

**TOWN OF WAYLAND - TOWN CLERK'S OFFICE
MEETING MINUTES OF TOWN BOARDS/COMMITTEES/COMMISSIONS**

Posted in accordance with the provisions of the Open Meeting Law

Economic Development Committee

Meeting Minutes of Friday February 9, 2024

Meeting was called to order at 8:38 am at Wayland Town Building.

Members in attendance:

In person: Rebecca Stanizzi (Chair), Jesse Lopez, Nick Zafiropoulos, Karen Kelly (new member)

Virtual: Dan Crossman

Absent: Emily Kaplan, Brad Young

Also in attendance:

Robert Hummel, Town Planner (in person)

Michael McCall, Town Manager, via zoom (partial)

(1) Public Comment	Action Items
Michael McCall Mass Office of Business Development – biotech company Looking for 30,000 sf of space, reached out to Town Manager, relayed to Select Board, EDC etc internally – unclear what property it's interested in? Candela site? TBD Michael trying to set up a meeting	Keep ear out for meeting.

(2) Approve Meeting Minutes from Meeting Minutes from January 12, 2024
Jesse Lopez, regarding comments on meeting minutes, follow up to last meeting: Jesse reviewed legal brief and other materials provided in public comments, in depth, before last meeting. Legal brief e.g. was not always relevant or correct? Discussion if/how to address. A concern has been voiced by several people about potential lawsuits, and it appears based on this legal brief that is being circulated? Concern that incorrect info, repeated again and again, is believed. Do we rebut/correct these? (Challenging task) Perhaps note at top of Public Comment in minutes that readers should take caution to check any facts presented during Public Comment? Agreed last time. People can have

opinions, they have absolute right. But how to get correct information out there if something is false? We can correct in the following meeting during Public Comment as necessary. Informally agreed.

January meeting minutes: Jesse motion to approve as amended. Nick second. Approve 5-0

Administrative: Karen Kelly new EDC member introduction and welcome. Karen worked on PASS program at Camp Chickami to supplement BASE after school. Interested in improving communications in town. Introduced EDC members to Karen.

.....	Update	Actions
(3) Town Meeting articles update		
a) Self-storage/Arts Wayland proposed @ 193 Commonwealth (Citizen petition article)	Citizen petition was filed. Discussion important to have town counsel opine on spot zoning case law precedent, to address concerns	Now out of EDC wheelhouse since EDC not sponsoring party. Informational only going forward.
b) Route 20 Curb Cut engineering funds (Select Board article/EDC)	<p>Voted last time at EDC to recommend article to Select Board (SB) for full engineering funding \$600k. Article drafted.</p> <p>At SB article discussion, some SB heartburn about funding outside of normal paths. Compromise: cut to \$200K - not full amount, but at least gets started. Rt 20 is Top 5 SB goal. Remaining \$400K to be put in next 2026 budget cycle via normal funding channels.</p> <p>Do not know yet if this will be joint SB/EDC submission</p> <p>Review of draft 1-pager (copy at back of minutes) for info outreach for residents and business owners – Nick drafted – could also attach to intro to newsletter noted 6a) below.</p> <p>People want to know when they'll see change...roadway in desperate need.</p> <p>We need to have engineered plan: 1) if state comes into repave at their own discretion, since it's state road, helpful to have plan to show them how we want sidewalks etc (otherwise they may just do generic state standard) and 2) to get on long term TIP list to get in line for state funding.</p> <p>Michael [McCall] noted state yields some local areas on state roads to locality, he will check and revert. Route 20 center is</p>	<p>Confirm article status; if anything EDC needs to do</p> <p>Review 1-pager, send comments <u>individually</u> back to Nick or Becky (not group)</p>

	<p>definitely state road purview. Tom Holder is coordinating with MA-DOT; EDC to coordinate with him to confirm correct info on the 1-pager & ask update when MA DOT <i>might</i> pave?</p> <p>Important for business owners to know how/when they may be affected. Lengthy process with consultant to coordinate curb cut design with property owners.</p>	Becky to reach out to Tom Holder to review 1-pager, check on any MA-DOT paving update
c) MBTA Communities Zoning 2024 (Planning Board article)	<p>Robert updated that Planning Board (PB) is meeting on Tuesday to finalize MBTA Act zoning language and districts to send to Select Board. Then public hearing.</p> <p>Robert listed districts now identified by PB: Alta Oxbow, Route 20 West, Town Center, Mainstone (the 25.4 acre Stone Ridge property – picked since full 25 acres would need to be taken for minimum lot since it's a full 25 acre lot. The bar is "very high, nearly impossible to build")</p> <p>From economic development perspective, by picking a 25 acre site that is not really buildable, we're forgoing \$2M/year in tax revenues (218 units at Alta Oxbow = \$1.1M/year. 375 = \$2M/year)... big \$ impact to that decision...</p> <p>At Rt 20 West, do we need to carve more Ltd Commercial District out so that unappealing zoning use types (adult entertainment, marijuana) are still feasible and zoning stays intact? (those uses must be placed <i>somewhere</i> in town).</p> <p>Robert noted we can't locate large 25-acre MBTA Act parcel at Rt 20 West area (Alta Oxbow connected south, all the way to Candela sites on Longfellow access road) – because we can't use federal land in the middle to link two sides of the district. A road can bisect a district. Not federal land.</p> <p>What about 25-acre parcel elsewhere? North Wayland / Puddle Duck Farm? (on the market, but under agreement) Technically closest to MBTA transit.</p> <p>What about spreading districts around town instead of all focused on Route 20? Say Orchard Lane, using 5 acres?</p>	

	<p>Permit it, sell it, and funds can help schools. Townhomes most likely there. Land is on our housing plan, so it can be used. Robert did not recall why it dropped off.</p> <p>Donelan's site is just over 5 acres. But we can't consider it because of technicality, to require a Mixed-Use as of right district, we must have one already (but we only have Mixed Use <i>Special Permit</i> district). Has any other community figured this out?? Missed opportunity for mixed use.</p> <p>If traffic is a concern, some people don't want more housing on Rt 20 – but how do we <i>fix the traffic</i> instead of <i>block the housing</i>? Get the commuter bus back? Fix the bike path bridge at East Weston so Waltham workers can bike home to Weston/Wayland/Sudbury? Try to fix the traffic problem, but don't give up on \$4M tax revenues from housing (MBTA buildout). Esp even if we don't build, we'll get all of Sudbury and Marlborough growth traffic anyway...</p> <p>Robert/PB looking to finalize districts and language and get to Public Hearing for MBTA Communities, tentatively March.</p>	
d) Specialized Code (Energy Committee article – Ellen Tohn request to attend EDC 3/8)	Ellen Tohn to attend next EDC meeting, looking for EDC review and potential vote in support of Wayland adopting Specialized Code	
(4) Cochituate		
a) Liberty Pizza plaza post-fire efforts – Rebuild update	No demo yet of burnt building because of snag with DEP approval of specialized remediation plan (hazardous materials) required because of nature of autobody fire. Now shaken loose, hopefully progress soon. Owner is ready to go with insurance and plans, awaiting demo; looking just to rebuild for now on existing footprint, since any new plan he'd lose his grandfathered front parking etc (no longer allowed).	Stay in touch with Dino (owner Liberty Pizza plaza)
b) Main & Plain gas station	Sounds like huge dollars to retrofit building for say Liberty Pizza use there, unfortunately, too expensive. Possible combo of site with Liberty plaza as later addition? TBD	Stay in touch with BJ (owner rep)
(5) Wayland Center / Route 20 Master Planning & Improvements		
a) Route 20 Master Plan – update on next steps by Planning Board	Upcoming Feb 13 presentation by BETA at Planning Board Rt 20 Public Forum #2	Attend/view Rt 20 Master Plan forum

	<p>Goal to get public feedback and refine plan in 2024, then eventually do new zoning to reflect final plan in next year</p> <p>Important to get feedback from residents on plans, and on key permitting questions, like:</p> <p>Drive throughs. Food drive throughs not allowed in Wayland now. But for anyone with babies/young kids, critically useful! Robert suggested “pickup drivethrough” - pickup of pre-order meal, or coffee. Highly efficient. But no pull-up <i>ordering</i> which creates long lines. Robert interested to figure out.</p> <p>Becky to pull out old list of poll questions, which EDC did months ago. Drive throughs, gas stations with convenience stores, how many stories on buildings, include residential?, etc etc. Do we set up poll to get that feedback.</p>	Becky to send Robert the old list of poll questions
(6) Business Improvement District or Collective Business Efforts		
<p>a) Newsletter for business and property owners</p> <ul style="list-style-type: none"> i) Intro to join group ii) Update on Route 20 Master Plan, Curb Cut article, COA/CC start, etc. 	<p>Jesse drafted newsletter intro, for EDC business/property owner communication mechanism (copy attached to minutes)</p> <p>Get info to / input from business owners – create a directory? How to get them all connected at one place (being careful of data privacy)</p> <p>What is ask to businesses now – to sign up with emails, inform of events, collect thoughts. Create survey? Interactive forum page.</p> <p>List connector on our town webpage, or on facebook page? Aim for multiple places.</p> <p>Businesses at Town Center – reach out to businesses directly since Zurich can’t/won’t hand over full data</p>	<p>Review draft, send any comments <u>individually</u> back to Jesse (not group)</p> <p>Karen to connect with Jesse, Nick and think through next steps for next mtg. In meantime, get teaser/intro out, esp with news of next Tues Rt 20 Forum #2 so they’re aware.</p> <p>Jesse to refresh address list, Karen to assist</p>
b) Town Center – Shared Streets grant furniture update; COA/CC update, Chocolate Therapy	Robert noted license for signage outstanding for Chocolate Therapy	Becky to reach out to Chocolate Therapy

	Shared Streets intended inventory – Zurich is pulling together, Town to approve furniture list before they order. Robert needs list asap before grant monies get yanked back	Becky to outreach to Zurich to get finished
c) Route 20 Vacancies – Bank of America property outreach	Brad was going to reach out to new broker (not here to report)	Brad to outreach

(7) Confirm next meeting, typically second Friday each month: March 8, 2024

Confirmed for March 8, 2024

(8) Adjourn

Jesse motioned to adjourn. Nick seconded. Approved 5-0 to adjourn at 10:11am

Minutes respectfully submitted by Nick Zafiropoulos.

Town of Wayland

Info and Q&A Regarding Proposed Select Board Article for Route 20 Roadway Design



Article Title:	Funding for Rt 20 Curb Cut and Sidewalk Engineering
Estimated Cost:	\$200,000
Article Description:	To determine whether the Town will vote to appropriate a sum of money for third-party engineering services to provide fully engineered plans for the Route 20 roadway, from Route 27 to the Transfer Station Access Road, for curb cuts, sidewalks, street trees, landscape and lighting to improve this Route 20 corridor.

Intentions of Article:

- Improve the Route 20 Wayland Center roadway corridor for walkability, accessibility, and aesthetics
- Improve functionality and access for Wayland residents and businesses
- Provide pathway to pursue and achieve roadway improvements comparable to Weston and other Commonwealth towns through TIP funding, Massworks, MA DOT and town initiatives if desired
- Provide funding for initial phase of required engineering plans in FY25, with follow-up in FY26
- Complement efforts associated with Route 20 Master Planning

See other side for Q&As

Commonly Asked Questions:

Why is funding being accelerated beyond normal funding (Capital Budget) pathways?

- Initial curb cut planning review was completed via Select Board approval and Town Center funds (same as Rt 20 Master Plan), outside capital budget
- Design costs were initially on 2024 DPW capital plan, and 2025, however were not advanced - despite Rt 20 being one of Select Board's Top 5 goals - which was an oversight
- Federal and state infrastructure monies may be available in near future; we don't want to miss any window. The only way to get in queue is with completed engineered plans

Will this get us to 100% engineered drawings?

- \$200k represents only initial work to outreach to property owners and begin design in FY25, concurrent with Route 20 Master Plan efforts
- Remaining estimated \$400,000 to complete is anticipated to be processed next year FY26 via regular budget channels as requested by Select Board

How can this help us get closer to Route 20 being repaved?

- For any state or federal funding, we must have a fully-engineered, shovel-ready plan
- With plans in hand, we can get on the official state TIP (Transportation Improvements Program) list to request state funding, which is long term view
- In short term, Rt 20 may be repaved in near future, given MA DOT repaved Rt 20 from east border to just outside of town center, but pausing there for water line work to be completed and to settle. If they elect to pave Wayland Center, which is overdue, Wayland needs a plan ready, or the state will pave at its discretion

Will Wayland Center get sidewalks?

- MA DOT added sidewalks at east Route 20 when they repaved. The stated intent then was to continue, however, Wayland Center is tricky with many business driveways which needs coordination, but hopefully MA DOT will complete, especially if given specific local direction.

What about street trees, decorative lights?

- These would likely not be covered by MA DOT, however with plans in hand we can apply for Massworks and other funds, or otherwise figure out if the Town would like to support.

When is the earliest we can see physical change happen on RT 20?

- TIP is a very long process (7 years), but once on the list, we can advocate to move up.
- MA DOT may elect to repave at any time, given dilapidated condition overdue for paving

Why not wait for RT 20 Master Plan to be completed?

[Draft letter to Rt 20 Businesses]

Hello from the Wayland Economic Development Committee!

If you are not familiar with us, the Town of Wayland Economic Development Committee is tasked with exploring and promoting ways to expand Wayland's commercial base. One of our goals is to help Wayland businesses connect with the community and each other so that they can thrive and be successful in Wayland. Your business is a benefit to our community and we want to support you in any way we are able.

Our committee would like to make Wayland businesses aware of what is going on in Wayland that would be beneficial for you to participate in, give input to, or simply know about. Our goal is to send out monthly updates. We would love to get your feedback and also your referral to any other Wayland business owners that are not yet on this email chain.

There are a number of resources that we believe would be helpful to you within Wayland. Other business owners have had success interacting with the following Facebook groups:

Wayland Community Forum
Wayland Community Events

Wayland organizations that you should consider reaching out to for exposure:

WCPA
Wayland Dads
Wayland PTO

Our Committee is happy to facilitate outreach to any Wayland groups and also help you navigate any Wayland Town processes that you may be working through.

Upcoming important events: