

**Minutes of a Meeting of the
Wayland Community Preservation Committee
February 25, 2014**

CPC Member Attendees: Gretchen Schuler, Vice Chairman, Maureen Cavanaugh, Bob Goldsmith, Ira Montague, Elisa Scola, John Sullivan, Susan Weinstein. These members represented a quorum of the Committee.

Other Attendees: Rachel Bratt, Ed Collins, Jackie Ducharme, Joe Nolan, Alan Polevsky, Megan Rubin, Molly Upton

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

Public Comment: Joe Nolan representing the Board of Selectmen (BOS) spoke under “Public Comment” as he needed to leave early. He shared the BOS’ support for Community Preservation Act (CPA) funds to establish an Affordable Housing Trust related to the Dudley Wood’s land transfer (see below).

Minutes: Maureen Cavanaugh motioned for the minutes from the January 7, 2014 meeting be approved. Bob Goldsmith seconded the motion. The minutes were approved (7-0-0).

Annual Town Meeting Articles

The Community Preservation Committee (CPC) discussed articles requesting an allocation of CPA funds that are included in the Annual Town Meeting (ATM) warrant, as follows:

Dudley Woods/Affordable Housing Trust

Ed Collins of the BOS presented three articles in the warrant that are loosely related to the transfer of land in Wayland’s Dudley Woods neighborhood from the BOS to the Recreation Commission. An agreement established following a study states that four Dudley Woods parcels that had been slated for affordable housing will be transferred to the Recreation Commission provided that funding for two to four affordable housing units be established. There is an article to establish an Affordable Housing Trust and the Selectmen anticipate that seed money from the CPC be used to establish the Trust which then will be augmented with over \$500,000 from the Town Center project. A copy of only one of the three articles had been provided to the CPC earlier in the day, through Gretchen Schuler. The article that was provided did not include the Housing Trust article nor the request for an allocation of CPA funds. There was discussion among the CPC and members of the public regarding the merits of the articles. Rachel Bratt, representing the Wayland Housing Partnership submitted a letter to the CPC and spoke against allocating CPA funds. Bob Goldsmith made a motion to pass over making any recommendation for a CPA allocation at ATM based on there not being a valid article before the committee to vote on. Ira Montague seconded the motion. The motion was approved (5-0-0).

Old North Cemetery: The Finance Committee voted to recommend approval of the article.

First Parish Church: The FinCom voted to recommend this article, however in the Pros and Cons the FinCom cited several reasons why some may be opposed including issues related to separation of Church and State, using public money for private property, and lack of continuous public access to the property. The Wayland Historic District Commission voted to support the article with two members voting in opposition, citing the CPC does not have a way of Means Testing.

Forty Acres Drive: The Conservation Commission is working with the property owner following the completion of the property appraisal.

Cochituate Village Apartments: The Department of Revenue has indicated that Community Housing CPA funds may not be used for the project, however Historic Preservation Funds may be used. The FinCom voted against funding the project noting the project is not far enough along in planning.

Other Business

Lincoln Road Property: Gretchen Schuler reported the conservation restriction for the Lincoln Road Property is still being negotiated with the State, Town of Wayland, and property owner.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Maureen A. Cavanaugh