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%s) -\$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 C	Community Preservation Fu	ands for Later Spending	
COST: \$688,168 CO		ΓΕ AVAILABLE ON: _	
uncommitted funds for 1 a) \$89,019 for 6 resources, an Chapter 44B b) \$10,000 for 8 c) \$411,111 for	ne Town will vote to set asid later spending: open space, but not includin ad \$89,019 for community h , Section 6 for FY 2016; administrative expenses; and FY'18 debt service obligat conservation restriction on M	g land for recreational use ousing pursuant to Massacd d ions from prior town meet	e, \$89,019 for historic chusetts General Laws
by the Community Prese	mplishes (1) the annual dist ervation Act; (2) makes a ro side funds for debt service o	outine appropriation for CF	PC administrative
CONS: None			
SIGNATURE OF CHA	IR	DA	ATE
Town Counsel			ATE

B - ARTICLE FOR ANNUAL TOWN MEETING

SPONSOR:	Community Preservation Committee	n 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: Fund		to Wayland Municipal Affo	rdable Housing Trust
	NO COS COST ESTIMA	ATE AVAILABLE ON: _	
	and of the Community Pres	fer funds in the amount of \$ servation Fund to the Wayla	
Preservation Act (CPA) Affordable Housing Tru provide for the creation include monies already Community Housing Fu affordable housing issue	, to be used only on Comments Fund (WMAHTF) was and preservation of afford allocated to the Community and to the WMAHTF, the	et aside, in accordance with nunity Housing projects. The authorized by the 2014 Annable housing in Wayland. It ty Housing Fund. By transfer Town provides greater flexilar required to bring each proper- ble housing.	ne Wayland Municipal and Town Meeting to Funds to be transferred erring the CPA bility for addressing
consistent with CPA and The WMAHTF can rece developer payments; the community housing.	d demonstrates the Town's eive funds from other sources it is a mechanism for co	atine transfer of fund to the commitment to affordable ces than CPA such as private insolidating funds to be used ose of the CPA regarding Commitment of the C	housing. e donations, grants, and l only to create
CON : The Trust has incapproval.	lependent authority to cons	struct up to two units withou	at Town Meeting
SIGNATURE OF CHA	IR	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
	e Funds to Restore Mellen	Law Office	
COST: \$30,000 NO	~~~~~~~~~	ΓΕ AVAILABLE ON: _	
a) appropriate a sur Office, a town-orb) determine wheth unappropriated f borrowing, or oth	whether the Town will vote in of money up to \$30,000 to wned building in Wayland of er said appropriation shall be unds, transfer from available herwise, provided not more the Community Preservation	o be expended to restore/p Center; and be provided by taxation, trade funds appropriate for oth than \$30,000 of the funds	ansfer from ner purposes, by so appropriated shall be
roads in Wayland Center Esq. and succeeding gensince 1971 and the Wayl years, often finding mentrim, siding, window and	llen Law Office, situated or r, was constructed in ca. 18 perations of his family for or land Museum and Historica abers to do repairs and pain d roofing repairs and new pairs important historic resources.	29 as a law office and own ver 140 years. The town hall Society has been the stew ting. Presently the building aint. The Historical Communications	ned by Edward Mellen, has owned the building ward for most of those needs substantial mission recommends
use of Historic Preservat monies. Funding of this have already been collect earmarked for historic p	in need of preservation before tion funds to preserve the Marriagon project would come from the ted by the Town. The CPA reservation initiatives, 10% on Meeting will not increased been collected.	Iellen Law Office is an apple he Community Preservation mandates that at least 10% for open space, and 10% to	propriate use of CPA on Fund, monies that 6 of receipts be for community housing.
preservation initiatives, historic preservation init	w requires at least 10% of c Wayland's CPC can elect to tiative. There may be other that will require future fund	o retain annual funding for historic preservation initia	the benefit of a future
SIGNATURE OF CHA	IR	DA	ATE
Town Counsel Approva	1	DA	ATE

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
	te Funds to Restore Four Fa	ces of Cochituate Town C	lock
COST: \$30,200 CO		ΓΕ AVAILABLE ON: _	
a) appropriate a sur Commission to r United Methodisb) determine wheth unappropriated f borrowing, or oth	whether the Town will vote in of money up to \$30,200 to restore/preserve the faces of at Church tower in Cochitua er said appropriation shall be funds, transfer from available therwise, provided not more the Community Preservation	to be expended by the Way the town-owned clock loc te; and be provided by taxation, tra e funds appropriate for oth than \$30,200 of the funds	ansfer from ner purposes, by so appropriated shall be
the project of restoring a \$29,000 to restore the cl had rotted beyond repair existing. The first appro- used to rebuild the four per year from the general	storical Commission believed and preserving the town-own ock. When it came time to r. Thus each face must be re- operation has been used to re- faces. A maintenance plantal budget beginning in FY'2 ject and will provide access	ned clock; In 2016 Town I repaint the four faces it was econstructed in wood with estore the works of the clochas been written and woul 020. The Community University	Meeting appropriated as discovered that each molding to match ck. These funds will be d require about \$600
funds to restore the cloc Meeting. Completion of come from the Commun mandates that at least 10 space, and 10% for com	as gone unattended for too nk was determined an appropriate a project already started is nity Preservation Fund, mon 10% of receipts be earmarked munity housing. A favorable ands to be used for this initial	oriate use of CPA monies to also appropriate. Funding ies already collected by the I for historic preservation in the vote by Town Meeting v	by the 2016 Town of this project would e Town. The CPA nitiatives, 10% for open will not increase the
preservation initiatives, historic preservation init	w requires at least 10% of c Wayland's CPC can elect to tiative. There may be other that will require further fund	o retain annual funding for historic preservation initia	the benefit of a future
SIGNATURE OF CHA	IR	DA	ATE
Town Counsel Approva	1	DA	ATE

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		
	e Funds to Hire a Housing (Consultant			
COST: \$30,200 CO		ΓΕ AVAILABLE ON: _			
a) appropriate a sur Housing Consultb) determine wheth unappropriated f	Housing Consultant to assist with affordable housing issues; and				
•	herwise, provided not more om the Community Preserva				
and for legal fees associated committees in developing from a study of the Tow Consultant would be developed.	ard of Selectmen request fur ated with affordable housing ag and preserving affordable n's affordable housing prog veloped by the Board of Sel and would likely report to the	g to assist the Board and the housing in Wayland. The gram. The Scope of Work the ectmen with input from the	ne Town's housing recommendation stems for a Housing		
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.					
_	w requires at least 10% of called and some called to retain the called to retain the called a to retain the called		<u> </u>		
SIGNATURE OF CHA	IR	DA	TE		
Town Counsel Approva	I	DA	TE		

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: Appropriat	e Funds to Construct Athlet	tic Field at Oxbow Meado	ws
COST: \$300,000 CO		ΓΕ AVAILABLE ON: _	
 a) appropriate a sur Commission to c Road; and b) determine wheth unappropriated f borrowing, or other contents. 	whether the Town will vote in of money up to \$300,000 construct one full size athlet er said appropriation shall be unds, transfer from available herwise, provided not more om the Community Preserva	to be expended by the Waic field with parking at Oxoc per provided by taxation, trace funds appropriate for oth than \$300,000 of the fund	ansfer from her purposes, by s so appropriated shall
work has been complete rectangular, multi-use re additional crushed stone	d and now the Recreation Correctional playing field (13 area to accommodate overfood to a town water supply. They will be undisturbed.	Commission plans to constr 0 x 110 yards) and paved placed flow parking. An irrigation	ruct a natural grass, parking for 20 cars and n system will be
government and it was o Recreation Commission	equired by the town for park one of the sites identified in outlining locations for addi and is substantiated in the GA	the 2010 GALE report contional playing fields. The	npleted for the need for additional
	en open land since its acquirely land a more intense		-
SIGNATURE OF CHA	IR	D <i>A</i>	ΔΤΕ
Town Counsel Approval	1	DA	ATE .

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
	e Funds to Construct ADA	trails and signs at Dudley	Woods
COST: \$50,000 CO		TE AVAILABLE ON: _	
a) appropriate a sur at Dudley Woodb) determine wheth unappropriated f borrowing, or other assurance of the control of the c	whether the Town will vote in of money up to \$50,000 to is a 7-acre parcel near Dudle er said appropriation shall be unds, transfer from available herwise, provided not more the Community Preservation	o be expended to construct ey Pond; and be provided by taxation, tra le funds appropriate for oth than \$50,000 of the funds	ansfer from ner purposes, by so appropriated shall be
goal is to preserve open all ages with a place to e Dudley Woods turns an \$85,000 toward this goa preliminary design. To	Dudley Woods is under the space, historical artifacts are enjoy nature as well as the hunused area into a commural. Some of those funds have complete the project to includes, and parking, an addition	and manage storm water what istory of the area. Adding atty gathering place. The 2 is been spent on archaeologude ADA accessible walking.	ile providing residents of trails and parking at 015 ATM allocated gical investigation and on ng trails of porous
Committee in 2013 after Commission. Construct	on for this parcel was the re which many parcels making ion of ADA trails here will apportunities in this part of	ng up 7 acres were transfer create a new passive recre	red to the Recreation
	at \$125,000 project construibstantial costs in permittin	-	•
SIGNATURE OF CHA	IR	DA	ΛТЕ
Town Counsel Approva	1	DA	ATE

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:	 e Funds to Restore/Replace	DATE OF VOTE:	1-11-17
TITLE: Bradford H	all	Willdows of First Fight Sc	chool, now known as
COST: \$50,000 CO		ΓΕ AVAILABLE ON: _	_
a) appropriate a sur windows of the ob) determine wheth unappropriated f borrowing, or other contents.	whether the Town will vote in of money up to \$50,000 to old High School, now know er said appropriation shall b unds, transfer from availabl nerwise, provided not more the Community Preservation	to be expended to preserve in as Bradford Hall, 53 Coo oe provided by taxation, tra e funds appropriate for oth than \$50,000 of the funds	chituate Road; and unsfer from her purposes, by so appropriated shall be
school until 1896 when a After that the building b Congregational Church a structures in Wayland. V	st Wayland High School was new building (no longer elecame the Odd Fellows Halfor administrative and education or replaced High School. The owners	xtant) had been constructed. In 1978 it was purchase ational use. It is one of oncement is part of a larger p	d adjacent to this one. d by the Trinitarian ly a few Italianate roject to preserve the
have already been collectermarked for historic p	project would come from the ted by the Town. The CPA reservation initiatives, 10% on Meeting will not increased been collected.	mandates that at least 10% for open space, and 10% f	of receipts be of refordable housing.
preservation initiatives, historic preservation init	w requires at least 10% of c Wayland's CPC can elect to tative. There may be other Commission that will require	retain annual funding for more pressing historic pre	the benefit of a future
SIGNATURE OF CHA	IR	DA	TE
Town Counsel Approva	1	DA	TE

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: Communit	y Preservation Fund Genera	l Budget – Set Asides and	Transfers
COST: \$688,168 CO		ΓΕ AVAILABLE ON:	
TEXT: To determine:			
uncommitted i) \$ formula formu	Fown will vote to set aside for funds for later spending: 189,019 for open space, but to or historic resources, and \$8 Massachusetts General Laws 110,000 for administrative experience of the purchase of	not including land for recrease, 019,019 for community house Chapter 44B, Section 6 for expenses; and vice obligations from prior	eational use, \$89,019 sing pursuant to or FY 2016; and r town meeting
Community 1	Γown will vote to transfer fu Housing Fund of the Comm ffordable Housing Trust Fur	unity Preservation Fund to	
by the Community Prese purposes; (3) sets aside and (4) transfers funds the Affordable Housing Tru	mplishes (1) the annual distribution Act; (2) makes a rofunds for debt service an obtain must be used for commust Fund, authorized by the 2 n of affordable housing in V	utine appropriation for CP ligation that was voted at a unity housing to the Wayla 2014 Annual Town Meetin	C administrative a prior Town Meeting; and Municipal
CONS. None			
SIGNATURE OF CHA	IR	DA	TE
Town Counsel Approva	1	DA	TF

2 - ARTICLE FOR ANNUAL TOWN MEETING - 2017

	Community Preservation		
SPONSOR:	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
Appropriat	e Funds to Restore Mellen	Law Office, Cochituate To	wn Clock, First Wayland
TITLE: High Schoo	1		
NO COST: \$110,200 CO		ΓΕ AVAILABLE ON:	
COS1. <u>\$110,200</u> CO	SICOSTESTIMA	IE 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:
 - \$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
	e Funds to Hire a Housing	Consultant	
COST: \$30,200 CO	~~~~~~~~~	TE AVAILABLE ON: _	
a) appropriate a sur Housing Consultb) determine wheth	whether the Town will vote in of money up to \$20,000 to tant to assist with affordable ter said appropriation shall be funds, transfer from available	o be expended by the Tow e housing issues; and be provided by taxation, tra	ansfer from
borrowing, or other	herwise, provided not more om the Community Preserve	than \$20,000 of the funds	so appropriated shall
and for legal fees associ committees in developing from a study of the Tow Consultant would be developed.	ard of Selectmen request fu ated with affordable housin ag and preserving affordable m's affordable housing prog veloped by the Board of Sel and would likely report to th	g to assist the Board and the housing in Wayland. The gram. The Scope of Work is lectmen with input from the	ne Town's housing recommendation stems for a Housing
local affordable housing the Board of Selectmen used CPA funds annuall Community Preservation least 10% of receipts be for community housing.	a professional versed in how gefforts. Oversight and cook would be enhanced with the y to fund a housing consult in Fund, monies already collearmarked for historic presentations. A favorable vote by Town or this initiative have already	ordination of housing effort is type of expertise. Sever ant. Funding of this project lected by the Town. The Contervation initiatives, 10% for Meeting will not increase	ts, the responsibility of al nearby towns have t would come from the PA mandates that at or open space, and 10%
<u> </u>	w requires at least 10% of color and select to retaintive.		•
SIGNATURE OF CHA	IR	DA	TE
Town Counsel Approva	1	DA	TE

4- ARTICLE FOR ANNUAL TOWN MEETING – 2017

	Community Preservation				
SPONSOR:	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		
Appropriate Funds to Construct Athletic Field at Oxbow Meadows and Trails and Signage at					
TITLE: Dudley Wo	oods				
COST 8300,000 CO		ΓΕ AVAILABLE ON:			
: <u>#300,000</u> C(OSTCOST ESTIMA	LETTIME DEL OIN.			

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	