

TOWN OF WAYLAND – TOWN CLERK’S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law
PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: Community Preservation Committee

FILED BY: Gretchen G. Schuler

DATE OF MEETING: **January 11, 2017**

TIME OF MEETING: **8:15 PM**

PLACE OF MEETING: Wayland Town Building

AGENDA – 1-11-17
Community Preservation Committee

- 1) Call Meeting to Order**
- 2) Public Comment**
- 3) Minutes 12/14/16**
- 4) Financial Review**
- 5) CPA Articles for 2017 ATM in two formats (8 separate articles or 4 consolidated articles):**
 - a) Set aside
 - b) Transfer Community Housing Funds to Housing Trust
 - c) Mellen Law Office – Historic Preservation Project
 - d) Cochituate Town Clock – Restore face of clock – Historic Preservation Project
 - e) Housing Consultant – Community Housing Project
 - f) Oxbow Meadows – Construct athletic field – Recreation Project
 - g) Dudley Woods – Trail Construction – Recreation Project
 - h) Old High School (aka Bradford Hall) – Historic Preservation Project
- 6) Set Public Hearing Date**
- 7) Signs for CPA projects – update**
- 8) Adjourn.**

CPA FUNDING OF 2017 PROJECTS

CPA FUNDS BALANCES & ALLOCATIONS	HISTORIC	COMMUNITY HOUSING	OPEN SPACE	ADMINISTRATIVE	UNCOMMITTED BALANCE
AS of 12/31/16	\$144,906	\$1	\$1,444	\$11,693	\$1,496,470
Set Aside 2017	+\$89,019(10%)	+\$89,019 (10%)	+\$89,019 (10%)	+\$10,000	-\$267,057 (10% -\$10,000 (Admin) -\$411,111 (Debt Ser.)
Transfer to MAHTF		-\$89,019			
Mellen Law Office	-\$30,000				
Cochituate Clock	-\$30,200				
Old High School	-\$50,000				
Housing Consultant					-\$20,000 (Housing Pro.)
Oxbow Meadows					-\$300,000 (Rec Project)
Dudley Woods					- \$50,000 (Rec Project)
TOTALS after ATM	\$123,725	\$1	\$90,463	\$21,693	\$438,302*

* By end of FY'17 (June 30, 2017) an additional \$369,701 will be deposited into Uncommitted Balance fund collected from surcharge of last two quarters of fiscal year. Also more interest will have accrued.

The full 10% allocations for FY'17 will have been subtracted from Uncommitted Balance and deposited into each account by article at TM (\$89,019 represents 10% of all FY'17 receipts: already collected (\$369,701) + expected surcharge (\$369,701) + State Trust Fund (\$150,787)).

Thus the Uncommitted Balance on July 1, 2017 should be in excess of \$808,003.

A - ARTICLE FOR ANNUAL TOWN MEETING - 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____
CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980
TELEPHONE/Evening: 508-245-4115
BOARD VOTE: _____ DATE OF VOTE: 1-11-17
TITLE: Set Aside Community Preservation Funds for Later Spending
NO
COST: \$688,168 COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT:

To determine whether the Town will vote to set aside from the Community Preservation Fund's uncommitted funds for later spending:

- a) \$89,019 for open space, but not including land for recreational use, \$89,019 for historic resources, and \$89,019 for community housing pursuant to Massachusetts General Laws Chapter 44B, Section 6 for FY 2016;
- b) \$10,000 for administrative expenses; and
- c) \$411,111 for FY'18 debt service obligations from prior town meeting approval for the purchase of conservation restriction on Mainstone Farm.

PROS: The article accomplishes (1) the annual distribution of funds to the three purposes as required by the Community Preservation Act; (2) makes a routine appropriation for CPC administrative purposes; and (3) sets aside funds for debt service of an obligation that was voted at a prior Town Meeting.

CONS: None

SIGNATURE OF CHAIR _____ DATE _____

Town Counsel _____ DATE _____

B - ARTICLE FOR ANNUAL TOWN MEETING

SPONSOR: Community Preservation Committee DATE RECEIVED: _____

CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980

TELEPHONE/Evening: 508-245-4115

BOARD VOTE: _____ DATE OF VOTE: 1-11-17

TITLE: Transfer Community Housing Funds to Wayland Municipal Affordable Housing Trust Fund

COST: \$89,019 NO COS _____ COST ESTIMATE AVAILABLE ON: _____

TEXT:

To determine whether the Town will vote to transfer funds in the amount of \$89,019 from the Community Housing Fund of the Community Preservation Fund to the Wayland Municipal Affordable Housing Trust Fund.

COMMENTS: These funds have already been set aside, in accordance with the Community Preservation Act (CPA), to be used only on Community Housing projects. The Wayland Municipal Affordable Housing Trust Fund (WMAHTF) was authorized by the 2014 Annual Town Meeting to provide for the creation and preservation of affordable housing in Wayland. Funds to be transferred include monies already allocated to the Community Housing Fund. By transferring the CPA Community Housing Fund to the WMAHTF, the Town provides greater flexibility for addressing affordable housing issues as the WMAHTF is not required to bring each proposed transaction to TM, only when creating more than two units of affordable housing.

PRO: Appropriation under the article makes a routine transfer of fund to the Trust to be expended consistent with CPA and demonstrates the Town’s commitment to affordable housing. The WMAHTF can receive funds from other sources than CPA such as private donations, grants, and developer payments; thus it is a mechanism for consolidating funds to be used only to create community housing. The goals of the WMAHTF are consistent with those of the CPA regarding Community Housing funds.

CON: The Trust has independent authority to construct up to two units without Town Meeting approval.

SIGNATURE OF CHAIR _____ DATE _____

Town Counsel _____ DATE _____

C - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____

CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980

TELEPHONE/Evening: 508-245-4115

BOARD VOTE: _____ DATE OF VOTE: 1-11-17

TITLE: Appropriate Funds to Restore Mellen Law Office

COST: \$30,000 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$30,000 to be expended to restore/preserve the Mellen Law Office, a town-owned building in Wayland Center; and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$30,000 of the funds so appropriated shall be transferred from the Community Preservation Fund’s Historic Preservation Fund.

COMMENTS: The Mellen Law Office, situated on the town green at Cochituate and Boston Post roads in Wayland Center, was constructed in ca. 1829 as a law office and owned by Edward Mellen, Esq. and succeeding generations of his family for over 140 years. The town has owned the building since 1971 and the Wayland Museum and Historical Society has been the steward for most of those years, often finding members to do repairs and painting. Presently the building needs substantial trim, siding, window and roofing repairs and new paint. The Historical Commission recommends that the town invest in this important historic resource owned by the town and listed in the National Register of Historic Places.

PROS: This resource is in need of preservation before more deterioration increases such costs. The use of Historic Preservation funds to preserve the Mellen Law Office is an appropriate use of CPA monies. Funding of this project would come from the Community Preservation Fund, monies that have already been collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for community housing. A favorable vote by Town Meeting will not increase the Town’s tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Although the law requires at least 10% of collected CPA funds to be allocated to historic preservation initiatives, Wayland’s CPC can elect to retain annual funding for the benefit of a future historic preservation initiative. There may be other historic preservation initiatives not known to the Historical Commission that will require future funding.

SIGNATURE OF CHAIR _____ DATE _____

Town Counsel Approval _____ DATE _____

D - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____
CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980
TELEPHONE/Evening: 508-245-4115
BOARD VOTE: _____ DATE OF VOTE: 1-11-17
TITLE: Appropriate Funds to Restore Four Faces of Cochituate Town Clock
COST: \$30,200 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$30,200 to be expended by the Wayland Historical Commission to restore/preserve the faces of the town-owned clock located in the Community United Methodist Church tower in Cochituate; and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$30,200 of the funds so appropriated shall be transferred from the Community Preservation Fund's Historic Preservation Fund.

COMMENTS: The Historical Commission believes that it is the town's responsibility to complete the project of restoring and preserving the town-owned clock; In 2016 Town Meeting appropriated \$29,000 to restore the clock. When it came time to repaint the four faces it was discovered that each had rotted beyond repair. Thus each face must be reconstructed in wood with molding to match existing. The first appropriation has been used to restore the works of the clock. These funds will be used to rebuild the four faces. A maintenance plan has been written and would require about \$600 per year from the general budget beginning in FY'2020. The Community United Methodist Church is supportive of this project and will provide access to clock technicians.

PROS: This resource has gone unattended for too many years. The use of Historic Preservation funds to restore the clock was determined an appropriate use of CPA monies by the 2016 Town Meeting. Completion of a project already started is also appropriate. Funding of this project would come from the Community Preservation Fund, monies already collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for community housing. A favorable vote by Town Meeting will not increase the Town's tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Although the law requires at least 10% of collected CPA funds to be allocated to historic preservation initiatives, Wayland's CPC can elect to retain annual funding for the benefit of a future historic preservation initiative. There may be other historic preservation initiatives not known to the Historical Commission that will require further funding.

SIGNATURE OF CHAIR _____ DATE _____
Town Counsel Approval _____ DATE _____

E - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____
CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980
TELEPHONE/Evening: 508-245-4115
BOARD VOTE: _____ DATE OF VOTE: 1-11-17
TITLE: Appropriate Funds to Hire a Housing Consultant
COST: \$30,200 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$20,000 to be expended by the Town of Wayland to hire a Housing Consultant to assist with affordable housing issues; and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$20,000 of the funds so appropriated shall be transferred from the Community Preservation Fund’s Uncommitted Fund for Community Housing use.

COMMENTS: The Board of Selectmen request funding of \$20,000 to fund a Housing Consultant and for legal fees associated with affordable housing to assist the Board and the Town’s housing committees in developing and preserving affordable housing in Wayland. The recommendation stems from a study of the Town’s affordable housing program. The Scope of Work for a Housing Consultant would be developed by the Board of Selectmen with input from the Housing Partnership and the Housing Trust and would likely report to the Town Administrator.

PROS: The expertise of a professional versed in housing laws, regulations, and guidelines affecting local affordable housing efforts. Oversight and coordination of housing efforts, the responsibility of the Board of Selectmen would be enhanced with this type of expertise. Several nearby towns have used CPA funds annually to fund a housing consultant. Funding of this project would come from the Community Preservation Fund, monies already collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for community housing. A favorable vote by Town Meeting will not increase the Town’s tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Although the law requires at least 10% of collected CPA funds to be allocated to community housing initiatives, Wayland’s CPC can elect to retain annual funding for the benefit of a future community housing initiative.

SIGNATURE OF CHAIR _____ DATE _____
Town Counsel Approval _____ DATE _____

F - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____

CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980

TELEPHONE/Evening: 508-245-4115

BOARD VOTE: _____ DATE OF VOTE: 1-11-17

TITLE: Appropriate Funds to Construct Athletic Field at Oxbow Meadows

COST: \$300,000 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$300,000 to be expended by the Wayland Recreation Commission to construct one full size athletic field with parking at Oxbow Meadows, Oxbow Road; and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$300,000 of the funds so appropriated shall be transferred from the Community Preservation Fund’s Uncommitted Fund for Recreational use.

COMMENTS: The 2015 ATM allocated funds to design an athletic field at Oxbow Meadows. That work has been completed and now the Recreation Commission plans to construct a natural grass, rectangular, multi-use recreational playing field (130 x 110 yards) and paved parking for 20 cars and additional crushed stone area to accommodate overflow parking. An irrigation system will be included and connected to a town water supply. The ADA accessible walking trail around the perimeter of the property will be undisturbed.

PROS: This land was acquired by the town for park and recreation purposes in 2005 from the federal government and it was one of the sites identified in the 2010 GALE report completed for the Recreation Commission outlining locations for additional playing fields. The need for additional athletic fields in Wayland is substantiated in the GALE report and in the 2016 draft Open Space and Recreation Plan.

CONS: This site has been open land since its acquisition in 2005 and some neighbors express concern about additional traffic and a more intense use than passive recreation for which the land is used today.

SIGNATURE OF CHAIR _____ DATE _____

Town Counsel Approval _____ DATE _____

G - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____
CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980
TELEPHONE/Evening: 508-245-4115
BOARD VOTE: _____ DATE OF VOTE: 1-11-17
TITLE: Appropriate Funds to Construct ADA trails and signs at Dudley Woods
COST: \$50,000 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:
a) appropriate a sum of money up to \$50,000 to be expended to construct ADA accessible trails at Dudley Woods a 7-acre parcel near Dudley Pond; and
b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$50,000 of the funds so appropriated shall be transferred from the Community Preservation Fund’s Uncommitted Fund for Recreational use.

COMMENTS: Part of Dudley Woods is under the jurisdiction of the Recreation Commission whose goal is to preserve open space, historical artifacts and manage storm water while providing residents of all ages with a place to enjoy nature as well as the history of the area. Adding trails and parking at Dudley Woods turns an unused area into a community gathering place. The 2015 ATM allocated \$85,000 toward this goal. Some of those funds have been spent on archaeological investigation and on preliminary design. To complete the project to include ADA accessible walking trails of porous materials, interpretive signs, and parking, an additional \$50,000 will be needed.

PROS: Passive recreation for this parcel was the recommendation of the Dudley Pond Area Advisory Committee in 2013 after which many parcels making up 7 acres were transferred to the Recreation Commission. Construction of ADA trails here will create a new passive recreation area and will extend the recreational opportunities in this part of Wayland.

CONS: Some believe that \$125,000 project constructing trails on a 7-acre parcel may be excessive; however there may be substantial costs in permitting the project due to proximity to Dudley Pond.

SIGNATURE OF CHAIR _____ DATE _____
Town Counsel Approval _____ DATE _____

H - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____
CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980
TELEPHONE/Evening: 508-245-4115
BOARD VOTE: _____ DATE OF VOTE: 1-11-17
TITLE: Appropriate Funds to Restore/Replace Windows of First High School, now known as Bradford Hall
COST: \$50,000 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$50,000 to be expended to preserve restore/replace the windows of the old High School, now known as Bradford Hall, 53 Cochituate Road; and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$50,000 of the funds so appropriated shall be transferred from the Community Preservation Fund’s Historic Preservation Fund.

COMMENTS: The First Wayland High School was built in 1855 by the town and served as the high school until 1896 when a new building (no longer extant) had been constructed adjacent to this one. After that the building became the Odd Fellows Hall. In 1978 it was purchased by the Trinitarian Congregational Church for administrative and educational use. It is one of only a few Italianate structures in Wayland. Window restoration or replacement is part of a larger project to preserve the exterior features of the old High School. The owner plans to raise funds to complete a \$160,000 preservation project.

PROS: Funding of this project would come from the Community Preservation Act funds, which have already been collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for affordable housing. A favorable vote by Town Meeting will not increase the Town’s tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Although the law requires at least 10% of collected CPA funds to be allocated to historic preservation initiatives, Wayland’s CPC can elect to retain annual funding for the benefit of a future historic preservation initiative. There may be other more pressing historic preservation initiatives not known to the Historical Commission that will require further funding.

SIGNATURE OF CHAIR _____ DATE _____
Town Counsel Approval _____ DATE _____

1- ARTICLE FOR ANNUAL TOWN MEETING - 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____

CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980

TELEPHONE/Evening: 508-245-4115

BOARD VOTE: _____ DATE OF VOTE: 1-11-17

TITLE: Community Preservation Fund General Budget – Set Asides and Transfers

NO

COST: \$688,168 COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT:

To determine:

- a) whether the Town will vote to set aside from the Community Preservation Fund’s uncommitted funds for later spending:
 - i) \$89,019 for open space, but not including land for recreational use, \$89,019 for historic resources, and \$89,019 for community housing pursuant to Massachusetts General Laws Chapter 44B, Section 6 for FY 2016; and
 - ii) \$10,000 for administrative expenses; and
 - iii) \$411,111 for FY’18 debt service obligations from prior town meeting approval for the purchase of conservation restriction on Mainstone Farm.

- b) whether the Town will vote to transfer funds in the amount of \$89,019 from the Community Housing Fund of the Community Preservation Fund to the Wayland Municipal Affordable Housing Trust Fund (WMAHTF).

PROS: The article accomplishes (1) the annual distribution of funds to the three purposes as required by the Community Preservation Act; (2) makes a routine appropriation for CPC administrative purposes; (3) sets aside funds for debt service an obligation that was voted at a prior Town Meeting; and (4) transfers funds that must be used for community housing to the Wayland Municipal Affordable Housing Trust Fund, authorized by the 2014 Annual Town Meeting to provide for the creation and preservation of affordable housing in Wayland.

CONS: None

SIGNATURE OF CHAIR _____ DATE _____

Town Counsel Approval _____ DATE _____

2 - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____
CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980
TELEPHONE/Evening: 508-245-4115
BOARD VOTE: _____ DATE OF VOTE: 1-11-17
TITLE: Appropriate Funds to Restore Mellen Law Office, Cochituate Town Clock, First Wayland High School
COST: \$110,200 COST NO COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

a) appropriate a sum of money:

- i) up to \$30,000 to be expended to restore/preserve the Mellen Law Office, a town-owned building at 35 Cochituate Road in Wayland Center;
- ii) up to \$30,200 to be expended to restore faces of Cochituate Town Clock at 80 Main Street; and
- iii) up to \$50,000 to preserve/replace windows of First Wayland High School at 53 Cochituate Road.

b) determine whether said appropriations shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than:

- i) \$30,000 of the funds so appropriated for the Mellen Law Office shall be transferred from the Community Preservation Fund's Historic Preservation Fund.
- ii) \$30,200 of the funds so appropriated for the Cochituate Town Clock shall be transferred from the Community Preservation Fund's Historic Preservation Fund; and
- iii) \$50,000 of the funds so appropriated for the First High School shall be transferred from the Community Preservation Fund's Historic Preservation Fund.

COMMENTS: Three Historic Preservation projects will help to preserve and restore exterior features of structures that are part of the town’s heritage. i) The Mellen Law Office, situated on the town green at Cochituate and Boston Post roads in Wayland Center, was constructed in ca. 1829 as a law office and owned by Edward Mellen, Esq. and succeeding generations of his family for over 140 years. The town has owned the building since 1971 and the Wayland Museum and Historical Society has been the steward for most of those years, often finding members to do repairs and painting. Presently the building needs substantial trim, siding, window and roofing repairs and new paint. The Historical Commission recommends that the town invest in this important historic resource owned by the town and listed in the National Register of Historic Places. ii) The Cochituate Town Clock is located in the steeple of the Community United Methodist Church where it has been since 1897 when the town asked for the church to host the clock. In 2016 Town Meeting appropriated \$29,000 to restore the clock. When it came time to repaint the four faces it was discovered that each had rotted beyond repair. Thus each face must be reconstructed in wood with molding to match existing. The first appropriation has been used to restore the works of the clock. These funds will be used to rebuild the four faces. The Historical Commission believes that it is the town’s responsibility to complete the project of restoring and preserving the town-owned clock. A maintenance plan has been written and would require about \$600 per year from the general budget beginning in FY’2020. The Community United Methodist Church is supportive of this project and will provide access to clock technicians. iii) The First Wayland High School was built in 1855 by the town and served as the high school until 1896 when a new building (no longer extant) had been constructed adjacent to this one. After that this building became the Odd Fellows Hall. In 1978 it was purchased by the Trinitarian Congregational Church for administrative and educational use. It is one of only a few Italianate structures in Wayland. Window restoration including replacement of windows that had been removed on the façade is part of a larger project to preserve the exterior features of the old High School, now referred to as Bradford Hall. The owner plans to raise funds to complete a \$160,000 preservation project.

PROS: These resources are in need of preservation before more deterioration increases such costs. The use of Historic Preservation funds to preserve the Mellen Law Office, the Cochituate Town Clock faces, and the old High School is an appropriate use of CPA monies. Funding for these projects would come from the Community Preservation Fund, monies that have already been collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for community housing. A favorable vote by Town Meeting will not increase the Town’s tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Although the law requires at least 10% of collected CPA funds to be allocated to historic preservation initiatives, Wayland’s CPC can elect to retain annual funding for the benefit of a future historic preservation initiative. There may be other historic preservation initiatives not known to the Historical Commission that will require future funding.

SIGNATURE OF CHAIR _____ DATE _____
Town Counsel Approval _____ DATE _____

3 - ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____

CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980

TELEPHONE/Evening: 508-245-4115

BOARD VOTE: _____ DATE OF VOTE: 1-11-17

TITLE: Appropriate Funds to Hire a Housing Consultant

COST: \$30,200 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$20,000 to be expended by the Town of Wayland to hire a Housing Consultant to assist with affordable housing issues; and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$20,000 of the funds so appropriated shall be transferred from the Community Preservation Fund’s Uncommitted Fund for Community Housing use.

COMMENTS: The Board of Selectmen request funding of \$20,000 to fund a Housing Consultant and for legal fees associated with affordable housing to assist the Board and the Town’s housing committees in developing and preserving affordable housing in Wayland. The recommendation stems from a study of the Town’s affordable housing program. The Scope of Work for a Housing Consultant would be developed by the Board of Selectmen with input from the Housing Partnership and the Housing Trust and would likely report to the Town Administrator.

PROS: The expertise of a professional versed in housing laws, regulations, and guidelines affecting local affordable housing efforts. Oversight and coordination of housing efforts, the responsibility of the Board of Selectmen would be enhanced with this type of expertise. Several nearby towns have used CPA funds annually to fund a housing consultant. Funding of this project would come from the Community Preservation Fund, monies already collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for community housing. A favorable vote by Town Meeting will not increase the Town’s tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Although the law requires at least 10% of collected CPA funds to be allocated to community housing initiatives, Wayland’s CPC can elect to retain annual funding for the benefit of a future community housing initiative.

SIGNATURE OF CHAIR _____ DATE _____

Town Counsel Approval _____ DATE _____

4- ARTICLE FOR ANNUAL TOWN MEETING – 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: _____
CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980
TELEPHONE/Evening: 508-245-4115
BOARD VOTE: _____ DATE OF VOTE: 1-11-17
TITLE: Appropriate Funds to Construct Athletic Field at Oxbow Meadows and Trails and Signage at Dudley Woods
COST: NO
: \$300,000 COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money:
 - i) up to \$300,000 to be expended by the Wayland Recreation Commission to construct one full size athletic field with parking at Oxbow Meadows, Oxbow Road; and
 - ii) up to \$50,000 to be expended to construct ADA accessible trails at Dudley Woods a 7-acre parcel near Dudley Pond; and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than
 - i) \$300,000 of the funds so appropriated for construction of a field at Oxbow Meadows shall be transferred from the Community Preservation Fund’s Uncommitted Fund for Recreational use; and,
 - ii) \$50,000 of the funds so appropriated for Dudley Woods trail and signs shall be transferred from the Community Preservation Fund’s Uncommitted Fund for Recreational use.

COMMENTS: Two recreation projects have been submitted by the Recreation Commission, both of which have been the subject of prior Town Meeting CPF appropriations. i) An athletic field at Oxbow Meadows has been designed using funding from a 2015 ATM allocation. The cost to construct a natural grass, rectangular, multi-use recreational playing field (130 x 110 yards) and paved parking for 20 cars and additional crushed stone area to accommodate overflow parking is \$300,000. An irrigation system will be included and connected to a town water supply. The ADA accessible walking trail around the perimeter of the property will be undisturbed. ii) Part of Dudley Woods is under the jurisdiction of the Recreation Commission whose goal is to preserve open space, historical artifacts and manage storm water while providing residents of all ages with a place to enjoy nature as well as the history of the area. Adding trails and parking at Dudley Woods turns an unused area into a community gathering place. The 2015 ATM allocated \$85,000 toward this goal. Some of those funds have been spent on archaeological investigation and on preliminary design. To complete the project to include ADA accessible walking trails of porous materials, interpretive signs, and parking, an additional \$50,000 will be needed.

PROS: i) Oxbow Meadows was acquired by the town for park and recreation purposes in 2005 from the federal government and it was one of the sites identified in the 2010 GALE report completed for the Recreation Commission outlining locations for additional playing fields. The need for additional

athletic fields in Wayland is substantiated in the GALE report and in the 2016 draft Open Space and Recreation Plan. ii) Passive recreation for this parcel was the recommendation of the Dudley Pond Area Advisory Committee in 2013 after which many parcels making up 7 acres were transferred to the Recreation Commission. Construction of ADA trails here will create a new passive recreation area and will extend the recreational opportunities in this part of Wayland.

CONS: i) Oxbow Meadows has been open land since its acquisition in 2005 and some neighbors express concern about additional traffic and a more intense use than passive recreation for which the land is used today. ii) Some believe that \$125,000 project constructing trails on a 7-acre parcel may be excessive; however there may be substantial costs in permitting the project due to proximity to Dudley Pond.

SIGNATURE OF CHAIR _____ DATE _____

Town Counsel Approval _____ DATE _____