

**Minutes of a Meeting of the
Wayland Community Preservation Committee
Wayland Town Building – Selectmen’s Hearing Room
January 9, 2019**

CPC Member Attendees: Gretchen Schuler, Chairperson, Maureen Cavanaugh, Susan Green, Mike Lowery, Ira Montague, Elisa Scola, John Sullivan, Susan Weinstein

Other Attendees: Mary Antes, John Thompson, Beth Butler

The meeting was called to order at 7:30 p.m.

Public Comment: None

Minutes: The minutes of December 12, 2018 were reviewed, and minor edits noted. S. Weinstein made a motion for the minutes of December 12, 2018 to be approved, as amended. S. Green seconded the motion. The minutes were approved (8-0-0).

Community Preservation Act (CPA) Articles for 2019 Annual Town Meeting (ATM)

The Community Preservation Committee (CPC) reviewed and discussed five draft articles to be considered at 2019 ATM.

Community Preservation Fund General Budget – Set Asides and Transfers

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 includes 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 (WMAHTF). Set aside: \$104,375/each discipline (open space, historic preservation, community housing); \$10,000 for administrative fund; \$374,081 debt service; \$104,375 transfer to WMAHTF.

Historic Preservation Fund/Uncommitted Fund – First Parish Fence, Cochituate Village Apartments Window, Stone’s Bridge

Article for three historic preservation projects: preserve and rehabilitate the First Parish fence, consisting of wooden rails pegged into granite posts; restoration of an existing 1948 historic wood segmental arch window and frame located within a residential unit and over the south entrance at Cochituate Village Apartments; and preservation of Stone’s Bridge. The three projects have the support of the Wayland Historical Commission. \$17,000 – fence; \$3,500 – window; \$300,000 – Stone’s Bridge (\$100,000 from Historic Preservation Fund and \$200,000 from Uncommitted Fund).

Recreation/Uncommitted Fund – Dudley Pond Boat Ramp, Cow Common Outdoor Classroom & Garden

Article for two recreation projects: to construct a boat ramp at Dudley Pond and construct an outdoor classroom and pollinator garden at Cow Common. \$21,000 – boat ramp; \$3,000 – classroom and garden.

Recreation/Uncommitted Fund – Loker Conservation and Recreation Area – Restoration of Walking Trails and Parking

Article to restore and rehabilitate walking trails and construction of limited parking. The project also includes accessibility upgrades, wetland buffer tree replacement, invasive plant management, trail head improvements, and planting of pollinator flora, native trees, and shrubs, none of which are included in this CPC article for CPA funds. \$15,000 for trail restoration; \$103,000 for limited parking.

Recreation/Uncommitted Fund – High School Athletic Fields – Part 2

The High School Athletic Fields project is the same article that the CPC recommended funding at 2018 ATM and 2018 Special Town Meeting. The article covers partial funding for Wayland High School athletic facilities including tennis court and softball field swap and outdoor basketball court renovations and adjacent parking lot renovations. \$500,000.

CPC members reviewed and discussed the articles and made edits. Following discussion, S. Weinstein made a motion to accept the articles, as amended, for inclusion in the 2019 ATM warrant. J. Sullivan seconded the motion. The articles were approved (8-0-0).

First High School Preservation Restriction

The First High School project utilized CPA funds for window rehabilitation. A preservation restriction needs to be recorded for the property. M. Cavanaugh made a motion to allocate up to \$250 from the Administrative Fund for the recordation fee. S. Weinstein seconded the motion. The motion was approved (8-0-0).

Other Business:

Housing Consultant – Housing Fund

At its December 2018 meeting, the CPC did not recommend advancing an article to pay annual legal fees associated with affordable housing and to fund a Housing Consultant to provide a single point for staff responsibility and coordination of the efforts of the Board of Selectmen and the town's housing committees and volunteers. This request had received similar funding at 2017 ATM. However, S. Weinstein noted there were reservations regarding the amount of services that have been provided relative to the funds expended to date. Following discussions between S. Weinstein and the WMAHTF members, S. Weinstein is now requesting that the project be recommended for CPC funding and considered at 2019 ATM. A draft article was distributed and reviewed. Following CPC member discussions, it was agreed that the article would be included in 2019 ATM requesting \$15,000 (the request had been for \$20,000) with the stipulation that it could not be used for membership fees. S. Weinstein made a motion to accept the article. S. Green seconded the motion. The motion was approved (8-0-0).

Next Meeting - TBD

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Maureen A. Cavanaugh