

**Town of Wayland  
Economic Development Committee  
June 20, 2013  
Meeting Minutes**

**Members present: Stanizzi, Potter, Willard, Watkins (at 7:45)**  
**Public: Cynthia Hill, David Hill, Ed Collins, Molly Upton**

Meeting was called to order at 6:40 pm. Location – office of Sarkis Sarkisian – Town Planner

Public comment:

- Cynthia Hill expressed the opinion that the EDC “apparently does not often listen to outside voices.” For instance, she stated that we are evidently going to present to special TM (if held this Fall) with a proposal identical to the one we presented last spring that was defeated. Why would we think this time would be different?
- Molly Upton wondered aloud whether a meeting should be convened by a public group to get to the heart of the question: what is really the best use for the River Road and Route 20 sites (See analysis below of possible alternatives)
- David Hill recommended that the EDC might consider the detached condos presented by Brendon Homes (see analysis below of possible alternatives)

Wireless

Sam did not have any luck locating a consultant to review the Wireless Communication District, since most consultants are paid to locate towers, therefore they are not interested in just advising. Jim Grumbach had noted previously that legal fields have paid consultant search databases that he could tap into to find a consultant; EDC to ask Jim to pursue.

Rivers Edge /DPW siting proposals

Becky presented the following pages of analysis for discussion:

- EDC Discussion Draft of pros and cons of Rivers Edge on River Road and DPW on Route 20
- residential development scenarios for River Road
- working draft comparing Rivers Edge at Route 20 with alternate residential scenarios on River Road
- long-term financial implications and impacts comparison for the alternatives

The draft summaries were noted as such: they are works in progress, with information to be confirmed with outside sources as much as possible, outreach/research ongoing.

Such factors as land values, tax revenues, cost of infrastructure and cost of services were assigned values to arrive at a best-case scenario. Consensus is that the likely best (most financially rewarding, and likely the highest density that has the possibility of being accepted) alternative is townhomes on River Road – better than single family homes or cluster housing, assisted living, or apartments -- but is not nearly as good in terms of benefits as Rivers Edge on Route 20. The differential in benefits of any of the scenarios appears to be \$8-10 million less than River’s Edge on Route 20, significantly higher traffic and other impacts to River Road, more condominiums which Wayland already has and no rental housing which it doesn’t, and significantly fewer affordable housing units (the 40B affordable housing count drops drastically due to lower unit count and ownership vs rental: 216 units on Route 20 versus a potential 12 units on River Road).

To achieve some outside perspective on these alternatives we will follow up with input from Brendon Homes and/or try to get them to attend next EDC meeting. He will be asked “what would you build here?”

In addition Sam and Becky will follow up with prior guests Scott Dale (Avalon) and Budge Upton (Upton + Partners) to provide feedback on land values and other data as they appear in our analysis.

#### Town Meeting

Ed Collins was asked and promised to respond to the question of whether there will be a Special Town Meeting in October (he said two dates are under discussion), and how the EDC/Rivers Edge article, presuming there is one, will be listed in the warrant – that is, the Rivers Edge project can only succeed if it follows a successful DPW article.

#### Financing Sources

Becky will make contact with equity financing sources as we continue to gauge the possible financial attractiveness of the Route 20 site for investors.

Meeting was adjourned at 8:12 pm.