

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

**Attendance:**

Nicholas Willard, George Uveges, Sam Potter, Rick Olstein, David Watkins, Jean Milburn, Becky Stanizzi –chair

The meeting was opened by Ms. Stanizzi at 7:05 p.m. in the Town Planning office. No members of the public were present to make comment.

The group discussed the meeting schedule for early 2013. We will meet on the 3<sup>rd</sup> Tuesday of each month. The next meeting will be Jan 15.

Members of the group who attended the Design Review Board meeting last night shared their impressions of the meeting with those who were unable to attend. It appears that the developer has delivered a good project proposal, much improved through their work with the DRB. The DPW and Planning Board will meet next Monday to discuss the curb cuts proposed for the site of the former Finnerty's. If the traffic study is favorable and safety concerns are satisfied, should EDC prepare a public statement of support for the project? Should such a statement be presented verbally by the chairman in the planning committee or in writing for general distribution? Discussion of the question ensued with positive and negative comments made about both approaches. George suggested copy, which was approved:

“Assuming the traffic study supports the safety of the Main Street curb cut at the project proposed for the former Finnerty's site, the EDC supports the construction of the two-building development in the plan as has been worked through with the Design Review Board, versus a stand-alone one-building project.” This draft is to be edited by the chairwoman as she deems appropriate, if requested.

Discussion moved to the River's Edge project.

Next Tuesday at 6:30 there will be a meeting of the DRB to discuss the River's Edge site. Becky will take a concept drawing for building placement on the site to show DRB and ask their advice and think through next steps. (Other EDC members may attend as well) Discussion will focus on the building envelope, parking, landscape, screening, etc. and how to shape Design Guidelines tailored for this site.

Beals & Thomas continue to review the site in terms of civil engineering. A sample plan layout will be worked through to ensure that grading, wetlands, and design issues can be worked through as an example; however it is not meant to be a plan set in stone, future developers will be free to modify the design within the Design Guidelines and zoning criteria.

Becky and Jean will attend a Sudbury River Watershed meeting on Tues. at 7:30 to bring Mary Antes and the group “up to speed” on our discussion of this proposal and to answer any questions and concerns that they may have.

In January, EDC is due to meet with the Council on Aging to share information on River’s Edge and hear their input and suggestions. Nick to coordinate.

The selectmen of the town of Sudbury have not yet responded to outreach regarding early termination of the Septage Facility agreement. It’s understandable that Sudbury BOS may not be focusing given it’s a relatively minor issue for them, so EDC members suggested Mark Lanza draft an amendment to help move the discussion forward.

Discussion turned to MassWorks applications. Wayland’s recent application for funds to build sidewalks in town center was refused. Jean has expressed interest in working on this and other grant applications which could bring funds for economic development to the town.

Discussion moved to new business. The DPW director has expressed interest in siting a Compressed Natural Gas filling station directly across Rt 20 from the proposed site of River’s Edge. If that plot of land is eligible for development, it could be a useful commercial site that would yield tax revenue, or simply one that provides an amenity for the Town (for example an ice-cream stand immediately adjacent to the bike path). A filling station may not be highest and best use, and perhaps it would make sense that this filling station, albeit an environmentally friendly one, could be placed in a less valuable and visible location.

Meeting adjourned at 8:26 pm.

Respectfully submitted,

Jean Milburn