

**Minutes of a Meeting of the
Wayland Community Preservation Committee
October 15, 2014**

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

Other Attendees: Larry Kiernan, Nan Balmer, Town Administrator

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

Public Comment: None.

Minutes: Susan Weinstein motioned for the minutes from the September 17, 2014 Community Preservation Committee (CPC) meeting, as corrected, be approved. Anna Meliones seconded the motion. The minutes, as corrected, were approved (7-0-0).

CPA Fund Financials: Gretchen Schuler explained that Community Preservation Act (CPA) funds have been set aside in appropriate amounts, but may not have been allocated to the correct categories for approximately the past five years. Nancy Funkhouser of the Finance Committee has volunteered to assist with getting the allocations in order. Susan Weinstein also offered to also help with this effort.

There needs to be an Annual Town Meeting (ATM) article to allocate money to each of the CPA funds and to administration. The affordable housing money may be directed to the Municipal Housing Trust Fund if the CPC agrees to submit such an article.

Application Form for CPA Projects: Gretchen circulated a revised draft CPA application form and edits were provided.

Potential Projects for 2015: Discussion regarding potential projects to be considered at 2015 ATM included:

- **Housing Trust** – Affordable housing funds allocated annually at ATM will go directly to the Wayland Municipal Affordable Housing Trust, if approved.
- **Cochituate Village Apartments** – The Finance Committee has asked the Housing Authority to consider all other funding sources before coming to the Town. A study required to seek bids is not complete. Town Counsel has determined that community housing funds cannot be used for the project. Discussed requesting to have this decision reconsidered.
- **Wayland Public Library** – The Library Trustees are pursuing appropriate ways to improve weather tightness of the curved windows in the bay. The Library is getting estimates from Olde Bostonian (currently repairing the First Parish Church windows) for repairs to casings of the curved windows. The library did discuss with John Moynihan before he retired. His recommendations and those of Olde Bostonian seem to be in conflict.

- **North Cemetery** – Elisa Scola reports that work on the North Cemetery has been put on hold until 2015, so there will not be an article for 2015 ATM for the recommendations that would come from the study.
- **Stone's Bridge** – The Wayland Historical Commission (WHC) is in discussions with Structures North Consulting Engineers regarding stabilizing one-quarter of the bridge for approximately \$250,000. The WHC will request that CPC submit an article for 2015 ATM to fund the project.
- **Mainstone Farm** – Sudbury Valley Trustees, Gretchen Schuler, and Cherry Karlson met with Dev Hamlen and family. The most recent 2011 appraisal needs to be updated. Brian Keveny was consulted and reported that the Town could borrow approximately \$6m. If an article to acquire a conservation restriction on the property goes to ATM, it would likely not be until Fall 2015 or Spring 2016.
- **Open Space Set-Aside** – John Sullivan reports that the Conservation Commission may recommend that some money from unrestricted funds be set aside for Open Space in the future.
- **Loker Fields** – Anna Meliones reports that the Recreation Department is relooking at the Loker fields, as there is interest in investing in a more centralized field. Ideas being considered include a second turf field at the high school or a field at the Highway Department garage. All of the sites have constraints that would require further study. The development of grass fields at Loker is also being considered. The estimated cost for Loker is currently not known and an article may not be ready for 2015 ATM.
- **Rail Trail:** Larry Kiernan, Wayland representative to the Mass Central Rail Trail (MCRT), provided an update on the project and the use of the \$25,000 Community Preservation Act (CPA) feasibility funds previously approved at ATM. The bridge over the Sudbury River is being evaluated to determine what would be required to have it meet H-10 Standards. The bridge assessment should be ready in three weeks. NStar is interested in the bridge meeting H-20 standards. Wayland MCRT representatives are in discussions with NStar regarding their potentially funding the bridge improvements. A meeting was held with the Department of Conservation and Recreation and the approach for advancing the rail trail was approved. The budget will be refined by November 15, 2014 and a final budget is anticipated by December 15, 2014.
- **Heard Farm** – John Sullivan presented restoration of the hayfields as a potential project for 2015 ATM. The fields are deteriorated, which has affected the bobolink population.
- **Forty Acres Drive** – John Sullivan reports that Brian Moynihan is in continued discussions with the owner and this may be an article for 2015 ATM.

Other Business: Discussed potential for increasing the percentage of the CPA surcharge, which would increase Wayland's bonding capacity. The Committee agreed that it would likely be a concerted effort that requires more consideration.

Next Meeting: November 19, 2014.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,
Maureen A. Cavanaugh