

Wayland Real Asset Planning Committee  
SMALL HEARING ROOM – SECOND FLOOR  
WAYLAND TOWN BUILDING,  
41 COCHITUATE ROAD, WAYLAND MA

January 10, 2017 – 7:30 PM  
APPROVED 1/24/17

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

Call to Order. The meeting was called to order at 7:32 PM by Anette Lewis who reviewed agenda.

Public Comment. Linda Segal, Aqueduct Road, spoke about the School Committee's School Bus Parking Report. She stated that she knows that WRAP weighed in and gave recommendations. She noted that the School Committee tasked Susan Botton, School Business Administrator with obtaining a legal opinion of whether or not school buses could be parked at the Loker Conservation and Recreation Area. Ms. Segal finds this disconcerting that materials generated by WRAP are not being considered in such decisions.

Minutes. The minutes of December 12, 2016 were approved as amended by a vote of 4-0-0.

Decision and Site Selection Matrices. Final perusal of the project decision matrix resulted in the addition of a few words and concepts to the "Instructions to Preparer." Worksheets 1, 2, and 3 have been combined to be considered together when describing a project. The wording at the top describing the Purpose will be changed to note that the purpose for all worksheets is to implement an objective methodology by which to assess projects. Members approved the final wording of the matrices by a 4-0-0 vote.

School Department Consultant's Report on School Bus Parking Site Evaluation. Ms. Lewis reported that at the School Committee's Finance Sub-Committee she had asked why the School Committee hired a consultant to find a location for parking school buses. Barb Fletcher, a member of the Sub-Committee responded for herself only by saying that such an important decision needed expert advice. An additional \$4,500 will be spent on preparing lay-outs for parking at the Middle School and at Loker Conservation and Recreation Area and also preparing cost estimates for all sites under consideration. WRAP members discussed each of the sites and determined the following about each site:

- 1) River Road – the area under consideration behind the old salt shed location is beyond the 200' buffer and is about 1.6 acres of area. The DPW road must be plowed every day and is fairly flat.
- 2) 357 Commonwealth Road is under Parks and may have 200' river front issues. The Parks ownership issue must be looked into.
- 3) Claypit Hill School site is close to neighbors.
- 4) Pemberton Road site is owned by the Cemetery, used for composting, and is close to neighbors.
- 5) Loker Conservation and Recreation Area was deeded only for conservation and recreation pursuant to multiple Town Meeting votes and probably is not worth spending money on a legal opinion of how to allow such a use.
- 6) Middle School may have an appropriate place in front of and slightly east of the front entrance of the school building that is away from neighbors and is more "unused" than other areas of the site.

Town-Owned Parcels Chart – Possible Recommendations. Members discussed the list of 30 parcels on which work has been done to understand how each parcel was acquired and whether there are restrictions. Notes to add to the charts include:

- 22-001 – Why municipal?
- 42D-115, 116, 117, 118 – four parcels that may be used for septic, play area, or 1 house.
- 42D-070 on Sycamore is across from 4 parcels above.

- 43A-033, 43A-033A – 19 and 21 Garden Path could be used for housing or sold.
- 46B-042 – use for septic field, parking or sell.
- 46B-047, 048 – Sycamore could be used for snow storage, septic or sell.

Tasks for Near Future. Ms. Schuler will work with Brendan Decker on updating the GIS data base. Ms. Riley will work on a write-up of examples of deed language and other restrictions to be provided to Town Counsel. Each WRAP member should reach out to those boards, commissions and committees for which each has been a liaison and ask that each updates the list of projects that may be considered in the future. Mr. Abdella will be working on the demographics section of the report – noting the various sources and discrepancies among them and raising the pitfalls of which source to use for each project. There was a brief discussion of what types of additional information to include in the Final Report such as:

- whether or not to explore the campus aspect - site planning for future use of a large parcel particularly the municipal parcel at Greenways;
- whether to propose a follow-up committee to WRAP and if so what the charge of that committee should be, i.e. a Capital Planning Committee.

Outstanding Legal Issues. There are legal issues about the current and or future uses at Greenways and the parcels at 5 Concord Road (Wayland Public Library) and 41 Cochituate Road (the Town Building and fields).

Next Meetings.

January 24, 2017 – 7:30 PM.

February 8, 2017 – 7:30 PM

February 22, 2017 – 7:30 PM

Handouts.

- 1) Town-Owned Parcel Data Chart (1/10/17 – Gretchen Schuler)
- 2) Site Selection Matrix and Instructions, Project Matrix Instructions (12/13/16, Tom Abdella)
- 3) Pages from School Bus Parking Report – full report available on WRAP site.

The meeting adjourned at 10:28 following a 4-0-0 vote.

Respectfully submitted,

Gretchen G. Schuler