

**Town of Wayland
Economic Development Committee
May 30, 2013
Meeting Minutes**

Members present: Stanizzi, Potter, Watkins, Willard
Public: Cynthia Hill, David Hill, Linda Segal, Alice Boelter, Jim Grumbach

Meeting was called to order @ 7:04 pm. No formal public comment to open the meeting, but substantial comment occurred during the meeting

Minutes for May 16 were accepted as amended.

It was confirmed that all EDC members are current on ethics requirements and paperwork has been filed with Town Clerk.

Potential new member of the EDC, Jim Grumbach, was in attendance and briefly reviewed his record of participation in town governance, including 10 years on the ZBA. Jim's appointment as an EDC member is scheduled to be confirmed at the BOS June 24 meeting

Wireless Communication District Review

Several issues were debated:

- On plan, while the Route 20 site and 900' range from its property line drops out of feasibility for a cell tower if River's Edge were to be built, other areas such as the transfer station and high voltage lines (currently the location of one cell antenna) still remain feasible, therefore the district appears still workable for companies wanting to locate a cell tower near Wayland Center
- It was generally agreed that professional engineering/marketing input as to height, location and feasibility of tower(s) would be useful to confirm this finding. EDC to pursue for the record
- Is the Route 20 site even desirable for cell towers from a marketing standpoint since a tower exists and carriers are already located next door at Sudbury monopole – not likely
- What is broadest definition of "Wireless Communication" and what might be future implications on the site

DPW/Route 20/River Road siting review

After much discussion and public input it was agreed that the EDC would create a series of pros and cons to identify the impact of siting Rivers Edge on River Road and placing the DPW building and possibly the salt shed on Route 20. This analysis will be available for the next EDC meeting.

In addition, different residential housing options for River Road will be reviewed, i.e. condos, town homes, cluster housing, etc. as well as apartments. EDC is not in the position to select one over another, but rather to present a range of options with their associated benefits/impacts.

Housing Density – sample project tours

A lively debate was held on the topic of when, where, whether and what kind of tours of nearby residential facilities should be led by the EDC.

- The argument for such tours to projects such as Charles River Landing, Shillman House, possibly The Groves and Hanover Projects is that the apartment types and resident-friendly amenities can easily be

imagined by observers for a Rivers Edge setting, and to better understand the proposed density, which may be atypical to Wayland but not to other communities.

- The arguments against such tours : Until we have a clear path forward regarding TM approval and resolution of the DPW issues, any tours may be interesting but not immediately useful (public comment, Cynthia Hill).
- Showing potential residents and/or interested parties Charles River Landing, for example, which is a higher end project, and larger, may not be representative of what may get built in Wayland, so care should be taken on projects selected.
- Two to three locations should be shown for a range; distance between locations is an issue to take into account.

No immediate action was taken to implement tours, but it was agreed that when and if this would happen, the EDC would make the arrangements – for sign-ups, bus rental and destinations.

Town Meeting Follow-up and Questions

- No fall Town Meeting has been called yet
- As of this writing no joint meeting or mechanism has been scheduled for reconciling the interests of DPW, PMBC, EDC and BOS, to resolve where the DPW should be sited. EDC will encourage from its end, esp with pros & cons summary, and reach out to BPW/PMBC.

Police and Fire Review

Conversations were held with the Fire Chief and Police Chief regarding the possible demands on their respective departments of a fire in the River's Edge complex. The short answer from the Fire Chief is that he is confident that the protocols in place for coverage from nearby towns combined with Wayland's fire-fighting equipment and manpower will allow the Fire Department to cope with any foreseeable emergency at a project of the size of River's Edge as proposed at Town Meeting. Similarly the Police Chief sees no special burden on his staff save the necessity of finding a new firing range for training, which has already been addressed if necessary.

Meeting adjourned at 9:23 pm.

Submitted by Nick Willard