

**Minutes of a Meeting of the
Wayland Community Preservation Committee
December 9, 2013**

CPC Member Attendees: Jerry Heller, Chairman, Maureen Cavanaugh, Bob Goldsmith, Gretchen Schuler, Elisa Scola, John Sullivan. These members represented a quorum of the Committee.

Other Attendees: Mary Antes, Brian Boggia, Brian Monahan, Jean Milburn

The meeting was called to order at 7:45 p.m.

Public Comment: None

Minutes: Bob Goldsmith motioned for the minutes from the November 5, 2013 meeting be approved. Gretchen Schuler seconded the motion. The minutes were approved (5-0-0).

Lincoln Road Property: Jerry thanked the CPC members for their hard work on the Lincoln Road Property project, which was approved at Special Town Meeting. The Conservation Restriction was submitted to the state for review. The Town and owner will respond to any comments.

Annual Town Meeting (ATM): The warrant for ATM closes January 14, 2015. Possible CPA articles were discussed, as follows.

First Parish Church: Jean Milburn presented a statement of need for the Church's proposed capital improvements. An analysis of past expenses was undertaken to separate maintenance from restoration/preservation activities. Cost estimates for the tasks were provided to the CPC. Jerry Heller made a motion to approve an amount not to exceed \$150,000 for the renovations outlined in the provided "Statement of Need." Gretchen Schuler seconded the motion. The motion was approved (5-0-0).

Forty Acres Drive: Brian Monahan presented the proposed acquisition of up to three parcels of land on Forty Acres Drive that abut the Pinebrook Conservation Area. An estimate for the land was based on the assessed value and the lots not being buildable. Jerry Heller made a motion to approve an amount not to exceed \$150,000 for the Town to acquire up to three parcels of land (29-010, 29-011, 29-012) subject to an appraisal for an amount at least equal to or greater than \$150,000. John Sullivan seconded the motion. The motion was approved (5-0-0).

Cochituate Village Apartments: Brian Boggia and Mary Antes presented the need of a sprinkler system for the Cochituate Village Apartments, which they believe is an allowed expenditure under the CPA for affordable housing and historic preservation funds (if the Wayland Historical Commission supports the project). The total cost of the renovation is estimated to be about \$1 million. They are also looking at requesting funds from the Town and plan to discuss this with the Board of Selectmen and Finance Committee. There may also be the opportunity for federal funds through HUD financing. Gretchen Schuler is going to follow up with Stuart Saginor of the Community Preservation Coalition to confirm that CPA funds may be allocated to a property under the supervision of a federal housing authority. Jerry Heller made a motion to approve funding for the Cochituate Village Apartments through the Housing Authority in an amount not to exceed \$500,000. John Sullivan seconded the motion. The motion was approved (5-0-0).

Oak Hill Neighborhood: A discussion took place regarding a request for CPA funds for the restoration of landscaping in the Oak Hill neighborhood. As a result of tree clearing by the utility company, the landscaping was stripped and is depriving the neighbors of privacy and views. After discussion, it was concluded that this was not an appropriate project for CPA funding since it could not be justified as “Open Space” as defined under the CPA.

Historical Commission – Old Stone Bridge and North Cemetery: The Wayland Historical Commission is in the process of getting second estimates for renovations to the Old Stone Bridge and North Cemetery. There is no plan to request funds at the 2014 ATM for these projects.

Beard Property: The Beard family owns 11 acres of open space and 4-5 acres around their house on Glezen Lane, located on the south side of the pond adjacent to the Lincoln Road property. Discussions have begun for them to donate a Conservation Restriction, transferring development rights to the Town and SVT. The Conservation Commission is currently following up with the Beards. The action would require Board of Selectmen and Conservation Commission approval.

Open Space Fund: John Sullivan reports that the Conservation Commission voted to request the CPC to reappropriate \$2.1 million as a set-aside to fund future large open space purchases. The ConComm wants to build up that fund for such projects. It was agreed that this will be discussed at a future meeting.

Next Meeting: The next meeting is scheduled for Tuesday, January 7 at 7:30.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Maureen A. Cavanaugh