

**Minutes of a Meeting of the  
Wayland Community Preservation Committee  
February 28, 2013**

**CPC Member Attendees:** Jerry Heller, Chairman, Maureen Cavanaugh, Bob Goldsmith, Anna Meliones, Ira Montague, Susan Weinstein. These members represented a quorum of the Committee.

**Other Attendees:** Steve Correia, Board of Selectmen, Bruce Cummings, Brian Monahan, Bob Virzi

The meeting was called to order at 7:40 p.m. at the Wayland Town Building.

**Public Comment:** Bruce Cummings of Eden Road offered comment on the warrant article for the athletic fields at the Loker Recreational Area. He expressed concern about the costs Wayland charges to rent the fields to non-town entities compared with the fees charged by nearby towns including Sudbury, Newton, Southborough, Watertown, and Wellesley. He questioned the need for additional fields and recommended needs resident needs projections be weighed against non-resident demand. Jerry Heller commented that the Community Preservation Committee (CPC), in its recommendation for a 2013 allocation at Annual Town Meeting (ATM), acted upon information that was provided by the Board of Recreation and subsequently voted to approve funding for a feasibility study for additional recreational fields at Loker. He made three recommendations to Mr. Cummings: 1) that the overutilization of fields and underpayment of fees by non-residents be addressed to the Board of Selectman (BOS); 2) that the issue of field utilization by non-residents be raised with the Recreation Department; and 3) that his concerns be raised at ATM when the article is presented.

**Minutes:** Susan Weinstein motioned for the CPC minutes from the October 23, 2012 meeting to be approved with revisions. Bob Goldsmith seconded the motion. The revised minutes were approved (5-0-1) with one abstention (Anna Meliones was not in attendance at the October 2012 meeting).

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

**Conservation Commission:** Brian Monahan reported that the appraisal for 74 Plain Road has increased – Avery has appraised the property at \$625,000. The property is assessed at \$576,000. Following discussion, Jerry noted that the CPC will cap the recommended Community Preservation Act (CPA) allocation at the appraised value plus demolition (estimated at \$25,000). Jerry made a motion to authorize acquisition of the property with CPA funds for an amount not to exceed \$650,000 including demolition. The motion was seconded by Susan. The motion was approved (5-0-1) with Maureen abstaining as a possible abutter. .

The **Report by the Historical Commission** could not take place as Liz was not present and no other member of her committee was present. However, Susan reported that the Wayland Housing Authority will confer regarding a designation of the Cochituate Village Apartments for historic designation.

**Lee Farm:** Jerry reports that the land has been separated into two parcels by the Bongiorno family. The majority of the land (to the rear) will be utilized by Northbridge Companies for an

assisted living and memory care facility. Disposition of the front parcel is on hold, pending a new valuation by the Bongiorno family.

**Affordable Housing Trust:** The CPC discussed establishing an affordable housing trust. Susan reports the Wayland Housing Partnership provided a recommendation to the Board of Selectman regarding the composition of a trust, considering interested parties and geographic distribution. Steve Correia reports that BOS member, Ed Collins will be following up with the Housing Partnership. Other questions that need to be addressed include who will be the trustees of the Housing Trust? How will recommendations about how money is to be spent be vetted with ATM? Susan noted that ATM can approve allocating money to the Trust, but not how the money is spent. It was noted that money allocated by the Town Center Project, dedicated for affordable housing, can be directed to an existing housing fund.

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

Respectfully submitted,

Maureen Cavanaugh