

Wayland Real Asset Planning Committee
PLANNING BOARD OFFICE
WAYLAND TOWN BUILDING,
41 COCHITUATE ROAD, WAYLAND MA
APPROVED 2/16/17

January 24, 2017 – 7:30 PM

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

Others Present. Linda Segal (8:45 PM)

Call to Order. The meeting was called to order at 7:30 PM by Anette Lewis who reviewed agenda. There was no public comment at this time of the meeting.

Minutes. The minutes of January 10, 2017 were approved as amended by a vote of 3-0-0.

Update on School Bus Parking Site Evaluation. Ms. Lewis reported that she and multiple Town department heads had been invited to a January 19, 2017 meeting convened by Susan Bottan, School Business Manager, in which four sites (Claypit Hill School, Middle School, Loker Conservation and Recreation Area, and 357 Commonwealth Road) were discussed. Notes from the meeting were compiled and distributed in the form of a chart with pros and cons for each site. The consensus of meeting attendees was to focus on the two school sites. The Police Chief reported that Claypit Hill School is difficult due to the present traffic patterns and road configuration, that he would need more control of traffic and a road straightening on Adams Lane inbound at least to organize traffic. Parking at the Middle School could be in two locations – in the flat area across from the front door and on Parcel 47D—58C which is on the north side of the driveway entrance to the School. The School Committee has asked Ms. Bottan to keep all four locations on the list for the time being. Based on the suggestion of Ms. Lewis (via WRAP) and others, the School Committee asked Ms. Bottan to explore using the old land fill on the south side of Route 20. Ms. Lewis has found some files that discuss the closure of that land fill in 1980 and will review them and create an abstract of pertinent facts to share with all. WRAP members discussed organizing all of the bus parking information under one heading on the webpage. Ms. Schuler will send documents to Mr. Sarkisian, Town Planner. Members also concurred with the suggestion that if an interim bus parking location is necessary the Town Beach parking lot may be an option until June 2017. The School Department has already indicated that there is a place in which to park them in Marlborough during the summer. The School Committee had discussed seeking a legal opinion concerning use of the Loker Conservation and Recreation Area. Members had a brief discussion about the lack of feasibility of using that location due to the language of the deed and eminent domain taking as well as town meeting vote. In light of the legal opinion concerning reuse of the Library and the general legal principles outlined in that document, it seemed to those WRAP members present that it would be a waste to spend funds on a separate legal opinion concerning parking of buses at the Loker Conservation and Recreation Area. Ms. Lewis was authorized to send a memo to that effect.

Town-Owned Parcels Chart and Site Considerations. A number of questions have arisen from reviewing deeds and town meeting votes on various parcels. Ms. Riley will prepare a memo to Town Counsel with questions of how to proceed with specific issues and also how to write proper legal restrictions, takings, and other documents governing uses going forward. One of the issues is sequencing of actions. When land has been acquired by deed for a specific purpose and, thereafter, the town does an eminent domain taking of the same land for either different or slightly different stated purposes, which governs? Orchard Lane GIS has School as co-owner, yet the deed only says Town of Wayland and to date no Town Meeting vote has been found. Thus how did it come under the control of the School Committee?

Site Considerations should be completed for the Old Dump (0 Boston Post Road), the cluster of lots on Sycamore, 19 & 21 Garden Path, and 24 Boston Post Road and 55 Pelham Island Road. Ms. Schuler will work on these.

Outline for Report. Members reviewed the draft outline. Ms. Lewis reported that she has asked Finance Committee for its Five-Year Capital Plan, but to no avail so far. She stated that we do have the new debt policy which we will include in the WRAP final report. She also is looking at the issue of external funds for projects. Members should be thinking about the items to include in the bibliography of the report.

Recommendations likely to be made include:

- The next committee to implement the methodology described in the Report –including some sample charges for this pre-construction committee;
- Long range financial plan.

It was noted that given the list of parcels of town-owned land there are not a lot from which to choose for future use, thus it is likely that the Report will recommend holding on to what we have for future needs.

Buzz Interview. Ms. Schuler reported that taping of the Buzz interview on WayCam is scheduled for Wednesday February 22nd at 5:15 PM. Ms. Schuler and Ms. Lewis will attend unless Mr. Abdella is available in which case he will replace Ms. Lewis. The topics of conversation could be the WRAP charge, the status memo (January 9, 2017) and site considerations. We may frame the discussion by pointing out: Here are the parcels that we have....Here are the projects that need sites....We can discuss the work done on looking at deed restrictions, narrowing down the list of larger parcels that could be available for specific projects. We should note that we have not looked at Conservation and park lands but need to point out lands assigned to Recreation. Also it may be useful to explain Article 97 of the Massachusetts Constitution and state environmental agencies' land disposition policy for changing conservation and park lands to other uses.

In this context Linda Segal who had joined the meeting late noted that she believes that people do not understand what the work of the WRAP committee is and that it would be appropriate to explain during the BUZZ interview.

Next Meetings.

February 8, 2017 – 7:30 PM

February 22, 2017 – 7:30 PM

Hand-Outs.

- 1) 10.15.1969 Legal Opinion about present Town Building at 41 Cochituate Road with cover letter from Peter Gossels dated 5/16/2014.
- 2) Town-Owned Parcels Data with Recommendations Column (Gretchen Schuler, 1/24/17)
- 3) Bus parking site evaluation meeting notes with 4 sites analyzed. (Susan Bottan, 1/19/2017)

The meeting adjourned at 9:30 following a 3-0-0 vote.

Respectfully submitted,

Gretchen G. Schuler