



# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778  
[www.wayland.ma.us](http://www.wayland.ma.us)

## WAYLAND COMMUNITY PRESERVATION COMMITTEE

Since adopting the Community Preservation Act (CPA) in 2002, the Town of Wayland has collected a 1.5% surcharge on Wayland real estate tax bills. Those monies are deposited in the Wayland Community Preservation Act Fund (CPF). The Wayland CPF also receives contributions from the Commonwealth of Massachusetts and earns interest on deposited funds.

The Wayland Community Preservation Committee (CPC) administers the CPA Fund by seeking and evaluating proposals and making recommendations to Town Meeting for the expenditure of CPA funds. The CPC welcomes requests for funding from Town departments, boards, committees, and commissions, as well as organizations, for projects in Wayland. Please review this information and refer to the 2021 Wayland Community Preservation Plan (on the Community Preservation Committee webpage at [wayland.ma.us](http://wayland.ma.us)) to learn about eligibility, timelines, and the process.

### **Mission Statement** (adopted by CPC April 2002)

The mission of the Wayland Community Preservation Committee is to create, maintain, and implement a Community Preservation Plan to preserve, expand, and enhance open space, historic resources, community housing, and specified recreational uses. The Plan serves as the basis for the Committee's recommendations to Town Meeting for the disposition of Community Preservation Funds.

### **Eligible Uses** (per the Community Preservation Act, M.G.L. c. 44B, as amended July 2012)

The Wayland CPC can only consider proposals that are eligible for CPA funding according to the use and purpose requirements described in the CPA legislation. These are limited to

- acquisition, creation, and preservation of open space
- acquisition, preservation, rehabilitation, and restoration of historic resources
- acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use
- acquisition, creation, preservation, and support of community housing
- rehabilitation or restoration of open space and community housing that is acquired or created using monies from the fund.

### **Application for Funding** (adopted by CPC September 2014)

The Wayland Town Meeting determines the use of CPA funds. To be considered at Town Meeting, an application for an eligible project or use must be submitted to the CPC along with supporting information, such as surveys, estimates, plans, etc. After deliberation, if the CPC approves the project for consideration by Town Meeting, the CPC must approve an article that recommends funding for the proposed activity. Please provide as much information as possible so that the CPC is able to make an informed decision on funding requests.

The CPC highly recommends that applicants meet with the Community Preservation Committee to discuss potential proposals. The CPC generally meets once a month from September through April. Please submit your application and supporting information at least one week prior to the CPC meeting at which the application will be considered.

If you are using this fillable Word form, please save with a file name referencing your board or committee and the project (e.g., HistComm\_OldBarn\_2022). Submit your **signed** application and supporting information and materials to the CPC mail slot at Town Building by hand or mail; or by email to BOTH the CPC Chair at [sweinstein@wayland.ma.us](mailto:sweinstein@wayland.ma.us) and the CPC Vice-Chair at [dstotz@wayland.ma.us](mailto:dstotz@wayland.ma.us). **The deadline for submissions is 5:00pm ET on Thursday, November 30, 2023.**

# WAYLAND COMMUNITY PRESERVATION ACT PROJECT APPLICATION FORM

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## SECTION 1: PROJECT INFORMATION

**Project Title:** Wayland Community Pool Rehabilitation

**Project Summary:** Rehabilitation of outdoor pool and related infrastructure

**Map # 38 and Parcel # 128 A, B,C Estimated completion date:** Fall 2024

**CPA Program Area (check all that apply):**

Open Space

Historic Preservation

Community Housing

Recreation

## SECTION 2: APPLICANT/DEVELOPER INFORMATION

**Contact Person and/or Primary Applicant:** Benjamin Downs

**Property Owner (if applicable):** Town of Wayland

**Organization (if applicable):** Wayland Community Pool

**Mailing Address:** 258 Old Connecticut Path, Wayland MA 01778

**Daytime phone #:** 508-397-7730 **Other phone #:** 508-358-8999

**E-mail address:** benjamindowns84@gmail.com

**Website (if applicable):** <http://waylandcommunitypool.org/>

## SECTION 3: BUDGET SUMMARY

**A. Total budget for project:** \$1,101,000 **B. CPA funding request:** \$401,000

**CPA request as percentage of total budget:** 36.4% (Calculate as (B/A)\*100)

**Applicant Signature:** Benjamin T Downs \_\_\_\_\_

**Date Submitted:** 11/30/23

Your application is not complete unless you provide the information requested on the following page. Please make sure you address each of the issues.

**PLEASE ATTACH PAGES TO PROVIDE THE REQUESTED INFORMATION, IN ORDER.**

You are welcome to use this form but may address any or all of the issues in one or more separate document(s)

**PROJECT DESCRIPTION**

**1. Scope or concept of project:** Be specific about the scope of work. Provide photographs of existing conditions and proposed plans, if applicable.  
See attached

**2. Projected action plan and timeline:** List the steps needed to complete the project along with an estimated timeline. The CPC will rely on this information, plus your periodic updates, to prepare its annual Project Status Report to the Town Meeting.  
See attached

**FINANCES**

**3. Anticipated project cost:** Provide a budget with line itemization (e.g., real property acquisition, preservation consultant, etc.). Also indicate why each type of expense is needed. *This is an example of how it might look. You are encouraged to attach your own spreadsheet.*

Expense category/description	Justification/explanation	Budgeted amount
1) See attached		\$
2)		\$
3)		\$
4)		\$

**4. Other funding sources:** Include private, public, in-kind, and other, and the anticipated amounts and/or percent of the total cost.  
See attached

**5. CPA funding request amount** (should be the same as application 3-B): \$

**PURPOSE OF PROJECT**

**6. Relevance to community:** Indicate how the project is relevant to the current and/or future needs of Wayland. Does it serve multiple needs?  
See attached

**7. Support of CPC category:** Explain how the project will meet goals and objectives of the category (or categories) under which you are applying (at least one of these: Community Housing, Historic Preservation, Open Space, and Recreation):  
See attached

**8. Supporting documents:** Applicants are strongly encouraged to seek support from relevant Town entities (e.g., commissions, boards, committees). Report the outcome of such efforts. Provide supporting letters, references, studies, Town plans, maps, and statistics.

Wayland Community Preservation Committee

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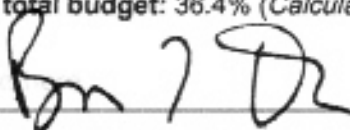
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# Wayland Community Pool Application for CPA Funds

## Overview

The Wayland Community Pool, Inc. (WCP) is seeking Community Preservation Act Funds (CPA funds) as part of its project to rehabilitate the Wayland Community Pool. Specifically, WCP is seeking CPA funds for the rehabilitation of its outdoor pool and associated infrastructure.

## 1. Scope and Concept of Project

### History

The Wayland Town House five lane pool was opened in 1969 as a privately financed pool. The town of Wayland took over operations of the pool and in 2005, due to annual operating losses of more than \$125,000, opted to close the pool. The town's Park and Recreation department worked with a group of volunteers to forestall the closure of the pool by reducing its usage while the planning took place to build a new pool.

The current ten lane pool opened in November 2010 with an indoor/outdoor concept to serve the recreational and competitive needs of all ages in the community. The pool is an outdoor pool from May through September and then continues its operations in the winter under a bubble making it a usable resource twelve months a year.

### Scope

The Wayland Community pool has parts that are over 50 years old and in need of capital improvements. The items that are being requested for consideration for CPA funding are items that are needed to keep the outdoor pool operational and in compliance with state and federal mandates.

## 2. Projected Action Plan and Timeline

We expect the rehabilitation project to begin in the spring of 2024 with an estimated completion date of fall of 2024. WCP has formed a project committee that is focusing on project cost estimates, securing design and rehabilitation services, fundraising, and marketing.

## 3. Anticipated Project Cost

The requested items for CPA funding include:

- Design and Permit Fees (there is a need to develop a design/plan to meet the needs of this recreational pool)
- Rehabilitating the plumbing infrastructure (much of the plumbing is original to the pool and is corroding)
- Rehabilitating the toilets and showers in both the men's and women's locker rooms (to comply with MA Department of Public Health 105 CMR 435.22)
- Building scaffolding to simplify and significantly increase the safety around taking down the bubble each spring
- Replacing the ten starting blocks with updated starting blocks (the blocks are nearing the end of their useful life and as such are becoming more slippery for users creating a potential safety hazard)
- Replacing the handicapped chair lift (to comply with ADA Title II Regulations)
- Rehabilitating the roof over the showers in both the men's and women's locker rooms (to comply with MA Department of Public Health 105 CMR 435.22)
- Replacing one of the two diving boards (the diving board that needs replacement is at least 40 years old, flaking, and close to failure)

Cost estimates for the requested items are:

Design and Permit Fees	\$30,000
Plumbing	\$100,000
Toilets and Showers	\$100,000
Scaffolding	\$75,000
Starting Blocks	\$50,000
Accessible Chair Lift	\$6,000
Roof Over Showers	\$25,000
Diving Board	\$15,000

#### **4. Other Funding Sources**

The WCP Rehabilitation Project encompasses other items that are not part of the CPA funding request. These include rehabilitating the lobby and office spaces (\$50,000) and paying off the remaining debt that the pool is carrying from 2010 (\$650,000). A capital campaign to fund these remaining items as well as any items not funded with CPA funds began its quiet phase this month, will have its public phase beginning in January 2024, and is planned to be completed by the end of March 2024. The total fundraising goal is \$1,000,000.

#### **5. CPA Funding Request Amount**

We are requesting CPA funding of \$401,000.

#### **6. Relevance to the Community**

The Wayland Community pool is a ten lane pool that is a community resource promoting wellness for all ages, is centrally located, and provides a comfortable environment for all. Its mission is to provide a high quality aquatics facility that meets Wayland’s recreational and competitive swimming needs.

The pool is a hub of activity with over 500 people using the pool daily in the summer and 250 using it daily during non-summer months. The pool is used by families and individuals of all ages for outdoor recreation during the summer months. The pool is also used by the Wayland high school team, Wayland town recreational teams, WCP USA team, WCP masters team, Wayland High School Water Warriors program, Wayland summer camps, lap swimmers, aquasize classes, swim lessons, and birthday parties. Additionally, the pool is used for scuba classes, lifeguard training classes, and a practice location for non-Wayland high schools, recreation teams, and USA swim clubs. It serves the Wayland community as well as surrounding Metrowest towns and even Boston residents.

The Wayland Community pool is a privately funded not for profit entity. The pool receives no operating support from the town of Wayland (although the town does utilize the pool for school and camp activities paying a fee, sometimes reduced, to do so). WCP leases the land the pool and associated structure is on from the town of Wayland for \$1 per year. The pool operates at a loss of approximately \$120,000 per year. This delta is made up through fundraising.

#### **7. Support of CPC Category**

The focus for CPA recreational projects should be on outdoor passive recreation, for which this outdoor pool provides access. This project is not for ordinary maintenance, or an operating expense – it is a long-term capital improvement that will allow the pool to continue functioning. CPA funds allow for the rehabilitation and replacement of existing, outdoor recreational facilities. With respect to land for

recreational use, "rehabilitation" includes the replacement equipment and other capital improvements to the land or the facilities thereon to make them more functional for their intended recreational use. As an outdoor community pool, we feel that this request meets the Community Preservation Fund Allowable Project Spending Purpose for Recreation:

***REHABILITATION AND RESTORATION***

*Capital improvements, or extraordinary repairs to make assets functional for intended use including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties*

**(Continued on next page)**

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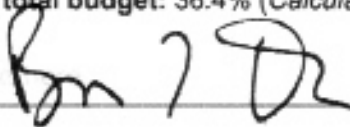
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