

Minutes of a Meeting of the Wayland Community Preservation Committee January 7, 2015

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

Other Attendees: Sherre Greenbaum, Conservation Committee, Larry Kiernan, Brian Monahan, Conservation Administrator

The meeting was called to order at 7:40 p.m.

Public Comment: None.

Minutes: Susan Weinstein motioned for the minutes from the November 19, 2014 Community Preservation Committee (CPC) meeting, as corrected, be approved. Elisa Scola seconded the motion. The minutes, as corrected, were approved (8-0-0). No minutes from the December 17, 2014 meeting were provided.

Annual Town Meeting (ATM) Articles

The Committee reviewed and voted on draft articles based on Community Preservation Act (CPA) project applications.

- **Set Aside:** Gretchen Schuler explained that Community Preservation Act (CPA) funds that have been set aside for each category (10% required) have not been sufficient for the past five or six years. This is a housekeeping article to augment each category from uncommitted fund so that the 10% set aside will have been met. It is noted that this article may need to be revised, depending upon clarification of the current uncommitted funds allocations. Following discussion, Susan Weinstein motioned for the draft ATM article augmenting each category from the uncommitted fund, be approved. Ira Montague seconded the motion. The draft article, as currently written, was approved (8-0-0).
- **Housing Trust Set Aside:** The Housing Committee requested that the affordable housing funds be set aside to the Wayland Municipal Affordable Housing Trust, as previously approved at 2014 ATM. Following discussion, Susan Weinstein motioned for the draft ATM article, as amended, setting aside funds from the Community Housing fund to the Wayland Municipal Affordable Housing Trust Fund, be approved. Ira Montague seconded the motion. The draft article, as amended, was approved (8-0-0).
- **Stone's Bridge:** Discussed allocating funds to repair one-half of the bridge for an amount not to exceed \$480,000. Following discussion, Gretchen Schuler motioned for the draft ATM article, as amended, allocating up to \$480,000 to stabilize half of the bridge, be approved. Elisa Scola seconded the motion. The draft article, as amended, was approved (7-0-1).
- **Open Space Set-Aside:** The Conservation Commission (ConComm) has requested that CPA funds for the Open Space fund be set aside from the Uncommitted fund. Following discussion, Elisa Scola motioned for the draft ATM article, as amended, to move \$2 million from the Uncommitted fund to the Open Space fund, be approved. John Sullivan seconded the motion. The draft article, as amended, was approved (8-0-0).
- **Land Stewardship Report and Land Management Plan for Conservation Land:** The ConComm has requested funds, not to exceed \$35,000 for the preparation of a land stewardship report and land management

plans for conservation lands. Discussed that this is a precursor to updating the Town's Open Space Master Plan. Following discussion, Susan Weinstein motioned for the draft ATM article, as amended, allocating \$35,000 for a land stewardship report and land management plan be approved. Ira Montague seconded the motion. The draft article, as amended, was approved (8-0-0).

- **246 Stone Bridge Road Acquisition:** The ConComm has requested \$342,000 to acquire this property adjacent to the Sudbury River for use as open space. The amount includes funds for demolition of the existing house on the lot. Following discussion, Maureen Cavanaugh motioned for the draft ATM article, as amended, to allocate \$342,000 to acquire 246 Stone Bridge Road, be approved. Susan Weinstein seconded the motion. The draft article, as amended, was approved (8-0-0).
- **Rail Trail:** Larry Kiernan, Wayland representative to the Mass Central Rail Trail (MCRT) presented an updated cost estimate to construct a rail trail. Following discussion, John Sullivan motioned for the draft ATM article, as amended, to allocate \$445,000 (extra funds were added to the rail-trail estimates for historic preservation monitoring) to construct a rail trail, be approved. Susan Weinstein seconded the motion. The draft article, as amended, was approved (8-0-0).
- **Oxbow Meadows Grass Playing Field:** The ConComm has requested \$20,000 to design a new grass athletic field at Oxbow Meadows (former Nike Site). Following discussion, Maureen Cavanaugh motioned for the draft ATM article, as amended, to allocate \$20,000 for the athletic field design, be approved. John Sullivan seconded the motion. The draft article, as amended, was approved (8-0-0).
- **Dudley Woods Trail:** The ConComm requested \$129,760 to design and construct trails and signage at Dudley Woods. The estimate was reduced to \$110,000. Following discussion, John Sullivan motioned for the draft ATM article, as amended, to allocate \$85,000 (\$75,000 + \$10,000 for archaeological monitoring or survey) to construct a trail and signage at Dudley Woods, be approved. Susan Weinstein seconded the motion. The draft article, as amended, was approved (8-0-0).

Other projects

- **74 Plain Road Acquisition:** The ConComm reports that they have not reached an agreement with the landowner, so this will not be considered at 2015 ATM.
- **Methodist Church Clock:** The town-owned clock in the Methodist Church is in need of repair. Gretchen referred the church representative to the Wayland Historical Commission. If the cost to get a repair estimate is less than \$5,000, it may be able to be covered by CPA administrative funds. Otherwise the project would have to be considered at a later Town Meeting.

Other Business: None

Next Meeting: February 11, 2015 and Public Hearing on CPA Warrant Articles on March 4, 2015.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Maureen A. Cavanaugh