

**Minutes of a Meeting of the  
Wayland Community Preservation Committee  
January 7, 2014**

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

**Other Attendees:** Brian Boggia, Brian Monahan, Tonya Largy, Jean Milburn, Linda Segal, Rebecca Stanizzi.

The meeting was called to order at 7:35 p.m.

Jerry Heller submitted a copy of a letter to the Board of Selectmen, dated January 7, 2014, stating his resignation from the Community Preservation Committee (CPC), effective June 30, 2014. Jerry's long-standing commitment to the CPC was noted. Maureen Cavanaugh made a motion to name Gretchen Schuler the Vice Chairman of the CPC. Anna Meliones seconded the motion. The motion was approved (6-0-0).

**Public Comment:** None

**Minutes:** Gretchen Schuler motioned for the minutes from the December 9, 2013 be approved. Bob Goldsmith seconded the motion. The minutes were approved (6-0-0).

**Annual Town Meeting Articles**

The Committee discussed CPC-sponsored articles to be included in the Annual Town Meeting (ATM) warrant, as follows:

**Old North Cemetery:** Tonya Largy, on behalf of the Wayland Historical Commission and Wayland Historical Society presented a proposal to request \$15,000 in CPC funds for the preparation of a Preservation Management Plan for Old North Cemetery. The DPW has already committed \$20,000 to the project. The plan will focus on three areas – the oldest parts of the cemetery, the clear area in the northwest section of the cemetery, and the area identified as containing Native American burials. The plan will include a gravestone conditions assessment, landscape assessment, and ground penetrating radar (GPR) analysis. Jerry Heller made a motion to approve an ATM article recommending an amount not to exceed \$15,000 from the Community Preservation Fund's Historic Preservation Fund for the North Cemetery Preservation Plan. Anna Meliones seconded the motion. The motion was approved (6-0-0).

**First Parish Church:** A draft warrant article was reviewed for renovations to the First Parish Church 1814 Carriage Shed and 1814-1815 Meeting House. Jerry Heller made a motion to approve an ATM article recommending an amount not to exceed \$150,000 from the Community Preservation Fund's Historic Preservation Fund for the renovations outlined in the provided "Statement of Need." Gretchen Schuler seconded the motion. The motion was approved (6-0-0). A discussion followed that for the church to utilize CPC funds there must be a public benefit. Jean Milburn outlined several initiatives the Church sponsors that have public benefit, including events with the Wayland Girl Scouts, sponsoring the Walden Forum, and sponsoring a muster on Patriot's Day. It was also noted that the public's interest is protected by the Local Historic District restrictions in place.

**Forty Acres Drive:** A draft warrant article was reviewed for the proposed acquisition of up to three parcels of land on Forty Acres Drive that abut the Pinebrook Conservation Area. Jerry Heller made a motion to approve an ATM article recommending an amount not to exceed the appraised value and not to exceed \$150,000, whichever is less from the Community Preservation Fund's Open Space Fund and Unreserved fund for the fee or any lesser interest in all or part of three parcels of land located on Forty Acres Drive. Maureen Cavanaugh seconded the motion. The motion was approved (6-0-0).

**Cochituate Village Apartments:** A draft warrant article was reviewed for the installation of a fire prevention sprinkler system in the Cochituate Village Apartments. Gretchen Schuler made a motion to approve an ATM article recommending funding for the 1910 Cochituate School, now known as the Cochituate Village Apartments, fire prevention sprinkler system in an amount not to exceed \$500,000 from the Community Preservation Fund's Community Housing and Historic Preservation Funds. Anna Meliones seconded the motion. The motion was approved (6-0-0).

### **Other Business**

**Lincoln Road Property:** Jerry Heller reported the conservation restriction for the Lincoln Road Property is being negotiated with the State, Town of Wayland, and property owner. A meeting is scheduled to review the document on January 9, 2014. SVT will be attending the meeting.

**Lee's Farm Stand:** Brian Monahan reported that a conservation restriction is being negotiated for land along Route 20 and the western part of the parcel along the riverfront. The restriction will be in place before the project is complete. The rear development has an easement to construct a leach field on a portion of the front parcel of land near the farm stand. The Lee's Farm Stand building is being renovated as part of the larger project.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Maureen A. Cavanaugh