



Town of Wayland Massachusetts

Members: Christine DiBona
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 March 5, 2015

In attendance: Jerome Heller, Christine DiBona, Daniel Hill, Robert Morrison, Rebecca Stanizzi, William Steinberg and William Sterling.

Absent: Anthony Boschetto and Michael Wegerbauer

The meeting was called to order at 7:05 PM in the Board of Selectmen's conference room of the Wayland Town Building.

I. Public Comment

There was no public comment.

II. Meeting Minutes

R. Stanizzi moved to approve the minutes of the 2.19.15 meeting. W. Steinberg seconded the motion. The committee voted 7-0-0 to approve them.

III. Discussion of the RFP

Members discussed a memorandum by Anderson Kreiger regarding the town's option to lease or sell the property at River's Edge. The letter was supposed to be reviewed by REAC prior to distribution to the BoS, but was sent directly to the Town Administrator. REAC may not agree with the premises of the A&K letter. Ms. Stanizzi observed that there were some citizens at last year's town meeting who voiced a preference for a ground lease as providing more income to the town in addition to the long term reserve value of the property if retained.

DPW may need to use some of the land adjacent to the landfill or some other site. DPW would like to regain use of the Rivers Edge land after it is declared surplus if the development does not go forward.

The \$10,000 deposit requirement is buried too deeply in the RFP on page 32. Consider mentioning it on the schedule on page 2.

Page 31 Evaluations- "Financial Strength" mixed with "Experience" as a combined criterion may appear to be unfair. This may be solved by inserting "and/or" at the "unacceptable rating."

Ms. Stanizzi made a motion to approve the RFP draft as amended tonight. Mr. Steinberg seconded the motion. The vote was 7-0-0 in favor of the motion.

Design Guidelines review-
Section 12. Landscaping and Exterior Elements-

b. Revise clause as follows, "A minimum of 10-20% of the site must be reserved for open space." Ms. Stanizzi is to insert a standard definition for "open space" from the Mass Zoning By-Laws. It should also be added that the buffer zone that is required by Con Com may be included in the definition of "open space."

Section 16. Unit Types-

Section f. DHCD requirements include 10% of affordable units be 3 bedroom units. This does not apply to the market rate units.

Ms. Stanizzi made a motion to approve the Design Guidelines draft as amended tonight. Mr. Heller seconded the motion. The vote was 7-0-0 in favor of the motion.

IV. Other topics not reasonably anticipated by the Committee

Invoice from legal counsel through February 2015- approximately \$83,000. R. Stanizzi stated that although we are approaching the \$160,000 limit, most of the "heavy lifting" has been done. Nevertheless REAC needs to be careful to minimize expenditures from here forward.

Mr. Steinberg made a motion for Mr. Heller, Ms. Stanizzi and Mr. Hill to review the invoices in greater detail for authorization. If they are not satisfactory, they are to bring their concerns to REAC for further discussion and action. Otherwise they may be submitted for authorized payment. Ms. Stanizzi seconded. The vote was 7-0-0 in favor of the motion.

DEP meeting-The back portion of the REAC site is legally designated as part of the land fill overlay district, but it was never actually used as land fill. Therefore, to be used for housing, the town merely needs to change the site assignment. The town has three choices on how to expedite that: First, have the BOH hold a public hearing for revising the site assignment. This would require hiring a hearing officer and counsel and attract unwarranted attention. It can also be appealed. Second, the Town can apply to the DEP for a "minor modification" of the site assignment. This would be a formal process and a decision can be appealed. Third, the Town can apply to the DEP for "presumptive approval" where the Town explains the case that the site was never used for a landfill and requests the use for housing be approved. If there is no objection within 45 days, the use is deemed approved. It appears this "approval" cannot be appealed. Any of the above may delay the project for an indeterminate amount of time.

Mr. Hill moved that REAC have the BoS apply to the DEP with the intent of obtaining a presumptive approval of the proposed new use for housing to be added to the overlay district that is in place. Ms. Stanizzi seconded the motion. The vote was 7-0-0 in favor of the motion.

V. Future Meeting

It was determined that the next meeting of REAC will occur on March 16, 2015, at 7:00 PM with the BoS.

Mr. Heller handed out the agenda.



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VI. Adjournment

At 9:15 PM, Mr. Heller made a motion to adjourn the meeting and Mr. Hill seconded. The vote in favor of the motion was 7-0-0.

Handouts:

2014 River's Edge Advisory Committee Agenda, 3/5/15
Anderson Kreiger memorandum to Nan Balmer, 2/18/15
Request for Proposals (draft, 12/12/14 sent electronically)
Design Guidelines –Working Daft dated 2/20/15 (to be included in RFP)