

## Wayland Long-Range Planning – Town-Owned Land

September 18, 2014 – 9:00 AM

Present: Colleen Sheehan, presiding; Mary Antes, Kent Greenawalt, Frank Krasin, Gretchen Schuler. Also attending: Sarkis Sarkisian, Town Planner; Mike Lowery, Linda Segal, Gail Shapiro.

### Distributed:

1. Capital Improvement Plan Criteria List and Scoring Matrix
2. Petitioners Article 2008 TM Establishing a Capital Facilities Planning and Coordinating Committee
3. Building and Capital Facilities Committees in various nearby towns.
4. PB 2005 Draft of Capital Facilities Committee – sent via e-mail after meeting.

Public Comment. Linda told of 2008 petitioners' article to create Capital Facilities Committee. The main criticism at the time of TM was that the FinCom had recently adopted the Capital Improvement Program (CIP) and much would be duplicative. This was distributed (#1).

After some discussion it was decided that this group believes that the CIP picks up where long range capital planning leaves off. Thus there is a need to audit the needs and possibilities and to present a broad overview of what we think we may need in the future – the job of a long range capital planning committee.

Problem Solving. Gail Shapiro discussed the process that a group can use to identify a problem and build a strategy to fix. Ex. Problem: Town does not have a long range plan. Why a problem? Many projects of municipal needs competing for limited space and \$. Why is that a problem? Causes divisive TM, delayed services, increase of tax \$s....

The steps include:

- Develop Problem Statement: What is the problem? Why is that a problem? Refine the problem.
- Case Statement: Prove that the problem is a problem – Who else is addressing? Where are the gaps?
- Develop Strategic Plan to Solve the Problem: Mission Statement; Goals; Objectives (with built in evaluation process).

Mike Lowery noted that he sees a two-fold question. What is the problem? and What makes us think that we can effect it?

This working group continued to remind itself that the task before this group is to identify a process by which long range planning for town-owned land involving capital projects would be carried out. The process must include defining the problem (short term and long term – dreams) and plans. Those problems and plans could be turned over to a long range planning committee to solve the problem with more public review. A goal would be to understand needs, demographics, visions, and evaluation of inventory of town-owned parcels.

A significant problem is that the needs are too varied and not addressed. We should try to create a forum for vetting and prioritizing needs so that the tax payers may have a say. If priorities are established, citizens have information on which to base decisions. Lack of planning causes delays and can lead to distrust, frustration, and divisiveness.

In evaluating land – must have an inventory and must consider legally which part of the town controls land and how it can be used – whether deed restricted. Then consider all other plans: Master Plan, other master plans for individual properties, Open Space and Recreation Plan (OSRP), Affordable Housing Plan, Capital Efficiency Plan for Water, Road Maintenance Plan (priorities), current CIP, Cemetery Expansion, and National Heritage & Endangered Species' Plan.....etc. In addition to analyzing land, group should consider the current facilities management plan and conditions assessment that may already be available. FinCom would have costs of annual operations and 5-year capital expenditures, all information that would go into analyzing land and projects.

Need public meetings similar to the forums that the Master Planning Committee held to inform the public – express the process graphically – and to set priorities. A capital facilities plan should consider whether town-owned parcels are being used in the best way. One significant issue that leads to TM confusion is that citizens are asked to vote on a particular plan but do not know the alternatives – those too should be part of any educational information. In addition to forums a survey may be a useful way to gain resident input – every 5 years perhaps.

Colleen will send e-mail to Conservation Commission, School Committee, FinCom's CIP committee to see if anyone wants to join the working group.

At end of meeting Mary Antes reminded us that the BOS has a process for disposal of town-owned land that may be informative in this process.

Town-Owned Land Map and List. Gretchen will talk to Alf and Brendan about updating list of town-owned land with additional information columns: Address, acreage, zoning, aquifer zone, deed restrictions on land, adjacency to other town owned land, aggregation potential and prior use.

**NEXT MEETING – OCTOBER 3 at 9:00 AM.** Meetings for October 10 and 24 remain as options for the time being.

Adjourned at 9:40 AM.

Respectfully submitted,

Gretchen G. Schuler