

Wayland Real Asset Planning Committee

April 27, 2016 – 7:30 PM

APPROVED 5/11/16

Present. Colleen Sheehan; Tom Abdella, Anette Lewis and Gretchen Schuler.

Also Present. Sarkis Sarkisian and Tom Sciacca.

Call to Order. The meeting was called to order at 7:38 PM by Anette Lewis who read stated items on the agenda.

Minutes. The minutes of 4/19/16 were approved as amended by a vote of 3-0-0. Ms. Sheehan had left the meeting.

Public Comment. Tom Sciacca, Rolling Lane, discussed opposition to Article 21 (COA/CC) at town meeting, thus he came to this meeting to comment about the use of the municipal pad parcel. He stated that it was far more significant that it is adjacent to a Wild and Scenic River than that it is next to a shopping area. He hopes that the town will see fit to use it to enhance the River such as a boat house which could not go in if ratio of building within the river front is used by the COA/CC. He believes that the Conservation Commission is not likely to allow a boat house (a concept that is supported by the River Stewardship Council on which he serves as Wayland's representative) if the COA/CC were built there. Ms. Lewis asked if a boat house would be allowed even if the existing building on municipal pad were rehabilitated. Mr. Sciacca stated that the boat house concept that has been discussed is about 5,000 square feet. He thought that it would be likely that those two (the boat house and existing building) could be permitted but if the existing building were expanded, he believed that it would be unlikely that a boat house too would be permitted.

Before beginning discussions about agenda for forums Mr. Sarkisian noted future meetings that will be important to WRAP:

May 3, 2016 at 7:30 PM – Housing Forum

May 4, 2016 at 7:30 PM – Open Space and Recreation Plan Public Outreach

May 17, 2016 at 7:00 PM – Library Forum

June 8, 2016 at 7:00 PM – Library Forum

These meetings are in addition to the two WRAP Forums on May 11 and May 16, 2016.

Plan for Community Forums. Ms. Sheehan stated that she envisions the agenda to be:

- o Recap where WRAP is relative to charge
- o Summarize findings
- o Catalogue of capital requests in excess of \$500,000.

Recapping where we are will be done by stating charge goal, determining how far along we are on said goal, and stating what remains to be done vis a vis that goal.

- o GIS – have looked at large sized parcels, identified inconsistencies in data base working with Ellen Brideau (Assessor) and Brendan Decker (GIS Specialist); about 75-80% complete; must look at adjacencies, clear up other inconsistencies, check deeds and restrictions.
- o Capital Needs – cataloguing after having identified foreseeable capital expenses using best available information with input from finance and all boards and committees; about 25% complete; must send capital projects chart to Ben Keefe and Brian Keveny for input; ask Brian Keveny for debt service model; recommend that Town Administrator and Superintendent of Schools push harder for all boards/commissions/committees to

come up with capital plan; need more collaboration among all to phase 10-15 year life spans of buildings – need to coordinate with Permanent Municipal Building Committee.

- Compilation of research and analysis of planning process with town boards/commissions/committees; met with all boards/commissions/committees to find out that some are all set with future plans and others not so; 85% complete; need to get groups to think in a more long term and strategic way about the building resources and future projects.
- Evaluation criteria; site selection criteria is firm, project criteria needs work; 85% complete; need to refine project criteria so that the process is more objective. Use DPW as a trial; Must explore how evaluation separates wants versus needs.

Findings.

- Synergies
- Opportunity for a campus setting
- Catalogue capital budget – not organized

Catalogue of request

- Bus parking
- Additional athletic fields (including artificial turf)
- Central Storage
- COA/CC
- Library
- Affordable Housing
- Boat House
- Town Building - rehab

Details – Prep for Forums.

- Mr. Sarkisian will prepare maps (200' = 1") of whole town showing municipal parcels that have been part of discussions in red.
- Ms. Sheehan will finalize press release and send to MaryAnn DiNapoli for distribution.
- Ms. Schuler will change last bullet (re: deed restrictions) on Library and Town Building Site Consideration slides.
- Mr. Abdella will prepare slides for evaluation criteria.
- Ms. Lewis will finalize capital budget list after consulting with Mr. Keefe and Mr. Keveny.
- Ms. Sheehan will prepare PowerPoint presentation in format discussed and listed above.

Next Meetings.

May 11, 7:30 PM – WRAP Community Forum

May 16, 7:30 PM – WRAP Community Forum

The meeting adjourned at 10:08 PM following a 3-0-0 vote.

Respectfully submitted,
Gretchen G. Schuler