

**Minutes of a Meeting of the
Wayland Community Preservation Committee
September 24, 2015**

Approved October 2015

CPC Member Attendees: Gretchen Schuler, Chairman, Woody Baston, Maureen Cavanaugh, Anna Meliones, Ira Montague, Susan Weinstein (arrived at 7:25). These members represented a quorum of the Committee.

Other Attendees: John Avery (appraiser), Chris Bowler (appraiser), Christa Collins (Sudbury Valley Trustees [SVT], Land Protection Director) Sherre Greenbaum (Conservation Commission chairperson), Cherry Karlson (Board of Selectmen chairperson), Lisa Vernegaard (SVT Director).

The meeting was called to order at 6:45 p.m.

Public Comment: None

Minutes: None

Maureen Cavanaugh made the following motion to enter executive session. "I move that the Community Preservation Committee go into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a) (6) to consider the purchase or value of the real property known as Mainstone Farm."

The motion was seconded by Anna Meliones. A roll call vote followed: Baston, yes; Cavanaugh yes; Meliones, yes; Montague, yes; Schuler, yes.

Other Attendees: Gretchen stated that also invited to join the Executive Session was: John Avery (appraiser), Chris Bowler (appraiser), Christa Collins (Sudbury Valley Trustees [SVT], Land Protection Director) Sherre Greenbaum (Conservation Commission chairperson), Cherry Karlson (Board of Selectmen chairperson), Lisa Vernegaard (SVT Director). She also announced that the Community Preservation Committee (CPC) would return to Open Meeting in about one-half hour.

CPC adjourned to Executive Session at 6:50 PM

CPC returned to Open Meeting at 7:40 PM.

Financial Report: Discussed payment of John Avery's appraisal of Mainstone Farm. Susan Weinstein motioned for the invoice to be paid with \$750 from the Mainstone appraisal account and \$4,250 from administrative funds. Maureen Cavanaugh seconded the motion. The motion was approved unanimously (6-0-0).

Mainstone Farm: Discussed possible funding approaches for the Town to acquire a Conservation Restriction on Mainstone Farm. The Community Preservation Act (CPA) fund adds approximately \$666,000/year less 10% for each of the three required funds that receive allocations. Discussed following up with Town Counsel to find out if a Purchase and Sales agreement is needed to release the appraisal publically. It was agreed the Community Preservation Committee (CPC) will release the appraisal when it is prudent. Discussed next steps, which include getting a letter of commitment from the Hamlen Family, agreeing on a purchase price, going to the Finance Committee (FinCom), and working on drafting a Conservation Restriction. Sudbury Valley Trustees will take the lead on starting to draft the document.

Fall 2015 Special Town Meeting (STM) Articles: The CPC discussed Fall 2015 STM articles, as follows:

- **Rail Trail:** Discussed potential questions that could be raised by the public, including maintenance, surface material, phasing of the project. Gretchen Schuler reported that the Friends of the Rail Trail are applying for a Massachusetts Department of Conservation and Recreation grant toward construction of the trail.
- **Open Space and Recreation Plan:** The Finance Committee and Board of Selectman are in support of the project. No other issues were discussed.

Annual Report: Gretchen Schuler circulated a draft Annual Report for review. It was recommended that the report direct citizens to the Town website for additional information on the CPA and Committee. Susan Weinstein motioned for the Annual Report to be approved, as amended. Maureen Cavanaugh seconded the motion. The motion was approved unanimously (6-0-0).

Other Business:

- 174 Pelham Island Road: Ira Montague discussed the Town potentially acquiring a Conservation Restriction on approximately half of a four-acre parcel at 174 Pelham Island Road. It was agreed that a recommendation of the Conservation Commission is required, as well as the owner providing a current appraisal of the property, prior to the CPC considering the request.

Next Meeting: The next meeting will be held on October 21, 2015.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Maureen A. Cavanaugh