

**Town of Wayland
Economic Development Committee
February 26, 2013
Meeting Minutes**

In attendance:

Rebecca Stanizzi, Chair

George Uveges

Nick Willard

Jean Milburn

Rick Olstein

Dave Watkins

Sam Potter – joined late after WWMDC meeting

EDC meeting began as a joint session with the Planning Board in the School Committee Room at 7:30 pm. Members of the public and town planner from Sudbury were also present. The meeting constituted the formal public hearing as required to be held for zoning change purposes by state law.

As part of Public Comment, a member of the public spoke about his concerns relating to a fence between his property and a cluster housing project. [Not related to EDC]

The Planning Board prepared to hear the zoning article prepared by EDC and the Planning Board for inclusion in the Spring 2013 Town Warrant. The text of the article was read aloud.

An aerial view image of the parcels involved in the article was reviewed. Sarkis Sarkisian spoke about the environmental due diligence and the project's design guidelines.

It was explained that the Design Guidelines have been developed from past prototypes for the Nike and Payne Estate sites, as well as the new Wayland Design Guidelines, and are a work in progress with the Design Review Board. Comments were welcomed from any members of the Planning Board in the past and going forward. The Guidelines are comprehensive, but are not included as part of the formal zoning article (e.g. rental vs. ownership cannot legally be specified in zoning; qualitative descriptions may not lend to zoning legal descriptions).

It was discussed that the Planning Board (and Town Meeting voters) need some mechanism to ensure that the project would be awarded/built in accordance with the zoning as well as the Design Guidelines.

There are two articles for town meeting: one for the zoning, and the other to allow the conveyance of the land (DPW must declare the land surplus and transfer it to the Board of Selectmen, who can then convey on behalf of the Town). It was discussed and agreed to add language to the conveyance article which specifies that the BOS may only convey for a project in general accordance with the zoning and the design guidelines. EDC to follow up with BOS.

Mike Lowery, chairman of DPW, spoke about concerns related to water use at the River's Edge site. He believes that potable water should not be used for watering the landscaping. He suggested requiring

each unit in River's Edge to be metered separately because information from the meters would promote habits that conserve water. He also asks that the project be designed in manner consistent with the principles of water conservation.

Don Bustin mentioned that he is preparing a "Pro and Con" document about the article for distribution at Town Meeting.

Ira Montague made a motion to recommend the article for adoption by Town Meeting with edits to 2507.1.1. The motion was seconded. The vote was 4 Yes – 1 No.

The EDC adjourned from the Planning Board meeting and re-convened in the Town Planner's Office.

The Town Planner from Sudbury was present among the guests initially, and was curious to hear about the project.

Jim Podesky, designer from The Architectural Team was present and reviewed updates to the sample site plan as requested, including the Design Guidelines map. Sample elevation styles were discussed further.

Don Bustin handed out samples of his current draft of his "River's Edge – Pros and Cons" document.

A motion to adjourn was made and seconded, and passed. The meeting adjourned at 9:59 p.m.

Respectfully submitted,

Jean Milburn