

Wayland Real Asset Planning Committee

March 21, 2016 – 7:30 PM

APPROVED 3-29-16

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

Also Present. George Bennett, Mike Staiti, Becky Stanizzi, Sarkis Sarkisian (until 8:00).

Call to Order: The meeting was called to order at 7:36 PM. Colleen Sheehan noted that she had invited Mike Staiti to attend in hopes he may be interested in joining WRAP as a FinCom appointee.

Minutes. There were no minutes available for last meeting (3/10/16).

Public Comment. Becky Stanizzi (Economic Development Committee and Rivers Edge) expressed concerns about WRAP's comments about a potential COA/CC at the Town Center Municipal Pad. Ms. Sheehan said that it was a matter of timing and the particular site. She explained that the library location once determined may change available sites in town for other projects. She also talked about the campus option of the Greenways municipal parcel that would be large enough to have a library and a COA/CC as well as other resources at the same site. The positive features of 195 Main Street for many different projects were also noted. Mr. Abdella talked about needs (COA) vs. wants (CC). He also noted that there seems to be a disconnect between planning, construction and who would have operations responsibilities for a new COA/CC. Mr. Abdella also stated that he believes the building at the Town Center (built 20 years ago and never completed or occupied) is a tear down. Finally it was pointed out that there have not been any Operating and Maintenance (O&M) costs shown yet. Ms. Stanizzi believes that the next step of planning and design are needed to answer many these questions. She also said that other professionals believe that the building is worth retaining and adding to. Ms. Stanizzi considered the location of the municipal pad at the Town Center as a "fill-in" to connect municipal presence at Town Center and to connect Town Center to the proposed River's Edge project.

While with us Ms. Stanizzi was asked for an update on River's Edge. She explained that it had been put out to bid last fall and that no bids were received. The River's Edge Committee held a public meeting asking why no one bid. Responses indicated that work of due diligence was too onerous to undertake as long as there was a risk of not getting the job. Thus a new RFP has been crafted in which bidders are asked for a gross price with estimates for four costs that would be further refined downward during due diligence and would then be subtracted from the gross price. They are for water, onsite sewer, removal of piles and demolition of existing structure. The winning bidder will then have 60 days to complete due diligence to finalize the actual bid.

Memo to Town Meeting on Warrant Articles. The articles on which WRAP will comment are: 17 – Main Street transfer; 18 – OCP transfer, 21 – COA/CC design and construction documents; 22 – Field feasibility at Main Street; 30 – Mainstone. Some discussion about each article led to votes with comments as to why members support or do not support articles.

17 & 18. All members agreed that there is a high level of support for these two articles due to state grant cycle timing. The support is essential for the Library Trustees to meet timeline for State Library funding. Votes in support were 4-0-0 (Article 17) and 4-0-0 (Article 18).

21. There is no information about an Operation and Maintenance (O&M) costs or additional staffing for a facility at the Town Center municipal pad. The site alternatives analysis recently completed is for purposes of wetlands permitting. There are no ranking criteria in the site analysis. There is no identified "long-term ownership" meaning which board or department will run a

COA/CC. Missing from the specific site is the ability to expand including additional parking and wastewater capacity. Vote to support was 0-4-0.

22. WRAP members only discussed and commented on the field feasibility and design at 195/207 Main Street part of this article. This is a buildable site and meets criteria for redevelopment, thus this article would be supported if Article 17 passes. Vote to support was 4-0-0.

30. The proposed expenditure for a Conservation Restriction on Mainstone farmland is consistent with goals and objectives of town and the adoption of the CPA in 2001. Through this article the town would be realizing a long-term goal. Vote to support was 3-0-1 (Ms. Schuler abstained due to her role on CPC.)

The recommendation will be put into memo for Town Meeting. There will be a paragraph at end of memo that notes that alternatives to one-off projects that would join projects at a multi-use campus and that the time for such a planning process would be now before any one project under consideration at this time moves to construct a project on a site that could not accommodate other uses. Presently it is likely that the only centrally located campus setting would be at the Greenway's municipal parcel. After discussing how to present the concept of a campus into the memo members determined that the memo could start with a paragraph about two models of how to build into the future: a) distributed projects/resources throughout town, and b) cluster or campus for multiple uses near or next to one another in order to share spaces. Ms. Sheehan will prepare a draft memo for members to consider at the next meeting on March 29th. Also Ms. Sheehan will present the recommendations to the Planning Board at its next meeting on March 22nd and ask if that board would like to schedule a meeting to confirm the memo prior to the start of Town Meeting.

Legal Issues on Town Parcels. At the request of WRAP members, Ms. Lewis drafted a memo to the Board of Selectmen about hiring legal counsel to review deeds and wills relating to Town-owned properties. This draft was discussed by WRAP members who suggested adding references to the buildings at the end of the first paragraph and adding a reference to the earlier memo sent to the Library Trustees. This memo should ask for special outside counsel, conversant in real estate law, to review the Town Building (41 Cochituate Road) and the Library (5 Concord Road) Trusts, Wills and Deeds to advise the Town on flexibility in uses at the properties. The memo will be shared with the Planning Board prior to be sent to the BOS. There is a second tier of properties that will not be addressed at this time such as the Paine Estate/Greenways as questions about the deeds and agreements do not affect the municipal parcel.

Lack of Consistency in Parcel Data. Some of the stats about town owned parcels appear to be inconsistent in the data base and various reports written by and for the town. For instance the Tighe & Bond report for the COA/CC says that the High School is a 77-acre parcel. Ms. Lewis reported that Ellen Brideau, Town Assessor and Brendan Decker, GIS Specialist will be working together to fix inconsistencies in the data base.

Next Meetings.

March 29 at 7:30 PM

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

Respectfully submitted,
Gretchen G. Schuler

Distributed at Meeting.

- 1) Memo to Board of Selectmen recommending research deeds and wills of some town-owned properties. (Lewis, 3-20-16)