

**Minutes of a Meeting of the
Wayland Community Preservation Committee
Wayland Town Building – Senior Center
March 13, 2019**

Approved August 8, 2019

CPC Member Attendees: Gretchen Schuler, Chairperson, Maureen Cavanaugh, Susan Green, David Pearlman, Susan Weinstein

Other Attendees: Cherry Karlson, Board of Selectmen (BOS)

The meeting was called to order at 7:40 p.m.

Public Comment: C. Karlson, on behalf of the BOS, provided the article numbers for the Community Preservation Committee (CPC) 2019 Annual Town Meeting (ATM) warrant articles.

Minutes: The minutes of January 9, 2019 were reviewed. M. Cavanaugh made a motion for the minutes of January 9, 2019 to be approved. S. Weinstein seconded the motion. The minutes were approved (5-0-0).

Public Hearing on CPC 2019 ATM Warrant Articles

Article 9. Community Preservation Fund General Budget – Set Aside and Transfers

Annual housekeeping article to set aside allocations from the Uncommitted Fund for later spending in the open space, historic preservation, and community housing funds, as well as funds for administrative expenses.

Public Comment: None

Article 20. 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; restore an existing 1948 historic wood segmental arch window and frame at Cochituate Village Apartments; and preserve Stone's Bridge.

G. Schuler noted that there could be a church/state discussion about First Parish Church fence at ATM. Also, she has heard that the requested funds for the Cochituate Village Apartment window (\$3,500) may not be enough.

Public Comment: None

Article 19. Recreation/Uncommitted Fund – Dudley Pond Boat Ramp, Cow Common Outdoor Classroom & Garden

Article for two recreation projects: construct a boat ramp at Dudley Pond and construct an outdoor classroom and pollinator garden at Cow Common.

Public Comment: C. Karlson, speaking as a Wayland resident and not as a member of the BOS, questioned why the Dudley Pond Boat Ramp project is recommended for Community Preservation Act (CPA) funding. She supports the project but does not agree it is a recreation project. She recommends it be funded by the Town. CPC members noted that it does improve a recreational facility. Discussed splitting the article into two parts at ATM to keep the boat ramp and Cow Common projects separate. There was no public comment on the Cow Common project.

Article 18. Recreation/Uncommitted Fund – Loker Conservation and Recreation Area – Rehabilitate and Enhance Trail Heads and Construct Limited Parking

Article to rehabilitate and enhance trail and construction of limited parking.

CPC members reviewed the draft article and recommended editing the title and description to change “restore walking trails” to “rehabilitate and enhance trail heads.” M. Cavanaugh made a motion to change the title and article narrative. S. Weinstein seconded the motion. The motion was approved (5-0-0).

Public Comment: C. Karlson, speaking as a BOS member, noted that this article follows Article 16 – Loker Turf Field and Article 17 – Loker Fields. If Articles 16 and 17 do not pass, the Recreation Commission may ask to pass over Article 18.

Article 15. 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.

Public Comment: None

Article 21 Housing Consultant – Housing Fund

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 BOS and the town's housing committees and volunteers. The article includes the stipulation that the funds cannot be used for “membership fees.”

Public Comment: C. Karlson, on behalf of the BOS, requested that the CPC vote to strike the “membership fees” clause or accept a friendly amendment at ATM, as the Town’s contract with the current housing consultant is a membership fee. She noted the urgent need to continue the contract to facilitate continued review of 40B developments and the units coming on line at River’s Edge. M. Cavanaugh, speaking as a Wayland resident and not as a CPC member, noted that at the January 2019 CPC meeting there was concern expressed about the current consultant and questioned the disconnect between the BOS and housing groups. C. Karlson noted that the housing consultant reports to the BOS and not the housing groups. Following CPC discussion, it was agreed to remove “but not for membership fees” while strongly encouraging for open discussions between the BOS and housing groups to reach consensus on responsibilities and approaches to the housing consultant moving forward. M. Cavanaugh made a motion to remove “but not for membership fees” from the article. S. Green seconded the motion. The motion was approved (4-0-1)

New Business: G. Schuler provided brief CPC updates. The Conservation Commission voted to return \$75k for the kayak launch, which cannot be constructed due to the presence of an endangered species in the proposed project area. The money will be returned to the Uncommitted Fund. The Mellen Law Office project is complete and the Castlegate pillars are almost complete.

Next Meeting - TBD

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Maureen A. Cavanaugh