

**Town of Wayland
Economic Development Committee
January 10, 2013
Meeting Minutes**

Present: Becky Stanizzi, Nick Willard, George Uveges, Jean Milburn, Sam Potter, Rick Olstein

The meeting was called to order at 7:07 p.m. in the Planning office of the Wayland Town Building by Becky Stanizzi. The agenda distributed was:

AGENDA

- 1) Public Comment
 - 2) Approve meeting minutes
 - 3) EDC Priorities
 - a) River's Edge Wayland (Route 20 Septage / DPW Site proposal)
 - i) Warrant Article language review
 - ii) Site Planning progress
 - iii) Design Guidelines progress with Design Review Board
 - iv) Outreach progress and feedback
 - v) Sudbury
 - vi) Next steps status: Traffic study, Tax Revenue/Cost Analysis, Legal Review
 - b) EDC Goals for 2013
 - i) Prioritize proposed goals list
 - 4) New Business
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Meeting minutes are as follows:

No members of the public were present to make comment. We reviewed and approved the minutes of the Nov 8 meeting. All present at the meeting voted in unanimous favor of approval; those not present abstained.

Drafts of two proposed warrant articles were discussed: 1) Transfer and Dispose of Septage Facility Land and Former Town Dump Land on Boston Post Road; and, 2) Amend Zoning By-Laws to Create River's Edge Housing Overlay Zoning District. Articles are due the afternoon of Tues Jan 15, so the primary focus of the meeting was to review these articles for submittal.

The Transfer and Dispose article is relatively brief and straightforward. This article will be co-sponsored by the Board of Selectmen. The Zoning Overlay Article is more

complex and specifies the fixed zoning constraints which will be placed on any developer wishing to purchase and build on the land. The Zoning Overlay article is best co-sponsored with the Planning Board, but based on timing constraints (Planning Board does not meet until Tues night, after the submittal deadline), EDC will get approval from BOS and ideally add the PB later. EDC is scheduled for BOS meeting on Monday evening Jan 14.

General discussion was to balance flexibility for the project with the goals for the community. For example, Sam Potter raised a concern that setting the minimum percentage of 55+ occupants at 75% might be too aggressive as a fixed zoning limit. What if we had no bidders, but a bidder or two were in close range? It was agreed to build in some amount of flexibility as we progress through the warrant process -- once the articles are filed on Tuesday, it is our understanding that we cannot introduce more stringent or new standards. So if the goal is for 75%, it was discussed to set the allowed threshold a little lower to allow some flexibility. It was debated that 50% was too low, so a compromise agreed was two-thirds. 75% will still be encouraged, but the underlying article at two-thirds allows a little flexibility to allow for market conditions if necessary.

Three 3BR affordable units were proposed in the article (note no market-rate 3BR included at all per the market study). Housing groups in town would like to see a few family-friendly units for town employees/residents. Other townspeople want no additions to the school-age population. Two or three affordable 3BR units should help the affordable housing inventory for families without causing great consternation in the general public about large numbers of schoolchildren. It was agreed to include three 3BR affordable units.

Discussion moved to the topic of maximum building height. Again, to set an upper limit as we massage the final height and design guidelines with the Planning Board over the coming weeks, it was agreed to use 48 feet from average grade to highest occupied floor, i.e. not including the roof (which would be subject to design guidelines) as a placeholder for now.

The group voted unanimously to approve the Zoning article language for initial submittal.

Regarding the Sale and Disposal article, it is proposed that Mark Lanza change the language to indicate that the lots should be merged to create an Approval Not Required (ANR) subdivision. A motion was made to approve the draft article for submittal, and passed unanimously.

On other project fronts, Working Draft River's Edge Design Guidelines are being shaped, and EDC is planning to meet with Design Review Board in late January / early February to further the process. Once we have initial DRB input helping to guide the Working Draft, then we can branch out for public meetings and comment as well. (Of course Design Review Board is public for interested parties, but EDC will likely need to publicize meetings on this sole topic to gather meaningful community input.)

On the Sudbury front, Sudbury has provided some initial feedback; discussions are ongoing to resolve the early termination of the Septage Facility agreement.

Due to the hour and extensive time spent focusing on the warrant articles, no other topics were discussed. Becky Stanizzi called the meeting to a close at 9 p.m.

Respectfully Submitted,
P. Jean Milburn