

Wayland Community Preservation Committee

Minutes, December 17, 2014

Committee members present: Bob Goldsmith, Ira Montague, Anna Meliones, Gretchen Schuler, Elisa Scola, John Sullivan, Susan Weinstein

Chair Gretchen Schuler called the meeting to order at 7:30pm.

There was no public comment.

G. Schuler discussed the current financial situation and Community Preservation Fund activity. She continues to work to determine the proper allocation of set-aside monies within the Fund. She anticipates that approximately \$88,000 will be allocated to each of the disciplines (open space, historic preservation, and community housing) at the next Town Meeting.

The Committee reviewed applications for CPA funding.

Larry Kiernan was present to discuss Rail Trail application. There is still financial information outstanding, but will be submitted prior to January 7. After L. Kiernan's presentation, the Committee discussed the options for surfacing the Rail Trail (packed stone dust versus pavement, having a significant cost differential for installation (paved being more expensive for installation) and a small differential for annual upkeep (stone dust more for maintenance) and the standard to which it should comply. Neither choice is problematic for bicyclists. The Recreation Department would be responsible for maintenance, though the Department of Public Works would do paving work.

An additional \$250,000 is expected to be available in August from the Town Center development for the portion between Route 20 (Boston Post Road) and Route 27 (Old Sudbury Road). G. Schuler will contact Cherry Karlson on the Board of Selectmen to assist in securing this money for the project, since the BOS will have to allocate the funds coming from Twenty Wayland LLC. There also may be another \$40,000 from a nearby development.

In reply to an inquiry from B. Goldsmith, the following Conservation Commission concerns regarding the Rail-Trail project were noted: capping contaminated soil, removing failed drainage systems, removing old railroad ties and tracks. However, the project is seen as a net gain, conservation-wise. L. Kiernan commented that he had met with Conservation Administrator Brian Monahan and the Conservation Commission.

Conservation Commission Chair Sherre Greenbaum commented that there needed to be funds available to do an investigation, after which the Notice of Intent would be submitted. The Conservation Commission has concerns about the effects of the proposed alterations, impact on endangered species, and proximity to National Wildlife Refuge; they are compiling a list. She would anticipate questions being asked about impact on wildlife and environment at Town Meeting.

Regarding Rail Trail progress in abutting and nearby communities, there are issues in Waltham, and Weston has not made a new decision in support, but Sudbury approved a stone dust trail to connect.

The Rail Trail proposal should be the subject of a public meeting to address concerns of abutters, crossing issues, and more.

G. Schuler suggested the CPC will have a public hearing with regard to CPC articles for Town Meeting.

The CPC then met with Conservation Commission Chair Sherre Greenbaum and Conservation representative to the CPC John Sullivan. The Conservation Commission is seeking funding for several projects.

1. Allocate \$2 million from the Community Preservation Fund Unallocated Funds to the Open Space funds within the Community Preservation Fund.
2. Develop stewardship report for land management, in order to create a plan and priorities for the 1,000+ acres of land under conservation. The Conservation Commission would hire a consultant to accomplish this plan and has no other likely source of funding.
3. Make acquisition at 74 Plain Road, a beautiful area of land that connects trails.
4. Make acquisition at 246 Stonebridge, the “perfect property,” to support (and with support of) Historical Commission. Currently they are preparing an appraisal; assessment is \$317,000 and demolition of the run-down building is estimated at \$25,000. The Conservation Commission aims to have the appraisal in hand before January 15. It was noted that the Town cannot pay more than the appraised value.

Next, discussion focused on the restoration to be done to Stone’s Bridge. E. Scola, Historical Commission representative to the CPC, reported that the project would not be eligible for transportation funds, as the bridge does not connect. It does have historical significance, having been part of the General Knox trail of the Revolutionary War. There are four arches to be restored, and it is to be restored without use of mortar as it was original built. It is estimated to be \$750,000-\$900,000 to complete the entire project at one time. In its current condition, it is unsafe. There are no apparent Conservation Commission issues and no apparent grant funding. After discussion, the CPC suggested starting with a request to Town Meeting for the full amount and apportion over multiple years if it seems appropriate. CPC members also suggested offering walking tours to encourage support for the Article and to coordinate with the Conservation Commission regarding its acquisition proposal for the abutting property.

A. Meliones, Recreation Commission representative to the CPC, presented the recreation proposals.

1. Creation of field at former Nike Site on Oxbow Road. From the outset, an area of the property had been set aside for use as a field. The proposal includes addition of 12 parking spaces.
2. Creation of passive walking trails at Dudley Woods. Access would be via Pond Drive, with 6-8 parking places to be designated. The request is for \$129,000 for trails on seven acres of land. CPC members scrutinized projected costs and strongly suggested they be reexamined.

S. Weinstein, Housing Authority representative to the CPC, was available to hear the CPC’s concerns regarding the proposal for a fire suppression system at the Cochituate Village Apartments, for which approximately half of the projected cost has been funded with Community Preservation funds designated for Historic Preservation. The CPC wanted to know why the projected cost was still not clear. S. Weinstein acknowledged that the Housing Authority Board shares the concern, but noted that this project was extraordinarily large in scope (owing to engineering issues and the undetermined number of voids to be equipped with sprinklers). Additionally, unlike other WHA

projects, the Town is involved in project coordination and those dynamics are evolving. The WHA is preparing to solicit proposals for the design, which will then lead to the solicitation of bids for the project itself.

J. Sullivan moved that the CPC approve expenditure of up to \$850 for appraisal of the Stonebridge Road property. A. Meliones seconded. The motion was approved unanimously.

J. Sullivan moved that the CPC submit an article to Town Meeting that would

- a) allocate \$500,000 from uncommitted funds to the dedicated funds for Historic Preservation, to restore funds applied to the Cochituate Village Apartments fire suppression system project, as they should have been taken from the uncommitted funds
- b) correct errors in the 10% distribution to each of the dedicated funds for the past several years as well as correct any other errors in the records
- c) appropriate \$20,000 from uncommitted funds for administrative purposes.

B. Goldsmith seconded. The motion was approved unanimously.

In other business, B. Goldsmith inquired about the Barlow property on Concord Road, which connects with conservation-restricted land owned by the Sudbury Valley Trustees. Barlow is asking \$400,000 for perhaps 10 acres of land which is thought to be unbuildable. B. Goldsmith wondered if the CPC would be interested in obtaining an appraisal for a potential article for fall Town Meeting. The CPC suggested that the Conservation Commission be consulted.

S. Weinstein moved approval of the minutes from the November 19, 2014 meeting. E. Scola seconded. The motion was approved unanimously.

A. Meliones moved to adjourn the meeting. B. Goldsmith seconded. The motion was approved unanimously.

Chair G. Schuler adjourned the meeting at 9:50pm.

Respectfully submitted,
Susan Weinstein

Documents at the meeting: applications for proposals discussed above.