

Town of Wayland
Economic Development Committee
September 17, 2013

Minutes

- Meeting was called to order by Chairman Stanizzi at 7:05.
- Members Stanizzi, Watkins, Grumbach, Milburn, Potter and Willard (the full committee) were in attendance to start the meeting. Meeting was recorded by WayCam.
- There were no guests; no Public Comment
- No Meeting minutes were approved
- Administrative
 - The Chair reminded the committee of the Open Meeting Seminar this Thursday the 19th.
 - The Annual Report is due the 30th. The Chair distributed the report for review, updated with comments from members. Member Grumbach moved to direct Chair to submit revised Report to meet deadline; 2nd by Willard; all voted in favor.
 - Based on the annual report which lists other efforts beyond Rivers Edge as time allows, the following were briefly reviewed:
 - The committee further discussed the sidewalks to Town Center, including a cut through from Route 20 (Sarkis submitted to MassWorks), and from Route 27 and Route 126
 - Whole Foods Plaza update: The new owner is in discussions with Whole Foods to remain as tenant, and is planning for potential scenarios. No drawings presented yet. Wastewater will be a key issue.
 - 2.7 Acre parcel near Donelan's: No Update on parcel for sale/lease
 - Sewer system update with Natick: Sarkis should open up dialogue again.
 - 20 Wayland proposes changing some of its formula from retail to office, which requires 2/3 vote zoning change. Committee will not be taking a position since it does not increase or expand commercial tax base, which is purpose and scope of the committee.
 - Status of CVS in South Wayland: Per Sarkis, the owners are at ZBA and will need to return to DRB/PB. The two building scenario needs a land court decision. Construction start not imminent.
- EDC Priorities
 - River's Edge: Chairman Stanizzi had a discussion with EDC BOS liaison that given that EDC serves at leisure of BOS and BOS is currently in turmoil, it would be difficult to post the warrant articles for River's Edge. The committee decided to propose the project to the town in the Spring of 2014.
 - Wireless District: Two bids were received. Third bidder declined to provide fixed bid.
 - Cityscape was \$10,000
 - IDK was \$5,800
 - IDK is local firm, with firm grasp of issues. Cityscape is more expensive, and out of state. Member Grumbach moved to accept bid of IDK, Milburn 2nd the motion. All members voted in favor. Motion passed. Chair to finalize contract with Sarkis/Town and to notify bidders.

- Development Scenarios review
 - Chairman Stanizzi analyzed land sales figures from Byrne McKinney provided at same time as market study, dropping non-relevant outliers (higher value inner urban, or smaller sites) to arrive at average suburban site values. This data helps substantiate estimated land values in the potential development scenarios analysis.
 - Chairman Stanizzi presented an updated potential development scenarios comparison worksheet, based on adjustments to various figures. She confirmed with other members of the committee that the land values per unit were correct. She indicated that further research will be performed on the age restricted models.
 - The Committee discussed a methodology for a third-party professional to review the data, for short dollars, to provide external review as was suggested by BOS. It was agreed that Chairman Stanizzi will reach out to Bill Steinberg of Finance committee to identify a consultant to review and comments to the model.
- Zoning and Design Guidelines
 - The Committee reviewed the amendment to the Zoning Bylaw chapter 198 and modified it according to feedback from committee members. Chair to forward to Mark Lanza for review.
 - The Chair indicated that she would aim to work on the design guidelines in anticipation of the committees next meeting
- Wetlands
 - Con Comm has hired a consultant that EDC will be paying for in order to complete an ANRAD
 - The EDCs consulting work is underway with its proponent consultant.
- Potential Equity Sources
 - The Chair communicated that the Carlyle Group is an interested candidate equity source for age-restricted housing; others under are under review. Research ongoing.
- Solar
 - No Update
- Member Grumbach moved to adjourn the meeting at 8:49, Milburn Second the motion. All members voted in favor. Motion passed.
- Member Grumbach moved to reopen the meeting to set next meeting date. Milburn Second the motion. All members voted in favor. Motion passed.
 - The next meeting is scheduled for Tuesday October 1 at 7p.
- Member Milburn moved to adjourn the meeting at 8:52, Watkins Second the motion. All members voted in favor. Motion passed.
- Meeting was adjourned. Minutes submitted by Member Watkins.

Documents reviewed at meeting:

- Cityscape bid proposal
- Property sales data analysis
- Development scenarios comparison worksheet (working draft)