

Town of Wayland
Economic Development Committee
February 22, 2013
Meeting Minutes

In attendance:

Rebecca Stanizzi, Chair
Nick Willard
George Uveges
Jean Milburn
Sarkis Sarkisian

The meeting was called to order by Chairperson Becky Stanizzi at 8:30 a.m. in the Planning Office of the Town Building.

The group reviewed the River's Edge Housing Overlay District text for accuracy, completeness, and clarity. Sarkis reminded the group that we need to remove references to rental units from the zoning document language; rental unit specifications belong in the deed restrictions and request for proposal documents, but by law cannot be included in zoning.

Copy in 2505.6.1 was changed to specify that at least one occupant of the age-restricted units must be 55 years or older.

The group discussed the language which gives bidding developers the option of including a limited percentage of assisted living units in the project, since some developers may require in tandem with independent living units. It was concluded that this option can be attractive because it offers some option for "aging in place" to occupants who might wish to do so, and, occupants of such units usually do not drive cars so they would not add to local traffic loads.

Becky described her recent meetings with developers who have experience building projects similar in size and/or scope to the one that we are proposing. The developers expressed strong interest in the concept and location, despite or because of the age restriction.

Becky recently visited the 150-unit rental apartment Shillman House off Edgell Road in Framingham, recently opened by JCHE (Jewish Community Housing for the Elderly). Although the exterior of this project has some decent architectural detail, and represents a 4-story project, it doesn't necessarily reflect the more natural look that we are envisioning for River's Edge (for example the siding is bright white/yellow). But the apartments, services, programs, dining facilities, and common spaces were attractive, appealing and well-managed.

The project is operated by a non-profit group which raises funds to enhance the facilities and programming in the project. However, in spite of being a non-profit, the project still pays property taxes to the town. Two-thirds of the units are low or moderate income, one-third are market rate. The group that operates this facility is interested in exploring the Wayland site for an additional facility. Although

this group identifies with Jewish culture, its projects are non-denominational. Their model of service provision enables and in fact encourages people to “age in place” and of 1500 units that they own/manage, they have only lost 2-3 to assisted living. Jean remarked that this kind of project and developer would fit with Wayland’s culture of caring and support.

In closing, draft warrant articles and narratives were reviewed.

George made a motion that the group accept the wording of the zoning overlay article as revised during this meeting. Nick seconded the motion. The motion passed with a unanimous vote.

George made a motion that the group accept the wording of the Warrant narrative as revised at this meeting. Nick seconded the motion. The motion passed with a unanimous vote.

Becky will circulate the revised documents to group members and to Fin Comm.

Becky reminded the group that we have a joint public hearing with the Planning Board on Tuesday night to give members of the public an opportunity to comment on and question the content of the zoning warrant article.

The meeting adjourned at 10:47 a.m.

Respectfully submitted,

Jean Milburn