

**Town of Wayland
Economic Development Committee
December 19, 2013
Meeting Minutes**

Members present:

Jean Milburn
Sam Potter
Becky Stanizzi
David Watkins
Jim Grumbach
Nick Willard

No Guests or Members of the Public were present.

The EDC meeting began at 8:42am.

- 1) Public Comment
 - a) There were no public comments.
- 2) Approve Meeting Minutes
 - a) The committee reviewed the meeting minutes from December 12, 2013. The committee discussed the highlights of the discussions of the previous week, including Any Schectman and Kevin Giblin. Topics included parking, Senior Center and transportation to the site from Town Center. We discussed the alternative of 3 versus 4 stories. We identified the alternative of having the height of 45 feet (no allowance for roof) vs 58 feet (allowance for peaked roof) for 4 stories.
 - b) Mr. Willard inquired as to whether we were going to present our plan or a process to get to a plan to the BOS (the latter). It was confirmed that the RFP would not go out until after Town Meeting.
 - c) Mr. Potter made a motion to approve the meeting minutes as amended, Nick seconded the motion, Minutes approved 4-0, Mr. Grumbach abstained since he was not present.
- 3) River's Edge Wayland Planning
 - a) We discussed the number of stories of the development and the quantity of units. It was discussed whether the committee was to present one or more illustrations of the proposed development. The committee members were polled as to their opinion regarding the density challenges of the project. 40B thresholds (10 % affordability) will not be satisfied by developing under 216 units.
 - b) Wireless - The committee discussed the need for a proactive approach to resolve outstanding issues related to the wireless district, to ensure all questions are answered.
 - c) Financial Impact Report – Report pending. Ms. Stanizzi indicated her belief that the multifamily market continues to be strong but may be peaking in terms of overall new development demand. However, Wayland continues to offer a location with little or no competition, which will help differentiate it from other communities.

- d) Zoning – The committee discussed the need to obtain a Fair Housing attorney, to confirm compliance since all zoning changes must be approved by the Attorney General’s office; Ms. Stanizzi will call a multifamily attorney at Murtha Cullina. Ms. Milburn to reach out to Gretchen Schuler to discuss new alternatives and review her zoning concerns have been addressed. Ms. Stanizzi to get feedback from Amy Schechtman.
- e) Town Meeting -- Ms. Stanizzi presented an updated version of the warrant article and asked committee members to review. The committee discussed the order of the two warrant articles and decided that the zoning article should precede the article relating to transfer of the land. Committee outreach to various people and committee was discussed.

Ms. Stanizzi requested additional input be sent to her regarding changes to the warrant article.
- f) Wetlands/ConComm-- Mr. Sarkisian indicated that the wetlands/riverfront for the site which were flagged just needed to be surveyed and located on a plan. He is coordinating with town GIS.
- g) Sudbury -- Mr. Potter communicated that he would work with Steve Correia to set up a meeting with the interim town administrator and potentially Sudbury’s Town Administrator to move discussions along.

The next meeting was scheduled for Thursday January 2, 2014 @ 8:30 am.

The meeting was adjourned at approximately 10:55am.

Minutes respectfully submitted by David Watkins