

MINUTES
Economic Development Committee
Wayland MA
July 14, 2016

Present: Doug Levine, Jim Grumbach, Becky Stanizzi, Frank Panaccio, John Pugh, Jean Milburn, Seth Roman via phone, Mary Antes-selectman

The meeting was called to order at 8:08 a.m. in the Planning Office of the Wayland Town Building. There was no public comment. The Minutes of June 9 were read. One change was made to the copy about Finnerty's on page 2. Jim Grumbach made the motion for approval as revised. Jean Milburn made the second. Minutes were approved unanimously.

Business Community Issues

Seth Roman reported on Wayland Business Assoc. activities. The first Wailin' Wednesday event had approx. 100 attendees.

Jean Milburn reported that there is no change in the status of the ACE hardware. Their traffic and sales are still low. They have not reached a sustainable level of business.

Seth mentioned that Biogen operates a bus that travels up and down Boston Post Road for their employees. They do a pick-up at Lotus Blossom in Sudbury. Perhaps they could establish a pick-up at Town Center, which might increase the number of shoppers.

John Pugh suggested that the leasing manager from the Town Center property be invited to an EDC meeting soon, so that we can discuss community concerns related to the property.

Jim Grumbach provided an update on the Finnerty's property. Due to recent court decisions, development of the property may begin. The group wondered if there might be a way to motivate the developers to retain and repair the main block of the Finnerty's building.

River's Edge

Becky Stanizzi reported that two complete applications have been received by REAC. They will have a series of meetings to assess the proposals. Assessment of the merits of the projects' designs will be considered before the financial information is disclosed. REAC hopes to have a recommendation for the BOS before the end of August. It was noted that all issues with the town of Sudbury have been resolved.

Town Center Municipal Pad

Jean Milburn reported that there is no action on the Community/Senior Center at this time. The BoS intends to call a committee to take the project further, but it appears that little will occur until the Town acquires the municipal pad. The Boat House project is also on-hold for the moment although people are thinking about possible alternate locations for it.

Items on EDC 2015/16 goals list

Seth has talked to Morgan Stanley representatives about possible interest in the Wayland Automotive site. No interest was expressed. John Pugh will pursue additional possible organizations that might have interest in the site.

Whole Foods Plaza. Whole Foods seems to be delaying its departure since there will be a long lead time for permitting and construction of a new facility in Sudbury. No details are known.

John Pugh indicated that there is no action on a co-working space at this time.

Mary Antes spoke about Sarkis Sarkisian's interaction with an expert who works on "branding" projects for neighborhoods and shopping districts. Is this an idea that Wayland might pursue to develop an identity that would attract visitors and shoppers? John Pugh mentioned that Wayland has an outstanding music program in the public schools so perhaps a music theme could be developed. The town lacks a music venue at present which might really be needed to support a music identity.

Becky Stanizzi spoke about Steven Zieff's application to the state to build a 60-unit 4-story 40B apartment building on the Mahoney's garden center site. Although Wayland still needs additional affordable housing units, the proposed density is very high.

A motion to adjourn was made at 8:56 a.m. by Jean Milburn. Second by Doug. 6-0 approval

Respectfully submitted,

Jean Milburn