

Wayland Community Preservation Committee
July 10, 2012
Meeting Minutes

CPC Member Attendees: Jerry Heller, Chairman, Maureen Cavanaugh, Betsy Connolly, Bob Goldsmith, Ira Montague, Liz Knourenko. These members represented a quorum of the Committee.

Other Attendees: Roy Barnacle, Bill Hearn, Larry Kiernan, Gretchen Schuler, Linda Siegel, Becky Stanizzi, Bill Sterling, and others

The meeting was called to order at 7:45 p.m. at the Wayland Town Building. Jerry Heller started the meeting recognizing Betsy Connolly, who will be resigning from her position on the Community Preservation Commission (CPC). She was thanked for her many contributions, dedication, great job, and hard work on the committee.

CPC Membership: Bob Goldsmith, representing the Board of the Department of Public Works (DPW), was welcomed to the CPC. He is replacing the position previously filled by Jon Mishara. The positions for Recreation Committee (Anna Meliones) and Housing Authority (Susan Weinstein) expired in June 2012 and need new appointments or reappointments.

Minutes: Betsy motioned for the CPC minutes from the January 31, 2012 meeting to be approved with revisions. Liz Knourenko seconded the motion. The minutes were approved unanimously (6-0-0).

Public Comment: Bill Hearn of Keith Road asked that the CPC take into consideration the potential tax implications when deliberating a conservation easement on Mainstone Farm.

CPA Legislation: The state legislature passed an amendment to the Community Preservation Act (CPA), which was recently signed by the Governor. Major changes include funds will be available for renovation, rehabilitation, replacement, and other capital improvements to recreational facilities. The revisions also provide clearer definitions of “maintenance”, “historic resources”, and “rehabilitation”. A definition was added for “support of community housing” to clarify how assistance can be delivered. Separately, there are revisions to the CPA Trust Fund that allow for a transfer of up to \$25M to the CPA Trust Fund from the State’s budget surplus each year. It is anticipated the Community Preservation Coalition will provide materials to educate the public on the specifics of the amendment.

Wayland Rail Trail: Larry Kiernan provided an update on the group’s efforts to spend their CPA allocation. Possible projects have included bridge engineering, survey of the rail corridor, and assisting with a new rail trail intersection where it crosses Route 20 near the Sudbury River. Liz suggested the funds could be used for a possible archaeological survey in the vicinity of the Wayland Depot or for an interpretive site for the railroad and roundhouse. The lease with the Massachusetts Department of Conservation and Recreation was finalized in Spring 2012. Larry noted that it is good to have the funds available so they can react quickly when there is a need.

Mainstone Farm: Jerry noted that Dev Hamlen is in the process of obtaining his own appraisal of the property, to be used in negotiating with the Town for a possible conservation easement.

Wayland Economic Development Committee – Route 20 Development: Funds to study the Route 20 project were approved at the Spring 2012 ATM. Becky Stanizzi provided an update, noting that perc testing, an environmental Phase I assessment, and a market study are currently being undertaken. The EDC will have more information on the feasibility of the project in late summer or early fall 2012.

Habitat for Humanity – Stonebridge Road: Funds for the Habitat for Humanity project were approved at the Spring 2012 ATM, but no update on the status of the project or fundraising was provided at this meeting.

Lee Farm: Bill Sterling reports that once a development deal is in place for the Lee Farm property, they will reopen negotiations with the owners. Liz reports the Wayland Historical Commission (WHC) has determined the farm stand building is historically significant based on its age and building type.

Loker Athletic Fields: No update – no one from the Recreation Committee attended the meeting to speak to the Loker athletic fields.

Dudley Pond: Jerry reports that CPA funds were approved to clean up milfoil. The CPC received a note from Bob Goldsmith and Mike Lowery noting that a water circulator was purchased and used, which did prove to be effective. They moved on to using herbicides and hand pulling, which were more effective. They sold the circulator for \$5,000, which is being returned to the CPA Fund.

Bridge Renovation: Liz reports CPA funds were used to clean up historic bridges in Wayland in order to undertake a structural visual inspection. The two bridges – Stonebridge and the one located next to the Wayland Country Club – were looked at by Structures North Consulting Engineers. The WHC is proposing to engage the firm to do an assessment and create a bid package. Liz made a motion to fund a feasibility study for the repair of the two bridges, up to \$4,999. The motion was seconded by Maureen Cavanaugh. The motion was approved unanimously (6-0-0).

Cochituate Village Apartments: No update was available regarding the interest in pursuing the use of CPA funds for the installation of a sprinkler system. The WHC still needs to determine if the building is considered historic and the CPC will look into whether this project qualifies for CPA funds.

Digitize Records: Liz reports effort to digitize the town records is going well. The first group of is complete and the second group is ongoing.

Archaeological Artifacts: Liz reports the Archaeology Club has space in town hall for storing about 60 boxes of artifacts, which are not catalogued and not stored archivally. The WHC and Archaeology Club propose to work with The Public Archaeology Laboratory (PAL) to develop an archival methodology for the collection. Liz made a motion to fund an archival plan for the artifacts associated with the Sandhill Site, not to exceed \$4,999. Maureen seconded the motion. The motion was approved with one abstention (5-0-1).

Archaeology: Jerry raised the issue of the possible use of CPA funds for an archaeological survey required for DPW projects. It was recommended that the DPW coordinate this effort with the WHC. Liz will coordinate with Bob re: possible upcoming projects.

Conservation Land Acquisition: Bob raised the possibility of acquisition of up to 12 parcels owned privately and adjoining conservation land using CPA funds. The DPW was encouraged to work with the Conservation Commission to move any proposals forward.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Maureen Cavanaugh