

**Town of Wayland
Economic Development Committee
August 1, 2013
Meeting Minutes**

Present: Jim Grumbach, Becky Stanizzi, Sam Potter, Jean Milburn, Nick Willard

Public Present: Cynthia Hill, David Hill, Susan Wagner, Bill Wagner, Molly Upton

The meeting was called to order at 7:05 p.m.

Public Comment: David Hill reminded the committee that he had requested that our meetings be taped by Waycam to make access to meeting content more conveniently accessible by the public

The minutes of the July 23, 2013 were reviewed. Jim Grumbach made the motion for approval. Second by Jean. 4 positive votes with Nick abstaining.

Kevin Giblin of Brendon Homes was unable to meet this evening. Sam will continue to invite him and hopes that he will attend a meeting soon.

Sam said indicated that Mr. Giblin seems to have a very deep interest in the Boston Post Road site and described the content of a recent discussion. Sam stated that Mr. Giblin is not interested in the River Road site or Rt 20 site for "for sale" homes due to methane on the site. Regulations require that a disclosure document be presented to home buyers of homes on such a site. There is no comparable requirement for "for rent" properties. He is not interested in building rental properties on the River Road site due to lack of visibility from a main road. He is interested in a rental property on Boston Post Road, possibility with a configuration of: no more than 25% senior and 25% affordable. Giblin believes that he can build 150 rental units on the site with finishes similar to those that he built at Wayland Commons. The units would be of a larger size that we have discussed in the past.

Discussion turned to what information is known about methane on the two sites and possible migration of methane from one location to another. Sam indicated that we've done soil gas points on the BPR site and that more would be done in the future.

The group moved to discussion of the visit by Amy Schectman, the CEO of JCHE at EDC's last meeting. The group agreed that we generally had a very favorable impression of the JCHE business strategy, its superior understanding of how state monies can be accessed to support senior housing, and the high level of services offered to seniors in these residences.

As a follow-up to the meeting, our market study and maps of the property have been sent to her. She will prepare an assessment of the property for JCHE use and will report the findings to us. The group discussed her interest in JCHE being selected as the vendor for the project and presented at Town Meeting. She clearly prefers this option to being a competitor in a RFP process. The group can see merits in both strategies, as long as there is an inclusive selection process, either before or after TM. JCHE could not be prepared to present at TM in the fall, but could be ready in the spring. There was general discussion about how we might put out an RFP to collect non-binding letters of interest, if the thought was to try to bring pre-select a developer.

Discussion turned to how we might craft the zoning article for Fall TM. At the last TM, we recommended 66% senior. Sam indicated that in order to be in compliance with the Federal Fair Housing Act, we might need to raise that to 80%; Becky indicated that it might be handled by division of the lot into two lots with different specs. Jim Grumbach, the newest member of the committee, asked for a review of the data that had led the committee to select the 66% senior target. Becky and Sam provided some history. Becky reminded the group that Upton is interested in the project at 66%.

Becky mentioned that availability of public transportation at the site continues to be important, and this was raised as an issue by JCHE. She spoke with Sarkis, who reports that MWRTA has said that they will add a route from Cochituate to the Town Center project once it is built-out. That would leave a remaining ½ mile leg to be covered between River's Edge and Town Center. MWRTA has a program of donating buses that are 5 years old. Perhaps one could be obtained to serve RE.

There was public comment at this point. Cynthia Hill reminded the committee that "we don't have a site yet." David Hill stated that he was very impressed with Amy from JCHE. It would be great if the selectmen and the public could see such presentations on WAYCAM. Molly Upton reminded the committee that some meeting rooms are poor settings for recording and that we should select our meeting rooms accordingly.

Discussion moved to the topic of the Wireless District and our efforts to assure that a RE project would leave the district viable and able to serve interested carriers. Jim Grumbach has been in touch with two organizations. Jim distributed literature from one group, CityScape Consultants. This company seems to offer exactly those services that we need to make sure the Wireless District remains viable. Jim will forward information about the second company when he obtains it.

Discussion moved to review of the document that Becky has prepared for distribution to the selectman and other interested parties. This document is a cost vs. benefit analysis of siting the RE project on the River Road site instead of the BPR site. Although the document is not quite finished, it clearly shows that siting RC on River Road is a financially inferior project for the Town and would provide less affordable housing and less protection against the building of 40B projects in the future.

Becky continues to try to arrange public tours of the Shillman House.

Discussion turned to the wetland ANRAD, which we were unable to pursue when the ground was frozen last fall/winter. Some were concerned that we should not proceed until after the upcoming meeting with the Selectman. However, even if the DPW project moves to the BPR site, the town will need this information, so we should go forward with it before winter arrives again.

Cynthia Hall suggested that a letter be obtained from the Historical Commission regarding the site. Becky will ask for such a letter to confirm their review and previously given opinion of that body last year that the site is already so completely disturbed that it no longer offered any potential historical interest, and therefore development of the site would not be detrimental to historic resources.

Becky let the group know that she will be reporting on interested equity sources in the future.

A motion was made by Jim Grumbach to adjourn the meeting. Second by Becky. Unanimous approval. Meeting closed at 8:37 p.m.