

Municipal Property – Land and Buildings

The Wayland Real Asset Planning Committee 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 sources of information. These sources have data on approximately 320 parcels of land within the town boundaries. These account for all town and school real property assets – land and buildings on the land.

The data base lists a number of characteristics 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, deed and plan references 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 at the edge of a road used for drainage or a traffic island classified as “park” land. Deed and plan references as well as town meeting votes are essential to understanding deed restrictions, easements and other statutory restrictions on specific land uses. Thus it was critical to examine these aspects of parcels that may be appropriate for development or change of use. A color-coded town map demonstrated the location of each parcel as well as the board or commission responsible for the parcel.

At the start of WRAP's work there were a number of projects being considered by various town groups. They were: library expansion on site or new construction; Council on Aging expansion; a Community Center; expansion of Recreation Commission programming. 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.

In reviewing the data base and map, a number of properties were selected for further study. Some were of interest to at least one town department for a potential capital project as noted above, some appeared to have sufficient acreage or a structure suitable for future development, and others were part of a cluster of town-owned parcels. About 120 parcels that are under the control of the Conservation Commission or labeled as “Park” under Board of Public Works were not included in this list. One property, known as the Municipal Pad at the Town Center (400 Boston Post Road), not owned by the Town, was the subject of on-going negotiations to acquire and under consideration by at least one department for potential use.

Review of parcel characteristics revealed some incorrect or insufficient information. Also, when providing the list of all town-owned properties, the GIS coordinator supplied a separate list of 70 parcels for which incorrect or insufficient data was already known.

Based on the information provided to WRAP, 44 parcels were reviewed, all selected because they were either of sufficient size for future development or had a building that could provide space for certain projects. All are itemized on a chart (attached) that shows corrected information and in some cases recommendations for future uses. Deeds and plans were reviewed, necessary corrections were noted, and new data including copies of deeds and plans were provided to the Assessors and Surveying/GIS departments.

Site Consideration Sheets (attached) were prepared for 13 properties that include maps and descriptions of physical characteristics important when considering future uses. The site considerations that were noted for each of the 13 properties were environmental factors such as proximity to well heads or wetlands, historical and archaeological information about buildings and land including past uses that may be germane to future considerations, and location and ease of accessing roads and utilities.

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