

**Minutes of a Meeting of the
Wayland Community Preservation Committee
July 18, 2013**

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

Other Attendees: Christa Collins, SVT, Jean Milburn, Penny Wilson

The meeting was called to order at 7:40 p.m.

Minutes: Susan Weinstein motioned for the CPC minutes from the April 6, 2013 meeting to be approved with revisions. Maureen Cavanaugh seconded the motion. The minutes, as revised, were approved unanimously (7-0-0).

Lincoln Road Property: Jerry reported that he conducted negotiations with the Lincoln Road Trust, the owner of the 22.6 acres of land on Lincoln Road as per the direction of the Committee at its meeting on April 6. The owner engaged LandVest, a real estate firm that submitted a document to the Committee entitled a “Basis for Conservation Restriction Pricing.” The document presented several different development scenarios and determined that the best plan would be five building lots. They calculated that the value of the land after the restriction was placed upon it was \$2.9 million. The CPC engaged an independent appraiser, Avery Associates, for a fee of \$4000, who determined that the value of the land was \$2.3million. A meeting was held with the owner’s representatives, the appraiser, Jerry and Maureen to discuss the assumptions and different appraisals, following which the appraiser revised the appraisal to \$2.4 million and the owner agreed to that amount for the sale of development rights to the Town. The Committee received confirmation from the owner’s representatives agreeing to the sale of the development rights to the Town for the aforesaid sum subject to execution of a mutually satisfactory written agreement between the parties and approval of the Town at its fall Town Meeting. . Susan Weinstein motioned to accept the agreement. Bob Goldsmith seconded the motion. The Committee voted 6-0-1 to accept the agreement with Jerry abstaining due to his relationship with LandVest where as a retired non-owner he has his dental insurance.

The Committee then discussed who would maintain the land since the Trust retains ownership and who would monitor the restriction agreement, the Town or SVT. Also discussed was some form of public access to the land. The next steps will be to execute a P&S agreement and the conservation restriction, to be negotiated between town counsel and the owner’s representative. Christa will forward a sample conservation restriction to Jerry for consideration. Also discussed was preparation for the STM, including having a site walk, public meeting, and preparation of graphics. The CPC will meet again to go over the draft agreement, prior to STM. Jerry agreed to call Brian Monahan to touch base about the project.

Mainstone Farm – SVT and CPC have been reaching out to Dev Hamlen to discuss a conservation restriction on Mainstone Farm. SVT will follow up with Dev following this meeting to let him know of the CPC’s vote to move ahead with a conservation restriction on the Lincoln Road property.

First Parish Church – Jean Milburn and Penny Wilson from First Parish Church presented an application for CPA funding for historic preservation activities at the church. The Historic

District Commission voted to support the CPA application at its meeting earlier this evening. The church's use of capital funds for the parish house connector (in construction) versus renovation and cyclical maintenance of the church and carriage barn was discussed. Gretchen will follow up with the church committee to assist with supplementing the application. The CPC discussed the need to research what is and is not allowed under the CPA relative to religious properties and what is considered preservation versus maintenance.

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

Respectfully submitted,

Maureen A. Cavanaugh