

Wayland Real Asset Planning Committee

April 19, 2016 – 7:30 PM

APPROVED 4/27/16

Present. Colleen Sheehan (by phone 7:45); Tom Abdella, Anette Lewis and Gretchen Schuler.

Also Present. George Bennett.

Call to Order. The meeting was called to order at 7:45 PM by Anette Lewis who read stated items on the agenda. Gretchen Schuler called Colleen Sheehan who was unable to be present except by telephone so that she could explain how she had envisioned the forums.

Minutes. The minutes of 3/29/16 were approved as written by a vote of 3-0-0. This action occurred at end of meeting.

Public Comment. There was no public comment.

Plan for Community Forums. Ms. Lewis reported that she had posted the forums – for April 27 to be held in Senior Center and May 16 in Large Hearing Room. Ms. Lewis checked the community and school calendars for conflicts – the only other events held during those times is the High School play which begins on April 27<sup>th</sup> but is held on other nights too.

Ms. Sheehan stated that she envisioned 15-20 minute update of recounting what WRAP has done in relation to its charge, followed by use of board and maps to consider various concepts of buildings scattered throughout town or congregated in one area (campus setting). The update would address four bullet points from the WRAP charge:

- GIS
- Capital needs
- Research and analysis of planning process with town boards/commissions/committees
  
- Evaluation criteria.

Mr. Abdella asked whether Mr. Sarkisian would be able to gather together all the materials in time for first forum scheduled for April 27<sup>th</sup>. Ms. Lewis noted that there should also be something said about funding the capital projects. It was also noted that the siting strategies are hybrid between planning and evaluation criteria. Ms. Sheehan stated that then the meeting should convert to a visioning session with large boards and maps of town parcels on which push pins can be placed. Ms. Lewis suggested that we begin with the commonalities and space needs between some of the currently proposed projects in order to consider whether it makes sense to do one-off siting versus combining uses at one site. We could tell of inventory of parcels followed by an introduction of findings which are the synergies between projects. Also we could use the catalogue of projects and estimated costs that the committee pulled together. Also need to introduce the decision criteria – one on sites and one on projects.

Ms. Sheehan reported that someone had asked her whether we had considered pedestrian and bike access as a positive criterion rather than just focusing on vehicular access. It was also noted that we should maintain a category of items mentioned by attendees.

Then discussion turned to revamping the agenda for forums to be:

- update on WRAP charge (GIS, focus on larger parcels, meetings with all departments, creation of evaluation criteria for land uses and projects) – 10 minutes.
- note the forum held to explore synergies including using the charts created to show the parallels and links among programs and groups contemplating construction of facilities.
- show the list of projects known and some projected costs of those.

- feedback and participation of attendees through visualization of where projects could be located.
- use the real estate sheets prepared (Ms. Sheehan will ask Mr. Sarkisian to send renderings of a campus at Parcel C at Greenways).

Goals will be to demonstrate:

- Overlaps of space and programs needs/wants
- Campus approach as a unique opportunity
- Foreseeable capital projects not yet lined up – shows significant capital context

At this point members decided that we needed another meeting and more time to arrange agenda for forums. Thus the meeting of April 27<sup>th</sup> will be a planning meeting and the forums will be held on May 11<sup>th</sup> and May 16<sup>th</sup>. Anette and Colleen will work on press release and get to newspapers and to MaryAnn DiNapoli for advertising forums.

For planning meeting we will need copies:

- Budget – projects costs – Lewis
- Overlapping synergies - Lewis
- Real estate sheets – Schuler
- Campus plan – Mr. Sarkisian/Ms. Sheehan
- Town map of parcels – Mr. Sarkisian
- Criteria Slides – Mr. Abdella
- Sample workbook – criteria, maps (color or not) Mr. Abdella

More discussion of agenda for forums led to:

- Elements of charge
- Interim findings – overlapping synergies, campus approach
- Interactive visual planning – with PowerPoint on site selection and project criteria

At this point Ms. Sheehan signed off and was no longer part of discussion.

George Bennett who attended the meeting expressed concern about having residents place buildings on various parcels without all the information about those parcels. He wondered if it may create misunderstandings about the process, a similar concern expressed by WRAP members when talking about the interactive part of forums.

There was a brief discussion of Town Building – the gym – and the potential of an expanded senior center at the gym end of the TB. Ms. Lewis asked about demographics which Mr. Abdella had been working on. He stated that he would get back to that project.

Ms. Lewis reported that she had not yet sent a request to Board of Selectmen for expert legal counsel to assess potential restrictions on Town Building and Library. Members decided to discuss timing for sending that at the next meeting.

#### Next Meetings.

April 27 at 7:30 PM – Planning for Community Forums

May 11 at 7:30 PM – Community Forum

May 16 at 7:30 PM – Community Forum

The meeting adjourned at 9:30 PM following a 3-0-0 vote.

Respectfully submitted, Gretchen G. Schuler