

**Town of Wayland  
Economic Development Committee  
February 6, 2014  
Meeting Minutes**

**Members present:**

Jean Milburn  
Sam Potter  
Becky Stanizzi  
David Watkins  
Nick Willard

Also present: Sarkis Sarkisian. No other Guests or Members of the Public were present.

The EDC meeting began at 8:37am. Sam Potter arrived at the meeting late.

1) Public Comment

a) There were no public comments.

2) Approve Meeting Minutes

a) No Meeting minutes were approved.

3) River's Edge Wayland

a) Wireless Overlay

A clearer plan is being put together by Wayland GIS which outlines the acreages of the total district, of the viable district (area other than areas too close to existing residential, on top of capped landfills, or in wetlands/river) and remaining areas, if River's Edge were to go forward, using clear colors/delineation. Questions arose again at zoning hearing 2/3/14 from Peggy Patton and Ed Collins.

Another wireless question at the zoning hearing was the appropriateness/safety of housing at River's Edge within proximity of the Sudbury cell tower, given that WCOD requires that no new towers can be located within 900' of a residential site. Ms. Stanizzi to reach out to IDK Communications about specific data on current cell towers (WCOD was written 15 years ago; today, it is not unusual to see cell antennas mounted *on top of* residential buildings), and specific impact of Sudbury tower on any River's Edge residential.

b) Town Meeting Preparation

Warrant narratives work is underway; comments are needed from members on narrative and informational materials to be updated for 2014.

The initial zoning hearing was held Feb 3, prior changes were reviewed and comments/revisions were made; a continuance hearing will occur Feb 10 to finalize, and for PB to approve language. EDC will also attend BOS/PB meeting Feb 10 as they jointly review PB articles, to confirm whether BOS will co-sponsor the River's Edge zoning article.

c) JCHE – DHCD guidelines

Mr. Watkins followed up on the suggestion in Daniel Hill’s blog that DHCD may someday “discount” senior housing in a town’s affordable housing count, in order to prioritize workforce housing. (This was suggested in addition to the idea in the DHCD Mass housing study that MA could sue low-percentage affordability towns, similar to successful case precedent in NJ) Subsequent discussions with Mr. Hill suggested perhaps it might be set at .8 per unit? The head DHCD attorney who was leading this idea is leaving DHCD; Gov Patrick is wrapping up his second term; momentum sounds unlikely. Stanizzi heard from another DHCD attorney that no further information was available, no formal steps were yet being taken. EDC will keep its ear to the ground as to any updates.

d) JCHE – Coolidge Tour

The committee discussed the content, look and appearance of the flyer to tour the Shillman House and the Coolidge at Sudbury. The committee agreed to a series of changes to the proposed flyer, including clarifying there would be a second tour of non-age restricted properties to follow. (Mr. Potter to follow up with Concord Mews developer, Mill Creek)

The committee discussed transportation of participants to the tour. Use of town bus (COA) was discussed, if possible; if not, Mr. Sarkisian will pursue alternatives. As we see how many people RSVP, we can finalize transport.

Ms. Milburn made a motion to approve the flyer as amended, Mr. Willard seconded the motion, flyer was approved 4-0. Ms. Stanizzi to circulate to town boards, post notices, invite interested parties.

e) Wetlands / Con Comm

No update due to weather (survey in field needed, pending warmer weather)

f) Sudbury coordination

Bob Mercier has not scheduled walk-through with Sudbury Town Manager yet; pending.

The next meeting was scheduled for Thursday February 13, 2014 @ 10:00 am (site tour)

The meeting was adjourned at approximately 9:45 am.

Minutes respectfully submitted by David Watkins