

Wayland Economic Development Committee

Friday, January 13, 2017

8:00 a.m.

Wayland Town Building

Present: Frank Panaccio, Doug Levine , Jim Grumbach, Jean Milburn, Seth Roman , Becky Stanizzi. Cherry Karlson, Mary Antes. Nan Balmer. Robyn Krasner, Laroy Butler, Celso Kiefer, Nancy Ross, Heidi Sleiman

The meeting was called to order at 8:07 a.m.

1) Public Comment

The guests present were residents of the River Trail Condo community that abuts the Town Center project. They express concerns in two areas, #1. If the Community Center is developed on the municipal pad, would screening be provided between parking lots and the condos? And #2. What can be done to fill the empty stores in Town Center?

Cherry Karlson responded that there are current negotiations between the BOS and the T.C. developer, so little can be said about the municipal pad until the negotiations are concluded. The town actually has no influence over the leasing agent's selection of tenants. The EDC intends to invite the National Development representative to the next EDC meeting and invited the guests to attend that meeting so that they could speak with the management company's representative themselves. She also mentioned that 12 acres owned by KGI are scheduled to be protected by conversation designation. The solar panels that can be seen on the land are powering environmental testing stations. The public can find detailed information on the Raytheon website.

2) Approve Meeting Minutes: Dec 9th

The minutes were approved with revisions. "River Study" was replaced with "Revenue Study". The developer has hired an engineering firm, not the Town. Unanimous approval 6 -0.

3) River's Edge Wayland

The BOS is scheduled to consider awarding the sale over the next few weeks. Then a period of due diligence will begin. If all goes well, the contract could be signed in June 2017. In response to a question, Cherry indicated that the police firing range will be closed by summer.

4) Business Community Issues

- a) Town Center: Sarkis indicated that a business is looking at the space currently occupied by Wayland Gourmet. The business offers art classes with beer & wine. The hardware store still needs more business.
- b) Town Branding: Sarkis indicated that there is some budget to begin work on "Town branding". He hopes to see activity on this project by March.
- c) Rail Trail update: Sarkis informed the group that the segment of the trail from Town Center to the Depot is finished. Eversource will work on the segment from the Depot to the Weston Town line next, with hope of completion for Summer 2017. The last segment will take longer due to environmental conditions near the river and the need for a new bridge.
- d) Wayland Business Association. Seth reported that he's been working on the project to allow Wayland HS students to do internship projects for Wayland Business's for academic credit.

- e. Route 20 Wastewater. Sarkis hopes that a group will gather to discuss this starting in March. Improving the wastewater processing capacity is key to growth on both sides of Route 20.
- f. Fresh Market. Still on schedule to start remodeling in March and open for business in Fall 2017.
- g. Finnerty's Property. No news to report.

5) Other Business

- a) The Public Records Law is now more demanding. We must avoid any email communication and keep accurate minutes.
 - b) A visitor asked if there is any discussion about a dog park. One can visit a Facebook page titled WAYDOG to get in touch with interested folks. It was observed that having more waste receptacles for dog excreta would be appreciated.
 - c) A visitor mentioned interest in having a small movie theater in Town Center.
 - d) A visitor mentioned that the rent-per-square-foot is so high that no footwear business will ever move into Town Center.
 - e) Sarkis was asked to try to get the leasing agent for Town Center to attend our next meeting so that we can invite the public to meet him and ask questions directly.
- 6) Set date for next EDC meeting. Feb 9.

Meeting adjourned at 9:40 a.m.

Submitted by P. Jean Milburn