Tighe & Bond, and others as appropriate, to define remainder of civil and site planning scope.

Architectural Design. Ms. Stanizzi confirmed with Mr. Sarkisian that EDC can engage a (qualified) architect who has offered its services for free, as long as they are not precluded from working for the future developer (this is not precluded by

Town policy, since the Town is not the future client). The Architectural Team of Chelsea has completed the Traditions project in Wayland, is the architect for the Lee Farm Alzheimer's project in Wayland and the B'NaiBrith senior housing project on Rt 20 in Sudbury, has designed thousands of housing units across Massachusetts, and is highly qualified to help EDC in designing the parameters for this site – and at a savings for Wayland taxpayers. Interview to be set up in coming weeks.

Legal. Discussion has been whether to engage a mid-size firm from Boston with an established real estate specialization group, or to engage a smaller firm outside of Boston which has attorneys with first-tier Boston firm experience. (It's agreed that we don't have the budget nor appetite to pay for a first-tier Boston firm, nor do we need one, we simply need qualified, experienced attorneys who can expertly deal with the issues at hand.) EDC will likely pursue both options and see how they compare in terms of price. RFP's (or request for proposal for pricing, since attorneys are not hired under typical RFP process) to be issued after presentation of market/environmental results to BOS.

It is the intent that Town Counsel will still handle all issues pertaining specifically to the Town (e.g. warrant, zoning, Sudbury coordination issues), so that this expertise is brought to the table.

b) Improve existing commercial districts

i) Design Review Board – Finnerty's

Ms. Stanizzi will be the liaison from EDC to help to try to find common ground between developer and DRB/PB. Ms. Stanizzi is encouraging developer to find an acceptable solution with DRB, so that DRB can support and report favorably to Planning Board (and indirectly, to the neighborhood), to help respond to neighborhood concerns, and streamline reviews.

ii) Route 20 sidewalks – 2012 MassWorks application program now open
Application submitted, no update.

iii) Wastewater solution for Wayland Center – update
Not discussed.

iv) Town Center update

Not discussed, only to note that developer apparently will not be completing Town Center Green improvements until next Spring. Stop & Shop and other buildings are well on their way and S&S is reportedly still due to open in November.

5) New Business

None.

Meeting was adjourned at 9:10 pm.

Meeting notes respectfully submitted by Rebecca Stanizzi.