

**Minutes of a Meeting of the
Wayland Community Preservation Committee
Wayland Town Building
March 14, 2024, 7:00 p.m.**

Member Attendees – Susan Weinstein, Chair, Maureen Cavanaugh, Sean Fair, Kay Gardner-Westcott, Sherre Greenbaum, Ira Montague, Kelly Pierce, Doug Stotz

S. Weinstein noted that Mike Lowery has joined the Community Preservation Committee (CPC) as a new Select Board appointee.

Other Attendees

Linda Hansen, Wayland Conservation Administrator; John Tardiff, 4 Bennett Road resident

Public Comment (not related to items on the agenda) – None.

4 Bennett Road

L. Hansen explained the Conservation Department's request for \$4,750 from the Administrative Fund for an appraisal of 4 Bennett Road.

J. Tardif, resident at a separate parcel also identified as 4 Bennett Road, attended the meeting, and provided a letter of support for the Town to acquire the other 4 Bennett Road, noting it would protect two streams and protect wildlife. D. Stotz made a motion to approve up to \$4,750 from the Administrative Fund for a property appraisal. K. Pierce seconded the motion. The motion was approved unanimously 8-0-0.

Annual Town Meeting (ATM) Community Preservation Act Articles

27 Sherman Bridge Road

L. Hansen spoke to the Conservation Department's request for an additional \$12,000 to meet purchase and sale commitments related to the house demolition. Donors have provided most of the required funding and the request is to make up the anticipated shortfall of donations. The Town is working with Sudbury Valley Trustees in preparing a Conservation Restriction for review by Town Counsel.

L. Hansen confirmed that no ground disturbing activities are anticipated, including no paving or tree clearing. K. Gardner-Westcott requested that previously approved funds for archaeological monitoring, if needed, be retained in the funding request.

Cochituate Ball Fields Improvement Project

S. Weinstein explained that the Cochituate Ball Fields improvement project scope of work was not properly noticed in prior CPC meeting agendas. The project is on the agenda to be voted on by the CPC, as proposed in the previous meeting. No CPC or public comment was provided. S. Fair made a motion to recommend an appropriation of not more than \$154,000 from the Uncommitted Fund for Cochituate Ball Fields improvements. K. Pierce seconded the motion. The motion was approved unanimously 8-0-0.

Preservation of Town Records

CPC members discussed that Community Preservation Act (CPA) funds cannot be used for undertakings that the Town is obligated to fund. K. Gardner-Westcott clarified that choosing a vendor to preserve Town records of historical value needs to be carefully monitored. The Wayland Historical Commission has determined that these records are of historical value and fully supports CPA funding. CPC members agreed that CPA funds may be used for this undertaking.

Wayland Community Pool Rehabilitation

The Wayland Community Pool rehabilitation proposal is on the agenda for any additional public comment. S. Weinstein confirmed that the request will not cover any funds associated with the scaffolding or bubble. S. Greenbaum noted that the payment of the water bill is not resolved. S. Weinstein commented that the CPA funds are a reimbursement payment and the project would not be reimbursed if invoices are not paid. D. Stotz noted that the organization has commenced a fundraising campaign. S. Fair made a motion to appropriate from the Uncommitted Fund not more than \$196,000 for the Wayland Community Pool rehabilitation. K. Pierce seconded the motion. The motion was approved 7-0-1.

Annual Report for Annual Town Meeting

S. Weinstein circulated a draft Annual Report that still requires updated numbers from the Finance Department, expected in the next day or two. S. Weinstein and D. Stotz are designated to complete the Annual Report for ATM. S. Fair made a motion to accept the CPC Annual Report, pending updated financial numbers to be added by S. Weinstein and D. Stotz. K. Pierce seconded the motion. The motion was approved unanimously 8-0-0.

CPA Project Status

S. Weinstein circulated a table summarizing open and completed CPA projects. CPC members reviewed the status of 34 projects and updated the table.

Minutes

The Community Preservation Committee (CPC) minutes of January 11, 2024 were reviewed and comments provided. I. Montague made a motion for the January 11, 2024 minutes, as amended, be approved. K. Gardner-Westcott seconded the motion. The minutes, as amended, were approved unanimously, 8-0-0.

CPA Application Schedule

- April 11, 2024 – CPC Public Hearing
- May 7, 2024 – Annual Election
- May 13, 2024 – Annual Town Meeting

Adjournment

D. Stotz made a motion to adjourn the meeting at 8:15 p.m. S. Fair seconded the motion. The motion was approved unanimously, 8-0-0

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Maureen A. Cavanaugh