

**Minutes of a Meeting of the
Wayland Community Preservation Committee
July 22, 2015
Approved August 26, 2015**

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

Other Attendees: Mary Antes, Brian Boggia, Colleen Sheehan

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

Public Comment: None

Minutes: John Sullivan motioned for the minutes from the December 17, 2014 Community Preservation Committee (CPC) meeting be approved. Elisa Scola seconded the motion. The minutes were unanimously approved (8-0-0). Ira Montague motioned for the minutes from the June 17, 2015 CPC meeting be approved. Elisa Scola seconded the motion. The minutes were approved (7-0-1).

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

- **Cochituate Village Apartments:** Wayland Housing Authority is requesting an additional \$500k for a fire suppression system for the property. An engineering firm completed a study and estimates the work will be \$1.1M. 2014 Annual Town Meeting (ATM) approved \$500k. The Housing Authority may provide \$65k of federal funding for electrical components of the system. The Finance Committee (FinComm) had been asked to provide the additional \$500k. The CPC funds could come from the Historic Preservation or Uncommitted Fund. Community Housing Funds are reserved for the creation of new residential units. Susan Weinstein noted the Municipal Affordable Housing Trust Fund (WMAHTF) may be able to contribute some funds. She recommends the CPC continue to support the project, reach out to the MHTF to see what funds are available, and possibly request a joint meeting with the FinComm. Susan to follow up with the MHTF; Gretchen Schuler to reach out to the FinComm.
- **Archaeological Study at Potential Community Center Site:** Elisa Scola discussed the potential need for archaeological monitoring of areas within the potential Community Center Site that are undisturbed. While much of the site is disturbed, an archaeologist would monitor when the parking lot work was underway and undisturbed areas were reached. The Council on Aging/Community Center Advisory Committee (COA/CCAC) was encouraged to possibly roll the monitoring costs into the construction costs. 2014 ATM allocated \$150k – the funds may be able to come out of that money.
- **Rail Trail:** Colleen Sheehan, on behalf of the Wayland Planning Board and Rail Trail, reported that Larry Kiernan has been in communication with Eversource and the Massachusetts Department of Conservation and Recreation (DCR). DCR has requested the rail trail surface material be asphalt or a permeable hard surface, as it is the first segment of the trail and will set a precedent. 2014 ATM approved a packed stone dust surface, so this change would require revisiting Town Meeting. Eversource has agreed to lift tracks and ties, base preparation and permitting for a stone dust or paved path. The Planning Board and Rail Trail are going to commence public meetings and forums to update the Town on the status of the project. They would like a Fall TM CPC article that supports the change in surface material. Gretchen will draft an article and follow up with Colleen.
- **Church of the Holy Spirit:** No update.

- **Dudley Woods:** Additional funds may be required to undertake an archaeological survey. Anna will follow up on this issue.
- **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. It was agreed that the Town needs an updated appraisal to commence any negotiations with the family. Susan Weinstein motioned for an updated appraisal be prepared by John Avery, not to exceed \$5,000. John Sullivan seconded the motion. The motion was unanimously approved (8-0-0).
- **Open Space Plan:** Gretchen reported that Town Administrator Nan Balmer noted that in order to apply for Self-Help Grants the town must have an updated Open Space and Recreation Plan. She has urged the Conservation Commission and Recreation Commission to apply for CPC funds at Fall TM to support this effort.

Other Business:

- **CPC Annual Dues:** The Community Preservation Coalition annual dues require payment. Susan Weinstein motioned for the Coalition invoice to be paid, not to exceed \$2,875. John Sullivan seconded the motion. The motion was unanimously approved (7-0-0).
- **Barlow Land, Route 126:** The land is on the market and the Conservation Commission may submit a CPC application (at a later date) to acquire the property.
- **Department of Public Works (DPW):** Woody Baston reports the DPW has excess dirt from the construction of its new building. Discussed that it may be used to level playing fields. Anna will raise the issue at the next Parks and Recreation Meeting.

Next Meeting: An August meeting will be scheduled for to prepare for Fall TM.

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

Respectfully submitted,

Maureen A. Cavanaugh