

Wayland Community Preservation Committee
October 12, 2010
Meeting Minutes

Meeting Attendees: Jerry Heller, Chairman, Maureen Cavanaugh, Anna Meliones, Charlie Raskin, John Sullivan, Siobhan Zane

The meeting was called to order at 7:30 p.m. at the Wayland Town Building.

1. The Committee read and unanimously approved the minutes of the meeting held on June 22, 2010.
2. Doran Road: Tom Fay, Board of Selectmen (BOS), presented a proposal to undertake a feasibility study for the Doran Road property. The BOS proposes forming a Dudley Advisory committee made up of nine members representing the Dudley Pond neighborhood, watershed, public access, and public health and safety interests. The study will look at the seven acre parcel and surrounding area, but not including Dudley Pond. The goal of the study is to complete feasibility study(s) for the parcel and make recommendations for best use. Following the discussion, the Committee voted unanimously to recommend to the Town funding a portion of the feasibility study in the amount not to exceed \$35,000 to be administered by a nine member committee appointed by the BOS; such funds to be taken from the CPA reserve for open space and affordable housing
3. Town Documents: Lois Tombs, Town Clerk, provided an update on the findings of a completed feasibility study regarding the preservation of the Town's historic documents. The consultant reviewed the Town's records and made recommendations for preservation and digitizing the documents. Ms. Toombs recommends that the most deteriorated or "urgent" documents be preserved – births, marriages, deaths, index books. She reports that the CPC money was well spent, noting the study answered the research questions and provides documentation to support an action plan. She outlined next steps include further organizing the recommendations of the consultant and then presenting a proposal to the CPC for moving ahead with some of the preservation projects.
4. Wayland Rail Trail: Larry Kiernan provided an update on the status of the Wayland Rail Trail. The Department of Conservation and Recreation and MBTA are close to signing an agreement on a lease for the trail from the Weston line to the Sudbury line. The ensuing work would be undertaken in three phases: 1) an informal rail trail; 2) a greenway in which the tracks would be pulled up and crushed stone brought in – but no paving; 3) a paved rail trail with a cost of approximately \$1,000,000/mile. Mr. Kiernan will keep the CPC apprised of the status of the project at future meetings.
5. Vokes Theater: Donnie Baillergeon and Janis Galligan attended on behalf of the Vokes Theater to discuss the Special Town Meeting (STM) article providing funding for the restoration of the proscenium arch. The Committee previously voted to recommend to the Town to fund the restoration in the amount of \$6,000. The article will be heard at the STM scheduled on November 16, 2010.
6. Mainstone Farm: Christa Collins of the Sudbury Valley Trustees attended to discuss the STM article providing funding for a study of the land value of Mainstone Farm by

professional land planners and appraisers. The Committee previously voted to recommend to the Town to fund a study in the amount of \$50,000. The committee agreed that this amount should be changed to \$40,000. Jerry Heller will inform Fred Turkington of the change. The article will be heard at the STM scheduled on November 16, 2010.

7. Housing Trust Fund: Charlie Raskin presented the concept of establishing a Municipal Housing Trust Fund, the purpose of which would be to create and preserve affordable housing. One of the advantages of a fund would be that it would be able to respond quickly to market opportunities. Following a discussion, it was agreed that the Committee supports the formation of a Housing Trust Fund. Mr. Raskin will follow up on this initiative.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted ,

Maureen Cavanaugh