

**Wayland Community Preservation Committee  
December 7, 2011  
Meeting Minutes**

CPC Member Attendees: Jerry Heller, Chairman, Maureen Cavanaugh, Anna Meliones, Ira Montague, John Sullivan, Susan Weinstein, Siobhan Zane. These members represented a quorum of the Committee.

Other Attendees: Steve Correia, Board of Selectmen; Tom Abdella, representing the Board of Public Works, and Christa Collins representing Sudbury Valley Trustees.

The meeting was called to order at 7:45 p.m. at the Wayland Town Building.

**Minutes**

Anna Meliones motioned for the Committee's minutes from the December 14, 2010 meeting to be approved. Maureen Cavanaugh seconded the motion. The minutes were approved unanimously with Susan Weinstein abstaining as she was not a member of the Committee at the time of the meeting..

Susan Weinstein motioned for the Committee's minutes from the October 11, 2011 meeting be approved. Maureen Cavanaugh seconded the motion. The minutes were approved unanimously with three minor revisions (spelling of Christa Collin's and Dev Hamlen's names, and clarifying Fred Turkington was the Town Administrator, not Town Manager).

**Mainstone Farm**

Jon Avery and Chris Bowler with Avery Associates presented the results of their *Appraisal Report & Valuation Analysis*, dated November 4, 2011. They reviewed the process and conclusions. The property was looked at as fully developed and with a conservation restriction in place. The land planning document prepared by Beals & Thomas was utilized to prepare the valuation. Their conclusion was that the property had an estimated value without any restriction of \$16.4 million and a value after the conservation restriction was imposed of \$6.1 million representing the 19 +/- acres excepted out of the land that would be restricted. Therefore, the indicated diminution in value of the property because of the conservation restriction is \$10.3 million, which is the amount the Town might pay to the owner for granting the restriction. It was agreed that the information within the report is public information as CPC funds were used for its preparation and Jerry agreed to place the report in the Town's library for review by any person inquiring about it. Christa Collins and Jerry Heller reported that Dev Hamlen was expecting a higher appraisal but he recognizes that the drop in land values in Wayland since 2005 is reflected in the analysis. He wants to keep a dialogue open with the Town and there appears to be no imminent threat to the property through development. When the market improves, Avery Associates can update the report. Siobhan Zane motioned to accept the appraisal as presented and to authorize Jerry Heller to continue a dialogue with Dev Hamlen. Maureen Cavanaugh seconded the motion. The motion was approved unanimously.

## **Wayland Economic Development Committee – Route 20 Development**

Becky Stanizzi, member of the Wayland Economic Development Committee (EDC) provided an overview of the Committee. It started a year ago with seven members with the charge to look at the tax base and encourage development that would preserve Wayland's "small town" feel. One of the objectives is to keep senior citizens in town. The Committee is looking at bringing about the development of a seven-acre parcel adjacent to the landfill on Route 20. The goal would be to pre-permit the site for 216 units of mixed-income elderly housing and then to locate a developer. The development could get the Town to its 10% affordable housing requirement if it included affordable housing. The next steps are to undertake a market study and to conduct some environmental due diligence including a Phase I study for environmental contaminants and a perc test for septic. The goal is to have ATM 2012 approve funding for the due diligence and ATM 2013 approve funding for a zoning change and conveyance of the land to a developer. Siobhan reported that the Historical Commission has no concerns with development of this site. Steve reported that the BOS supports the development. The CPC regulations need to be reviewed to determine if funding can be used for a development that isn't 100% affordable since the current proposal contemplates only 25% affordable.. The EDC presented a "due diligence budget" for discussion. The total is expected to be in the range of \$300,000 to \$400,000. Jerry Heller motioned that funds not to exceed \$400,000 be recommended for approval at ATM as per the "due diligence budget" presented by the EDC, provided that the money is used exclusively for low and moderate income housing , as defined by the CPA. Siobhan Zane seconded the motion. The motion was approved unanimously with Maureen Cavanaugh abstaining.

## **Habitat for Humanity – Stonebridge Road**

Mike Wimberly, Josh Rose, and Beth Rust presented the Habitat for Humanity project proposed on Stonebridge Road. The parcel was previously approved at ATM for four affordable units (two duplexes). CPC funds are requested to jump-start the project and allow the two buildings to be built simultaneously, help to attract donors, and provide a financial commitment for DHCD funding. The project is anticipated to start in May 2012. The project is being rezoned as a "friendly" 40B development that will go the Planning Board and then the ZBA. The budget has increased because the Town has asked the proponent to build the access to the project to Wayland road standards (as opposed to a driveway), including a fire hydrant and fire truck turn-around in order to provide future access to the town land beyond. The Habitat team presented a Stonebridge Road Budget to the CPC. The Budget contemplates the expenditure of funds for site work and similar initial expenditures. Of the total of \$676,000 required, the CPC is requested to provide \$356,000 or 53%. The other sources such as foundations, faith communities, individuals, and corporations have not yet met the proposed budget commitment. Jerry Heller motioned that \$150,000 be recommended for approval at ATM, paid pursuant to invoices, and that an additional \$206,000 be released on a dollar-for-dollar basis in concert with actual donations raised by the proponent. Anna Meliones seconded the motion. The motion was approved unanimously.

## **Lee Farm**

Bill Sterling and Malcolm Astley presented the site plan approved by the ZBA for the development of Lee Farm with Roadside Business at the front and Single Family Residence at the rear. The larger portion of the property has been sold to Northbridge Associates for a critical care development. The balance of the property, after taking into consideration the approved site plan, is five acres. They are requesting the use of CPA funds to look at a lease-buy option for the five acres at the front of the property as open space, with the farm stand structure to be renovated as a four-season operation. The open space would have a permanent deed restriction on it and could

still qualify as a “community farm.” The proponents estimate the value of the land at \$460,000 +/- . The Committee discussed the need for an appraisal of the parcel by an appraiser that is mutually agreed upon by the Lee Farm group and the property owner. Jerry Heller motioned that \$4,900 be allocated for an appraisal of Lee Farm property to understand the highest and best use under the current zoning as recently approved by the ZBA. This amount can be taken from the CPC’s administrative account. Maureen Cavanaugh seconded the motion. The motion was approved unanimously.

#### CPA Activity by Fiscal Year

Jerry Heller directed the Committee’s attention to the spreadsheet entitled “CPA Activity by Fiscal Year” that was provided by the Town’s Treasurer. He reviewed the numbers and categories with the Committee and asked if there were any questions regarding the amounts. There were no questions from Committee members.

The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Maureen Cavanaugh