

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 November 17, 2023

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

Members in attendance:

In person: Rebecca Stanizzi (Chair)

Virtual: Nick Zafiropoulos, Dan Crossman, Jesse Lopez, Brad Young (joined at 8:43am; left at 10:03am)

Absent: Emily Kaplan

Also in attendance: Robert Hummel (Town Planner, in person), Gretchen Dresens (resident; public comment, in person); online attendees, no public comment (Carole Plumb)

(1) Public Comment	Action Items
Gretchen Dresens commented during MBTA and 193 Comm items, see below	

(2) Approve Meeting Minutes from Meeting Minutes from October 13, 2023
Oct meeting minutes. Jesse motion to approve. Nick second. Approved 4-0

Agenda Items for Discussion

Topic	Update	Action Items
(3) MBTA Communities Zoning 2024		
a) Planning Board (PB) efforts update – zoning sites; article(s) strategy; public forum date/format	EDC to discuss proposed districts in detail if time at end of meeting; if not, next meeting [ran out of time – look to 12/7]. Update from Robert from Tuesday PB meeting: Public Forum set for Dec 11 @ 7pm Judi Barrett (consultant) and PB focusing on these districts: <ul style="list-style-type: none">• Mainstone North (25-35 acres)	(All) Discuss potential districts next meeting 12/7 – set aside block of time to review. (All) Hold date and spread the word for 12/11 public forum (encourage as community gathering!)

	<ul style="list-style-type: none"> • Alta Oxbow (5-6 acres) • Town Center (10-11 acres) • West Route 20 (5; near Longfellow and Sudbury line) <p>Judi running numbers on these districts; PB expects to recommend this combo and look to draft just one article. Recommends maxing out at 50 acres, no more.</p> <p>Becky concerned if no alternatives are to be offered at the forum – Town needs public input to review/designate among more than just one option?</p> <ul style="list-style-type: none"> • Provide West Rt 20 as alternate 25-acre spot? • Provide other (non-Mixed Use) 5-acre parcels? [Mixed Use not possible – given state requirements that Town must already have a Mixed Use Site Plan Approval district now (MUOD is Special Permit) – but other non-Mixed Use parcels available?] <p>Then perhaps have two Town Meeting article options. This keeps our options open, given tight 2024 deadline to approve, so we don't get stuck. Robert noted for now, PB just focusing on one, said to take up with PB.</p> <p>Dan, Anette and maybe Judi will be presenting at Forum. Jen Steel and Becky to work together to get the word out. Will email blast all board and committee members, post on message boards, email, Patch/media etc etc</p> <p>[Robert noted Sudbury is far behind on MBTA efforts due to low on planning staff; other Towns may be behind too?]</p>	<p>Becky to try to attend next PB meeting to discuss; unfortunately has standing 6-8pm Tuesday conflict. To attend if possible if scheduled after 8pm.</p> <p>Becky to coordinate with Jen to get Save the Date out today, and use next week to coordinate materials and outreach blast 11/27 (after TDay, and two weeks out from forum)</p> <p>Keep going! Deadline still in place.</p>
(4) Cochituate		
a) Liberty Pizza plaza post-fire efforts – Rebuild update; Main & Plain gas station re-use?	<p>Have connected Sam at Liberty Pizza to corner gas station property owner; in conversation. Potential win win to get Liberty Pizza up and running, and to clean up the abandoned corner station.</p> <p>Jesse left a voicemail with Dino, owner of the Liberty Pizza plaza for his next steps with insurance/rebuild.</p> <p>Gretchen Dresens noted businesses are well loved in neighborhood, they would like to see all come back asap. Asked if any funding available; Robert noted nothing locally, but state agencies have reached out.</p>	<p>Continue encouraging potential Liberty tenancy (Jesse, Becky)</p> <p>Jesse to continue to reach out to Dino to find out next steps and if EDC can help.</p>

<p>b) Self-storage/Wayland Arts proposed @ 193 Commonwealth – look ahead to Town Meeting</p>	<p>Zoning for potential next spring town meeting. Currently self-storage is not a defined use in Wayland zoning <i>[Becky shared slide deck describing property and self-storage proposal, attached here]</i></p> <p>Per last EDC meeting, Becky went to PB who did not have bandwidth to sponsor article; next stop Select Board (SB) 11/20 @ 9pm (10 minute slot) to discuss. If EDC sponsors article, EDC is advisory board to SB so both likely must sponsor. Or could co-sponsor with Arts Wayland/citizens petition. EDC members agreed by 4-0-1 vote to support pursuing article with SB (Brad abstained, pending further review; he missed last EDC meeting)</p> <p>Brad concerned in particular that any zoning not be extended to entire Donelan’s corner, out of concern that Donelan’s plaza could theoretically become all self storage in place of existing businesses. Don’t want to risk losing existing vitality.</p> <p>Gretchen Dresens commented that idea appears “fully baked” and conversations are happening outside public eye? Explained that design is preliminary for discussion, proponent has been talking to nearby residents and townspeople for past year, he has and will tailor the design to community input. Nothing has been filed yet, which is why no full hearings yet. Entire idea of new zoning will be decided at Town Meeting, the most public of debate forums. After that, if successful, would be fully vetted by Planning Board. So it is very early in the process.</p>	<p>Becky to attend and bring slide deck for Select Board meeting</p>
<p>(5) Wayland Center / Route 20 Master Planning & Improvements</p>		
<p>a) Curb cut plan & potential state funding application – discuss draft BETA plan, business outreach</p>	<p>Reach out to property owners to inform them curb cut plan?</p> <p>Most of work is happening in existing right of way, but if property owners are currently operating in the right of way shoulder, may affect them.</p> <p>Tom Holder wants to bring funding request for curb cut plan engineering (needed to get on TIP funding list) to spring Town Meeting</p>	<p>(Jesse/Nick) Consider year-end newsletter or email to Route 20 businesses and property owners (see below 6b)</p> <p>(All) EDC to assist Tom Holder where helpful to encourage this article</p>

b) Route 20 Master Plan – update on next public forum, next steps by Planning Board	Public forum due in Jan/Feb perhaps - Anette, Robert and Tom Holder working with BETA. MBTA Communities efforts taking precedent given deadline.	Hold for now.
(6) Business Improvement District or Collective Business Efforts		
a) Explore viability of collective/association for Route 20 corridor (possibly Cochituate as well)	Jesse and Becky met with Kidstrong at Town Center to discuss member outreach as a new business. Important to reach new businesses as they open.	See below 6b
b) Newsletter or user group/chat board? Group advertising?	Jesse and Nick to work on mechanism to get information to Zurich and business owners Think about year-end effort communication or for 2024 Robert recommended a bi-monthly newsletter of activity (priority of the town)	Jesse and Nick to draft communication, esp for Zurich tenants (noted last meeting) to get them engaged and for larger group
c) Rules/protocols for Town Green events by Wayland groups to spur activity	Becky due to double-back on this in early 2024, before spring	Becky to outreach to Recreation Dept to finish loop, then to Select Board after 1/1/24.
(7) New Potential Businesses to Wayland		
a) Town Center – Shared Streets grant furniture, beer garden next summer	Zurich sent Becky a revised plan In process; need to have plan done and furnishings ordered by year end	Becky to coordinate with Zurich to hit ordering deadline; and to outreach to beer garden
b) Route 20 Vacancies – Bank of America property outreach	No new update on coffee establishment	Brad to research coffee providers; reach out to property owner to find out status, outlook

(8) Confirm next meeting, typically second Friday each month: December 8, 2023
Confirmed for December 8, 2023

(9) Adjourn
Dan motioned to adjourn. Jesse seconded. Approved 4-0 to adjourn at 10:16am

Minutes respectfully submitted by Nick Zafiropoulos.