

Wayland Real Asset Planning Committee

June 16, 2016 – 9:30 AM

Notes of Meeting with Staff

Present. Anette Lewis and Gretchen Schuler.

Also Attending. Gene Bolinger and Cassidy Chroust, Weston and Samson (Open Space and Recreation Plan consultants), Linda Segal (citizen).

Town Staff – Department Heads Attending.

Balmer, Nan – Town Administrator
Berry, Alf – Surveyor
Boggia, Brian – Housing Authority
Brideau, Ellen - Assessor
Brodie, Jessica – Recreation Director
Cabral, David – DPW
Decker, Brendan – GIS Coordinator
Doucette, Beth – Financial Research Analyst
Dowd, Lynn – Youth & Family Services
Houghton, David – Fire Chief
Irving, Bob – Police Chief
Keefe, Ben – Facilities Director
Keveny, Brian – Assessing Department
Knight, Ann – Library
Larsen, Geoffrey – Building Commission
Monahan, Brian – Conservation Administrator
Pazos, Jorge – IT Director
Sarkisian, Sarkis – Town Planner
Secord, Julie – Council on Aging
Senchyshyn, John – HR Director
Stein, Paul – Superintendent of Schools

Anette Lewis and Gretchen Schuler presented the “community forum” material that WRAP used for its two May meetings with the public and then opened the floor to comments and questions.

Ann Knight. Question about the excel sheet of evaluation criteria – were there directions as noted on one of pages? (Not yet) Comment about space and synergies pointing out that the library program calls for multiple uses of one room so that to say that a “messy” room for children is requested by other entities that could be sharing misses the point that the library’s “messy” room will be used for disparate programs throughout the day – not just 4 hours a week for one activity.

Paul Stein. Noticed several calls for art space – would like to be part of those conversations as schools may be able to help.

Dave Houghton. Needs Art Center space back for revisions that he must make at Station Two. It is 2,400 sf that he hopes will be found elsewhere. And he made a plea for storage for all departments. He noted that when planning a new building storage must be considered and worked into the program. Also, per the State Fire Code, there is a maximum occupancy limit for individual rooms and it must not be exceeded

Geoffrey Larsen. All assembly rooms need to be posted with occupancy limits. Also, when planning for new spaces/uses, need to build into the O&M costs all of the routine, on-going required regulatory inspections.

Julie Secord. Noted that COA and REC use Fire Station #2 room known as the Art Center. Wonders if there should be another meeting among COA/Rec/Library to find synergies, understand space uses – how to select which programs go where and to know room capacities.

George Pazos. On the site selection criteria sheet he requested that there be not only access to utilities but also to Fiber and other IT Network and that, when planning a new building, there must be a space for IT infrastructure within each new facility.

Alf Berry. Requested that we also consider incompatible uses in decision criteria – for instance use of the Town Building for offices and a day care creates issues of noise disruptive to office workers, as well as safety considerations with children having to cross the busy entrance driveway to the parking area in order to access their playground.

John Senchyshyn. Pointed out that often a large room use may not be compatible with small adjacent rooms, especially when the rooms are divided by partitions or moveable wall may need to consider noise mitigation. He also said that it is difficult to get rooms to use on short notice, particularly if all tied up with long-term programs.

Nan Balmer. In response to a statement by someone else, she noted that the topic of how to communicate information to the public about the desire and planning for new buildings/facilities has been discussed at interdepartmental meetings on capital requests. There has been discussion of funding a public information person who would dispense information about town affairs – but the concern is how to assure that only objective facts would be communicated, rather than marketing a proposal. The BOS is looking into this issue.

Jessica Brodie. Noted that it is not just the square footage issue but also how a room is constructed – Location of windows? Moveable or stationary wall as well as wall fabric (concrete vs. plaster walls) – issue of ball playing or not in particular rooms.

Sarkis Sarkisian. Pointed out that town needs parcels for affordable housing – this need was not expressed by any group and should be added to the list of potential future projects.

Brian Monahan. Suggested that two more review criteria be added to the Site Selection Matrix – stormwater/drainage and riverfront. He also asked WRAP to request that the town's GIS database reflect riverfront areas and NHESP BioMap 2 data.