

Town of Wayland
Meeting Minutes of Economic Development Committee
March 13, 2014

In attendance: Stanizzi, Potter, Grumbach, Willard, Watkins

Absent: Milburn

Meeting was called to order at 9:25 a.m. in office of Town Planner

No public comment

Minutes of March 4 meeting were approved as amended by a 5-0 vote (Grumbach motion, Potter second)

Topics of meeting discussion were all connected to Rivers Edge proposal, which will be presented as articles 15 and 16 and will be linked together by the Moderator.

First major topic concerned the draft report from IDK, the wireless consulting engineers, to answer concern of whether it is hazardous to have River's Edge housing located, at its closest point, 135' from the Sudbury cell tower. In response to Board of Health request, signal strength was calculated at both 135' (closest River's Edge housing point) and 85' (the property line). Signal strength has been calculated at worst case: assumes antenna fully loaded, all technologies (3G, 4G etc) and with antennas pointed directly at River's Edge (highly unlikely, but theoretically possible).

Results: Signal strength is well below (only about 5% of) federal and state safety standards at 135' and only slightly higher at 85' (7%). The strength of the monopole at 135' away, when put into comparable context, is equivalent to a wifi router located 3' away (say, next to your desk at your home or office, not uncommon). Note: Equivalency could not be made to a cell phone because phones have a different measurement standard (SAR) so any comparison would not be apples to apples.

The draft report will be provided to Board of Health; EDC members Grumbach and Stanizzi are scheduled to return to BOH on Monday Mar 17 to review the findings with them. If BOH has any questions or comments, these can be integrated in prior to issuance of IDK's final report.

Regarding TM preparations: The EDC membership continues to reach out to town officials, candidates for office, town boards and concerned citizens to understand all points of view, including the need to understand the Town of Wayland's options under the Septage Agreement between Sudbury and Wayland. BOS will be pursuing the question of legal interpretation of the Septage Agreement, in order to determine the right/ability of Wayland to demolish the facility early.

The EDC continues to prepare position papers/articles/Q&A in response the array of issues brought up by interested citizens. They include:

- residents will be isolated
- putting old people at the dump
- Rivers Edge will destroy the Wireless District
- why didn't we propose commercial instead of residential development
- the project will fail

- why not lease the land instead of selling it
- we should clean everything up before trying to sell it

White papers and/or info sheets rebutting and/or explaining these issues is in preparation for pre-town-meeting release. These will be used as flyers, articles for local news outlets and hand-outs at Town Meeting. All items will be posted to the EDC website as there was not enough room in this year's packed Warrant.

As 40B topics were reviewed, Wayland's current status in particular was discussed. Member Potter suggested that Wayland could potentially be protected after River's Edge with an approved Housing Plan, per Mass state regulations. (With demonstrated significant progress at River's Edge, plus a plan how to achieve the remainder to 10%, Wayland may be able to file a Housing Plan to help deflect unfriendly 40B's even if we're below 10%. TBD.)

Remaining time was devoted to Town Meeting process, possible timing issues, number and character of voters likely to turn out, and ways to encourage the maximum voter turn-out.

Meeting was adjourned at 11:32 am by a 5-0 vote

Minutes respectfully submitted by N. Willard.