

Wayland Real Asset Planning Committee
WAYLAND TOWN BUILDING, PLANNING BOARD ROOM
41 COCHITUATE ROAD, WAYLAND MA

October 4, 2016 – 7:30 PM
APPROVED 10/17/16 and 11/1/16

Present. Anette Lewis (presiding), Tom Abdella and Gretchen Schuler.

Call to Order. The meeting was called to order at 7:40 PM by Anette Lewis who reviewed agenda. There was no public comment.

Minutes. The minutes of September 13, 2016 were approved as presented by a vote of 3-0-0.

Discussion of Available Data Layers for GIS. Ms. Lewis had talked to Brendan Decker, Town GIS specialist, about background GIS data layers that are not available to the general public. From the list that Ms. Lewis had distributed via email there are several that may be useful to WRAP when analyzing suitability of properties for development. Ms. Schuler will discuss further with Mr. Decker to learn availability of those layers to WRAP upon requests. Layers of interest to WRAP are Town Infrastructure such as drainage, hazmat sites and wellhead sites; conservation and land use layers; and zoning and bylaws layers. While on the topic of town-owned parcels, Ms. Schuler reported that she had completed the deed research on another ten properties on the list that WRAP members culled from the larger list. She noted that none is of consequential size except for one that was taken for conservation purposes and the old Landfill on the south side of Route 20. Ms. Schuler has copied deeds and taken notes that will be turned over to the Town Surveyor and GIS Department after Ms. Lewis has reviewed to try to solve any questions that have arisen.

Planning for and Funding Major Capital Projects. Ms. Lewis distributed a draft policy statement of “Long-term Planning & Funding of Major Capital Projects (\$500,000 and above)” with topics such as Goal, Establish Needs, Financial Planning and Decision criteria for Major Capital Projects. She pointed out that the policy is based on a 20-year horizon. Mr. Abdella stated that he believes that the meaning of facilities should be expanded to include buildings, fields, and infrastructure and that some projects may be complex or multi-faceted. Ms. Lewis will wordsmith the document and forward to the Finance Committee asking for their input by end of October. WRAP needs to develop a recommendation for the successor committee to itself.

Report on and Discussion of Committee Members’ Assignments. Relative to Capture zones, Ms. Lewis explained that a “capture zone” goes beyond Zone 1 designations and is related to Wayland wells. The capture zone lines are based on hydrology and are not legal lines. There are two properties near the Baldwin wells that are on the market and are in Zone 1 and a Capture zone – 107 Old Sudbury Road and 8 Glezen Lane.

Next, Ms. Lewis had been asked if WRAP has been looking for laydown area for the Department of Public Works. Members queried whether the old land fill on Boston Post Road (22-001) would be worth considering. That parcel also may be a spot to park buses. The area required for 16-20 buses is about the size of the former DPW building at 195 Main Street. Issues for use of old land fill would be wetlands and river front among others. It was noted that more bus parking could be available directly in front of the entry to the Middle School where there is a sizable flat area. Ms. Lewis will write a memo on bus parking to send to School Department and Board of Selectmen.

A brief discussion of articles for Special Town Meeting on November 15th ensued. There are two Recreation articles – a) town wide recreation facilities plan - \$60,000 and b) feasibility study for turf field at the Middle School. The town-wide recreation facilities plan may have significant overlap with WRAP work. Ms. Schuler volunteered to attend the next Recreation Commission meeting to note that WRAP is looking at issues of data

base and deed restrictions on larger town-owned property and will issue a plan for future uses of town-owned land to be finalized by June 2017.

Next Meetings.

October 17, 2016, 7:30 PM

November 1, 2016, 7:30 PM.

The meeting adjourned at 9:37 following a 3-0-0 vote.

Distributed at Meeting

- 1) Draft WRAP Policy “Long-term Planning & Funding of Major Capital Projects” (Ms. Lewis 10/04/16)

Respectfully submitted,
Gretchen G. Schuler

DRAFT