

Wayland Real Asset Planning Committee
LARGE HEARING ROOM
WAYLAND TOWN BUILDING,
41 COCHITUATE ROAD, WAYLAND MA
APPROVED 1/10/17

December 12, 2016 – 7:30 PM

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

Call to Order. The meeting was called to order at 7:35 PM by Anette Lewis who reviewed agenda. There was no public comment.

Minutes. The minutes of November 30, 2016 were approved as amended including adding the handouts at the bottom of the minutes. Approval was by a vote of 4-0-0.

Decision and Site Selection Matrices. Mr. Abdella had passed out at the November 30, 2016 meeting edited versions of Site Selection and Project Decision matrices. He changed the point system to add up to 100 and changed the points in #10 Cost of Construction. There was discussion about how we account for complementary uses and how a particular project may account for mixed use. It was pointed out that there is no reference in Environmental section to Zone 1 because there are almost no allowed uses in those areas. Mr. Abdella will add telecom/data cable availability to #6. Access to Utilities. Some rewording of Site Selection Matrix scoring instructions were recommended. Members confirmed the final Scoring Instructions by a 4-0-0 vote. The Decision Criteria Matrix was reviewed and edited as well.

Review List of Secondary Parcels. Ms. Schuler had taken a first cut at finding Registry references for the 30 properties on the secondary list compiled last Fall. These were given to Ms. Lewis and Ms. Riley who probed more to understand legal restrictions on properties. Information found to date was noted for many of the parcels:

- Cluster of small parcels on Sycamore (46B-047, 048), Hawthorne (46B-042), Gardner, Russell, and Hemlock - potential candidates for affordable housing.
- 04-066: 9 York Road and Lot X - need to look at Subdivision Decision.
- 18-082: Concord and Claypit Hill Road - given to the Town via Chapter 40, Sec.8C - under the management and control of the Conservation Commission.
- 22-001: Old Landfill – South side Boston Post Road –10.58 acres owned by Town; adjacent parcel (22-002) is 5.9 acres and held by DPW. Out of flood plain – potential use for parking buses and rail trail.
- 23-007: Blacksmith Green; is municipal land, not otherwise dedicated, but probably should be preserved as greenspace.
- 25-046: Lundy Lane - .58 acres municipal land.
- 25-093A Plain Rd., .17 acres, at rail trail – small area that can be used for parking (4-5 cars)
- 42D-060, 061: Lakeshore Drive: Eminent Domain for highway purposes.
- 53-019: Oak St. Large but do not appear to be usable.
- 56-027: Langdon. Municipal that was taken for conservation purposes, but there is no restriction found. .86 acre.

The question was raised as to how to catalogue information about these parcels. Ms. Schuler will talk to Brendan to find out how information can best be captured in GIS as well as Assessors Records.

Legal Opinion on Use of Library Building. Ms. Lewis had provided members with a copy of the legal opinion regarding future use of the present library building (5 Concord Road) at the last WRAP meeting. The analysis presented and the concept of a constructive trust are both important considerations as WRAP reviews the status of other properties. She will see if new counsel can provide further guidance on specific language in deeds that appear to impose restrictions on use of properties. Ms. Lewis also mentioned that there are certain details of the 1995 Paine Estate transfer that have not been attended to and that are in need of attention.

Timeline Milestones. The FinCom has not yet completed its rewrite of the capital plan and its debt policy. In addition, the Five-Year Capital Improvement Plan is a work in progress.

Other. Ms. Lewis reported that she sent a WRAP update to Town Administrator Nan Balmer as well as a memo with WRAPs suggested locations for parking of school buses. The School Committee has hired a consultant (\$8,000) to look for locations for bus parking. The Assessors' Office has resolved inconsistencies between its records and those of the Town Surveyors with regard to school properties.

Ms. Schuler confirmed with Ken Isaacson that two WRAP members will be available for a February 22, 2017 interview to be filmed for BUZZ. Mr. Abdella does not know at this time what his travel schedule is but will participate if in town; otherwise Ms. Schuler and Ms. Lewis will be interviewed.

Next Meetings.

January 10, 2017 – 7:30 PM (Decision Criteria Matrix, Property List and Corrections to Brendan)

January 24, 2017 – 7:30 PM.

The meeting adjourned at 9:56 following a 4-0-0 vote.

Respectfully submitted,

Gretchen G. Schuler