



# Town of Wayland Massachusetts

## Planning Board Meeting Minutes for Meeting of March 31, 2016

In attendance: Andrew Reck (Chair), Ira Montague, Dan Hill, Colleen Sheehan, Kevin Murphy.  
Town Planner Sarkis Sarkisian

The meeting was called to order at 6:45 PM in the Planning Office.

### I. Public Comment

Bill Sterling (Council on Aging/ Community Center Committee) (advisory to BOS) commented that the community center project has been in the works for 6 years. not voting to appropriate design funds at this town meeting means a year delay. No other site is as good as the municipal pad. Dire need for senior center for seniors.

Tom Abdella, WRAP noted that DPW project was appropriated at a fall town meeting, so not sure why that couldn't happen here. The WRAP is not the opposition to the project. WRAP believes project is not ready for a number of reasons. Planning and programming is not advanced enough to justify appropriation of construction funds. Questions linger - is this project the right size? He's worried that this may be too small for the demand. Also not sure it could be expanded any bigger at this site. It seems premature to go forward with design and construction documents, when the "program" has not been settled.

Bill Sterling responded. He feels that 21,000 sf is sufficient size based on their research and program planning. Doesn't feel there is a lot of overlap with library uses. Design needs to come first before operational costs, staffing can be determined. Bill has designed 14 of these facilities. For what site are we delaying moving forward with this project?

Steve Correia stated that community center and senior center benefit from being together.

Tom Abdella –in his experience designing Department of Defense facilities around the world, we never start the design until we know what the program is, and knowing other cost factors (operations, staffing). There is a path that should be followed.

Bill Sterling – we do have a program, and we know enough to move forward with design.

Linda Segal – supports the WRAP's judgment. Funding article could be brought in fall TM.

Molly Upton – the town building is not being utilized to its best use – senior center could be here, if other uses were modified.

Hill asked Abdella what, in his mind, would be the next step to move this project forward, if not the design appropriation being sought here. Abdella said that “end of feasibility” planning would be appropriate, with some limited design work (first 15%) and more program/operations assessment.

Hill asked Correia, what is the difference between what Abdella describes as the next steps, and what the warrant article is seeking. Sterling and Correia stated that what Abdella describes would be within the scope of the funding that is being sought, and that if Town Meeting approves, the project would be transferred to permanent building committee for supervision. Proper programming/planning path will be followed.

Hill – in support of article now given alternatives analysis factors and comfort with supervision.

Monatgue – now in favor of article.

Reck – supports article – unchanged. Believes this is an appropriate land use for this parcel.

Murphy – supports article – unchanged. Believes this is an appropriate land use for this parcel.

Sheehan – her vote is unchanged, against article. Still concerned with following the WRAP process – comprehensive planning should be followed. Concerned with space inefficiencies by not thinking through all the synergies.

Riley emailed to say she supports the article after further consideration.

Murphy moves to reconsider. Seconded by Montague. Passed, 4-1 (Sheehan against)

Murphy moves that the Board support the article. Seconded by Montague. Passed, 4-1 (Sheehan against)

Hill left meeting at 7:35.

Motion by I.Montague to adjourn.

2<sup>nd</sup> by K.Murphy

Vote 5-0

Respectfully Submitted,

Daniel C. Hill