



Town of Wayland Massachusetts

Members: Christine DeBona
Anthony Boschetto
Jerome Heller
Daniel Hill
Robert Morrison

Rebecca Stanizzi
William Steinberg
William Sterling
Michael Wegerbauer

River's Edge Advisory Committee ("REAC") Meeting Minutes for Meeting of October 14, 2014

In attendance: Jerome Heller, Anthony Boschetto, Daniel Hill, Robert Morrison, Rebecca Stanizzi, William Steinberg, William Sterling. Absent: Christine DeBona, Michael Wegerbauer

The meeting was called to order at 7:06 PM in Meeting Room #2 of the Wayland Town Building.

I. Public Comment

Although there were three non-members in attendance, there were no questions or public comment.

II. 9.30 Meeting Minutes

Ms. Stanizzi suggested the following two clarifications inserted in red:

"From a practical perspective, Members discussed mid-late December as a realistic date for making a Developer recommendation to the Town Administrator."

"Attorney selection should be by the end of October."

III. Selection of Committee Chair

Mr. Heller confirmed that he accepts the role of chair of the Committee. Mr. Heller disclosed that he had worked for Burns & Levinson 40 years ago, but that it does not constitute any conflict of interest.

IV. River's Edge Background

There were no questions about the circulated materials from the last meeting.

Members discussed the possibility of touring together the building site and a few similar housing projects to get a better understanding of the issues to address in the Developer RFP. Mid November is an ideal time to do that. Ms. Stanizzi shall make recommendations of which sites to visit.

V. Structuring Review Criteria for Developer RFP

Members discussed the reasoning behind the 25% affordable minimum in the RFP. One major reason is that the CPC money would have to be returned to the Town if the affordable unit mix is under 25%. In addition, if 25% are affordable in a building of rental units, all the units will qualify toward the 40B count.

A similar question arose regarding the mix of seniors. A Market study determined that the building would be difficult to fill with 100% seniors. In addition, even though a developer may make more money with fewer seniors, more family housing puts a significant added burden on the school system costs for the town. Mr. Heller added that risk of adding school age children is mitigated by the small unit sizes. Real Estate advisor Edward Marchant suggested a unit mix with 80 % seniors. The CDC suggested 75% seniors.

Mr. Hill suggested the committee have Ed Marchant attend one of our meetings and discuss his criteria for his analysis of the proposed development, particularly with respect to the Wayland tax revenue impact.

Mr. Steinberg suggested we may need to update the EDC market study given the lapse of time since the last one. Recent market values may change the recommended percentages in the mix within the Fair Housing Act limitations.

Mr. Hill suggested we revisit the Developer selection criteria terminology, questioning the term “highly advantageous,” for example.

VI. Legal Services Recommendation

Assistant Town Procurer, Elizabeth Doucette, had notified Mr. Heller that any discussion of the individual firm proposals must be done in executive session. Mr. Boschetto added that executive session needs to be posted in the meeting agenda 48 hours prior to the meeting. This interpretation of 30B implied that interviews would all have to be held in executive session as well. Mr. Hill does not believe that any of the legal selection proceedings come under the ruling of 30B. Rather than risk impropriety, the committee decided to tally their votes without discussing the individual merits of any applicants, then determine whether further discussion in executive session would be required after that.

Members confirmed that they had filled in the rating sheets and were ready to compile them in a spreadsheet fashion. The top three firm selections by each member were tallied and ranked with a weighted score given as follows:

Five points for first place, three points for second place and one point for third place.

The results are on the attached tally sheet.

Mr. Boschetto moved to submit the rankings as voted without need for interviews. Mr. Steinberg seconded the motion. The vote in favor was 7-0.

VII. Other topics

It was determined that the next meeting of REAC will occur on October 21, 2014, at 7:00 PM. At that time, the Committee will meet with Nan or Beth in executive session to discuss their ratings of the respondents to the RFP. At that time the fee proposals may be opened and discussed.

VI. Adjournment

At 7:55 PM, Ms. Stanizzi made a motion to adjourn the meeting and Mr. Steinberg seconded. The vote in favor was 7 – 0.

Handouts:

Agenda of tonight’s meeting