

Wayland Real Asset Planning Committee

March 3, 2016 – 7:30 PM

APPROVED 3/10/16

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

Also Present. George Bennett, Will Catlin.

Call to Order: The meeting was called to order at 7:35 PM.

Public Comment. There was no public comment. Colleen Sheehan introduced Will Catlin saying that she had encouraged him to attend a meeting to see if he would be interested in serving on WRAP. His professional background is in commercial real estate development.

Report on Board of Selectmen Meeting and Memo. Gretchen Schuler reported that after the meeting on 2/26/16 she and Anette Lewis attended the BOS meeting at which that board was considering whether to drop specific articles from Annual Town Meeting 2016 warrant. Ms. Schuler relayed BOS comments about believing the memo to be a “draft memo” because it had not been reviewed by the Planning Board. She noted that there were questions about whether certain issues, such as tax implications of projects, are consistent with WRAP charge. Ms. Lewis discussed with the BOS issues around tax recapitulation and whether borrowing for a project becomes part of the tax base before borrowing occurs. The BOS wondered why WRAP had only commented on COA/CC article and RecCom article for field design on Main Street. Ms. Schuler explained that all other articles pertinent to WRAP would be in comments for TM; however the two articles that the memo addressed were on BOS agenda today, thus the focus on them.

Criteria Matrices. At an earlier meeting members ran sites through the site matrix but did not consider projects using the Worksheet 1 and 2. Thus two projects were scored on Decision Criteria Matrix – Library Expansion and COA/CC. Overall score for the library project was 12 and for COA/CC it was 8. The assumption is that the decision criteria matrix will help to assess urgency of projects.

Next members scored the present Library site – 5 Concord Road on the site criteria matrix. Scores for the three sites for the library project were 89 (195 Main Street), 83 (202 Old Connecticut Path) and 72 (5 Concord Road). The municipal pad (400 Boston Post Road) received a 71.

Next there was a brief discussion of the 5 Concord Road library site Will and Deed and whether the site can be used for any other purpose than library. Ms. Lewis believes that the town should engage legal counsel with an expertise in arcane real estate law to analyze and determine whether there is flexibility of use of the present library site. Ms. Lewis said that she had discussed this with a couple of Library Trustees. Ms. Sheehan asked that Ms. Lewis draft a memo advising BOS of the need to settle this issue.

The question of Operating and Management costs was raised. Presently we only are aware of the potential borrowing costs. Mr. Abdella reported that the Finance Director had provided FinCom with estimated figures of debt service on borrowing as of 12/29/15. The COA/CC at \$5.5 million would cost about \$350,000/year in debt service. The Library at \$12 million would cost about \$650,000 in debt service. What is unknown are potential need for additional staff, custodial services and other management costs above and beyond the debt service on construction loan.

Ms. Sheehan had looked up other towns' facilities such as Natick - \$10.25 million for 30,000 sf in 2012. The Lincoln community center study showed a need for 19,000 sf if COA and Recreation in a combined center but 25,000 sf if built separately.

Ms. Sheehan asked that we spend time at the next meeting brainstorming about alternative uses for Town -owned parcels. She would like to invite Sarkis Sarkisian, Town Planner to come to that session.

Agenda for last two meetings of March will be to finalize a memo for Town Meeting, adding comments and/or recommendations about articles related to locations for library and use of 195 & 207 Main Street for athletic fields.

Minutes were held over until next meeting.

Next Meetings.

March 10 at 7:30 PM

March 21 at 7:30 PM

March 29 at 7:30 PM

The meeting adjourned at 10:40 PM following a 3-0-0 vote.

Respectfully submitted,
Gretchen G. Schuler

Distributed at Meeting.

- 1) Memo to BOS (Colleen Sheehan 3-3-16)
- 2) Scored projects and sites attached