

**Wayland Community Preservation Committee
January 31, 2012
Meeting Minutes**

CPC Member Attendees: Jerry Heller, Chairman, Maureen Cavanaugh, Betsy Connolly, Anna Meliones, Jon Mishara, Ira Montague, Liz Knourenko, John Sullivan, Susan Weinstein. These members represented a quorum of the Committee.

Other Attendees: Steve Correia, Board of Selectmen; Christa Collins, Sudbury Valley Trustees; Gretchen Schuler and others

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

Minutes

Betsy Connolly motioned for the Committee's minutes from the December 7, 2011 meeting to be approved. Susan Weinstein seconded the motion. The minutes were approved unanimously (9-0-0).

Mainstone Farm

Jerry Heller noted that Dev Hamlen has asked to get together in the spring to continue discussions regarding the property valuation and conservation restriction.

Citizens' Proposal to Revoke or Amend the CPA in Wayland

Jay Sherry, the lead petitioner on the citizens' proposal to reduce the rate of the CPA property tax surcharge presented his article. The original article was to revoke the surcharge. He amended the article to reduce it to 0.1%. If it passes at 2012 ATM, it would then need to be affirmed at the September 2012 elections and would be in effect July 2013, but he is in discussions with Town Counsel to see if it could be brought on-line in July 2012. The CPA was passed 11 years ago in Wayland and Mr. Sherry feels the surcharge needs to be revisited and discussed at an open town meeting. He doesn't want to pull the plug on the CPA – he just doesn't want to keep adding to the pile. There was discussion among the board and Mr. Sherry regarding the possibility of Mainstone Farm conservation restriction, ConComm's list of properties they would like to acquire, and other upcoming projects. The recently revised Master Plan reaffirmed the town's commitment to open space.

Wayland Economic Development Committee – Route 20 Development

Jerry Heller confirmed that the CPA law and regulations have been reviewed with the Community Preservation Coalition and the CPC can support the housing component of the project up to the percentage that will be affordable (est. 25%). This may require an amendment to the original article at ATM to clarify the amount. Becky Stanizzi and Sam Potter of the EDC provided a brief update on the project. The EDC plans to have a public meeting and some focus groups prior to ATM. The EDC has developed a more detailed budget and narrative for ATM. Discussed the potential for having the town as a development partner.

Habitat for Humanity – Stonebridge Road

Susan Weinstein provided a brief update on the project and notes that fundraising is just getting underway. She will follow up with Habitat for Humanity to reinforce the fundraising requirement as described in the ATM article.

Lee Farm

No update since the CPC last met.

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. In the 11 years of the CPA, the town has raised \$9.5M total (\$5.2M in tax surcharge, \$3.6M from the state, \$700K in interest). \$2.5M has been expended. The balance is \$7M (\$2.7M in committed funds, \$4.3M in uncommitted funds). Reserved funds include 8% for historic preservation, 29% for housing, 7% for recreation and 54% for open space including a set-aside allocated to open space. He asked that all boards that have benefited from the CPA be prepared to continue to support it through letters to the editor, articles in the Town Crier, public meeting, etc. Discussed putting together information on successful projects, as well as future projects that would benefit from the CPA. Jerry will check with Town Counsel to see if CPA administrative funds can be used. John Sullivan made a motion to allow the CPC to use administrative funds to educate the community about the CPA in Wayland. Susan Weinstein seconded the motion. The motion passed unanimously (9-0-0).

Loker Recreation Fields

Bob Virzi and Asa Foster of the Recreation Commission presented a proposal to fund the creation of recreation fields at Loker. The RecComm worked with Gale Associates to inventory the town's recreation facilities on town land, recreation land, and at the schools. The study assessed the conditions of the fields, surveyed users, and identified needs and gaps. The town is short one 90' and three 60' baseball fields, and two general fields (soccer, lax, field hockey). The RecComm is now doing a master plan to determine how to bring the fields on line. They are looking at Loker to accommodate the three 60' baseball diamonds. FinComm recommended they consider CPA funds. The initial estimate is \$975K. The site is zoned for recreation and conservation. Jerry noted they would need three bids and encouraged them to return to the CPC when they have advanced their planning.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Maureen Cavanaugh