

Town of Wayland  
Economic Development Committee  
September 5, 2013

Minutes

Meeting was called to order by Chairman Stanizzi at 6:05 pm.

Members Stanizzi, Watkins, Grumbach, Milburn, Potter and Willard (the full committee) were in attendance to start the meeting. Member Willard left the meeting at 7:00 pm for another meeting.

Public attendees: David and Cynthia Hill

There was no public comment at the outset

First order of business was review of the Minutes of the August 29 meeting. It was noted that the "selection committee" as outlined in the town meeting warrant has not been established yet (and wouldn't be until affirmative vote) but that it would be charged with establishing bid criteria. The EDC's concept was a committee of nine persons, representative of various town boards and citizens at large, who can oversee the bid process from start to finish. It is likely as a result of this that the work of the EDC (at least on this project) will be over once a bid package is complete, except for general oversight. Meeting minutes were approved 6-0.

Further discussion suggested that the EDC is not willing to give up entirely on a total 216-unit proposal, because it is conceivable that a JCHE model, e.g., may yet be feasible in a smaller footprint or massing. While the EDC is attempting to cast a broad net for as many bids as possible, we are mindful that public opinion may move us in the direction of less mass or density, three story height max, for reasons of aesthetics or project impacts.

A reminder from the Chair: recommended attendance at the OML refresher on Sep 19

Jim Grumbach reviewed his activity with two of the three wireless consulting companies he contacted: CityScape and IDK. (The third declined to bid) Task is determine whether EDC proposed zoning change will nullify existing wireless district or otherwise compromise the town's interests in future cell tower development. Member Grumbach suggested that future communications technology might change the nature of cell tower operations (i.e. if smaller, more dispersed cells are needed), and planned to ask the consultants their opinions – although this inquiry lies outside the scope of the EDC question, overall the Town may want to keep this on their radar for future wireless district review in other areas.

The Chair introduced the latest version of the Value Chart comparing the various housing or industrial uses the Rte 20 site might be used for. The object of this exercise is to come up with a clear expression of the value of each alternative. Briefly, the alternatives:

1. Flex manufacturing
2. Apartment, three story, 25% age restricted
3. Apartments three story, 67% age restricted
4. Senior apartments, JCHE (non-profit)

5. Original EDC proposal for 216 units with an age restriction, representing the baseline proposal which did not pass April's town meeting, which under consideration to be reduced

There has been ongoing discussion of the best way to publicize these numbers, and to highlight the best of the alternatives by a means understood by all – i.e. not a “present value” proposal (although this is the correct way that large development proposals would typically be expressed) but a straightforward description of the net financial value of sale of the Rt 20 land and the ongoing revenue stream from real estate taxes.

Public comment questioned the wisdom of re-introducing 216 units at Town meeting because it was a “nonstarter” and failed to resolve questions concerning too much density.

Sam Potter provided status on the ANRAD and commented on completing it on time before the window of opportunity closes at the end of October. He commented that the Conservation department needed to provide feedback on the areas vegetation prior to the winter months so that they could witness vegetation in a live state. Member Potter will coordinate with the Conservation to make sure that the application is filed and the site visit has occurred. Member Potter clarified that we will not be filing a Notice of Intent but in fact a Notice of Determination with the Con Comm.

The Chair confirmed that the next meeting is Wednesday September 18, 2013 at 7p.

Ms. Stanizzi commented that it is prudent that we get on Selectman's agenda in short order. She reminded the committee that she will attempt to get on the agenda for the 23rd of September.

Member Grumbach made a motion to adjourn the meeting at 7:21p; Member Potter 2nd the motion; approved and adjourned.

Submitted by D. Watkins, N. Willard