

Wayland Real Asset Planning Committee

January 14, 2016 – 7:30 PM

Approved – 1/20/16

Present. Colleen Sheehan (presiding); Tom Abdella, Anette Lewis and Gretchen Schuler.

Also Present. Mary Antes, Jean Milburn, Bill Sterling.

Call to Order. The meeting was called to order at 7:30 PM.

Public Comment. Jean Milburn of the Council on Aging/Community Center Advisory Committee spoke briefly about Sudbury's and Lincoln's plans for combining Recreation programs and Council on Aging (COA). Sudbury plans to demolish part of its existing building to construct a large addition near the Fairbanks pool/gym site. Lincoln is in the planning process and has conducted five charrettes in which attendees voted on which site they thought the most suitable for a new center. Ms. Milburn gave the literature from both to Ms. Sheehan in order to make copies for WRAP.

Update from Board/Committee Outreach. Ms. Schuler summarized the Fire Chief's and Police Chief's response to the questions posed noting that storage is the number one concern of the Fire Chief Dave Houghton. He has concerns about all departments and believes that there should be a town-wide policy about storage and culling records and items. Since this topic has been raised by several different groups, WRAP committee members believe that WRAP should help to facilitate this dialogue after Annual Town Meeting (ATM).

Anette Lewis is waiting to hear from the Board of Public Works.

Minutes The December 30, 2015 minutes were approved as written by a vote of 4-0-0. The January 6, 2016 minutes were approved as amended by a vote of 4-0-0.

Charrette Meeting of January 6th Debrief. It was obvious that there are strong synergies between COA and Recreation in plans for COA/CC. The Library had been working with the COA; however the location (municipal pad) and site size proved to be insufficient for all and the Library's schedule changed due to the State grant program, so the Library ceased joint planning discussion with COA. In addition the question of what to do with the historic building still needs to be addressed.

The question of whether Library programs are free by choice of the Library or have to be free by State law has not yet been answered.

Anette Lewis looked at the responses of each of the four charrette groups to see if their answers had changed from the September Community Forum to the Charrette. She talked about the possibility of getting all onto one campus – having each group close together with room for expansion in the long-term future. This way spaces could be more interchangeable. She noted that we should be looking at large parcels. Ms. Lewis reviewed some large parcels with Alf Berry, Town Surveyor and proposed that we have a site visit with the four groups (COA, COA/CC, Library and Rec) and staff members of WRAP if possible to review Municipal parcel at Paine Estate (about 26 acres), 195 Main Street (former DPW site), the municipal pad at the new Town Center and the Town Building. There was some discussion about looking at other sites later such as Orchard Lane, Alpine Field, Claypit Hill School and Dow – Loker Recreation Area. Ms. Sheehan will invite the four groups and Nan Balmer, Town Administrator, Sarkis Sarkisian, Town Planner, and Brian Monahan, Conservation Director to site visits on Saturday January 23, 2016 meeting at Town Building at 10:15 AM. Ms. Schuler will get site maps for the sites from Survey Department (Alf Berry or Brendan Decker). Also Rivers Edge parcel was discussed as it is unknown whether Economic Development Committee plans to pursue the current housing proposal there or not.

Even though much work has been done and good information provided there are still some basic unanswered questions such as: Does Recreation plan to be in two places? Is there any thought of centralized scheduling so that there will not be conflicts in space uses?

Ms. Sheehan stated that it is not too soon to start to act as one community even if we do not know where the real estate will be located. In this vein, it was noted that Barb Fletcher, Chair of School Committee recently asked the School's Business Manager to have the Wayland School Community Programs staff see if there are overlaps with programs of the Recreation Department.

General Discussion of How to Proceed. The issue of the large funding requests that are coming before the Town in the next three years was discussed. The early identified projects are: Mainstone (\$12 million), COACC (\$7 million), Library (\$9.7 million). This does not include any Recreation field requests or action on the present Town Building or Schools upgrading requests. Tom Abdella explained that the debt load policy has been 10% of operating budget. He told of policies in other towns such as Concord at 12% and Weston recently increased to over 10%. All of these items and issues must be taken into account in a Strategic Plan. It was noted that we should ask Ben Keefe, Facilities Director to come to a meeting to give us an update on Town Building and other issues that may be unknown to us.

WRAP needs to understand:

- Overlaps of existing projects
- Define list of large town-owned parcels
- List of costs (\$s) in capital arena – capital improvements, renovations, new construction.
- Top \$ of capital requests for next 20 years and rolling availability of debt service.

Ms. Schuler will talk to Recreation Department about funds for new field construction.

Matrix Mr. Abdella sent new work sheets for scoring matrix which will be discussed at a future meeting. He had previously asked what makes a community appealing. Ms. Lewis had volunteered to ask some realtors. One responded that in Wellesley it seems to be a new senior center and town government changes. In Wayland it is the schools and open space. Generally Ms. Lewis was told that close proximity to Boston, recreational and cultural opportunities and sense of diversity were qualities that many would like in a new community. She was told that the largest hurdle in Wayland is the high tax rate. Concord, Dover, and Wellesley tax rate is lower than Wayland. Also other towns have teen centers, rinks and spacious libraries.

Ms. Lewis will post agenda for next meeting to include criteria, interim report, and members' reports. Ms. Lewis also will invite Ben Keefe to our meeting on January 20th or 27th.

Ms. Sheehan will invite groups to the site visit on January 23rd.

Next Meetings

January 20, 27 at 7:30 PM

February 10 & 24 at 7:30 PM

The meeting adjourned at 9:45 PM following a 4-0-0 vote.

Respectfully submitted,
Gretchen G. Schuler