

**Minutes of a Meeting of the
Wayland Community Preservation Committee
October 23, 2012**

CPC Member Attendees: Jerry Heller, Chairman, Maureen Cavanaugh, Bob Goldsmith, Liz Knourenko, John Sullivan, Susan Weinstein. These members represented a quorum of the Committee.

Other Attendees: Asa Foster, Jeff Horan, Andy Irwin, Brian Monahan, Gretchen Schuler, Becky Stanizzi, Bill Sterling, Bob Virzi, and others

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

CPC Membership: Jerry noted that there is no nomination for the open Board of Selectman position. The paperwork is in process for the Recreation Committee (Anna Meliones) and Housing Authority (Susan Weinstein) reappointments.

Minutes: Bob motioned for the CPC minutes from the July 10, 2012 meeting to be approved with revisions. Liz Knourenko seconded the motion. The minutes were approved (4-0-2).

Public Comment: Jeff Horan introduced himself as a member of the newly formed Cochituate Village Neighbors Association. They have concerns about the future development of the Finnerty's site, possibly for reuse as a CVS. They are interested in the Town acquiring the site, possibly for an extension of the Cochituate fields. Jerry explained that an initiative seeking CPA funds would need to come through the Board of Selectman or other town board. Jeff Irwin recommended the Town's Open Space Plan be checked. The association was encouraged to return to the CPC at a future date with a plan for the site to be considered.

CPA Funding: The state announced the distribution of matching funds at 26.83% of surcharge payments. Next year the match is likely to be closer to 40%.

Wayland Economic Development Committee – Route 20 Development: Becky Stanizzi provided an update, noting that an environmental Phase I assessment, partial Phase II assessment, and a market study have been completed. A summary of the studies was distributed; complete studies are on their website. Next steps include developing a site layout and conducting additional studies – traffic, civil, septic. Andy Irwin, Con Comm Chairperson, expressed concern about the visibility of the project relative to the scenic river.

Habitat for Humanity – Stonebridge Road: Susan reports that the ZBA hearing is scheduled for early December. Construction will be delayed until the ZBA issues its ruling. The local project committee is focused on raising funds.

Mainstone Farm: The Cluster Zoning Bylaw passed at ATM. Jerry noted that Dev Hamlen stated he is considering obtaining his own appraisal of the property, to be used in negotiating with the Town for a possible conservation easement.

Lee Farm: Bill Sterling reports that the property has been divided into two parcels – “A” and “B.” The owners want to talk about opportunities for the parcels, but not until early 2013. Under the agreement with Northbridge, the owners of the parcel at the rear of the property, they have agreed to restore the “farm stand” building.

Loker Athletic Fields: Bob Virzi and Asa Foster provided an update. Studies were completed two years ago – the condition of the fields has since deteriorated. BMPs call for fields to have three seasons on and one season off, but there are not enough fields to accommodate this practice. Three shortages were noted – one 90’ diamond, two large multi-use fields (soccer, lacrosse), and three 60’ diamonds. The top priority is the 60’ diamonds for senior softball, youth baseball. Sites have been considered throughout town and multiple public meetings have been held. The Rec Comm is requesting CPC funding to complete a feasibility study for the Loker site. The Con Comm has requested a wetlands study be conducted as part of the assessment. Liz noted that the Loker site could be archaeologically sensitive and recommend they attend a Historical Commission meeting. Virzi stated that the total cost of the construction will be approximately \$985,000. At this time they are requesting \$92,000 for a feasibility study. Jerry made a motion to recommend funding \$92,000 for the purpose of hiring a contractor(s) for wetlands delineation, archaeological evaluation, and detailed design of athletic fields at Loker. The motion was seconded by Liz. The motion was approved unanimously (6-0-0).

Conservation Commission: Brian Monahan and Andy Irwin discussed parcels the Con Comm is interested in studying for possible acquisition: 74 Plain Road, a four-acre parcel with an abandoned house adjacent to the Lower Millbrook conservation land with an assessed value of \$486,000, lots in the Pinebrook area at 2 Bennett Rd, and a parcel on Forty Acres Drive (Map 29 Parcel 011). Jerry made a motion to recommend approval for the acquisition of these properties up to their assessed value and for the funding of appraisals of each of the properties up to \$5,000 to be funded from the administrative fund. The motion was seconded by Bob. The motion was approved unanimously (6-0-0).

There was a discussion about the Rice Road earthen dam and gatehouse. The Con Comm is considering repairs so the dam has adequate spillage. A new door is proposed to be installed and possibly glass block in the window openings to provide light. The dam gatehouse may be considered an historic structure and eligible for CPA funds. The Historical Commission will evaluate it.

Bridge Renovation: Liz reports that the analysis has been completed by Structures North Consulting Engineers. The bridge at Old Stonebridge Road would require \$750k - \$1m to repair. The bridge at Old Sudbury Road would require \$450k-\$560k. Liz also discussed possible gravestone repairs in the town’s cemeteries. A discussion took place about the high cost of restoring the bridges. The Historical Commission will consider next steps and will follow up with the CPC.

Affordable Housing Trust: Discussion about establishing an affordable housing trust. CPA funds could be set aside to establish a trust to help people with mortgage payments, down payments, etc. through a grant or loan program. Some towns set aside 10% of CPA funds toward a housing trust. One of the benefits of a trust is that it can respond quickly. It was noted that the Housing Partnership may have some concern about giving authority to an independent board that could spend funds without ATM input. It is the BOS responsibility to appoint a committee to establishing a trust. Susan and Jerry agreed to work on putting something together to advance the concept in Wayland.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Maureen Cavanaugh