

**Minutes of a Meeting of the
Wayland Community Preservation Committee
November 18, 2015
Approved December 16, 2015**

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

Other Attendees: None

The meeting was called to order at 7:00 p.m.

Public Comment: None

Mainstone Farm: Gretchen Schuler spoke with Finance Director Brian Keveny, who recommended the firm First Southwest to potentially assist with financial analysis of Mainstone Farm Conservation Restriction (CR) funding scenarios. The firm has done similar finance consulting for the Wellesley North 40 project which utilized Community Preservation Act (CPA) funds. A meeting was held earlier today with First Southwest; town representatives were Gretchen, Woody Baston, Cherry Karlson, Dave Watkins (by phone), and Brian Keveny. Potential funding strategies for the Mainstone Farm Conservation Restriction were discussed. One scenario would utilize a larger one-time sum of CPA funds plus half of its annual revenues. There will be different funding strategies for different land uses (e.g., open space vs. agricultural). One strategy would be to increase the CPA to 3%. FirstSouthwest will analyze different funding strategies and prepare a report. They will attend two meetings with the Community Preservation Committee (CPC) and Board of Selectmen. Woody Baston made a motion to allocate up to \$2,500 from CPA administrative funds to First Southwest for financial services related to the Mainstone Farm CR. Susan Weinstein seconded the motion. The motion was unanimously approved (7-0-0).

2016 Annual Town Meeting: Gretchen circulated the CPA application form to committee chairpersons and town departments; the form is posted on the CPC website. Potential 2016 ATM articles were discussed.

- **Wayland Municipal Housing Trust Fund:** There will be an article to request its annual allocation.
- **Fire Suppression:** The Housing Authority may use general town funds for the fire suppression project.
- **North Cemetery:** The Historical Commission plans to request \$60k to implement recommendations set forth in the recently completed North Cemetery preservation plan

Minutes: Ira Montague motioned for the minutes from the October 21, 2015 CPC meeting be approved. Woody Baston seconded the motion. The minutes were approved (7-0-0).

Other Business:

- **Wayland Public Library:** Funds to study the library expansion either through renovation of the existing building or construction of a new library were approved at the November Special Town Meeting. Looking ahead, CPA funds may be requested if the study advances a renovation of the current library.
- **CPA Status:** There is a \$3.5m balance in uncommitted funds and Wayland received its \$220k municipal match this past week.

Next Meeting: The next meeting will be held on December 16, 2015 at 7:30 p.m.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Maureen A. Cavanaugh