

Wayland Real Asset Planning Committee

March 10, 2016 – 7:30 PM

APPROVED March 29, 2016

Present: Colleen Sheehan (presiding after 7:45 PM); Tom Abdella, Anette Lewis and Gretchen Schuler.

Also Present. Mary Antes, George Bennett, Kara Brewton, Sarkis Sarkisian.

Call to Order: The meeting was called to order at 7:35 PM by Anette Lewis presiding for Public Comment and Minutes after which Colleen Sheehan had arrived and presided for the duration of the meeting.

Public Comment. Kara Brewton introduced herself as a Wayland resident who is Director of Economic Development for the town of Brookline. She is interested in work of WRAP and told of some of the challenges in Brookline with need for new facilities – little open land on which to build – and the challenge of state requirements when seeking state grants. She explained that, in some instances, Brookline had determined to proceed without applying for state grants because it was felt that building to state grant specifications would require facilities that were larger and more costly than if Brookline built to just what was needed by their citizenry. Resident George Bennett of 200 Old Connecticut Path expressed his thoughts on use of the neighboring municipal land at Greenways/Paine Estate. He said that he understands it will be developed by the town at some point but hopes that whatever is done there will take into account the beauty of the land and will be sensitive to the surroundings.

Minutes. Members reviewed and approved minutes as amended: For March 3, 2016 the vote was 3-0-0 (Ms. Sheehan had not yet arrived); for February 26, 2016 the vote was 3-0-1 (Mr. Abdella abstained as he had not been at that meeting); for February 24 it was 3-0-1 (Mr. Abdella abstained as he had not been at that meeting).

Brainstorming with maps and plans. Mr. Sarkisian provided large sized maps of each of the parcels that we have been discussing vis a vis the library, COA/CC, athletic fields and town building offices. Mr. Abdella talked about the various parcels and noted that there has been mention of possible additions to the Town Building, that the septic leaching field is under the athletic field and there is a plan to add ground-mounted solar panels at back of parking lot.

There was a lengthy discussion of the need for coordinated administrative scheduling of programs about which Town Administrator Nan Balmer has spoken to Julie Secord (COA), Ann Knight (Library) and Jess Brodie (Recreation). One of the WRAP recommendations will be to assign a staff person with the responsibility of coordinating scheduling/space needs for the programs held by Library, COA, Recreation, Schools to avoid overlaps and maximize use of space.

It appears that 195 Main Street, former DPW site, can accommodate a 44,000 square foot building (two-story on footprint of old DPW building) with 120 parking spots. This is 12,000 square feet larger than the library is seeking to construct. It is likely that that parcel and the adjacent 207 Main Street could accommodate multiple uses such as a library and an athletic field but if that were done it is not likely that there could be expansion in later years. The location in front of the Middle School needs dedicated right and left turning lanes from Main Street (Route 27).

Much of the discussion focused on library use of various parcels: How we can get town to think about the commonalities among programs? Consider a campus like setting for the library that can

be added to for other municipal uses? If the library were not planning space needs to meet state grant criteria, could they plan for a smaller facility or for a facility with more shared community space? And, if so, what would that do to overall cost? Another question regarding the library is whether it would make sense to move ahead with a possible new library at a location other than 5 Concord Road before the town understands how or whether 5 Concord Road can be re-used for another purpose?

Legal Issues on Town Parcels. As requested at the last meeting Ms. Lewis prepared a memo to Library Trustees recommending that they have special counsel versed in real estate and probate law to examine the Will and Deeds by which the town acquired the library land and building at 5 Concord Road. The purpose of this research and legal opinion would be to end speculation on whether 5 Concord Road can be used for any other purposes than a library. WRAP asked Ms. Lewis to send memo on to Library Trustees.

There are substantial issues raised about the Town Building deeds also and Ms. Lewis was asked to prepare a similar memo for the Board of Selectmen suggesting that it also hire special counsel to determine any bearing that deed restrictions may have on future uses of the Town Building.

Next Meetings.

March 21 at 7:30 PM

March 29 at 7:30 PM

The meeting adjourned at 10:50 PM following a 4-0-0 vote.

Respectfully submitted,
Gretchen G. Schuler

Distributed at Meeting.

- 1) Memo to Library Trustees regarding recommendation to research deeds and wills. (Lewis)
- 2) Historical Commission letter re: archaeological study of Greenways' Parcel C. (Elisa Scola and Tonya Largy, March 9, 2016)

Clerk, Gretchen Schuler left meeting from about 9:15 until 9:35ish.