

**Minutes of a Meeting of the  
Wayland Community Preservation Committee  
June 17, 2015**

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

**Other Attendees:** None

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

**Public Comment:** None

**Minutes:** Anna Meliones motioned for the minutes from the March 4, 2015 Community Preservation Committee (CPC) meeting be approved. Maureen Cavanaugh seconded the motion. The minutes were unanimously approved (6-0-0). Anna Meliones motioned for the minutes from the May 20, 2015 CPC meeting be approved. Maureen Cavanaugh seconded the motion. The minutes were unanimously approved (6-0-0).

**Upcoming Projects:** The CPC discussed potential projects, as follows.

- **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, which is anticipated to have increased. An updated appraisal is currently being prepared on behalf of the owner. Discussed various approaches to acquiring a conservation easement, including considering acquiring development rights on only a portion of the property if unable to raise funds. Using all CPC is likely to eliminate all other CPA projects in future thus CPC agreed that perhaps only about \$2 million should be raised through borrowing on CPA.

**Community Preservation Committee (CPC) Plan:** A rewrite of the Wayland's CPA Plan, originally drafted in 2002 was discussed. Gretchen presented a draft outline. It was agreed that Gretchen would take the lead on the Overview, How Funds Can be Used, Evaluation Criteria, Process, and Accessing Funding sections. 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.

**Wayland Real Asset Planning Committee:** The Board of Selectmen (BOS) has formed a Wayland Real Asset Planning Committee (WRAP). The five-member committee will comprise two Finance Committee appointees, two Planning Board appointees, and one CPC appointee. Woody Baston motioned for Gretchen Schuler to be the CPC appointee. Elisa Scola seconded the motion. The motion was unanimously approved (6-0-0).

**Other Business:** The Community Preservation Coalition annual dues require payment. Woody Baston motioned for the Coalition invoice to be paid, not to exceed \$2,500. Ira Montague seconded the motion. The motion was unanimously approved (6-0-0).

**Next Meeting:** None scheduled – a July or August meeting will be scheduled as needed.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Maureen A. Cavanaugh