

Town of Wayland  
Economic Development Committee  
November 14, 2013

Minutes

Meeting called to order at 8:41am. Members Stanizzi, Watkins, Grumbach, Milburn , Potter and Willard (the full committee) were in attendance to start the meeting. Sarkis Sarkisian, town planner, in attendance for meeting. No other attendees or guests present.

No public comment.

Minutes for September 5 were reviewed, Mr. Grumbach made motion to approve, Ms. Milburn seconded, meeting minutes approved as amended, 6-0.

First order of business was to table the subject of 2014 EDC priorities until the December meeting. Much depends on result of Special Nov. 20 Town Meeting, and focus of River's Edge priorities.

**River's Edge Topics:**

**Wireless Communications District** review: waiting on finalized paperwork for agreement with consultant from John Moynihan. To be happening within two weeks.

**Financial Projections:**

A multi-scenario financial review had been presented to the BOS some weeks ago and was greeted with some skepticism by that body. It was agreed at earlier meetings to locate a third party peer review to review EDC figures. Potential peer reviewers were researched; multiple recommendations were made for Edward Marchant – a prominent go-to consultant for municipalities for major projects, including 40B, whose extensive experience will allow him to validate for our benefit numerous key aspects of the proposed Rivers Edge project.

Review would include validation of overall value calculations: Does the project work, and are anticipated figures realistic? This includes input on such things as environmental impact, waste water, density etc. Would developers be comfortable with the environmental risk (or should town undertake environmental work prior to sale). Result would be "peer review" of the numbers, not a formal appraisal. Estimate is for 2-3 days work.

**JCHE/Brendon Homes review of site:** Both developers will be requested to attend next meeting; Brendon was not available to attend this meeting. Request is to discuss potential site massings, elevations, design concepts.

**Zoning & Design Guidelines Changes:** Zoning changes were forwarded to Mark Lanza; feedback should be available next meeting. (Currently may be back-burnered due to pending fall TM)

**Sudbury:** Related to zoning and regulatory issues, Sam raised question of where we are in regard to Sudbury Septage agreement termination discussions, given departure of Town Administrator, who had been leading discussions. EDC to engage Selectman Correia on this subject to determine next steps.

**Wetlands / Con Comm:** Member Potter reported that the field portion of the site wetlands delineation has been completed. (This is the portion which is seasonally dependent and had to be completed before winter). Further efforts to continue toward an ANRAD are on hold until results of Fall TM are in hand.

**Fall Town Meeting.** Some discussion took place regarding the Nov 20 TM and Jim Grumbach offered to speak in support of site selection if needed on TM floor in support of DPW.

It was mentioned that the EDC still has CPA funds left to spend, more than enough to cover remaining consulting fees (wireless, peer review, ANRAD, etc) therefore EDC will not need further funding before the Spring TM.

**EDC Goals for 2014:** see above.

**Solar / Energy Committee:** No progress to report.

Motion was made to adjourn; seconded; approved unanimously. Meeting adjourned at 10:08 am.

Respectfully submitted by Nick Willard