

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

Approved January 13, 2016

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

Other Attendees: None

The meeting was called to order at 7:40 p.m.

Public Comment: None

Mainstone Farm: Ira Montague noted an ANR site plan was submitted to the Planning Board, creating two new lots at the top of the hill at Mainstone Farm. The parcels were not included as part of the Town's appraisal. As laid out, there could be up to nine lots on the largest lot using the Conservation Cluster Bylaw; however that has not been the intention of the family or the town. It is not likely that the Town would move forward on acquiring a Conservation Restriction (CR) without a restriction on the lot(s) that memorializes the intention of it being one building lot. John Avery has noted that the possibility of it being a conservation cluster would affect the appraisal, as would the required access road, which would increase to twenty feet wide.

2016 Annual Town Meeting (ATM): Potential 2016 ATM articles were discussed.

- **North Cemetery Monument Plan:** The Historical Commission is requesting Community Preservation Act (CPA) funds to implement recommendations for grave marker conservation intervention, as set forth in the recently completed North Cemetery Preservation Plan. The Commission is also working with the Department of Public Works to implement measures to protect the gravestones (e.g., bumpers on mowers, limiting weed whacking). Maureen Cavanaugh motioned to recommend the Town allocate funds not to exceed \$72,000 from the historic preservation fund to implement the grave marker conservation intervention recommendations set forth in the North Cemetery Preservation Plan. Ira Montague seconded the motion. The motion was approved (5-0-0).
- **Wayland Municipal Housing Trust Fund (WMHTF):** The WMHTF Trustees submitted a CPA application for the annual transfer of community housing funds to the WMHTF for affordable housing purposes. Ira Montague motioned to recommend the community housing funds be transferred to the WMHTF. Woody Baston seconded the motion. The motion was approved (5-0-0).
- **Oxbow Meadow Fields:** The Recreation Department submitted and then pulled an application for funding the construction of playing fields at Oxbow Meadows, citing too many unresolved issues. There are \$20k in CPA funds allocated for field design, which will continue to be utilized.

Other Business:

- **CPA Surcharge:** Woody Baston reported on considering an increase of the Town's CPA surcharge from 1.5% to 3%. Discussed requesting FirstSouthwest analyzes the impacts of a surcharge increase. The increase may give the town enough CPA funds, so as not to have to borrow against general funds for the acquisition of the Mainstone Farm CR and would allow for more available funds for other projects. FirstSouthwest will be asked to analyze three scenarios – increasing the surcharge to 2%, 2.5% and 3%.

Minutes: Ira Montague motioned for the minutes from the November 18, 2015 CPC meeting be approved, as amended. Woody Boston seconded the motion. The minutes were approved (5-0-0).

Next Meeting: The next meeting will be held on January 6, 2016 (and January 13, 2016, if needed) at 7:30 p.m.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Maureen A. Cavanaugh