

**Minutes of a Meeting of the
Wayland Community Preservation Committee
Wayland Town Building – Via Zoom/WAYCam
January 6, 2021**

Community Preservation Committee (CPC) Member Attendees: Gretchen Schuler, Chairperson, Maureen Cavanaugh, Robert Goldsmith, Susan Green, Ira Montague, Kelly Pierce, Elisa Scola, John Sullivan, Susan Weinstein

Other Attendees: Ryan Brown, Wayland Conservation Commission; Ann Gordon, Wayland Historical Commission; Mike Lowery, Board of Public Works; Carol Martin, Finance Committee and CPC Liaison; Rebecca Stanizzi, Economic Development Committee; M.J. Wright, Wayland Public Library; Jason Adams, WAYCam.

The meeting was called to order at 4:20 p.m.

Public Comment: None

Minutes: The minutes of the November 19, 2020 CPC meeting were reviewed. S. Weinstein made a motion to accept the minutes, as amended. I. Montague seconded the motion. The November 19, 2020 minutes, as amended, were approved unanimously 8-0-0 (Schuler-yes; Cavanaugh-yes; Goldsmith-yes; Montague-yes; Pierce-yes; Scola-yes; Sullivan – yes; Weinstein-yes).

Community Preservation Act (CPA) Applications for 2021 Annual Town Meeting (ATM)

The CPC reviewed the Massachusetts Department of Revenue table “Community Preservation Fund Allowable Spending Purposes,” outlining funding eligibility criteria.

The CPC reviewed and discussed the following nine applications seeking CPA funding for consideration at 2021 ATM.

Wayland Public Library Archival Conservation – Historic Preservation Fund

M.J. Wright presented the application on behalf of the Wayland Public Library to conserve and digitize four documents that warrant special conservation given their historical significance, age, and fragile condition and funds for up to 20 custom boxes for important fragile archival books and documents. The digitized documents will be made available on a statewide database.

G. Schuler noted this is similar to another previous CPA-funded project. CPC members expressed strong support.

J. Sullivan made a motion to recommend to ATM funding the archival conservation project from the Historic Preservation Fund, not to exceed \$16,820. E. Scola seconded the motion. The motion was approved unanimously 9-0-0 (Schuler-yes; Cavanaugh-yes; Goldsmith-yes; Green-yes; Montague-yes; Pierce-yes; Scola-yes; Sullivan-yes; Weinstein-yes).

Three Cemetery Preservation Plan – Historic Preservation Fund

A. Gordon presented the application on behalf of the Wayland Historical Commission (WHC) to undertake a gravestone assessment at North and South Cemeteries and sections of Lakeview

Cemetery. The work will continue work started at the Stoney section of North Cemetery and at South Cemetery. No work has been undertaken at Lakeview Cemetery to date.

B. Goldsmith asked the cost to preserve individual headstones. E. Scola estimated approximately \$1,000/stone. M. Lowery on behalf of the Board of Public Works (BPW) noted the BPW and Department of Public Works (DPW) are the cemetery commissioners and keep record cards for each headstone. The BPW/DPW would be interested in obtaining photographs of the headstones to accompany the record cards as part of this project.

S. Weinstein made a motion to recommend to ATM funding a gravestone conditions assessment plan for the North, South, and Lakeview cemeteries from the Historic Preservation Fund, not to exceed \$14,000. E. Scola seconded the motion. The motion was approved unanimously 9-0-0 (Schuler-yes; Cavanaugh-yes; Goldsmith-yes; Green-yes; Montague-yes; Pierce-yes; Scola-yes; Sullivan-yes; Weinstein-yes).

Mill Pond Bridge and Walkway Restoration – Uncommitted Fund

M. Lowery presented the application to restore the bridge that provides access across the Mill Brook at the dam outlet from Mill Pond. The walkway supports have deteriorated and the bridge is no longer as stable as originally constructed. This project will replace the structure in kind and in location with a newer timber support and a new pressure treated walkway structure. The work will include the removal of the existing structure, removal of woody plants within the area of the structure, and construction of a new walkway.

CPC members questioned if there is access to the rail trail. M. Cavanaugh noted there is a trail from the rail trail to the Mill Pond access road, providing direct access to the Mill Pond Bridge and associated trail around the Mill Pond. CPC members questioned available parking. M. Lowery confirmed there is parking available at the Mill Pond and Wayland Public Library

M. Cavanaugh made a motion to recommend to ATM funding the Mill Pond Bridge and Walkway Restoration project from the Uncommitted Fund, not to exceed \$21,760. K. Pierce seconded the motion. The motion was approved unanimously 9-0-0 (Schuler-yes; Cavanaugh-yes; Goldsmith-yes; Green-yes; Montague-yes; Pierce-yes; Scola-yes; Sullivan-yes; Weinstein-yes).

Conservation Pollinator Gardens – Open Space Fund

R. Brown presented the application to plant pollinator friendly plants on conservation property. It is the same article that was passed over at 2020 ATM. It will be a single article combined with the Native Plant Species Restoration (see below).

S. Greene asked about maintenance of new plantings. R. Brown noted species will be matched with appropriate soil conditions and habitat and will be watered throughout the season and subsequent season. E. Scola noted her daughter is working with Conservation Commission on a pollinator garden as a Girl Scout project.

The CPC recommends funding the project as submitted (\$2,000) from the Open Space Fund.

Native Species Restoration and Habitat Preservation – Open Space Fund

R. Brown presented the application to plant native species and remove invasive species, noting that the town's open space is being overgrown with invasive species.

S. Weinstein made a motion to recommend to ATM funding the Pollinator Garden and Native Species Restoration projects from the Open Space Fund, not to exceed \$9,000. J. Sullivan seconded the motion. The motion was approved unanimously 9-0-0 (Schuler-yes; Cavanaugh-yes; Goldsmith-yes; Green-yes; Montague-yes; Pierce-yes; Scola-yes; Sullivan-yes; Weinstein-yes).

Heard Farm Improvements-Kiosk, Sign, Orchard Restoration – Open Space Fund

R. Brown presented the application for the Wayland Conservation Department project to purchase building materials to construct a kiosk in the new Heard Farm Orchard, add informational signage, and plant replacement fruit trees for ongoing restoration efforts at Heard Farm. The orchard is historic and funds could also come from the Historic Preservation Fund. The WHC will review the project at its January 13, 2021 meeting.

The CPC did not vote on the application, pending WHC input on the historical significance of the orchard.

Set Aside Funds for Historic Preservation, Open Space, Affordable Housing, Mainstone Debt Service

G. Schuler reviewed the annual housekeeping article to set aside from the Uncommitted Fund for later spending, allocations for open space, historic preservation and community housing and funds for administrative expenses. The article will include set-asides for annual debt service obligations for the purchase of the conservation restriction on Mainstone Farm and transfer of funds to the Wayland Municipal Affordable Housing Trust Fund.

The CPC did not vote, pending review of the article at the CPC meeting on January 13, 2021.

70-74 Main Street – Historic Preservation

R. Stanizzi presented the application to renovate and restore the exterior of 70-74 Main Street. The property is privately owned. The Economic Development Committee (EDC) approached the owner. The EDC sees the public benefit of retaining and restoring one of the oldest commercial buildings in the area, located across from Hannah Williams Park.

CPC discussed the public benefit of the project, which includes the Town holding a Preservation restriction on the property. E. Scola supports restoring to its historic appearance as a public benefit. Any work would need to meet the Secretary of the Interior's Standards for Rehabilitation. CPC discussed the possibility of the funds being granted as a loan, with repayment if sold within a certain number of years. M. Lowery expressed concerns about recommending \$145,000 of Town money to a private property owner and questioned if it is eligible for CPA funds. The WHC will review the project at its January 13, 2021 meeting.

The CPC did not vote on the application, pending WHC input on the historical significance of the property.

Study and Design to Improve Middle School Fields – Uncommitted Fund

K. Pierce presented the application for a study to improve four athletic fields at Wayland Middle School. The funding request is for the first phase, which entails a study specific to WMS that expands on the "Wayland Town-Wide Recreation Facilities Strategic Plan" (Weston & Sampson, 2018). Design funds are in the FY22 capital budget which will be considered at 2021 ATM.

The CPC did not vote on the application requesting \$50,000 for design of the playing fields, pending review of the article at the CPC meeting on January 13, 2021.

Update of Status of Ongoing Projects – S. Weinstein developed an electronic CPA application form and a form letter for Wayland boards and departments to report on the status of projects. G. Schuler circulated the status update letter to the relevant boards and departments; feedback is forthcoming.

Next Meeting – January 13, 2021

Adjournment – S. Weinstein made a motion to adjourn the meeting. M. Cavanaugh seconded the motion. The motion passed unanimously 8-0-0 (Schuler-yes; Cavanaugh-yes; Goldsmith-yes; Montague-yes; Pierce-yes; Scola-yes; Sullivan-yes; Weinstein-yes). Susan Green had left meeting before adjournment.

The meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Maureen A. Cavanaugh