

WAYLAND HOUSING PARTNERSHIP
Minutes – February 14, 2017
Submitted by Christine DiBona
Unanimously approved March 7, 2016

Attending: Mary Antes, Joanne Barnett, Pat Harlan, Jennifer Steel, Armine Roat, Chris DiBona

Absent: Rachel Bratt, Stephanie May, Kathy Boundy

At 7:35 Chris DiBona (acting as committee chair in Rachel Bratt's absence) called the meeting to order.

Minutes of January 10, 2017: Minutes were accepted as submitted without corrections. Jennifer moved to accept, Mary seconded. Unanimously approved.

Joint meeting with Planning Board March 7: Presentation from developer of a proposed 40B development on School Street in Cochrasset ("Windsor Place"). All WHP members present said they are able to attend this meeting in place of previously scheduled WHP meeting on 3/14. Time of meeting will be based upon time posted by Planning Board.

Update on "40B Process in Wayland" document: Sub-committee of Mary, Joanne and Jennifer has not yet moved forward on reviewing and revising. Currently working on a mutually agreeable date to meet.

Overview of 40B Housing rationale and goals: Because developer Steven Zieff had not arrived after general WHP business was concluded and fifteen neighbors awaited a presentation, Chris gave a brief background of the 40B housing program and its effects on the town of Wayland. Members of the audience asked appropriate and respectful questions, and answers were given by Chris, Mary and Jennifer.

Presentation from developer Steven Zieff on "Brookside"/Mahoney's project: Mr. Zieff arrived at 7:50 and began with a summary of his history of living in Wayland and projects he had worked on locally such as the Town Safety building. He was clearly very proud of his portfolio and reputation, saying that he now lives in one of his own buildings, Longview Place in Waltham.

Mr. Zieff did not have a prepared presentation, so the discussion quickly turned to neighborhood concerns such as traffic flow. Mr. Zieff claims there are currently 19,000 daily trips past the Mahoney's site (source: Wayland Town Planner) and he feels the Brookside development will make the traffic situation *better*, not worse. A full traffic study will be undertaken as part of due diligence, but Mr. Zieff feels there is little chance the state will feel a traffic light at the site is called for. Neighbors in attendance pushed for details on traffic mitigation, but Mr. Zieff was unable to offer concrete details of any particular plan.

Mr. Zieff was pleased to report that the most recent analysis of the site revealed no Underground Storage Tank, which would have been problematic and costly to remove. The property is approximately 7 acres, with some of that acreage including the river/stream. Despite neighbors' requests for drawings or descriptions of how buildings might be situated on the site, Mr. Zieff said that he had not yet decided how to lay out the project.

Unfortunately, the tone of the meeting became very uncomfortable. As Mr. Zieff became increasingly aggressive and inappropriate, and as WHP members and residents asked questions. Mr. Zieff's behavior suggested that he was feeling attacked by neighbors even though, in the view of WHP members, the questions posed were reasonable and relevant. At one point, he strongly insinuated that the neighbors were ignorant, and if they wished to put up the money to purchase the property and take the risk as he has done, they could have more say in how it is developed.

Jennifer attempted to redirect the meeting by asking for a project timeline moving forward. Mr. Zieff said he expects to file for a comprehensive permit within the next 90 days, at which time he will have to present detailed architectural drawings as well as the results of due diligence studies. The topic of building height came up, and neighbors expressed concerns about the potential for a four-story structure. Mr. Zieff responded that the proposal of four stories is merely a "placeholder," but he would not make any promises as to actual plans regarding the height of his buildings. Again, some audience members expressed frustration at the lack of tangible details being presented.

Jennifer asked Mr. Zieff if he would be agreeable to some sort of community group process, which could present questions to him. He claimed to be interested in such community participation, but members of the audience questioned how willing he would be to consider suggestions. There is already a neighborhood group formed which communicates via email. A sign-up sheet was circulated to the audience to provide names and emails so Mr. Zieff, and perhaps the WHP, could participate in the group's interchanges.

The meeting concluded with two comments from members of the WHP: Jennifer implored Mr. Zieff to be kinder to the neighbors and not assume they are out to stop his project despite their concerns. Joanne also requested that future meeting involving the WHP and Mr. Zieff be taped.

At 9:25, Joanne made a motion to adjourn, seconded by Armine.

Post meeting note: Upon hearing of Mr. Zieff's behavior at the meeting, the Wayland Police Chief suggested that any such future behavior on the part of Mr. Zieff would warrant a call to the police and his removal from a public meeting.