



**TOWN OF WAYLAND**  
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**PLANNING DEPARTMENT**

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**APPROVED MEETING MINUTES**

**March 4, 2014**

The Wayland Planning Board met on **Tuesday March 4, 2014 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Review Agenda / Public Comment**
- 7:35 Town Meeting Articles to be presented at the April 2014 Town Meeting/ Amend the Housing Trust Article regarding public comments.**
- 8:15 Municipal Parcel Town Center 400 Boston Post Road**
- 9:05 Approve Minutes/Meeting Schedule**
- 9:15 Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair	Mr. Ira Montague, Member, Absent
Ms. Colleen Sheehan, Vice Chair	Mr. Andrew Reck, Member,
Mr. William Whitney, Associate Member, Absent	Mr. Kevin Murphy, Clerk

Also present was Mr. Sarkis Sarkisian, Town Planner. Minutes taken by K. Murphy

**7:32PM Open and Public Comment:**

K. Greenawalt opened the meeting and reviewed the agenda.

Public Comment: There was no Public Comment

**7:32 PM HOUSING TRUST ARTICLE**

S. Sarkisian noted that the Board voted on all articles and closed the ATM Warrant Hearing at the Board's last meeting on February 11, 2014. However, questions arose regarding the Housing Trust Article (which is not a zoning article) that were resolved post-meeting. Specifically, question arose regarding real estate tax abatement for properties donated to the Trust. S. Sarkisian noted that the resolution was obtained via a State of Massachusetts statute which limits the abatement period to two years.

C. Sheehan recommended, and the Board agreed, that section 77-3(d) be amended to improve clarity.

Motion: Support Municipal Affordable Housing Trust Fund in its current, amended, form.

Move: C. Sheehan

Second: A. Reck

Vote 4-0

### **7:45 PM MUNICIPAL PARCEL TOWN CENTER**

K. Greenawalt summarized a series of meetings and proposals which, if pursued further, may have the effect of moving certain Town functions to new facilities at the Town Center. This topic has come up in the course of reviewing the options for the municipal pad at Town Center in conjunction with Twenty Wayland's potential plans for phase II at Town Center as well as the Town's recently completed facilities assessment study. Although discussions are preliminary at this point, one option that may be of interest to the Town and Twenty Wayland would be to re-locate certain Town functions to facilities which would be built as part of the phase II build-out.

The proposals have several variations but some key benefits to the Town include:

- More 'town' in Town Center (this is consistent with the original goals for Town Center)
- Proposal allows Board to engage in true long-term planning
- Significant cost savings vs simply maintaining existing aging infrastructure
- Creation of excess building space which could be used to address housing needs
- Ability of the Town to locate several functions in new, efficient space

However, since Twenty Wayland is currently entertaining proposals from commercial interests for the phase II site, time is of the essence in reviewing the Town's potential involvement. Taking the discussions to the next step will involve working with other boards, commencing an effort to educate the Town on the possibilities and perhaps creating a working group to review and recommend various alternatives.

K. Greenawalt concluded by noting that he and the Town Planner planned to appear before the Board of Selectman to discuss these options and gain support for using some of the unspent Town Center consultant funds to begin a formal review.

Motion: Support K. Greenawalt presenting to Board of Selectman and recommend exploration of Town facilities assessment with options available at Town Center.

Move: K. Murphy

Second: A. Reck

Vote: 4-0

Public Comment:

M. Upton, Bayfield Road – Noted the potential benefits to the Town and the attractiveness of the TC site. She noted, however, that the current Town Building may carry a requirement that some type of school function take place on the premises.

F. Normandin, Old Sudbury Road – Inquired about the current legal status of the municipal pad in Town Center. S. Sarkisian replied that the parcel is still owned by Twenty Wayland and is to be conveyed to Wayland when phase II commences.

### **8:45 PM MINUTES/FUTURE MEETINGS**

The Board began reviewing minutes for February 11, 2014. C. Sheehan asked that this be delayed until minutes for the February 4<sup>th</sup> meeting could be reviewed as well (the Warrant Hearing for ATM took place on both meeting dates.)

No action taken.

The next Board meeting will be held on March 18<sup>th</sup>, 2014.

**8:50 PM ADJOURN**

Motion: Adjourn.

Move: K. Murphy

Second: A. Reck

Vote: 4-0

Respectfully submitted,

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Kevin Murphy, Clerk

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Date