

**Town of Wayland
Economic Development Committee
March 14, 2013
Meeting Minutes**

In attendance:

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

Absent: George Uveges

Public: Frank Normandin, Jon Tardiff

The meeting was called to order at 8:35 am at the Town Planner's office. The agenda and discussion were as follows:

1) Public Comment

Frank and Jon introduced themselves as local reps for new owner of Whole Foods Plaza. No definitive plans for renovations are set yet, they are only in preliminary stages. EDC encouraged them to reach out if EDC can be of assistance in the future.

2) Approve meeting minutes

Meeting minutes of February 7, 2013 were reviewed and approved as amended 5-0.
Meeting minutes of February 12, 2013 were reviewed and approved, 5-0.

3) EDC Priorities

a) River's Edge Wayland (Route 20 Septage / DPW Site proposal)

i) Town Meeting articles, materials, presentation planning

An addendum to the conveyance article was discussed, following up on our hearing with the Planning Board, such that the BOS could only convey for rental housing, in accordance with zoning, in general accordance with design guidelines, and with a multi-faceted selection committee to advise BOS on the bid selection. It was agreed 5-0 to bring the addendum to the next BOS meeting (3/20) so that the BOS could review/approve the change to their own article, prior to TM floor.

The composition of the Selection Committee was discussed and agreed; the intent is to have an odd number, but still in single digits to keep logistics manageable, so nine were proposed. Reps from relevant boards and committees, as well as a couple townspeople at large, should be included, and the following list was agreed 5-0 to be proposed to BOS: one member each from BOS, Fin Comm, BPW, Housing Authority/Housing Partnership, Planning Board/Design Review Board, Council on Aging, EDC, and two citizens at large.

Plans were made to schedule open houses to encourage people who might not otherwise come to formal EDC meetings, to stop by and see plans on their way to other meetings

(DPW open house, warrant hearing, etc). Three Open Houses were outlined Mar 25, 26, & 27 [Mar 25 was eventually canceled due to Passover, and only 2 were held].

The draft article for Town Crier was discussed and will be submitted by the Monday press deadline.

ii) Selection Committee recommendation

See above.

ii) Design Guidelines & sample site plan

EDC is continuing to work with Design Review Board on site plan, design guidelines and sample rendering. It will be important to note that any rendering is a SAMPLE of just one potential design only.

EDC to request preliminary meeting on Conservation Commission agenda 3/21 to review definition of "riverfront" as it pertains to River's Edge. Without formal ANRAD in hand, which cannot be performed during the winter, a formal delineation or definition cannot be provided by Con Comm, however, this meeting is to discuss the topic as best possible with data available across the River, and also simply to update Con Comm on status of the project.

iii) Fiscal Impact Report (Tax Revenue/Cost Analysis)

The final fiscal impact report has been issued and was approved 5-0 to be posted on the Town website. A pdf final copy will be forwarded to Fin Comm to follow up on the draft forwarded earlier.

iv) Traffic Study

The draft traffic study should be available shortly to be able to post prior to TM. Similar to the fiscal impact study, the traffic study will include different scenarios for age restriction levels, if for any reason the town explores alternatives, the data will be available.

v) Police & Fire follow-up

Nick Willard spoke with Chief Irving again re: the firing range. Chief Irving confirmed that he has made alternative arrangements at Hanscomb AFB firing range if necessary. Wayland Police currently only use the range twice per year (fall and spring), and Hanscomb is only 15 minutes away, so it will not be a burdensome revision and he would just need advance notice to put it into effect.

vi) Sudbury

Sudbury is finally responding with more definitives. They will terminate early, however are still insisting on the prior payoff figure \$130K. (This figure is based on half an appraisal that is not relevant, in our opinion, however, they are holding firm as a placeholder to consider the request.) Sudbury wants to reserve its rights for mitigation for impacts of the project itself. From Wayland's perspective, any payment would only be made if the site is sold; if it is not sold or does not proceed, there is no change to the existing agreement nor is any burden placed on Town of Wayland. EDC to continue to push for clarification as best possible prior to TM for informational purposes.

vii) Outreach progress and feedback

Continued and ongoing. Viewsheds from Sudbury River to be reviewed with Sudbury Rivershed Stewardship Council on 3/26. Design Review Board discussions ongoing. Outreach to BOS candidates prior to election. It was suggested to have handout at Town Election to help get River's Edge information out to voters.

Meeting adjourned at 10:42 am.

Respectfully submitted,

Becky Stanizzi