

Wayland Real Asset Planning Committee

May 11, 2016 – 7:30 PM

APPROVED 6/6/16

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

Also Present. Sarkis Sarkisian, Town Planner, Mary Antes, Anne Baker, George Bennett, Alice Boelter, Gordon Cliff, Carol Glick, Sherre Greenbaum, Anne Heller, Cherry Karlson, Laura Mattei, Doug McNeilly, P. Jean Milburn, Ira Montague, Frank Normandin, Harriet Onelli, Carol Plumb, Andrew Reck, Barbara Scolnick, Julie Secord, Linda Segal, Bill Sterling, Scott Walters.

Call to Order. The meeting was called to order at 7:37 PM by Colleen Sheehan who introduced the Community Forum and stated that the two forums held by WRAP (this evening and May 16<sup>th</sup>) will follow the same format and presentation.

Community Forum. Ms. Sheehan thanked those in attendance for taking the time to participate in one of the WRAP community forums. She stated that there are a number of community meetings to explore town owned properties and urged all to participate in one of the Library meetings on May 17<sup>th</sup> or June 8<sup>th</sup>. Ms. Sheehan talked about the work of WRAP to date and directed attendees to a hand-out of the PowerPoint used at the meeting that also is available online. The presentation was in four parts:

*GIS* – introduced by Ms. Sheehan with site maps discussed by Ms. Schuler.

*Cataloguing Needs* – introduced by Ms. Sheehan with comment about anticipated capital needs by Ms. Lewis.

*Compilation of Plans* – discussion of gathering information from boards, commissions and committees by Ms. Sheehan and Ms. Lewis presented commonalities between programs and space needs found in comparing responses to questions posed by WRAP.

*Evaluation Criteria* – presented by Mr. Abdella for site selection and project evaluation.

Ms. Sheehan opened floor to comments and questions from attendees.

Jean Milburn, Concord Road, asked whether when considering water main projects there has been consideration about looking into sewers in Cochituate. She noted the difficulties with septic systems on small lots and wondered if any solutions have been considered such as small treatment facilities or the possibility of tying into Natick's sewer lines. Mr. Sarkisian directed interested parties and WRAP members to the Dudley Area Advisory Committee (DAAC) report that studied this issue about two years ago.

Gordon Cliff, Highfields Road asked that we call the municipal parcel at the former Paine Estate at 202 Old Connecticut Path – not Paine Estate, not Greenways, but use only its street address for reference.

Scott Walters, Draper Road, asked how WRAP chose the parcels that have been looked at to date (particularly the five for which there are site consideration sheets). Ms. Lewis responded that most groups who are looking for sites for expansion asked to be centrally located and on a main road; thus Alpine Field and Loker Conservation and Recreation Area were not pursued at this time. Also it was noted that the five parcels are or were in play when WRAP began due to already advancing planning projects.

George Bennett, Old Connecticut Path, spoke of the undeveloped 202 Old Connecticut Path that is part of the green corridor pointed out in the course of the meeting. He believes that the town should consider land banking Parcel C/202 Old Connecticut Path for unforeseen needs far in the future, particularly assuming all the groups presently looking to build or expand choose to go forward in disparate locations.

Attendees were invited to come forward and place “sticky” labels on parcels (on the large aerial view map of town with town owned parcels under discussion outlined in red) where one would like to see facilities located. Labels for “library” “COA/CC” “fields” “boathouse” were made and also blank labels on which one could write any other use. The tally was as follows:

Commonwealth Road, Loker Conservation – fields (1)

195 Main Street (former DPW site) – COA/CC and Fields (2)

5 Concord Road (present Library site) – Library (5)

202 Old Connecticut Path (municipal parcel at Greenways) – Land bank (1), COA/CC (2), Library (1), Fields (1)

400 Boston Post Road (municipal pad at new Town Center) – COA/CC (5), Boathouse (4)

Regular Meeting – Recap Each of the WRAP members reported conversations with participants during the interactive part of forum.

It was recommended that this same presentation be done for staff. Mr. Sarkisian will arrange at next land use meeting.

Edits to some of information about parcels includes: the municipal pad has a verbal commitment of 4 acres while only 2 are required by the development agreement. The Board of Selectmen must also release land at 195/207 Main Street along with Board of Public Works and School Committee.

Some requested more clarification of which lands have been considered and whether there is consideration of private land for acquisition. For instances should town consider Sandy Burr Country Club, Wayland Country Club, Russells for reuse. How would such properties be evaluated?

It was noted that we should be careful when combining uses such as art rooms – messy vs clean. Do we need 4 or 5 of the same type of room or is it 2 or 3? How is that evaluated?

Restrictions on properties – imposed by deeds or otherwise – require more explanation.

Campus concept peaked interest of some while others believe it would be too expensive. How do we generate interest in this topic?

For May 16<sup>th</sup> forum Mr. Sarkisian will make a list with colored dots to apply to parcels during interactive part of forum.

Ms. Lewis asked for clarification on the legal request to Selectmen. She will modify to recommend that they request of town counsel how to clarify the legal status vis a vis the deeds of library and town building – time, cost and methodology.

Minutes. The minutes of 4/27/16 were approved as amended by a vote of 4-0-0.

Next Meeting.

May 16, 7:30 PM – WRAP Community Forum

The meeting adjourned at 9:52 PM following a 4-0-0 vote.

Respectfully submitted, Gretchen G. Schuler

DRAFT