

## Wayland Real Asset Planning Committee

January 23, 2016 – 10:15 AM

APPROVED 2/12/16

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

Also Present: Mary Antes, George Bennett (resident), Lynne Cavanaugh (Library), Mark Foreman (COACC), Sherre Greenbaum (ConCom), Brian Monahan (Conservation Director), Betty Salzberg (ConCom, Library Study), Heidi Seaborg (Rec), Linda Segal (resident) Sarkis Sarkisian (Town Planner).

Site Visits & Discussion of Site Characteristics/Potential Uses began at the Town Building at 10:15 AM.

- Town Building and Grounds – 41 Cochituate Road. Discussion centered on potential to expand building or build on land elsewhere. Mr. Monahan showed the extent of Conservation Commission jurisdiction that begins in the parking lot about 20' south of the walkway. The athletic fields too are built to the edge of wetlands with little or no room for expansion. Attendees did not tour the building at this time.
- So-called Municipal “Pad” Property at Town Center Development Project – Andrew Avenue to West of Entrance to Shopping Center (off of Boston Post Road). Access to property and building were allowed. The drainage for this lot has not been built. Utilities are stubbed in to lot line. COACC is looking at a 25,000 square foot building to accommodate COA and Recreation programs. Mark Foreman reported that recently the COA/CC Advisory Committee has received a report from a programmatic consultant that they requested to help confirm a building size needed to accomplish program. The existing building is 10,800 square feet (10,200 sf per 1/16/15 COA/CC recommendation). Next will be an engineering study specific to this site. Ms. Sheehan asked if there were O&M figures as well as tax implications figures yet. There is nearly no way to build out on north side of building as the outfall pipe for the Waste Water Treatment facility is within 10' of the building. Also need to consider how to maintain grounds in the immediate environs of the building.
- Greenways Municipal Parcel – Between 200 & 214 Old Connecticut Path. This 26 acre parcel has frontage on OCP, is hilly and wooded deep into the parcel that slopes down toward the river. At the bottom and along the northern edge of the parcel are two agricultural fields. Access may be a challenge and site work would be extensive. Several asked why it had not been put into conservation.
- 193 & 195 Main Street (area including former Highway Garage in front of Middle School). One lot on the south side of Middle School driveway is 4.7 acres and under control of BoPW. Other is 2 acres and controlled by Schools. The expense for demolition of buildings at 195 is in capital budget for consideration at Annual Town Meeting. The Library has expressed interest in parcel(s) as has Recreation and they have submitted an article to ATM for a new library building and fields at these sites. 195 is flat with utilities on site. Septic system has to be redone. Drainage swales and structures are on the 2-acre parcel at 193 Main Street that is also used for snow storage. A redesign of entry to schools should include left and right turning lanes from Main Street (Route 27).

The meeting adjourned at 1:10 PM.

Respectfully submitted,  
Gretchen G. Schuler