

Wayland Real Asset Planning Committee

March 29, 2016 – 7:30 PM

APPROVED 4/19/16

Present. Colleen Sheehan (arrived at 8:10); Tom Abdella, Anette Lewis and Gretchen Schuler.

Also Present. George Bennett.

Call to Order. The meeting was called to order at 7:40 PM by Anette Lewis.

Minutes. The minutes of 3/10/16 were approved as written by a vote of 3-0-0. The minutes of 3/21/16 were approved as amended by a vote of 3-0-0.

Public Comment. There was no public comment.

Reports on forums on two projects: Library Trustees and COA/CC. Ms. Lewis reported that she had attended the second Library Forum on Saturday. There were about 22 people in attendance and a number of trustees and the Library Director. The purpose was to hear what attendees were interested in as the library plans to expand or build anew. Many expressed sentiment for the existing building and wondered how much potential there is to expand the children's room out at the rear of the building. Some suggested that library programs be taped and put on the Minuteman network.

Ms. Lewis also attended the COA/CC forum held the week before. Only 5 people attended. The space needs study completed by a consultant was discussed. Bill Sterling had explained that the study did not consider combined uses so that another report was forthcoming but not yet available. The Alternative Sites Analysis was also discussed. This report indicated that a community center should not be near children/schools which are considered sensitive/protected uses. She noted that the report was missing information that she believes is normally included in the introduction and there did not appear to be any fact checking as there was information about other sites that was not accurate. Ms. Lewis also asked COA/CC about expansion of building in the future, parking, and wastewater capacity. The COA/CC does not believe that there will be a need to expand the parking. Ms. Lewis asked about staffing which is planned to be done mostly by volunteers.

WRAP Memo to Town Meeting. Ms. Sheehan reported on the Planning Board's reaction to this committee's memo on town meeting articles. The PB believed that we would complete the whole plan before issuing recommendations. The Board took a split vote on the memo and its recommendations vis a vis the COA/CC and have invited the COA/CC to present to the PB. That meeting will be held on March 31st at 6:30 PM.

There was a brief discussion about whether the COA/CC could do a design-adapt- a building that could be adapted to a site due to constraints of the Municipal Pad at the town center. Article 21 is in three parts: bid documents for building at municipal pad; the source of funding (borrowing); and authorization for the Town Administrator to spend the funds once the town has control of the property. A pro-argument expressed by the PB for Article 21 is that it would boost economic development and become an incentive for River's Edge.

The rest of the meeting was spent editing the memorandum which will be passed out at Town Meeting. Mr. Abdella made changes on the document and sent to Ms. Sheehan electronically who will finalize, give to PB for its meeting on 3/31 and send to Library Trustees, COA, Rec, COA/CC and Board of Selectmen. The memo will recognize that WRAP is advisory only.

There was discussion of need to have community forums to explore the concept of campus like setting for new buildings. Dates were selected (see below) and information about the community forums was added to the Town Meeting memo.

Next Meetings.

April 19 at 7:30 PM – Planning for Community Forums

April 27 at 7:30 PM – Community Forum

May 16 at 7:30 PM – Community Forum

Agenda for the April 19 meeting will be Recap of Town Meeting, Planning for Forums, Minutes.

The meeting adjourned at 11:03 PM following a 4-0-0 vote.

Respectfully submitted,
Gretchen G. Schuler