

Wayland Real Asset Planning Committee

February 24, 2016 – 7:30 PM

APPROVED 3/10/16

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

Also Present. None

Call to Order. The meeting was called to order at 7:41 PM.

Public Comment. There was no public comment.

Interim Report. The outline for the interim report, prepared by Anette Lewis and dated 10-30.15 will be labeled “In Progress” for those sections for which there is not yet enough information to write the appropriate text. Ms. Lewis created a chart of “IV. Current and Prospective Projects” that members discussed. Ms. Sheehan recommended adding column “WRAP Review” to be able to easily indicate which projects we have discussed at some level. Ms. Schuler recommended deleting the “in between rows” separating each project and distinguish visually by shading every other project row. The chart will be edited for discussion at the Friday 2-26-16 AM meeting. Ms. Schuler wrote some text for “V. Siting Strategies” and “VI. Criteria Establishing Priorities” sections of the Interim Report. She will distribute for discussion on Friday as well.

Annual Town Meeting Articles There are several articles for which the Board of Selectmen is likely to want WRAP comments and recommendations. They are, by article letter:

- O. Funds for COA/CC Design and Construction Documents and Bidding on COA/CC at Town Center (Municipal Pad).
- X. Transfer of 193/195 Main Street to Library Trustees, Recreation Commission, and Schools.
- Y. Transfer of 202 Old Connecticut Path (Greenways Municipal Parcel) to Library Trustees.
- HH. Fund design of artificial turf field at 193/195 Main Street.
- TT. Purchase Conservation Restriction on Mainstone Farm. (It was undecided as to whether WRAP would weigh in on this article as it is not involving town-owned property or buildings, although it is a capital expense.)

At the meeting on Friday it will be important to complete the measuring of potential projects by the scoring matrices for project and for site in order to solidify any recommendations. Some of this work has been done and based on that and meeting discussions there are concerns about the size of the municipal pad at the new town center development, the size of Main Street to accommodate two projects, and access and cost efficiencies at Greenways parcel. In addition the municipal pad for a COA/CC is not controlled by the town yet. If we appropriate funds that cannot be used for an unknown period of time, those funds are entered into the tax base immediately even if not used for yet another year. This is a point of education of the voters – to understand how taxes are calculated and why it is better to appropriate funds when needed and when ready to spend and not before. This led to discussion about previous study/design projects approved but not yet completed, such as fields at Loker Conservation and Recreation Area (\$92,000 CPA, ATM 2013) and at Oxbow Meadows (\$20,000 CPA, ATM 2015). Both were funded by the Community Preservation Fund which is already collected funds therefore not affecting the tax base. However it should be known by this committee and ultimately the voters where a new study will fit into its program in light of two other projects not yet completed.

Regarding the COA/CC Ms. Lewis noted the commonalities and common sense arrangement of having the two entities partnering in locating a facility; however all agree that the municipal pad at 400 Boston Post

Road seems an okay size for the COA but not large enough for the combined COA/CC facility. Therefore, it is of concern to tie the facility to the municipal pad. Additional concern about funding design for an athletic field at 193/195 Main Street was that the request is limited to an artificial field rather than a "field" that would include a grass field if that turned out to be the better option due to issues with artificial turf, now being studied by the Board of Health.

One recommendation that members continue to reiterate so that it is not lost, even though not in WRAP purview, is that overlapping programs should and could be addressed at the administrative level. These overlaps were pointed out in the charrette exercise sponsored by WRAP in early January.

In preparation for the Friday meeting Ms. Lewis will contact Brud Wright, Chair of Recreation Commission to ask what is involved in the design of a field and if there are different criteria for artificial turf and grass fields. Ms. Sheehan suggested asking about measurements and parking needs for a field at 195 Main Street. Ms. Schuler will contact Aida Gennis, Chair Library Trustees to ask how much design is required as part of the first study that Library is engaged in to select a second site for a library. Will they have to design a facility for both potential locations as well as existing location in time for the September application for State Funds – or will it be broader investigation of the sites to determine where to focus design efforts.

It was also noted that any project considering or designing for the Greenways Municipal parcel must take into account other future construction. It is one of the only large municipally owned parcels that could accommodate a campus like project.

Ms. Sheehan will prepare a draft memo to the BOS for WRAP consideration at Friday AM meeting, to be delivered to BOS at its meeting scheduled for 11:00 AM on the same morning.

Deeds. There was a general discussion of property deeds and potential limitations. This led to an important and timely recommendation to the Board of Selectmen requesting expert real estate legal counsel to review deeds for library to determine whether other uses are allowed at 5 Concord Road. Ms. Lewis has reviewed the Will of the original owner and deed as well as some Massachusetts statutes, but believes a practitioner with more expertise in arcane real estate issues should review the materials to offer advice on whether the property can be used by the Town or another non-municipal entity for anything other than a library.

Ms. Lewis then walked members through the deeds that she has found for the Paine Estate transaction of 1995 and subsequent activity on those parcels. The deed specifically states that Parcel C is to be used for municipal purposes and an extensive list of potential municipal uses is named in the deed. An access point to the parcel is also addressed to be 200' in from Old Connecticut Path on a driveway/road providing access to dwellings in private ownership.

Next Meetings.

February 26th 9:00 AM.

The meeting adjourned at 9:58 PM following a 3-0-0 vote.

Respectfully submitted,
Gretchen G. Schuler

Distributed at Meeting.

- 1) PowerPoint Slides – Site Fact Sheets with map (C. Sheehan, Edited G. Schuler) 2/24/16
- 2) Siting Strategy section of WRAP Report (Gretchen Schuler), 2/24/16
- 3) Anticipated Major Capital Projects (Anette Lewis), 2/15/16