

**Minutes of a Meeting of the
Wayland Community Preservation Committee
Wayland Town Building
December 14, 2023 7:00 p.m.**

Member Attendees – Susan Weinstein, Chair, Maureen Cavanaugh (arrived at 7:35), Sean Fair (arrived at 8:00), Kay Gardner-Westcott, Sherre Greenbaum, Ira Montague, Kelly Pierce, Doug Stotz

Other Attendees

Marjorie Baston, Wayland Historic District Commission
Benjamin Downs, Wayland Community Pool, Inc., President, (Lead Applicant, Pool project)
Jeanne Downs, Wayland Community Pool
Linda Hansen, Wayland Conservation Administrator (Applicant, Open Space projects)
Sherman Homan, Shore Drive Resident
Robert Hummel, Wayland Town Planner (Applicant, Community Housing Consultant)
Ben Keefe, Wayland Facilities Department Director
Brad Keyes, Wayland Historical Society Board of Directors and Building and Grounds Committee Chair
Jillian Kohl, Decatur Lane
Linda Malenfant, Shore Drive Resident (Lead Applicant, Stone's Bridge project)
Carol Martin, Select Board Member, CPC Liaison
Julie Norton, Sears Road
Mark Norton, Sears Road
Steve Schamberg, Decatur Lane (Lead Applicant, Cochituate park and playground project)
Gretchen Schuler, WHS Past President (Lead Applicant, Grout-Heard House HVAC project)

Public Comment

M. Baston noted the Wayland Historic District Commission (WHDC) fully supports Grout-Heard House HVAC project and is finalizing a letter of support. She provided a draft of the letter and will submit the letter when it is finalized.

Community Preservation Fund Balances and Commitments

D. Stotz presented an overview of Community Preservation Act (CPA) Fund balances and anticipated changes for Fiscal Year 2024.

	Balance 6/30/2023	Revenue FY 2024	Balance 6/30/2024	Fund
Property Tax Surcharge		\$1,073,070		
State Matching Funds		\$225,627		
Revenue Total		\$1,298,697		
Committed Funds				
Historic Preservation	\$134,123	\$129,870	\$263,993	HP
Open Space	\$141,645	\$129,870	\$271,515	OS
Community Housing	\$820	\$129,870		CH
(less WMAHTF transfer)		(\$129,870)	\$820	
Uncommitted	\$727,527	\$909,088		
(less Mainstone debt service)		(\$372,231)		
		\$536,857	\$1,264,384	UC

- The Community Preservation Committee (CPC) Administrative Fund currently has about \$52,000; an additional appropriation may not be needed this year.

- 2024 Annual Town Meeting (ATM) funding requests far exceed both CPA revenues and available funds. In particular, regarding Uncommitted Funds, total requests (including Historic Preservation in excess of the Committed Funds) are approximately \$1,800,000, which is more than three times the net revenue for the Uncommitted Fund and about \$500,000 more than Uncommitted Fund balance with new revenue.
- D. Stotz commented that the CPC had previously agreed to maintain a target level of at least \$500,000 in the Uncommitted Fund to address exceptionally compelling projects. The current balance is \$727,527.
- The State Matching Fund dropped significantly and could drop further with the slowdown in home sales in the Commonwealth. The property tax surcharge revenue will presumably continue its slow increase.
- More than \$1,200,000 allocated for projects through CPA funding in 2021 or earlier is as yet unused. Attendees observed that more than \$780,000 is reserved for the Stone's Bridge restoration, which would be used if the project is approved at the 2024 ATM.

Community Preservation Act Applications for 2024 Annual Town Meeting – copies of all applications are available on the CPC website at <https://www.wayland.ma.us/community-preservation-committee/pages/2024-atm-cpa-project-applications>

Correspondence

Correspondence received regarding 2024 ATM CPA applications (copies available on the CPC website):

- Gretchen Schuler , Old Connecticut Path, letter of support for Wayland Community Pool project, January 2, 2024
- Emily Rent, Three Ponds Road, letter of support for Wayland Community Pool project, January 3, 2024

Regional Housing Services Office Services Contract (requested by Wayland Town Planner)

R. Hummel presented the application for the Town to continue participation in the Regional Housing Services Office (RHSO) for the next two fiscal years (\$28,000). The Town participates in an intermunicipal agreement with several area towns to receive affordable housing-related support services from the RHSO. RHSO provides services to support the work of the Planning Department and Town Manager, as well as the Wayland Municipal Affordable Housing Trust Fund (WMAHTF) and Housing Partnership, which are not staffed by the Town. S. Weinstein noted that the CPC has voted to fund these requests for several years through the Uncommitted Fund. There was an inquiry as to whether CPA funds could be used for a membership fee. S. Weinstein replied that it is a form of payment for services that are allowed under the CPA. S. Weinstein, who serves on the WMAHTF, spoke in favor of funding the position for two years.

Open Space and Conservation Proposals (requested by Wayland Conservation Department)

Open Space Enhancements at Pine Brook, Sedge Meadow, Loker, and Cow Common Conservation Areas

L. Hansen presented the application to fund open space enhancements at conservation areas (\$15,542). The project includes installation of granite steps at Pine Brook and new dog waste pickup stations at Sedgemeadow, Loker, and Cow Common. Currently, the stairs to access Pine Brook

Conservation Area trails are in poor condition and very steep, making them unsafe . Ms. Hansen described the proposed new steps as having a broad surface area to make it easier to get up the slope and noted at least one handrail is proposed.

The request also includes funding for three dog waste pickup stations and disposal services at the Sedgemoor, Cow Common, and Loker Conservation Areas. Undisposed dog waste at these conservation areas has become a real problem, affecting visitors, creating human health risks, and threatening negative effects on local wildlife. The Conservation Department has had success with dog waste stations and disposal service at Heard Farm and Greenways. This activity supports the Conservation Department's land management.

There was discussion about who should be responsible for disposing of dog waste at conservation areas. L. Hansen noted the Conservation Department doesn't have capacity to provide the frequent support that the conservation areas demand and that the Department of Public Works (DPW) does not service the conservation areas. Some conservation areas benefit from the dedication of neighbors who empty the garbage cans and dispose of the waste with their own garbage. CPC members commented that managing dog waste at the conservation areas had a strong public benefit.

Biocontrol of Purple Loosestrife

L. Hansen presented the application for wetland preservation at Cow Common, which would introduce the *Galerucella* beetle to biologically treat purple loosestrife (\$6,000). Purple Loosestrife is a highly invasive plant that affects wetland areas, choking out native plant species. This project would introduce the specific beetles at the Cow Common Conservation Area over a two-year period to reduce and control purple loosestrife. The project is a collaboration with the Massachusetts Office of Coastal Zone Management, Division of Ecological Restoration. The beetles have a record of effectiveness for addressing the purple loosestrife problem in areas of the Commonwealth. Ms. Hansen indicated that the beetles would not themselves become a new problem because they die out when the loosestrife is gone.

27 Sherman Bridge Road Conservation Restriction and Trail Construction

L. Hansen presented the application for the drafting of a conservation restriction for 27 Sherman Bridge Road, construction of an ADA accessible trail linking the property to Trout Brook, and additional funds for demolition of the house (\$36,000).

The 2022 ATM approved acquisition of 27 Sherman's Bridge Road for conservation purposes and to link with the Trout Brook and Castle Hill Conservation Areas. The CPA requires imposition of a Conservation Restriction (CR) on properties acquired with CPA funds. The Sudbury Valley Trustees have agreed to prepare and oversee the CR. This request includes funds to cover legal expenses associated with drafting the CR as well as to create an endowment to support ongoing enforcement.

The project also includes installation of an Americans with Disabilities Act (ADA) accessible trail heading toward the vernal pool at Trout Brook. The Conservation Department would utilize the area of the existing flat driveway, but not the driveway that leads up the hill. Finally, one of the terms of the purchase and sale was that the house be demolished. Despite generous contributions from neighbors, there are insufficient funds to demolish the existing house, so this application includes an allocation to complete that work.

The Conservation Department applied for MassTrails funds but were denied, having been informed the organization is inundated with applications.

CPC members recommend using CPA Administrative Funds for the conservation restriction (\$6,500). K. Gardner-Westcott noted that no digging may occur on public land without archaeological monitoring which may be required for removal of the foundation and/or construction of the trail if any needed fill will be dug from the site.

Town Building Historical Records Preservation (requested by Town Clerk)

S. Weinstein presented the application from the Town Clerk (who was available by phone if needed) for funds to protect, conserve, and preserve the Town's permanent documents including Annual Town Reports, Birth/Marriage/Death Certificates, and Annual Street Listings (\$200,000). Discussion among the members revealed that the application does not include cemetery cards, which are the responsibility of the DPW. K. Gardner-Westcott noted the Town must preserve and maintain historical records; the records can be digitized (which the Boston Public Library will do at no charge), but hard copies must also be retained. K. Pierce asked why preservation isn't being funded from the Town's General Fund, given that records retention is required by law. C. Martin noted there may be an outstanding capital appropriation for the work and funds available. S. Weinstein will follow up with Brian Keveny, Wayland Finance Director. K. Gardner-Westcott noted the WHC voted unanimously in favor of the project and a letter of support was included with the application.

Grout-Heard House HVAC Replacement (requested by Wayland Historical Society)

G. Schuler and B. Keyes presented application to replace the heating, ventilation, and air conditioning (HVAC) system and associated electrical work at the Grout-Heard House (\$55,000). The new system will provide consistent temperature and humidity necessary to preserve the 18th-century building and collections. B. Keyes explained that the proposed design will remove the existing fossil-fuel based heating and obsolete technology cooling system and replace that HVAC system with an electrically powered heat pump system and will re-use existing ductwork. The applicants spoke to the need for the system replacement, in particular that the current system is outdated and inconsistent, which is problematic for historic preservation. The outdoor equipment will be installed at the rear of the building, visible at a distance from the rail trail. The Wayland Historical Society (WHS) will apply for WHDC review in the Spring 2024.

WHS has applied for Massachusetts Cultural Council (MCC) facilities funds grant, which has a 1:1 match. If MCC funds are awarded, the WHS request for CPA funds would be half of the requested \$55,000. WHS anticipates hearing on the application in May 2024. K. Gardner-Westcott noted the WHC voted unanimously in favor of the project and a letter of support was included with the application. Also, as noted earlier, the WHDC was finalizing its letter of support.

Wayland Archaeological Lab and Historical Commission Supplies (requested by Wayland Historical Commission)

K. Gardner-Westcott presented the application requesting funds for supplies, including archival containers, to preserve and protect historical archaeological artifacts and documentation housed in the Wayland Archaeology Lab and WHC Office (\$2,673). Once organized and archived, the existing collections will facilitate WHS educational outreach. The WHC provided a letter of support from a Registered Archaeologist that is included with the application.

Stone's Bridge Preservation (requested by Linda Malenfant, supported by Permanent Municipal Building Committee)

L. Malenfant presented the application for additional funding to preserve Stone's Bridge (\$400,000). S. Homan shared the significance of Stone's Bridge as being part of the Henry Knox Trail, encouraging the CPC to envision more than 100 pieces of heavy artillery being transported on sledges pulled by oxen across the frozen landscape of western New York and Massachusetts in the winter of 1775-1776. But for these cannons, the Revolutionary War might have ended differently.

L. Malenfant and B. Keefe explained the history of funding for this work, including the two previous approvals by ATM totaling \$780,000. B. Keefe noted that successful bidders have twice declined to sign contracts to complete the work and that the cost has continued to escalate. These additional funds would complete the entire bridge. The project has very strong neighborhood support.

Much of the discussion focused on identification and location of the bridge. K. Gardner-Westcott explained a portion of the bridge is in Framingham and C. Martin distinguished between this bridge and the nearby Stonebridge/Potter Road bridge. Funding for Stonebridge/Potter Road bridge rehabilitation was strongly rejected at the 2022 ATM when it was asserted that that bridge (not Stone's Bridge) was in Framingham.

There was discussion of whether Framingham would pay for the work for part of the bridge and also whether the Town would be willing to fund work that extended into Framingham. In 2015, before Framingham had adopted the CPA, K. Gardner-Westcott confirmed the Framingham City Historian and Historical Commission were strong supporters of the restoration effort, but the Town Manager was not in favor of funding it. She noted that a photograph of the bridge is on the cover of the Framingham CPA five-year plan. However, the project is not in their five-year plan because of Framingham's understanding that Wayland was funding the entire project. The applicants urged that the Town undertake restoration of the entire Stone's Bridge because any partial restoration would risk the remainder of the bridge continuing to deteriorate and possibly collapse. It is less expensive to do the four arches at once rather than just do two arches and then two more.

G. Schuler reminded the CPC that the property adjacent to the bridge was purchased with CPA funds for conservation and open space associated with the bridge rehabilitation and preservation.

The WHC voted to support this project, continuing to see it as a priority since it was first approved at the 2015 ATM and provided a letter of support that is included with the application.

Wayland Community Pool Rehabilitation (requested by Wayland Community Pool, Inc.)

B. Downs presented the application for rehabilitation the Wayland Community Pool (WCP) and associated infrastructure (\$401,000). The project will replace 50-year-old plumbing, install scaffolding to facilitate taking the bubble up and down, rehabilitate showers and restrooms, and replace ten starting blocks, one diving board, and the accessible chair lift (to comply with ADA regulations). Infrastructure repairs are needed to meet building codes, inspections, and in order to continue to operate. The pool serves 500 people per day in the summer. The WCP Board will be commencing a capital campaign in 2024 to raise \$1,000,000. K. Pierce noted the Recreation Commission voted unanimously to support the project. S. Weinstein will research if CPA funds can be used a pool that isn't always outdoors; it may be the bubble isn't a permanent structure.

Eliza's Park Project (requested by the Eliza J. Norton Foundation)

J. Kohl introduced the application to renovate and revitalize Cochituate Park to be more accessible, inclusive, and equitable recreation space for people of all ages and abilities, focused on multi-

generational play (\$1,000,000). She provided background information on the core values and guiding principles of the Eliza J. Norton Foundation: to empower children, enable play, and expand access

S. Schamberg, member of the Wayland Little League Board of Directors, noted that the long-term vision is to update and improve all of Cochituate Park. The Foundation is currently working with the Recreation Department to improve the dugouts and noted the Department is undertaking the outdoor court rehabilitation (with CPC funds approved at 2023 ATM).

K. Pierce noted the Recreation Commission voted unanimously to support the project, especially given the park is not associated with a school, so has more public access and use. She noted Cochituate Park is a mid-level priority for the Recreation Department.

There was discussion about the accessibility of the proposed structure, of which the Foundation is continuing to research.

C. Martin recommended the Foundation consider the residents at 106 Main Street (senior housing) in its program planning.

CPC members recommended having a concrete design before moving forward. The applicants noted playgrounds are typically design-build vs. a plan, design, build approach.

K. Gardner-Westcott inquired about handicapped play equipment, given what was shown in the application only had musical instruments for non-mobile children.

S. Weinstein noted that it is Town-owned property, even if using private funding, so all final decisions and bidding will rest with the Town. She commended the foundation for thinking so creatively and broadly, but noted the CPA Uncommitted Fund has limited funds.

CPC members noted that 2023 ATM approved CPA funds for the outdoor court rehabilitation at Cochituate Park and recommends the Town undertake a master plan strategy for parks throughout the Town before continuing to recommend funding individual projects with CPA funds.

Launcher Way Community Housing (requested by Wayland Housing Authority and Wayland Municipal Affordable Housing Trust Fund)

S. Weinstein presented an article to acquire housing units at Launcher Way. The units were purchased by a private developer. However, a dispute has arisen with regard to permitting and use. There may be an opportunity to acquire the units to increase affordability in Wayland and impact the Subsidized Housing Inventory. ATM previously approved \$2,100,000 to purchase the property in the event of a successful bid. I. Montague noted that the Wayland Building Commissioner granted permits that the Planning Board thinks are outside what was allowable according to zoning bylaws. S. Weinstein explained that she submitted a CPA application on the outside chance the developer would not be able to proceed and would seek support from the Wayland Housing Authority and WMAHTF. However, acquisition of the housing units by the Town at this juncture is not likely and the CPA funding application will be withdrawn.

Routine CPA Articles for 2024 ATM

- Administrative Fund appropriation – The CPA allows use of up to 5% of the estimated annual revenue to the Community Preservation Fund for CPC administrative and operating expenses

necessary to support the CPC's statutory responsibilities. These can include coalition dues, studies, appraisals, etc.

- 10% set asides for Historic Preservation, Community Housing, and Open Space.
- Mainstone Farm Conservation Restriction debt service
- Transfer Community Housing funds to WMAHTF

Minutes

The minutes of the October 18, 2023, CPC meeting were reviewed and comments provided. K. Gardner-Westcott made a motion to accept the minutes, as amended. I. Montague seconded the motion. All in favor, 8-0-0.

CPA Application Schedule

- January 4, 2024 – CPC Meeting
- January 11, 2024 – CPC Meeting
- January 16, 2024 – Final Articles to Town Manager
- April 2024 – CPC Public Hearing
- May 7, 2024 – Annual Election
- May 13, 2024 – Annual Town Meeting

Adjournment

S. Fair made a motion to adjourn the meeting at 10:35 p.m. I. Montague seconded the motion. The motion passed unanimously, 8-0-0 .

The meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Maureen A. Cavanaugh