

Wayland Real Asset Planning Committee  
February 12, 2016 – 9:30 AM  
APPROVED 2-26-16

Present: Colleen Sheehan (presiding from 9:45 AM); Tom Abdella, Anette Lewis (opened meeting) and Gretchen Schuler.

Also Present. George Bennett.

Call to Order: The meeting was called to order at 9:41 AM.

Public Comment. There was no public comment. George Bennett asked when minutes are posted.

Minutes. The minutes for 1/20/16 were approved as amended (4-0-0) and for 1/23/16 as written (4-0-0). Minutes for 2/2/16 were approved as amended (3-0-1, Mr. Abdella abstained as he did not attend that meeting.) Ms. Schuler asked if a copy of all handouts should be attached to minutes when handed out. Consensus is yes, they should be attached to hard copy kept in Planning Office.

Decision Criteria and Site Selection Matrices. In order to know how the Site Selection Matrix works members decided to run two sites through the process based on Library. A sheet is attached for the two sites considered: 193 and 195 Main Street (former DPW site [195] and piece of School land [193] and 202 Old Connecticut Path [Greenways Municipal parcel]). As members evaluated each criterion some changes were made to the matrix based on lack of clarity. They are:

- a) Hazardous materials needs to have three categories – No hazardous materials (5), further study of possible hazardous materials needed (3), further action needed (0).
- b) NHESP = Natural Heritage Endangered Species Program
- c) ACEC = Area of Critical Environmental Concerns: these areas are nominated at the state level.
- d) Site History: Add to instruction warning not to double count hazardous materials under that category and under use restrictions in the case of an AUL – activity use limitation.
- e) Environmental Impacts: Sensitive Receptor sites are schools/nursing homes/hospitals/day care centers, senior housing and convalescence or rehab facilities.

The final scores for this run-through were 82 for a library at the Greenways municipal parcel and 89 for a library at 193 & 195 Main Street.

In order to respond fully to criteria queries WRAP will need more input from the Conservation Commission, Historical Commission and Board of Health. Thus Ms. Schuler will send a memo to these three boards requesting information about their knowledge and jurisdiction of the four sites that WRAP members are focusing on now – 400 Boston Post Road (Municipal Pad), 41 Cochituate Road (Town Building), 193 & 195 Main Street (former DPW site), and 202 Old Connecticut Path (Greenways municipal parcel).

General Discussion of Sites and Pending Projects Members discussed whether a library and an athletic field would fit at 193 & 195 Main Street. Parking may be the issue and it is likely that the Middle School driveway would have to be moved northerly on site, which is a small detail in planning.

Additional discussion of moving away from single use projects to campus setting ensued. Lincoln's example was mentioned including the importance of being able to expand on a site in 10 or 20 years. The municipal parcel at Greenways currently appears to be the only available town-owned

land on which to locate a campus. It is 26 acres and would have room for expansion. George Bennett reminded the Committee that during site visits several people were unaware of this land and wondered why it had not been designated conservation land as had other parts of the former Paine Estate (now Greenways). He also reminded the Committee of the wet area at the northern end of parcel where flat fields are located. It was noted that if the town were to pursue a campus setting it would have to realize that the first project would be more expensive than if done at another site due to site work and bringing utilities onto the parcel; however later projects would benefit from the cost of the first one. Thus, if discussing the potential of developing a campus it will be important to think of the long-term goals.

Further discussions on appropriate uses for Town Building included a community center, such as is being promoted by COA/CC. Such a use would need solution for location of town offices and it is likely that the municipal pad is too small to accommodate town administrative offices. When discussing the COA, Rec, and Library, consideration was given to how much the programs drive the need for space. A WRAP challenge is to think of more efficient ways to combine resources.

Next Meetings.

February 17<sup>th</sup> evening or 19<sup>th</sup> afternoon.

February 23 at 7:30 PM or February 24<sup>th</sup> as scheduled.

Ms. Schuler will email Ms. Sheehan to ask about new times for next meetings.

Ms. Sheehan left at 10:40 AM. The meeting adjourned at 12:05 PM following a 3-0-0 vote.

Respectfully submitted,  
Gretchen G. Schuler

Distributed at Meeting.

- 1) Site Selection Matrix on two pages as before with added categories.