



Sarkis Sarkisian  
Wayland Town Planner

TOWN OF WAYLAND  
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PLANNING DEPARTMENT

TOWN BUILDING  
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DATE: March 7, 2018

TO: Nan Balmer, Town Administrator

FROM: Sarkis Sarkisian, Town Planner

RE: Federal disposition of Launcher Way Map 01-001 - 5.6 acres

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Below is an email I received on February 27, 2018 from Frank A. Pinion, Jr Team Lead, Residential Communities Initiative regarding the sale of the Launcher Way parcel in Wayland, Assessors Map 01-001 consisting of 5.6 acres. I have enclosed a map which shows the parcels and 12 existing residential units. The Launcher Way residential units are all one story, three bedroom single family homes with one bathroom. They all have attached one car garages. There is also an additional uncovered parking space in each driveway. No wetlands exist on the property, however it is in a Zone II. The new Federal Administration passed legislation in 2017 that the property needs to be disposed of to the highest bidder. This maybe a long shot but it is worth exploring options for acquiring this land and converting the existing housing units into Affordable Housing. We also could deed some of the units for Veterans Housing. I have been told by a direct abutter that the current Veterans living in the units must be prepared to leave in December. A 40-B project would require a 56-unit project to have 12 affordable units.

*Dear Mr. Sarkisian;*

*The Secretary of the Army has been granted authority to dispose of 3 parcels of land in the vicinity of Natick, MA and under the Command of U.S. Army Garrison Natick Soldier's Support Center (Natick SSC).*

*The land parcel for disposal within your jurisdiction is approximately 5.6 acres located on Launcher Way and Oxbow Rd with 12 Housing Units.*

*My office will be hosting an Industry Forum Day on Natick SSC, Community Center (Bldg. 32) at 9.00 on 13 March, for the General Public / Interested Parties / Potential Bidders to obtain specific information on each parcel, existing improvements, bid submittal process, other land / facilities information and inspect the properties and buildings.*

*I'm providing this advance notice to inform your office that interested bidders may be contacting the Town for information related to zoning, land use restrictions, utility services, etc.*

*I would also like to extend an invitation for Town Representatives to attend the Industry Forum Day; and if you would like to distribute information or a short presentation on such procedures, please let me know as soon as possible.*

*Frank A. Pinion, Jr  
Team Lead, Residential Communities Initiative*

*U.S. Army Corps of Engineers  
Norfolk District  
803 Front St.  
Norfolk, VA 23510-1011  
Office: 757 201 7739  
Cell: 757 567 5289*

**Recommendation:** The Planning Board recommends that the Board of Selectmen allow the Housing Trust to explore and advise on disposition of 5.6 acres of land including the 12 existing housing units at Launcher Way with a goal of creating affordable housing... Brian O'Herliy Treasurer of the Trust attended our Planning Board meeting on Tuesday March 6th and stated he is willing to volunteer time towards this effort with Town Staff. I will be attending the March 13th Forum with members of the Planning Board, the Trust and Brian Boggia Wayland Housing Director.



