

**Minutes of a Meeting of the
Wayland Community Preservation Committee
October 21, 2015**

Approved November 18, 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: Dennis Berry, Town Moderator

The meeting was called to order at 7:30 p.m.

Public Comment: Dennis Berry informed the Community Preservation Committee (CPC) of an upcoming Special Town Meeting (STM) forum, to be held on October 28, 2015 and encouraged CPC representation at the meeting to answer any questions regarding CPC articles.

Executive Session: 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 Susan Weinstein. A roll call vote followed: Baston, yes; Cavanaugh yes; Meliones, yes; Montague, yes; Scola, yes; Sullivan, yes; Schuler, yes; Weinstein, yes.

CPC adjourned to Executive Session at 7:40 p.m.

CPC returned to Open Meeting at 8:10 p.m.

Mainstone Farm: Discussed possible funding approaches for the Town to acquire a Conservation Restriction (CR) on Mainstone Farm. Gretchen Schuler circulated a memorandum, dated October 19, 2015, detailing a conceptual proposal for utilizing Community Preservation Act (CPA) funds to purchase a CR. Approximately \$666,000/year less 10% for each of the three required funds that receive allocations is added to the CPA annually. One scenario would include having the Town borrow up to \$3,300,000, equaling about one-half against expected CPA revenue over 20 years, plus \$2,000,000 from the Open Space fund and \$2,200,000 from the Uncommitted Balance. This approach would leave CPA funds available for other projects. Discussed the development constraints, including the need for frontage and access to the retained Hamlen parcels at the top of the hill. The next step is for the CPC to go before the Finance Committee. Gretchen Schuler will request an Executive Session with the Finance Committee to share the appraisal information. Maureen Cavanaugh motioned to support the Town's acquisition of a CR on the property, in concept, as detailed in the October 19, 2015 memorandum. Susan Weinstein seconded the motion. The motion was approved unanimously (8-0-0).

Fall 2015 Special Town Meeting Articles: Gretchen Schuler noted the Moderator's STM Forum, scheduled for October 28, 2015 and the Selectmen's STM Forum, scheduled for November 2, 2015. CPC members are encouraged to attend. 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.
- **Open Space and Recreation Plan:** The Finance Committee and Board of Selectman are in support of the project. No other issues were discussed.

Minutes: Susan Weinstein motioned for the minutes from the August 26, 2015 CPC meeting be approved. Woody Baston seconded the motion. The minutes were approved (7-0-1). Susan Weinstein motioned for the minutes from the September 24, 2015 CPC meeting be approved. Ira Montague seconded the motion. The minutes were approved with revisions (7-0-1).

Other Business:

- **North Cemetery Preservation Plan:** Elisa Scola reported that the North Cemetery Preservation Plan is complete. The report includes a plan for each stone, with three categories of recommended repair, as well as recommendations for cemetery maintenance. Ground penetrating radar (GPR) survey undertaken as part of the plan, may confirm the location of two of Wayland's Town Meeting houses.
- **Stone's Bridge:** Elisa Scola reports that there has been no progress in advancing repair of half of the bridge, as approved at 2015 Annual Town Meeting. Gretchen Schuler is preparing a National Register nomination for the bridge, which will allow the Town to apply for a Massachusetts Historical Commission grant.

Next Meeting: The next meeting will be held on November 18, 2015 at 7:00 p.m.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Maureen A. Cavanaugh