

VII. Summary and Recommendations

The Wayland Real Asset Planning Committee (WRAP) has reviewed the inventory of town-owned land and buildings including information in the Assessors' data base and the Geographic Information System and deeds, plans and town meeting actions; developed Capital Improvements Evaluation Criteria and Siting Criteria Matrices; a list of Major Capital Projects over 10/20 years; a Capital Funding Plan and a Long-Range Capital Facilities Plan; and a charge and Program Evaluation for a Capital Facilities Planning Committee. This work has occurred over a period of 20 months. During the process there were a number of recommendations that evolved some that are not directly related to the charge of the Committee.

Town-Owned Land and Buildings Data Base.

- Update data base and GIS online information with corrected information and add deed, plan and TM vote references
- Survey part of Parcel 07-019 on northwest side of Alpine Road for compliance as building lot in R-40 district
- Prepare Master Space Plan for Parcel 23-001, Town Building, 41 Cochituate Road – after legal questions answered
- Consider Master Plan for 33-001C, 202 Old Connecticut Path, 26.4-acre parcel at Greenways after legal questions answered

Legal Issues. (Generic and Specific)

- When a property is conveyed under M.G.L. c40, s. 8C is the stated purpose and the management and control by Conservation Commission in perpetuity?
- When a property is acquired through tax taking and a specific purpose is named, does named use become a restriction of use in perpetuity?
- If a property's deed does not state a specific use but a Town Meeting vote does, is the specific use a restriction in perpetuity?
- Loker Conservation & Recreation Area. Due to timing of deeds, taking, and Town Meeting votes – are the stated uses, restrictions in perpetuity?
- Town Building. In reference to deeds and Town Meeting votes are the parcels making up Town Building and surrounding land restricted in use? If there are legal insufficiencies, what measures could be taken to correct?

- Greenways/Paine Estate. Is the Town obligated to enforce the buffer zone on Parcel C and is the restriction on the buffer along Old Connecticut Path in perpetuity or is there action that needs to be taken?
- Library, 5 Concord Road. Decide whether to pursue and how to finance potential change of use decision from court of law

Capital Improvement Evaluation Criteria

- Run projects through Criteria Matrix when sufficient information is available

Site Criteria Matrix

- Evaluate available sites for specific projects using site criteria matrix

Major Capital Projects

- Review and edit list annually

Long Range Recommendations

- Establish a Capital Facilities Planning Committee – via bylaw or established by Board of Selectmen (draft charge included in report)
- Prepare template for reports to be generated by project proponents. Require source of demographic information

Needs Not Meeting \$500,000 Threshold

- Adequate storage for all departments – possibly central storage
- Station #2 upgrades with adequate locker rooms for men and women

Recommendations Not Part of Specific WRAP Charge

- Town-wide schedule needed; assign a staff person the responsibility of coordinating and scheduling space needs for programs held by Library, COA, Recreation, and Schools to avoid overlaps and maximize use of space
- Town-wide policy for culling records and storage.
- Town-wide coordination of all departments' programs to merge overlaps and to consider in overall planning for any project