

Wayland Real Asset Planning Committee
 PLANNING BOARD OFFICE
 WAYLAND TOWN BUILDING,
 41 COCHITUATE ROAD, WAYLAND MA
 APPROVED 2/23/17

February 16, 2017 – 7:30 PM

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

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

Minutes. The minutes of January 24, 2017 were approved as amended by a vote of 3-0-0.

Review and Discuss Existing and New Draft Site Consideration Sheets. Ms. Schuler prepared draft Site Considerations Sheets for four additional properties. Amendments to site consideration and recommendations for future uses to be added to the table of town-owned properties GIS data were made to each including:

Site	Site Consideration Sheet	Recommendations-GIS Data Table
Former Dump – So. Side of Boston Post Road (BPR)		Clean site if necessary, Uses: parking for buses, parking for rail-trail, recreational area * see below
19 & 21 Garden Path	Reuse subject to determination of possible riverfront restrictions	A park, snow storage, drainage, sale to abutter
Blacksmith Green 24 BPR, 55 Pelham Island Rd	Survey parcels to get specific and correct acreage	Green space
Cluster of parcels on Sycamore & Hemlock	Add “contours from 180’ to 200’	Wastewater management (e.g., leaching field, package treatment plant), snow storage, drainage, housing if lots are combined

*There was some discussion about whether Public Works could use the former dump as a lay down area; it is not likely due to restrictions on scooping materials and breaking the surface with heavy equipment. Mr. Abdella believes that WRAP should walk the site to have a better understanding of topography and extent of existing pavement.

Ms. Schuler will make these changes and will send four new site considerations sheets to Town Planner Sarkis Sarkisian and ask him to prepare better maps for each.

There was a brief discussion about a large parcel on the southwest corner of Old Connecticut Path and Sycamore Road as well as northwest corner of Old Connecticut Path and Castle Road. Both are owned by the MWRA and are part of the aqueduct system.

Site Consideration Properties that were prepared in 2016 were discussed to determine recommendations for each. All of these will be discussed again at a future meeting when all four members are present.

Site	Recommendations for Potential Uses – GIS Data Table
195 & 207 Main St.	Proposed Library on one; school bus parking on other; if no library then athletic fields, some other combined recreational and school use

404 Boston Post Road	Town should acquire the property; Children's Way, Canoe/boat Landing, COA, athletic field. Likely that building cannot be reused except for the foundation; Minuteman Tech could build simple structure
202 Old Conn Path - Greenways	Comprehensive site plan for build out – campus style with combination of town uses such as library, COA, Community Center, field
41 Cochituate Rd – Town Building	Master Programming/Site Study of how to reconfigure. Potential COA/CC and gym at one end and Town Offices and School at other

Outline for Town-Counsel Concerning Restrictions, Property Acquisition, Practicalities of Assigning Control.

This item was not discussed due to Ms. Riley's absence. She will lead this discussion at a future meeting.

Review List of Anticipated Major Capital Projects.

This item was not discussed due to Ms. Riley's absence. She will lead this discussion at a future meeting.

Project Evaluation Criteria Matrix. Mr. Abdella had emailed revised matrices after the January 24, 2017 WRAP meeting. A few more minor edits were made. Otherwise the project evaluation and the site matrices have been finalized.

Final Report & Potential Committee Recommendations. There was discussion of the fact that the Committee is behind its original schedule for rolling out a draft final report. The goal going forward is to aim for our drafts to be ready for group review by March 15 and to hopefully have something for public review right after Town Meeting.

Buzz Interview. Ms. Schuler and Ms. Lewis will participate in the Buzz Interview on February 22. Susan Wagner will conduct the interviewing and will prepare a list of questions to elicit information about what WRAP is requested to do, what it has done and where it is heading.

Report on Committee Members' Assignments. Members briefly discussed the 2/16/17 TEC Report that Ms. Lewis forwarded earlier in the day. Members noted and disagreed with TEC's assumption of only having 0.6 acre of useable space at the Old Landfill on the south side of Route 20. That entire site is 16.55 acres and DEP regulations allow for reuse of former disposal sites. So it is possible that a greater portion of the site could be available for reuse.

Next Meetings.

February 23, 2017 – 7:30 PM

March 2, 2017 – 7:30 PM

Hand-Outs.

- 1) New Site Consideration Sheets for 4 properties (Schuler, 2/16/17).
- 2) Anticipated Major Capital Projects (Riley, 2/16/17)
- 3) Project Evaluation Criteria (Abdella, 1/24/17)
- 4) School Bus Parking Site Evaluation Recommendations (TEC, 2/16/17)

The meeting adjourned at 10:20 following a 3-0-0 vote.

Respectfully submitted,

Gretchen G. Schuler