

# **Minutes of a Meeting of the Wayland Community Preservation Committee May 20, 2015**

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

**Other Attendees:** Gordon Cliff, Linda Segal

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

**Welcome New Member:** Board of Public Works Representative Woody Baston

**Public Comment:** As a follow-up to Annual Town Meeting (ATM), Gordon Cliff raised questions regarding the Stone's Bridge renovation. He would like more information on what alternatives were considered and recommends the Town get three or four competitive bids. In addition he believed that the presentation was not transparent as it did not discuss the total cost of restoring all four arches of the bridge.

**Minutes:** No minutes were presented for approval for the December 17, 2014 and March 4, 2015 meetings.

**Annual Town Meeting Recap:** Gretchen presented a table summarizing the results of ATM at which 100% of CPC articles were approved.

**Upcoming Projects:** The Community Preservation Committee (CPC) discussed potential projects, as follows.

- **Town Clock at Methodist Church in Cochituate:** 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 Community Preservation Act (CPA) administrative funds. Otherwise the project would have to be considered at a later Town Meeting. No update since last meeting.
- **Mill Pond:** There is a proposal to clean the pond, removing accumulated soft, organic material. Gretchen will follow up with the Community Preservation Coalition to see if this would qualify as a CPA-eligible project.
- **Church of the Holy Spirit:** The church will be vacating the property June 30, 2015. Reuse of the property is unknown however on the town side some have asked about reuse for affordable housing and/or open space. The property includes a Memorial Cemetery, which most hope will remain in place.
- **Mainstone Farm:** The Hamlen Family is engaged and open to discussions regarding a conservation easement for development rights in perpetuity for approximately 200 acres. The last appraisal in 2011 estimated the development rights at \$10.6 million. This is anticipated to increase with updated appraisals.

**Community Preservation Committee (CPC) Plan:** A rewrite of the Wayland's CPA Plan, originally drafted in 2002 was discussed. Gretchen presented sample plans from Concord, Gloucester, and Lexington. It was recommended that the relevant Town entities (Recreation, Public Works, Conservation, Historic Preservation, Housing) prioritize where CPA fund allocations should be recommended. Discussed having the groups attend and present at the September 2015 CPC meeting.

**Board of Selectmen Long Range Planning:** The Board of Selectmen (BOS) has formed a Long-Range Plan working group looking at Town-owned land and buildings. The BOS plans to adopt a charge, with the Planning Board taking the lead. As it is written presently CPC will have one appointee who can be a CPC member or a representative.

**Other Business:** None

**Next Meeting:** June 17, 2015

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Maureen A. Cavanaugh