

TOWN OF WAYLAND
2019 ANNUAL TOWN MEETING

ARTICLE 26: HEAR REPORTS

Board of Assessors
Community Preservation Committee
Planning Board

BOARD OF ASSESSORS

At the April 2018 elections Zacharias Ventress was re-elected and John A. Todd was elected, both to serve three year terms. Susan Rufo was elected to chair and Jayson Brodie to vice chair by the Board.

The Board of Assessors is responsible for administering Massachusetts property tax laws fairly and equitably and to produce accurate and fair assessments for all taxable property.

As required by the code of Wayland, Section 19-8 the Board of Assessors makes the following Report:

A. Annual Report

(1.) The calendar year 2017 sales used in the determination of the FY2019 assessed values have been posted to the Assessors' web page since the fall of 2018.

(2. a, b, c) Report for the previous six years of abatement history:

FISCAL YEAR	# RECD (a)	# GRANTED (b)	AVG ABMT (c)
2013	34	18	\$1,854.20
Supplemental	1	1	\$616.87
2014	35	13	\$2,387.39
Supplemental	0	0	\$0.00
2015*	89	66	\$1,152.16
Supplemental	3	3	\$486.59
2016	34	22	\$2,368.68
Supplemental	0	0	\$0.00
2017	25	16	\$2,313.48
Supplemental	0	0	\$0.00
2018	22	9	\$2,157.99
Supplemental	0	0	\$0.00

*DOR Division of Local Services certification year

(2. d) ATB filings last six years:

Fiscal Year	ATB Filings	Fiscal Year	ATB Filings
2013	6	2016	6
2014	10	2017	6
2015	11	2018	5

(2. e) Assessed value changes granted by the ATB:

FISCAL YEAR	NO.	STREET	CHANGE IN ASSESSMENT	FISCAL YEAR	NO.	STREET	CHANGE IN ASSESSMENT
2013	12	ELLIE LN	\$55,500	2016	N/A		
2014	12	ELLIE LN	\$202,000	2017	42	SHAW DR	158,200
2015	N/A			2018	N/A		

(3). Inspections conducted during Fiscal Year 2018

Note: Approximately 800 properties are due to be inspected every year.

Total Property Visits:

* **1,383**

Building Permits:

Interior and Exterior	137
Exterior Only	198
Interior Only	1

Cyclical:

Interior and Exterior	142
Exterior Only	435
Interior Only	79

Sales:

Interior and Exterior	150
Exterior Only	117
Interior Only	10

Total	336
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Total	656
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Total	277
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Quality Control:

Interior and Exterior	11
Exterior Only	38
Interior Only	1

Abatelements:

Interior and Exterior	11
Exterior Only	1

Informal Hearings:

Interior and Exterior	33
Exterior Only	1

Total	50
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Total	12
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Total	34
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***Please note that some of the data verification visits addressed several requirements in one visit, such as a property requiring an abatement visit may also have required a sales visit. One visit would have met both obligations of data verification.**

Respectfully submitted,

Susan M. Rufo, Chair
Zachariah Ventress
John A. Todd

Jayson Brodie, Vice Chair
Steven M. Glovsky

COMMUNITY PRESERVATION COMMITTEE

The provisions of the Community Preservation Act (CPA) were adopted at the Annual Town Meeting in 2001. The Community Preservation Committee is charged with evaluating potential community preservation projects and, if appropriate, submitting project recommendation articles at town meeting. The CPA requires that the projects focus on open space, historic preservation, and community housing. Funds can also be used for certain recreational purposes.

CPA Revenue – Since the adoption of the CPA in 2001 through December 2018, Wayland has received \$10,727,371 from the residential property tax surcharge (two quarters only for FY'19), \$5,163,575 in matching State Trust Fund distributions, and \$793,093 in interest for total revenue of \$16,684,039. The funds collected are known as the Community Preservation Fund and are held and administered by the Town's Treasurer.

COMMUNITY PRESERVATION FUND AVAILABLE FUNDING BEFORE AND AFTER 2019 ATM – END FY19

CPA FUNDS BALANCES & ALLOCATIONS	HISTORIC	COMMUNITY HOUSING	OPEN SPACE	ADMINISTRATIVE	UNCOMMITTED FUND
AS of 12/31/18	\$177,570	\$1	\$323,654	\$22,348	\$1,530,805 + \$469,669 (Jan-June receipts)
Set Aside 2018	+\$104,375 (10%)	+\$104,375 (10%)	+\$104,375 (10%) -\$200,000 (Mainstone Debt Service)	+\$10,000	-\$313,125 (10% -\$10,000 (Admin) -\$174,081 (Mainstone Debt Service)
Transfer to WMAHTF		-\$104,375			
First Parish Fence	-\$17,000				
Cochituate Apt window	-\$3,500				
Stone's Bridge Arches	-\$100,000				-\$200,000 (HP Project)
Boat Ramp					- \$21,000 (Rec Project)
Cow Common Outdoor Classrm					- \$3,000 (Rec Project)
Loker Trailhead and Parking					- \$118,000 (Rec Project)
HS Athletic Fields					- \$500,000 (Rec Project)
TOTALS Expected 6/30/19	\$161,445	\$1	\$228,029	\$32,348	\$661,268 + \$75,000 (Kayak Landing Project cancelled) = \$736,268

* By end of FY'19 (June 30, 2019) about an additional \$469,669 will be deposited into the Uncommitted Fund collected from surcharge of last two quarters of fiscal year. Also, more interest will have accrued. The full 10% allocations for FY'19 will have been subtracted from the Uncommitted Balance and deposited into each account by the set-aside article at ATM (\$104,375 represents 10% of all FY'19 receipts: already collected and expected surcharge (\$886,781) + State Trust Fund (\$156,968). Thus, the Uncommitted Balance on July 1, 2019 should be in excess of \$650,000 if all projects are funded as proposed.

A list of all CPA funded projects is on the Town's CPA webpage.

CPA PROJECTS FUNDED THROUGH ATM 2018

Abbreviations of funding source are: HP = Historic Preservation; OS = Open Space; AH = Affordable Housing;
UC = Uncommitted Balance; REC = Recreation which always comes from Uncommitted Balance

PROJECT	YEAR FUNDED	TOTAL FUNDS	REMAINING FUNDS as of January 2019	STATUS
Repair Historic Gravestones	2003	\$65,000 (HP)	\$0	Completed
Railroad Interpretive Site Plan	2003	\$15,000 (HP)	\$0	Completed
Nike Site Environmental Testing	2003	\$35,000 (HP & OS)	\$0	Completed
Nike Site purchase for Affordable Housing – demo and site prep	2004	\$500,000 (AH)	\$0	Completed
Nike Site – demo and site prep for Open Space	2004	\$100,000 (AH)	\$0	Completed
Purchase Brackett Road/Gilbert land for conservation	2005	\$100,000 (OS)	\$0	Completed
Architectural and site plan – Nike Site	2006	\$40,000 (AH)	\$0	Completed
Community gardens	2006	\$8,750 (OS)	\$0	Completed
Artificial turf field	2006	\$300,000 (REC - UC)	\$0	Completed
Weed Management	2007	\$75,000 (OS)	\$5,000 (<i>returned</i>)	Closed
Reservoir Road – acquisition & CR	2007	\$211,000 (OS)	\$0	Completed
Community Housing Nike Site	2008	\$560,000 (AH)	\$0	Completed
Active and Passive Recreation at Nike Site	2008	\$250,000 (OS & REC)	\$0	Completed
Freight House Restoration	2008	\$50,000 (HP)	\$0	Completed
Conservation of historical records	2009	\$10,000 (HP)	\$0	Completed
Study Dudley Pond parcels	2010	\$35,000 (AH)	\$0	Completed
Mainstone Farm Appraisal	2010	\$40,000 (OS)	\$0	Completed and updated
Rail Trail	2010	\$25,000 (REC – UC))	\$0	Completed
Vokes Theatre restoration	2010	\$6,000 (HP)	\$0	Completed
Document Preservation	2011	\$160,000 (HP)	\$232 (<i>returned</i>)	Completed
Habitat for Humanities – Stonebridge Road	2012	\$356,000 (AH)	\$0	Completed
River's Edge Pre-Permitting	2012	\$90,000 (AH)	\$829	On-Going
Improve Memorials and Monuments	2011 or 2004?	\$5,000 (HP)	\$4,000 (<i>returned</i>)	Closed
Lincoln Road Fields CR	2013	\$2,400,000	\$0	Completed
Loker Fields Design	2013	\$92,000 (REC-UC)	\$64,568 (<i>returned</i>)	Closed
North Cemetery Plan	2014	\$15,000 (HP)	\$0	Completed
First Parish Church	2014	\$150,000 (HP)	\$0	Completed
Cochituate Apartments Sprinkler	2014	\$500,000 (HP)	\$124,009 (<i>returned</i>)	Completed
Affordable Housing Funds to Municipal Affordable Housing Trust Fund	2015, 2016, 2017	\$419,202 (AH), \$95,694 (AH) \$89,019 (AH)	\$1 (<i>transferred</i>)	Completed
Dudley Woods	2015	\$85,000 (UC-REC)	\$68,145	On-Going
Land Management Heard Farm	2015	\$35,000 (OS)	\$35,000	On-Going
Oxbow Rd Field Design	2015	\$20,000 (UC-REC)	\$1,790	On-Going
Rail Trail	2015	\$445,000 (UC-REC)	\$0	Completed

Stone's Bridge	2015	\$480,000 (HP)	\$464,290	On-Going
246 Stone Bridge Rd	2015	\$332,000 (OS)	\$29,272	On-Going
Open Space & Recreation Plan	2015	\$30,000 (OS)	\$2,000	Completed
Mainstone Farm CR	2016	\$12,000,000 (OS)	\$274,540 (<i>part of annual debt service</i>)	On-Going
North Cemetery Monument	2016	\$72,000 (HP)	\$15,200 (<i>returned</i>)	Completed
Town Clock-Cochituate	2016	\$29,000 (HP)	\$20 (<i>returned</i>)	Completed
Town Clock - Cochituate	2017	\$30,200 (HP)	\$0	Completed
Mellen Law Office	2017	\$30,000 (HP)	\$30,000	On-Going
Old High School-Bradford Hall	2017	\$80,000 (HP)	\$0	Completed
Housing Consultant	2017	\$20,000 (HP)	\$6,978	On-Going
Oxbow Meadows Athletic Field	2017	\$300,000 (UC-REC)	\$161,732	On-Going
Dudley Woods	2017	\$50,000 (UC-REC)	\$50,000	On-Going
Castle Gate Pillars	2017 - STM	\$12,000 (HP)	\$1,896	On-Going
Athletic Field Design	2017-STM	\$126,000 (UC-REC)	\$21,300	On-Going
Dudley Woods	2018	\$18,000	\$18,000	On-Going
Depot	2018	\$90,000	\$90,000	On-Going
Library Windows	2018	\$30,000	\$30,000	On-Going
Stonebridge Kayak Landing	2018	\$75,000	\$75,000 (<i>returned</i>)	Closed
Weston Aqueduct Crossings	2018	\$98,000	\$98,000	On-Going

CPA Admin	2004, 2009, 2013, 2015, 2016, 2017, 2018	\$10,000 + \$25,000 + \$25,000 + \$25,000 + \$10,000 + \$10,000 + \$25,000	\$28,348	On-Going
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Set Aside Fund For Open Space	2004, 2008, 2015	\$600,000 + \$900,000 + \$2,000,000	\$0	Completed – used for Lincoln Road and Mainstone Farm CRs
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Committee Membership: Gretchen Schuler (Board of Selectmen's appointee), Chairman; , Maureen Cavanaugh (Board of Selectmen's appointee), Susan Green (Board of Selectmen's appointee), Mike Lowery (Board of Public Works), Ira Montague (Planning Board), Elisa Scola (Historical Commission), David Pearlman (Recreation Commission), John Sullivan (Conservation Commission), and Susan Weinstein (Housing Authority).

PLANNING BOARD

In accordance with the provisions of Section XXVIA, Notice for Public Hearings, of the Zoning Bylaw, and Chapter 40A of the General Laws of the Commonwealth of Massachusetts, the Planning Board convened a duly advertised public hearing on Tuesday, February 26, 2019 on the proposed amendments to the Zoning Bylaws as contained in the Warrant for the April 29, 2019 Annual Spring Town Meeting (Article 22). Following the public hearing and as further required by the Zoning Bylaw and General Laws of the Commonwealth of Massachusetts, the Planning Board produced this Report with a 3-0 vote in favor of this article for consideration by Town Meeting.

The proposed Zoning Article is sponsored by the Planning Board, and proposes to amend the Zoning Bylaw - Article 26, Marijuana Establishment District recently approved at Town Meeting on November 13, 2018 and approved by the Attorney General on January 11, 2019. The proposed amendment would strike all references to recreational Marijuana Establishments (MEs) and would only allow Registered Marijuana Dispensaries ("RMD") (also known as "Medical Marijuana Treatment Centers" (MMTCs) within the same district.

The purpose of this Zoning Bylaw amendment is to provide an area in town for the placement and control of RMD in a suitable location superimposed over the existing districts as shown on Figure 1. The district would only apply to an RMD, which cannot be prohibited.

The proposed bylaw amendment would prohibit RMD's within 500 feet of a public or private school providing education in kindergarten or any of grades 1 through 12. Within the Medical Marijuana District, all requirements of the underlying zoning district remain in effect, except where these regulations provide an alternative to such requirements. If the provisions of the Medical Marijuana District conflict with the requirements of the underlying district, the requirements of the Medical Marijuana District shall control.

The Board of Selectmen authorized a special election for the town to consider a ban on recreational MEs in Wayland, which was held on October 2, 2018. At the election, Wayland residents supported a town-wide prohibition by voting, 1,226 in favor of the ban and 465 opposed. The process of prohibiting recreational MEs in Wayland also requires adoption of a zoning amendment which was approved via Article 7 at the Special Town Meeting held on November 13, 2018. Town of Wayland By-law and Mass General Law include a provision that requires a notice of the special election be mailed to every household in Wayland. This did not occur and under the advice of Town Counsel, the Board of Selectmen will repeat the same ballot question as part of the annual town election in April 2019.

If the voters do not reaffirm the ban at the annual town election in the spring of 2019, the Planning Board would recommend that we pass over this Article because the District for both recreational marijuana and medical marijuana is already in place from Article 6 approved at Special Town Meeting on November 13, 2018. If the voters reaffirm the town-wide ban on recreational MEs at the annual town election in the spring of 2019, then the District as it applies to recreational marijuana would be unnecessary and thus approval of the amended zoning district in this Article would serve to simplify the District to apply only to RMD's, which cannot be prohibited.

More information can be found on the Planning Board website: <https://www.wayland.ma.us/planning-board-department/pages/marijuana-material>

Committee Membership: Dan Hill, Kevin Murphy, Ira Montague, Jennifer Steel, Andrew Reck, Sarkis Sarkisian