

**Town of Wayland
Economic Development Committee
January 29, 2013
Meeting Minutes**

Attendance:

Present: members Watkins, Millburn, Stanizzi, Olstein (left meeting at 8:15), Willard; Potter by phone.

Absent: Uveges

Guests: Nancy Leifer

The meeting was called to order by Chairman Stanizzi at 7:10 pm in the Town Planner's office.

Public comment: Nancy Leifer, concerned resident of Cochituate, addressed the committee directly on the issues very much on the minds of Wayland residents, particularly Cochituate residents. She expressed their disillusionment and wariness and a sense of being bruised by the recent Finnerty's Planning Board permitting actions and being ignored around the issue of child safety. Ms. Liefer said "the DRB and Planning board were talking about possible colors for the building "while being silent on the implications of building scale, curb cuts, traffic congestion and other serious concerns of townspeople."

Chairman Stanizzi responded by offering the help of the EDC to improve communications with the DRB, the Planning Board, Cochituate citizens' groups and real estate developers, as we jointly face a future of development which may threaten the character of the Cochituate "walking village". One option would be to change the zoning so that development is guided where Townspeople want it to go, and EDC can help facilitate those discussions if useful.

Minutes: Minutes of the following meetings were approved as follows:

- November 29: approved 4-0 (one abstention by member not present)
- December 13: 5-0
- January 10: 5-0

River's Edge Project update:

- Cherry Karlson has been identified as the EDC liaison with the Finance Committee for the River's Edge project.
- February 5 is the date for EDC comments on the DRB review/report to the chair
- February 7 is established as the next EDC meeting date for the purpose of preparing for a public hearing on Feb 12. We will review the language of the warrant articles and reach out to the press and community groups to attend and comment.
- Feb 12 will be a chance for public comment before the warrant articles go to the printer-

- February 26 was established as the date for the River's Edge Warrant article public hearing. The article needs to be complete by the first week in March.
- Chairman Stanizzi will set up an update meeting with BPW within the next two weeks.
- Meetings have been held with the town of Sudbury around the early termination of the septage facility. Outcome pending.
- Meetings with prospective developers and financing sources will continue this week to gather input concerning the optimal percentage of age restricted units the project should offer. The objective is the proper percentage of restricted units to attract the maximum number of developers, being cognizant of possible implications for parking spaces, traffic, building design and so on. It was agreed that the zoning would be set at two-thirds (67%) of all units and any further reduction would need to return to town meeting floor.
- Chairman Stanizzi will connect with outside legal counsel this week or next to ensure that the project is moving forward correctly from a paperwork and procedural standpoint, reviewing DHCD issues, etc.

Regarding the Finnerty's proposal which has resulted in a permit to be issued to the developers, considerable additional dialogue was carried on with Nancy Leifer as the meeting came to a close. To summarize some of the points made:

- the community opposition did not fully understand the whole process of hearings and ultimate approval
- numerous design flaws and other shortcomings of the project were ignored by what appeared to the neighborhood as an arbitrary process
- the community groups felt that they were poorly served by town government, and that they have learned a lesson for future potential development in Cochrasset or other parts of town.

It was decided to postpone to a later meeting the establishment of formal goals for the EDC for 2013.

The meeting was adjourned at 9:15 pm. Next meeting February 7 at 7:00pm in Town Planner's office.

Respectfully submitted by N. Willard.