

**Minutes of a Meeting of the  
Wayland Community Preservation Committee  
Wayland Town Building  
December 11, 2019**

**Member Attendees:** Gretchen Schuler, Chairperson, Maureen Cavanaugh, Susan Green, Cliff Lewis, Elisa Scola, John Sullivan, Susan Weinstein

**Other Attendees:** Mary Antes, Board of Selectmen (BOS); Katherine Brenna, Recreation Department; Cherry Karlson, BOS; Ben Keefe, Public Building Director; Kelly Pierce, Recreation Committee; Kathie Steinberg, School Committee

**Public Comment** – none

**Minutes:** The minutes of November 13, 2019 were reviewed. J. Sullivan made a motion for the minutes of November 13, 2019 to be approved. S. Greene seconded the motion. The minutes were approved (8-0-0).

**Community Preservation Act (CPA) Applications for 2020 Annual Town Meeting (ATM)**

The Community Preservation Committee (CPC) reviewed and discussed the following nine applications seeking CPA funding for consideration at 2020 ATM.

**Wayland Public Library American with Disabilities Act (ADA) Improvements – Historic Preservation**

B. Keefe presented the application, outlining five proposed improvements in order of priority – south (lower level) entry door in the older section of the building, north emergency exit door in the 1984 portion of the building, design for other items, elevator and stairs, bathrooms and catwalks, in order for the building to comply with ADA requirements.

E. Scola asked how much impact the improvements may have on significant historic features. B. Keefe noted that a power-assist opener will be installed at the south (lower level) entry door and a ramp at the north emergency exit door. Catwalks will need to be widened approximately 12 inches. The cost estimate in the application is for “worst case.” C. Karlson discussed the Financial Committee’s approach to capital improvements, CPC members discussed CPC’s priority of projects that have no other funding sources or would not happen but for CPA funds. G. Schuler noted that all projects undertaken with Historic Preservation funds must meet the Secretary of the Interior’s Standards for Rehabilitation and that a Preservation Restriction (interior and exterior) would be required.

J. Sullivan and C. Lewis expressed concern using CPA funding for a project that could be funded by other sources. C. Karlson recommends the CPC consider recommending funding the two doors and the plan for future improvements. E. Scola noted the Wayland Historical Commission is meeting on Dec. 16 and encouraged B. Keefe or a representative of the Library Board of Trustees to attend to discuss the project. The general consensus of the CPC is to recommend funding the doors and plan, not to exceed \$110,000, from the Historic Preservation Fund, and require a preservation restriction.

**Claypit Hill and Happy Hollow – Accessibility/Inclusivity at Two Public School Playgrounds – Recreation**

K. Brenna presented the project, which encompasses four proposals – two each for Claypit Hill and Happy Hollow school playgrounds – to improve access to the playground and structures through either upgraded pathways or full poured-in-place (PIP) surface improvements, plus new equipment. B. Keefe noted PIP is less expensive than other types of surface materials over the life of the surface. Other possible sources of funding may include state funds, Department of Public Works/Recreation, private donations, and PTO fundraising,

J. Sullivan expressed concern using CPA funding for a project that could be funded by other sources. S. Weinstein questioned if this would be considered a turf field. The CPC discussed the benefits and constraints of funding pathways vs. PIP. The CPC recommends funding the full projects for each playground (PIP resurfacing and new play equipment) from the Uncommitted Fund for \$417,416.

#### **Wayland High School Athletic Facility and Field Improvements – Phase 3 – Recreation**

K. Steinberg presented the application, which includes baseball diamonds at the rear of the property. The CPA request is for a portion of the overall \$2 million project. C. Karlson noted there is motivation to finish the athletic fields project and it has a good chance of being funded at ATM through a debt exclusion and commented in her opinion that the Claypit Hill and Happy Hollow playgrounds are a greater priority. Given the other CPA requests, the CPC recommends not funding the project this year.

#### **Wayland Housing Production Plan Consultant – Community Housing**

C. Karlson presented the application, which requests funding for a consultant to assist with preparing the Town's Housing Production Plan, which must be updated by 2021. The application is supported by Wayland Municipal Affordable Housing Trust Fund (WMAHTF), Wayland Housing Authority, and BOS. The CPC recommends funding the project as submitted (\$30,000) from the Uncommitted Fund.

#### **Wayland Affordable Housing Consultant – Community Housing**

The application is to fund ongoing support of Wayland's affordable housing administrative requirements in lieu of hiring staff. S. Weinstein recommends that no specific projects be listed in the Warrant. The article has the support of the WMAHTF and BOS. The CPC recommends funding the project, with an upward limit of \$20,000, from the Uncommitted Fund.

#### **Bird and Bat Habitat Creation – Open Space**

G. Schuler noted that this may not be eligible for CPA funds. J. Sullivan recommends not funding a project that may be questionably eligible for funds. The CPC recommends not advancing this request to ATM.

#### **Native Plant Species Restoration on Conservation Land – Open Space**

J. Sullivan presented the application to plant native species and remove invasive species, noting that the town's open space is being overgrown with invasive species. The CPC recommends funding the project as submitted (\$7,000) from the Open Space Fund.

#### **Conservation Pollinator Gardens – Open Space**

J. Sullivan presented application to plant pollinator friendly plants on conservation property. The CPC recommends funding the project as submitted (\$2,000) from the Open Space Fund.

#### **135 Old Connecticut Path Acquisition – Community Housing, Open Space**

G. Schuler noted that a property appraisal was previously approved by CPA but has not yet been undertaken. S. Weinstein commented that the WMAHTF does not see the property as the most cost-effective use of funds for affordable housing but could reconsider, as the lot could have potential for

affordable housing, open space, and access to the town's water tower. C. Karlson noted that based on Zillow, the property appears to be off the market. Additional follow up is needed with Linda Hansen, Wayland Conservation Administrator to confirm that the house is still on the market and with Brian O'Herlihy, WMAHTF Trustee to gauge WMAHTF interest in the property. The CPC agreed to recommend this project from the Open Space and Uncommitted Funds to ATM as submitted, with the caveat that the property may not be on the market. The CPC will finalize its recommendation at its January 8, 2020 meeting.

The CPC reviewed the available resources in the Open Space, Housing, Historic Preservation, and Uncommitted funds. The CPC agreed to provisionally draft ATM articles for the projects, with the exception of the high school athletic fields and bird and bat habitat, for which funding is not recommended.

**Other business** – Brian Keveny, Wayland Finance Director, has requested G. Schuler to attend a meeting and consider developing a five-year capital plan for CPA funds. The CPC consensus was that the meeting would be for informational purposes. The CPC will continue to prioritize projects for which no other source of funding could be reasonably expected. The CPC cannot commit to a five-year capital plan.

**Next Meeting** – January 8, 2020

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Maureen A. Cavanaugh