

**Minutes of a Meeting of the
Wayland Community Preservation Committee
January 10, 2017**

CPC Member Attendees: Gretchen Schuler, Chairman, Maureen Cavanaugh, Susan Green, Ira Montague, Elisa Scola, Heidi Seaborg, John Sullivan, Susan Weinstein. These members represented a quorum of the Committee.

Other Attendees: Rick Conard, Kay Westcott, Wayland Public Buildings Director Ben Keefe

The meeting was called to order at 7:35 p.m.

Public Comment: None

Minutes: Minor edits in the minutes from the December 20, 2017 Community Preservation Committee (CPC) meeting were made. Susan Weinstein made a motion for the minutes to be approved, as amended. Elisa Scola seconded the motion. The minutes were approved (8-0-0).

Community Preservation Act (CPA) Articles for 2018 Annual Town Meeting (ATM)

a) **Standard Set-Aside and Transfer Article**

The CPC reviewed the draft Request for Town Meeting Article for the Community Preservation Fund General Budget – Set-Aside and Transfers regarding set-aside amounts for open space, historic preservation, and community housing; administrative expenses; annual debt service associated with Mainstone Farm conservation easement; and Wayland Municipal Affordable Housing Trust Fund. CPC members provided minor edits to the draft warrant article narrative. Following discussion, Susan Weinstein made a motion to recommend to ATM the set-asides and transfer of funds as amended. Ira Montague seconded the motion. The motion was approved (8-0-0).

b) **Historic Preservation Fund Articles**

The CPC reviewed the draft Request for Town Meeting Article for Historic Preservation projects including the Wayland Free Public Library rotunda windows, Wayland Depot preservation, and Dudley Woods Trail archaeological monitor.

Wayland Free Public Library Rotunda Windows – The Wayland Free Public Library Board of Library Trustees proposes to preserve and restore the three rounded windows in the library rotunda. Elisa Scola reported that the Wayland Historical Commission (WHC) voted to support the project. The \$30,000 budget was confirmed with input from Wayland Public Buildings (WPB) Director Ben Keefe.

Wayland Depot Preservation – The Town of Wayland is proposing exterior preservation and electrical upgrades to the Wayland Depot. Rick Conard presented historic photographs to support the proposed scope of work, including preservation of the siding, window and door casements, and eaves of the Depot exterior, code-related electrical service to the building, and restoration of the train order signal. Elisa Scola reported that the WHC voted to support the project. WPB Director Ben Keefe confirmed the \$90,000 budget. The CPC discussed the placement of a utility pole near the Depot and expressed support for an underground connection or placement of the pole in a location that does not visually impact the Depot and its setting. It was agreed that design review would be addressed by the Wayland Historic District Commission.

Dudley Woods Trail Archaeological Monitor – The Dudley Woods Trail is being constructed in an archaeologically-sensitive area. The WHC is requesting \$18,000 for an archaeological monitor during construction. Elisa Scola reported that the WHC voted to support the project.

CPC members provided minor edits to the draft warrant article narrative. Following discussion, Susan Weinstein made a motion to recommend to ATM the three projects utilizing Historic Preservation Funds, as amended. Elisa Scola seconded the motion. The motion was approved (8-0-0).

c) **Recreation Articles (Uncommitted Fund)**

The CPC reviewed draft Requests for Town Meeting Article for Recreation projects utilizing Uncommitted Funds, including a canoe and kayak launch, Weston Aqueduct pedestrian crossings and Wayland High School recreation improvements.

Canoe and Kayak Launch – The Conservation Commission is requesting \$75,000 to construct a canoe and kayak launch at 246 Stonebridge Road. Acquisition of the parcel was approved for CPA funding at 2015 ATM.

Weston Aqueduct Pedestrian Crossings – The Conservation Commission is requesting \$98,000 to fund three pedestrian road crosswalks connecting Weston Aqueduct walking trails for passive recreation purposes.

CPC members provided minor edits to the draft warrant article narrative. Following discussion, Susan Weinstein made a motion to recommend to ATM the two projects utilizing Uncommitted Funds, as amended. John Sullivan seconded the motion. The motion was approved (8-0-0).

Wayland High School Athletic Facility and Field Improvements – Part 2: The Wayland School Committee proposes reconfiguring the Wayland High School athletic fields to include swapping the tennis courts and softball field to accommodate more public use of the tennis courts and upgrading the basketball and volleyball courts. This is “Part 2” of a larger athletic field rehabilitation project, much of which is not eligible for CPA funds. The School Committee is requesting \$1.96M to partially fund Part 2 of the plan from the Uncommitted Fund. The CPC discussed that \$500,000 must be retained in the Uncommitted Fund. Given the other projects requesting CPA funds at 2018 ATM, CPC recommends recommending \$350,000 to ATM.

CPC members provided minor edits to the draft warrant article narrative. Following discussion, Susan Weinstein made a motion to recommend to ATM the athletic and field improvement article, utilizing Uncommitted Funds, as amended. Heidi Seaborg seconded the motion. The motion was approved (7-0-1).

Report for Town Meeting Warrant and Website; Request for Administrative Funds

CPC members reviewed the draft CPC Report for the ATM Warrant and Town website. At the next meeting there will be a formal request for Administrative funds to supplement last year’s \$20,000 for a Housing Consultant. Town Administrator, Nan Balmer, spoke to Gretchen about closing the gap on a contract with two organizations – Wayland Housing Authority and Regional Housing Services Office to assist the town in housing issues. Traditionally CPC administrative funds do not exceed \$5,000 for a project. Susan Weinstein suggested that the project should also be discussed with the Affordable Housing Trust and that perhaps in the future the cost of housing consultant could be split between CPA funds and WAHTF monies – a topic for a later discussion.

2018 ATM Town Meeting Public Hearing for CPA Articles: Hearing to be held February 14, 2018.

Other Business: None

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,
Maureen A. Cavanaugh