

Minutes
Economic Development Committee
Town of Wayland MA
June 9, 2016

Present: Becky Stanizzi, Jim Grumbach, John Pugh, Jean Millburn, Frank Panaccio, and Seth Roman (via phone)

Guests: Cherry Carlson (BOS), Mary Antes (BOS), Doug Levine, and David Costello from National Development

Becky Stanizzi called the meeting to order at 8:12 a.m. in the Planning Office of the Town Building.

The minutes of the May 5th meeting were approved 6-0.

Town Center Discussion

David Costello, National Development – Town Center Update

- National Development is the 3rd party manager for Zurich Insurance which owns Town Center
- Zurich Insurance intends to be a long term holder of the property
- Zurich intends to spend its first year of ownership on enhancing Town Center's "Curb Appeal"
- A new landscaper was hired, and landscaping will be improved; dead trees will be removed and new plantings will be installed; rusted tree grates will be painted black
- They are considering installing audio speakers to create ambient sound, similar to Legacy Place in Dedham and Market Street in Lynnfield
- There is a desire to bring more of a retail shopping experience to the center

Cherry Carlson (BOS)

- BOS sent a letter to KGI regarding holding events on Town Green
- Wayland would like access to the town green and would like to acquire a municipal parcel
- Zurich has hired CBRE Grossman to help lease Town Center
- Sewage capacity remains a key issue; Town Center appears to be capped at Title 5 capacity but not on actual flow
- Proper signage is also an issue; would like a bigger sign on Rt. 27
- The tax impact of Town Center (approximately \$900K) has provided a positive impact on the community
- Stop & Shop and the restaurants appear to do well; the smaller stores may be facing some difficulty

Other ideas:

- Food trucks in large back parking lot?
- Possible uses for green space outside of Sperry's

- Possible location for a children's birthday party place; small movie theater; toy store, indoor gym
- Arts center like TCAN in Natick
- Possibility to rename Wayland Town Center
- Bike path timing and entry points could provide a positive impact

Other Topics

Hardware store: There is a new general manager for the store

Finnerty's update: Attempts at further discussions were unsuccessful

Wayland Automotive: Sean said that it does not appear that the gas station near Mel's wants to move

Wayland Business Association: WBA is working to increase membership. High school business teacher is working to generate summer jobs for students to build awareness of businesses in town.

Next meeting: Thurs July 14th.

Meeting adjourned at 9:29 am, 6-0 vote.

Respectfully submitted, Frank Panaccio