

II. Municipal Property – Land and Buildings

The Wayland Real Asset Planning Committee (WRAP) began its work by reviewing the inventory of town-owned land and buildings to become familiar with current uses as well as characteristics of parcels. The Assessors' data base and the Geographic Information System were the primary sources of information. These sources have data on approximately 320 parcels of town-owned land. These account for all town and school real property assets – both land and buildings on the land.

The data base lists a number of pieces of information for each parcel including parcel identification number, size in acreage or square footage, co-owner or steward indicating a board or commission responsible for the parcel, references to deeds and plans on file at the Middlesex South Registry of Deeds and Land Court, and relevant town meeting actions. The town-owned properties range in size from multiple acres, such as 89 acres of conservation land at Sedgemoor to small patches of approximately 2,000 square feet such as highway land used for drainage at the edge of a roadway or a traffic island classified as “park” land. The actual wording in deeds, land court decisions and certificates, orders of taking and plans, as well as town meeting votes are essential to understanding whether and what restrictions there may be to the use of land for specific purposes. Thus, it was critical to examine all of the available information for parcels that may be appropriate for development or change of use. The Town Surveyor's Office prepared a color-coded town map indicating the location of each parcel as well as the board or commission responsible for the parcel.

At the start of WRAP's work in August 2015, there were a number of capital projects being considered by various boards and groups. They were: expansion of the library at 5 Concord Road or moving to a new site; expansion of the area used by the Council on Aging or moving to a new site; a site for a possible Community Center; and expansion of indoor and outdoor Recreation Commission facilities. Some sites were already being considered for these potential projects. Thus, those sites were among some of the first to be reviewed in depth by WRAP.

Town-Owned Land Data Base. In reviewing the data base and map, it was noted that approximately 120 parcels were listed as being “conservation land” under the control of the Conservation Commission or “park land” under the control of the Board of Public Works. Because those categories of land are subject to Article 97 of the Massachusetts Constitution, and changing their uses is severely restricted, those parcels were not considered further. Of the remaining 200+ properties about 60 to 70 were not reviewed due to their current use for Water, Affordable Housing and established fields for Recreation. In addition, many tiny parcels were dropped from the list to review.

The rest of the properties were reviewed for size – one acre or more. This yielded few properties to study more intensely. Then the map was scanned for clusters of town-

owned properties that may be used together. Others were selected because they had already been of interest to at least one town department for a potential capital project as noted above. Forty-four properties were selected for more in-depth review. One property, known as the “Municipal Pad at the Town Center” (400 Boston Post Road), not currently owned by the Town, is the subject of on-going acquisition negotiations and under consideration by at least one board for potential use.

All properties reviewed in depth are itemized on a chart (attached). Deeds and plans were reviewed, necessary corrections to the Town’s database were noted, and new information including copies of deeds and plans were provided to the Assessors and Surveying/GIS departments.

In some cases recommendations for future uses were made and those are recorded on the same chart. These recommendations range from set aside for snow storage or drainage to complete a master site study to determine how best to fit multiple uses at a site or in a building.

Site Considerations. Of the 44 properties that were studied in depth, 13 are the subject of Site Consideration Sheets (attached) that provide maps and descriptions of physical characteristics important when considering future uses for each. The site considerations that are noted for each of the 13 properties were environmental factors such as proximity to public drinking water wells and wetlands, historical and archaeological information about buildings and land including past uses that may be effect future use, and location and ease of accessing roads and utilities. Several of the parcels selected for this are sites that were under consideration for potential capital projects.

Town-Owned Buildings. A list of all buildings owned by the town was prepared by the Public Buildings Director. It includes 30 buildings. Gross square footage, use and condition for each have been recorded. Condition includes comments about needed repairs, present and future. Construction date, additions and renovations information is yet to be completed. The list is attached.