

**Town of Wayland
Economic Development Committee
February 12, 2013
Meeting Minutes**

In attendance:

Rebecca Stanizzi, Chair
George Uveges
Nick Willard
Dave Watkins
Sam Potter
Jean Milburn

Guest:

Don Bustin
Roger Backman
Bill Steinberg

The Chair called the meeting of the Economic Development Committee (EDC) to order at 7:10 PM in the Large Hearing Room at the Town Building and reviewed the Objective of the meeting – Public comment and discussion regarding the Rivers Edge project and a working session to review proposed zoning and design guidelines for the project. Drafts were distributed and will be posted on EDC’s website for public comment/input.

- Ms. Stanizzi opened the meeting with a review of the project to date including the design guidelines, objective of the meeting, input received to date from the community and examples of various developments which would be used to obtain feedback on the likes and dislikes of the various designs. Ms. Stanizzi had posted pictures of the various developments for the community and EDC to elicit discussion. Ms. Stanizzi stressed that these were examples for discussion and were not representative of any plan for the Rivers Edge site.
- Ms. Stanizzi discussed that the Design Review Board has reviewed and provided input to the current draft River’s Edge Design Guidelines; also that the guidelines are modeled after precedent with prior Payne estate and Nike site design guidelines, and the newly established town-wide Wayland Design Review Guidelines.
- The guests questioned the committee and the committee responded to the questions raised. The discussion topics included: design guideline specifics (e.g. building height, were the guidelines consistent with the semi-rural nature of Wayland, density of the project, and why the affordable percentage was 25% vs say 100%), demolition of the existing structures on the property, the status of negotiations with Sudbury, use of the road that will also be used for the new DPW garage and if the Town would incur any cost from the development.
- The committee reviewed the benefits from the project which included:
 - That all units qualify for 40B compliance when in a rental development with 25% affordable units, as defined. Therefore, the Town would achieve its required 10% affordability, preempt other 40B projects in the Town and thus better maintain the semi-rural character of the Town.

- Financial benefits include the proceeds of the land sale and the property taxes from the development (estimated at \$750,000). The actual financial benefit will be impacted by the rental stream from the property (which impacts the property value upon which the real estate taxes are based) and the construction cost and other financial requirements placed on the developer (which impacts the purchase price of the land).
 - Addressing the need for (i) rental housing for senior citizens that would like to stay in Wayland but need to be relieved of the financial burden of owning a home or condo in Wayland and (ii) affordable housing in Wayland.
- The committee discussed the design guidelines including the facades (agreed that the preference was for shingle and or arts and crafts style, with materials in natural earth tone colors to blend with the natural surroundings), the alternatives to improve the visual aspects of the buildings (a typical garden apartment style look would not be consistent with the semi-rural character of Wayland), height specifications that would allow the 3 or 4 story buildings desired but not more, type of roof design (peaked not flat), parking (underneath the buildings but no self-standing enclosed garages) and landscaping. In addition the location of the septic fields and retention ponds were reviewed.
 - Mr. Potter reviewed the concerns that had been raised in discussion with the community that the design guidelines, as currently envisioned, are only suggestions and are not legally binding on any developer until included in the development agreement.
- The tasks to be completed before the next meeting are:
 - Committee is to review and comment back to Ms. Stanizzi on the warrant language and design guidelines. She will accumulate the comments for discussion at the next meeting.
 - Mr. Potter will prepare an updated budget to actual analysis of spending to date on the project vs. the amount approved at the prior Town meeting.
 - Mr. Potter and Ms. Stanizzi will meet with the Conservation Committee to update them on the project.
 - Ms. Stanizzi will develop the next draft of the warrant discussion including pros and Cons reflecting the discussions from the Feb 7, 2013 meeting and today's discussion. She will distribute that document to the committee for their review. The document will be discussed at the next meeting.
 - Mr. Potter will meet with legal counsel to determine if the design guidelines can be constructed to ensure compliance, if not through zoning then through conveyance documents or otherwise
 - Ms. Stanizzi / Mr. Potter will follow up on the tax revenue/financial impact study and forward the study to the committee when it is complete.

Next Meeting – February 19, 2012.

The meeting was adjourned at 9:46 PM.