

## **Community Preservation Committee**

### **Minutes of March 31, 2010 Meeting**

Attendees: Steve Curtin, John Sullivan, Anna Meliones, Lynne Dunbrack, Charlie Raskin, Jerry Heller and Betsy Connolly

Anna Meliones motioned to accept the minutes of the March 13, 2010 meeting. The motion was seconded by John Sullivan. The minutes were unanimously approved.

The Committee discussed transitioning from a seven to a nine member board. Betsy Connolly motioned to support the nine member board. Charlie Raskin seconded the motion. Vote was 8 supporting the motion with John Sullivan abstaining.

Next, the Committee discussed the rail trail project. Jerry Heller pointed out to the Committee that the funding for the rail trail feasibility study previously approved by the Committee was open ended. So, there is no date at which the funds, if not spent, would have to be returned to CPA funds. There is some possibility that the lease of land by the MBTA to the Massachusetts Department of Conservation and Recreation never happens, and the funding of the feasibility study was contingent on this lease being in place before the funds can be spent. Jerry Heller suggested that the Committee might want to consider, at a later date, putting a 24-month time frame on the availability of funds.

The Committee then heard an update from the LEES Group. Wayland residents Joan Blair, Malcolm Asley, Bill Sterling, Margi Ford and others came forward to talk with the Committee, along with Kevin Maguire of Oxbow Partners (potential developer for future project). An overview of the appraisal of the Lees Farm property was provided (Bonjono land only). The LEES Group and the Committee discussed four potential options for potential future development. The environmental clean-up required by Conoco was also discussed and the Committee recommended that Conoco should be asked to pay for the Town's oversight of the clean-up. It was decided that the LEES Group would come back in at a later date and further flush out development options with the Committee.

Representatives from the Vokes Theatre – Janis Galligan, Ann Daemon, John Wartin, and Jen Roberts presented the Committee with their ideas for restoring part of the stage arch at the theater. The arch separates the stage from the auditorium, so the audience views the state through the arch, which has been in significant disrepair for a long time. The Vokes group obtained an estimate of \$6,000 for the project from Boston Ornament Company. The next step for this initiative is for the Vokes group to meet with the Historical Commission so they can affirm the historic preservation and vote to support spending the funds. Note, the Vokes Theater is on Wayland's Survey of Historic Resources.

Next, Ben Downs came forward to update the Committee on the status of the Wayland Community pool initiative. He indicated that this project is going forward with work commencing in the late Spring or early Summer. The Department of Agriculture is guaranteeing the debt that is going to be incurred under a program it has supporting the development of public properties. The total cost of the project is estimated to be \$2.5m and the private fundraising effort has brought in \$1.6m, with fundraising efforts still on-going. Ben Downs requested that the Committee review whether it can provide any funding at all for this initiative, even just landscaping, if that's all that would be allowed under CPC laws.

Committee members were reminded to complete their open meeting law/ethics on-line review and test.

Anna Meliones made a motion to end the meeting and Charlie Raskin seconded it. All were in favor of ending the meeting.

Respectfully submitted by:

Betsy Connolly