

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

In attendance:

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

Public attendees: Linda Segal, Margo Melnicove, Don Bustin, Mike Lowery, Molly Upton, Gil Wolin, Tom Fay, Ed Collins

Location: The Dudley Chateau, 4:00 pm Friday

The meeting was called to order at 4:14 p.m. once quorum was achieved. The meeting began with public comment.

Ed Collins said that he was prepared to support the articles for River's Edge until he realized the overlap between the River's Edge parcels and the Wireless District. He urged the committee to review Article 15 of the town zoning. He was very concerned that the Planning Board, Town Counsel and Town Planner had not directed us to better address the impact that River's Edge would have on the wireless district that overlays the closed landfill area. Ed stated that creation of that district had been a huge effort. There was the concern that construction of River's Edge could effectively knock out the Wireless District since no new tower may be erected within 900 feet of a residential site – and if this area were knocked out that this could potentially allow cell towers anywhere. EDC then understood the concern and agreed to investigate the overlap.

Members of the public indicated that it was difficult to hear, based on the ambient noise, so people spoke up.

Tom Fay complimented the EDC on good preparation and organization.

Molly Upton was asked why EDC did not consider swapping land with the DPW building site. Becky Stanizzi indicated that there were multiple factors, which were considered last year prior to the Town Meeting vote, which had designated River Road as the better site for the DPW. (The DPW also reported in their own study that the River Road site was better for their needs) So any change from last year's decision should rightfully go back to Town Meeting floor. From EDC viewpoint, developers who build rental housing are most attracted to sites that are visible from a main road. It is possible that the River Road site distant from Rt 20 would never sell for rental development since it does not have visibility and would have to be so significantly downscaled (notably River Road residents last year preferred the DPW to any multi-family housing), and it would be very difficult to build/sell as condominiums.

Sam Potter added that there were additional concerns regarding the definition of river front if the DPW/Town were to use the Rt 20 site instead of a private developer. The Town would need to need to follow more stringent protocols between 100' to 200' from the river because the Town as an entity has more alternative options; therefore the size of the site could be hindered and more difficult for the DPW to use.

There was additional discussion about how an alternatives analysis might be performed. Since each of the projects gained a majority positive vote, and nearly reached the 2/3 majority, it seems that many people accept the sites on which these projects are proposed.

During the discussion of the DPW site, there was an exchange of words between Sam Potter and Michael Lowery as they debated DPW use of Rt 20 site, mostly due to talking over each other. Mike left the meeting.

Linda Segal suggested that the meeting be adjourned. Becky Stanizzi asked her to continue. Linda showed us a memo from Lois Toombs to Wayland Dept. Heads dated Jan 3, 2013. It stated that all municipal employees are required to complete on-line conflict-of-interest training. All EDC members remarked that they had not received this document. Checking the persons who received cc's we saw no member of EDC listed. The deadline passed on April 5 without any of us being informed. Linda said that she had not checked whether we were in compliance, but recommended that we comply soon for our own good. We agreed that we would check if we needed to comply, and if so, we would.

Gil Wolin talked about his reaction to our presentation. He said that his impression was that we were building a facility to warehouse undesirables. Gil is in marketing and said that our presentation was too laden with anticipated threats. His reading of market research suggests that people react negatively to presentations that contain too many threats, like the DPW with the threat of the worker grievance.

Members of the committee talked about how important it was to get people to visit new rental developments which are representative of the type of building that we want. They are very attractive inside and offer many amenities for socializing and community.

Margo left the meeting at this point.

Gil mentioned that he's married to Gail Shapiro and that it would be good to talk about zoning in the future, for Cochituate, as suggested by Becky Stanizzi.

Margo Melnicove, who had left the group, returned with a sheet of lined stenographer paper on which there was a hand-written note. She handed it to Jean Milburn, and asked that its contents be included in the meeting minutes. The contents of the note are included here:

4/12/13

Please include the following in the minutes of today's meeting: Resident Margo Melnicove objected to the rude behavior of Sam Potter toward Board of Public Works Chair Mike Lowery, and asked that the meeting be adjourned and re-scheduled in an appropriate meeting space. The Chair refused. Ms.

Melnicove left after explaining to the Chair that her comment at the beginning of the meeting was deeply offensive, and that Ms. Melnicove had legitimate reasons for not attending previous EDC meetings. Margo Melnicove, 245 Lakeshore Dr.

For the record, the Chair's comment at the beginning of the meeting was "Wow, we have a lot of guests here. We never get this many people showing up at our meetings, we should have called it at a bar a long time ago" Margo insinuated that she was being insulted because of her own personal family issues which limited her from attending EDC meetings, which of course was not anyone's intent, since the Chair and others had no idea of her family issues. We had apologized for any unintentional effect.

Nick mentioned that he had taken a 2-hour tour of the existing DPW building earlier in the day. He found the building to be in deplorable condition and fears that the town may be very vulnerable to union complaints about work safety and conditions.

The meeting moved on to discussion of Town Meeting and what we should note and consider if attempting to take the articles to a future Town Meeting.

Issues included:

People perceiving the proposed Rivers Edge building as "building Natick in Wayland";

Perhaps we can do a better job of explaining the impact of 40B housing on the total number of school children in the town, remarkably few parents of school-aged children came to participate;

Perhaps having Kids Night Out events on the nights of TM would allow parents of children to participate;

Concerns about possible health threats on the site and negative reactions to having seniors at the dump;

Impact of River's Edge on the ability of cell tower builders to use that site for their towers thus causing them to shift to Reeves Hill;

We need to find a more positive way to talk about 40B projects – affordable housing is good – we are trying to build some – but our approach is being perceived, by some, as anti-affordable housing;

The density of the project bothers even some of its supporters;

How can we help voters understand that we hear what they say, but respectfully and based on all our research and knowledge of the site, may not agree with their conclusions (such as switching the DPW/River's Edge sites);

Becky talked about organizing tours to get people to look at Charles River Landing and Shillman House, so that people can see firsthand the quality of new developments, which is our goal for River's Edge.

Meeting adjourned at 5:45.

Respectfully submitted, Jean Milburn

[Distributed by Linda Segal]

* → Email Fred/Sallis

From: Toombs, Lois
Sent: Thursday, January 03, 2013 3:59 PM
To: Dept Heads; Paul Stein (paul_stein@wayland.k12.ma.us); Alias, SWQC
Cc: Marobella, Diane; Siracusa, Kathy; Douglas Leard; rickypt@verizon.net; Bill Steinberg (bills@saxeinvestments.com); Chris Riley (<mailto:chris.riley@communityservicestations.com>); heller.j@comcast.net; jeffrey.s.baron@gmail.com; Dave Bernstein; arharris29@yahoo.com; ggschuler@verizon.net; Elisa Scola (cpandes@yahoo.com); Rachel Bratt (Rachel.Bratt@tufts.edu); Mary Antes; (dberry@nfpa.org); fred@knightway.org; ddorlando@comcast.net
Subject: Ethics 2012 & on-line training compliance required

To all Municipal/Public Employees:

Under Chapter 28 of the Acts of 2009 (*An Act to Improve the Laws Relating to Campaign Finance, Ethics and Lobbying*), all Municipal Employees are required to receive a copy of the *Summary of the Conflict of Interest Law* on an annual basis, and to take an on-line training course every two years.

According to the Ethics Commission, a "public employee" generally is any elected or appointed state, county or municipal employee, whether serving full-time or part-time, and whether paid or unpaid. The *Conflict-of-Interest Law* defines a public employee as any person performing services for or holding an office, position, employment or membership in a state, county or municipal agency, whether by election, appointment, contract of hire or engagement, whether serving with or without compensation, on a full, regular, part-time, intermittent, or consultant basis.

The *Summary* and the link to the training course were initially distributed in 2009, however the original training focused on State conflict-of-interest issues. The Ethics Commission has since developed an on-line training program which addresses Municipal conflict-of-interest issues. In addition, the *Summary of the Conflict-of-Interest Law* has also been revised since its original distribution.

Therefore, in accordance with the 2009 Law and the recent directives of the Ethics Commission, attached is the latest version of the *Summary of the Conflict-of-Interest Law* (rev.12/23/2011). All municipal employees must acknowledge receipt of this *Summary* by completing the "*Acknowledgement of Receipt*" (the last page of the document) and returning it to this office either directly or through the individual who provided this material within 10 days of receipt.

In addition, all municipal employees are also required to complete the new on-line training program by April 5, 2013, and every other year thereafter.

The new on-line program may be accessed from any computer with an internet connection. The direct link to the municipal on-line training program is: www.muniprogram.eth.state.ma.us.

Instructions are provided directly on the site, however please be aware that "*pop-up blockers*" should be disabled. The program contains both audio and visual components and should take about one hour to complete. There are "Options" and "Help" menus on every page, as well.

At the end of the training program, there are two 10-question Learning Assessments. *Please complete the appropriate assessment in relation to your position with the Town:*

1. Elected or Municipal Official/Board or Commission member, or
2. Appointed Municipal Employees.

At the conclusion of the 10-question course assessment, follow the prompts on the screen for instructions on printing the "*Certificate of Completion*." Although there are on-screen options which allow for an electronic submission, this module has not been working properly. Therefore, it is strongly advised to

either print and mail, or scan and e-mail, the "*Certificate of Completion*" to the individual who provided or distributed this material to you.

Departments may conduct group training sessions for employees who do not have access to computers or the internet in order to satisfy their training requirement. For further information, please refer to the Mandatory Education and Training Guidelines on the Commission's website at: www.mass.gov/ethics. If a group training forum is utilized, in lieu of individual "*Certificates of Completion*," a typed letter on the Department's stationery may be submitted stating the date of the training, and listing the typed names and signatures of all the individuals who participated in the group training, the name and signature of both the person who conducted the training, and the Department Head certifying that those individuals participated in the training. A sample template is attached which can be copied onto a letterhead.

Where possible, this information is being distributed by e-mail, as permitted by the Ethics Commission. In turn, you may forward this e-mail to all "public employees" with whom you or your department interface in order that they may also be in compliance with these mandatory requirements. In addition, Departments affiliated with other boards / committees / commissions are also requested to forward this e-mail to those members, together with all of the attachments, for compliance with this Law.

It is the responsibility of each municipal employee to provide evidence of completing both the training program (either the individual *Certificate of Completion* generated by the on-line program, or a group training certificate as outlined above), as well as an individual "*Acknowledgement of Receipt*" for the attached *Summary of Conflict-of-Interest Law*. These documents are required to be maintained by the municipality as a public record for six years. Employees may also wish to maintain a copy of each of these documents for their own files.