

**Town of Wayland
Economic Development Committee
January 2, 2014
Meeting Minutes**

Members present:

Jim Grumbach
Jean Milburn
Sam Potter
Becky Stanizzi
David Watkins (arrived around 9:50)

No Guests or Members of the Public were present at the outset.

The Meeting was called to order at 8:50 am in the Planning Office. Sarkis Sarkisian was present during part of the meeting to consult with the Board, as necessary. Bill Sterling, who entered to meet with Sarkis, joined the meeting briefly.

The Meeting followed agenda order as follows:

- 1) No Public Comment
- 2) No Meeting Minutes to approve
- 3) River's Edge Site on Rt. 20
 - i) We discussed the upcoming meetings with the BOS (Monday 1/6/14 at 7:25), the Planning Board (Tuesday 1/7/14 at 7:30) and the Board of Public Works (Monday 1/13/14 at 7:30)
 - ii) We want to obtain the BOS' and Planning Board's support for our proposed Warrant Articles, and want to assure that BPW is still in favor of transferring the site for the River's Edge project
 - iii) We are awaiting further feedback from:
 - Ivan Pagacik of IDK as to the impact, if any, of the proposed development on the Town's Wireless District, and
 - Ed Marchant, as to the various estimates and assumptions in our proposal, in particular the tax dollars to be generated by potential development on the site
 - iv) We reviewed a proposed graphic for our BOS presentation. It focused on two items:
 - (1) reduced density, where prior 3 and 4 story zoning areas are now reduced to 2 and 3 stories, with 4 stories limited solely to the northwest (back corner, behind the hill) quadrant of the site and
 - (2) reduction in number of allowed units, to reflect a range, which will vary based on level of age-restriction and/or size of units. The original 216 units would reduce, based on the approx. 20% reduced density, to about 170 units. The lower end of the range was reduced to 150, to allow for potential bidders proposing larger units (some public comment has been that the unit count should be 150, or that units should not be too small), and it was discussed whether to increase the higher end to allow for a specialized user such as JCHE, who would be 100% age restricted and therefore able to provide more units in a similar density as other developers, possibly to everyone's benefit.

- v) The graphic also highlights the change in the age restriction, which has been reduced to 25%, to allow for a wider range of potential bid for the Town. It also serves to respond on a very basic level to some public comment that “seniors shouldn’t be put at the dump”. By allowing more bidders, more options, then the best fit for the Town can be determined based on actual proposals. EDC will follow up to ensure that any age restriction in our zoning specifically addresses, or allows for compliance with, all fair housing requirements (e.g. by subdividing the parcel or other mechanism as may be appropriate)
 - vi) Jean will speak with Gretchen Schuler to solicit her thoughts and input as to the reduced density and unit count.
 - vii) Becky will speak with Amy Schectman to solicit her thoughts as to how many units JCHE would anticipate within the reduced density.
 - viii) Without benefit of definitive input from JCHE(which may not be available for some time), the unit count discussion was brought to closure. An upper limit of 190 was suggested, which is higher than typical market units, to accommodate a JCHE-type bidder, but clearly less than the original 216. Motion was made and seconded to show the range as 150-190, motion approved 3-2. Dissension was due to concern that only a 10% reduction on high end (190) would not appear “enough”. It was discussed whether to notate the 190 as only being allowed if the majority of the project was age-restricted, since this is the only likely scenario where it could be reached; it the end it was agreed to describe the range simply as 150-190 with no specific annotation,to avoid any unnecessary confusion.
 - ix) We discussed other 40B projects in town, along with other potential parcels as they may affect the town’s planning purposes, the potential for units currently anticipated to be built for subsidized housing which may not in fact be built as planned, all of which could impact on the figure of 216, which was arrived at well over a year ago. With the reduced 150-190 unit count above, we will fall short of meeting the Town’s 40B goal, however, an increase of 150-190 units will still make huge strides in increasing Wayland’s overall affordability level.
 - x) There was brief mention of the MetroWest housing study, about which Sarkis sent all board members an article in recent days, which highlights increased future numbers of seniors and the increased desire for rental units (among other items) facing MetroWest in coming years
 - xi) We discussed scheduling one or more tours of Shillman House (in Framingham, owned and managed by JCHE), probably starting in late January 2014, to allow town residents and members of relevant boards to view a successful, nearby project developed by that entity
 - xii) Sam and/or Becky noted that a traffic study has already been done, showing that none of the likely projects on the site, whether or not age-restricted, would have any substantial impact on traffic on Rt 20
 - xiii) Becky will invite Ivan to attend the BOS meeting on 1/6/14, and to try to finalize IDK’s report in advance, and to bring the report, if it is completed
- 4) Bill Sterling stopped by to see Sarkis and took a moment to update EDC on the idea to finish out the former day care building at Town Center as a senior center, with a possiblegym/recreation/community center addition for activities including arts and crafts, for all ages. EDC advocated saving the daycare building in lieu of tearing it down many months ago when a decision had to be made by the Town, and members remain very interested in seeing it reused, as a very cost-effective way to provide valuable new community resources for Wayland.

The next meeting was scheduled for Thursday January 9, 2014 @ 8:30 am.
The meeting was adjourned at approximately 10:45am.

Minutes respectfully submitted by J.Grumbach.