



# Town of Wayland Massachusetts

## River's Edge Advisory Committee ("REAC") Meeting of August 3, 2016

Present: Jerry Heller (Chair); Chris DiBona; Dan Hill; Rebecca Stanizzi; Bill Steinberg; Bill Sterling; & Mike Wegerbauer  
Absent: Mike Ellenbogen

Call to order: 6:36 PM

**Public Comment** – None

**Meeting Minutes** - The minutes to the meeting of July 13, 2016 were presented. Mr. Sterling moved that the minutes be approved as presented and that motion was seconded by Ms. DiBona. The minutes were approved by a vote of 6-0-1.

**Motion to Go Into Executive Session** – At 6:40 PM, Mr. Heller made a motion to enter into Executive Session in the School Committee Conference Room, Wayland Town Building and the motion was seconded by Mr. Wegerbauer. The Committee approved, by unanimous roll call vote (YEA: Mr. Heller, Ms. DiBona, Mr. Hill, Ms. Stanizzi, Mr. Steinberg, Mr. Sterling & Mr. Wegerbauer. NAY: none. ABSENT: Mr. Ellenbogen ABSTAIN: none. Adopted 7-0) to enter into Executive Session as permitted by Massachusetts General Laws Chapter 30A, Section 21(a)(3) to discuss strategy with respect to bids from respondents to the Request For Proposals for the development of the River's Edge property, pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) The Chair declares that a public discussion of these matters may have a detrimental effect on the bargaining or negotiating position of the Town. Member of the Town's staff, Elizabeth Doucette was noted to be joining the Members in Executive Session, and it was estimated that the Members would return from Executive Session in approximately 30 minutes.

**Return From Executive Session** – At 7:02 PM, the Committee returned to Open Session from Executive Session after approving a motion from Mr. Heller and a second from Ms. Stanizzi for the termination of Executive Session and return to Open Session by roll call vote (YEA: Mr. Heller, Ms. DiBona, Mr. Hill, Ms. Stanizzi, Mr. Steinberg, Mr. Sterling & Mr. Wegerbauer. NAY: none. ABSENT: Mr. Ellenbogen ABSTAIN: none. Adopted 7-0). Mr. Heller announced that the meeting was being recorded (video and audio).

**Presentation by Wood Partners (RFP Respondent)** - Mr. James Lambert, the Director of the Boston office of Wood Partners, introduced himself and his team and lead a presentation of their proposal to develop the River's Edge property, consistent with the materials they had previously submitted to the Town. He noted that Wood Partners is a national firm that has completed multiple projects in Greater Boston, most being in the suburbs of Boston. Following

their presentation, they answered a series of questions from the Committee (see list of 13 questions, attached hereto).

**Presentation by Baystone Development (RFP Respondent)** – Mr. Roy McDowell of Baystone Development presented his team and lead a presentation of their proposal to develop the River’s Edge property, consistent with the materials they had previously submitted to the Town. Mr. McDowell is a 40-year Wayland resident and his firm has been involved in the development of a variety of properties in the Greater Boston area for many years. Following the presentation, Mr. McDowell answered a series of questions from the Committee, which were substantially the same questions as those asked of the previous respondent.

**Motion to Go Into Executive Session** – At 8:54 PM, Mr. Heller made a motion to enter into Executive Session in the School Committee Conference Room, Wayland Town Building and the motion was seconded by Mr. Wegerbauer. The Committee approved, by unanimous roll call vote (YEA: Mr. Heller, Ms. DiBona, Mr. Hill, Ms. Stanizzi, Mr. Steinberg, Mr. Sterling & Mr. Wegerbauer. NAY: none. ABSENT: Mr. Ellenbogen ABSTAIN: none. Adopted 7-0) to enter into Executive Session as permitted by Massachusetts General Laws Chapter 30A, Section 21(a)(3) to discuss strategy with respect to bids from respondents to the Request For Proposals for the development of the River’s Edge property, pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) The Chair declares that a public discussion of these matters may have a detrimental effect on the bargaining or negotiating position of the Town. Member of the Town’s staff, Elizabeth Doucette was noted to be joining the Members in Executive Session, and it was estimated that the Members would return from Executive Session in approximately 30 minutes.

**Return From Executive Session** – At 9:25 PM, the Committee returned to Open Session from Executive Session after approving a motion from Mr. Heller and a second from Mr. Sterling for the termination of Executive Session and return to Open Session by roll call vote (YEA: Mr. Heller, Ms. DiBona, Mr. Hill, Ms. Stanizzi, Mr. Steinberg, Mr. Sterling & Mr. Wegerbauer. NAY: none. ABSENT: Mr. Ellenbogen ABSTAIN: none. Adopted 7-0).

The next meeting of REAC will be on August 24, 2016 at 7:00 PM.

At 9:26 PM, a motion to adjourn was made by Mr. Steinberg and was seconded by Mr. Sterling. The meeting was adjourned by a vote of 7 – 0.

Handouts:

Meeting minutes of July 13, 2016

List of Questions for RFP Respondents



# Town of Wayland Massachusetts

## River's Edge Advisory Committee ("REAC") Minutes of Meeting July 13, 2016

Present: Jerry Heller (Chair); Becky Stanizzi (Vice-Chair); Chris DiBona; Dan Hill; & Bill Sterling; Mike Ellenbogen  
Absent: & Mike Wegerbauer; Bill Steinberg

Call to order: 6:50PM

**Meeting Minutes** - The minutes of the meeting of July 7, 2016 were presented and reviewed by all. Mr. Hill moved that the minutes be approved as presented and Ms. Stanizzi seconded that motion. The minutes were approved by a vote of 6-0.

**Responses to the RFP** – It was confirmed that all members received the responses and evaluation forms.

Mr. Heller moved we adopt a **revised schedule** for the review of the proposals and the eventual recommendation to the Board of Selectmen from the Committee as follows:

1. Change the interviews to 8/3/16- 7 PM and 7:45 PM
2. Deliberation and vote on non-price proposals 8/3/16- 8:30 PM
3. Open price proposals 8/3/16- 8:45 PM

Ms. Stanizzi seconded the motion. Unanimous vote in favor, 6-0.

**Interview questions** to ask were as follows:

1. Do you have joint venture or equity partners for this project? If so, who are they? What % shares?
2. What is your source of funding for the project? Construction lender?
3. Please explain your answers to the form that we sent you re: bankruptcy, outstanding litigation, etc.
4. Please describe your proposed amenities for the interior spaces of your project.

Mr. Hill moved we send the attached form to be filled in by the two applicants prior to the interview. Ms. Stanizzi seconded the motion. Vote in favor was 6 - 0.

The next meeting of REAC will be on August 3, 2016 at 6:30PM.

At 7:39 PM, Mr. Heller moved to adjourn the meeting, and the motion was seconded by Mr. Ellenbogen. The meeting was adjourned by a vote of 5 – 0.

Handouts: REAC Form

**Proposed questions for the interviews to take place at a meeting  
of the REAC on 8/3/16:**

1. Please give us a description of your overall plan?

A handwritten scribble in black ink, appearing to be a series of overlapping, illegible characters or symbols.

2. Can you explain your parking ratio and strategy? Do you anticipate a need to obtain MEPA review?
3. What do you project for timing such as when you plan to start construction, length of time for construction, and completion?
4. Can you outline and explain your plan for environmental testing during the due diligence period?
5. Describe the proposed amenities for the interior space of the buildings? What amenities are specifically geared to seniors?
6. Can you give us a description of the exterior finishes including the siding of the buildings?

7. Please explain how the slope change is built into your design of the project.
8. *Can you explain how you will*  
Do you anticipate any problem complying with the Fair Housing Law?
9. Have you had a contractor examine the existing septage treatment facility and give you an opinion regarding its demolition?
10. Describe the proposed new sewer treatment plant including location, size, and any other relevant details.
11. What is your plan for bringing water to the project? What approvals do you expect to apply for to achieve your plan?
12. Do you have equity or joint venture partners for this project? If so, can you tell us who they are? ~~What is the % of sharing investment and profit?~~
13. What is your source of financing for the project? Do you expect to use a construction lender and can you tell us who ~~it~~ it is?