

Minutes of a Meeting of the Wayland Community Preservation Committee January 13, 2016

CPC Member Attendees: Gretchen Schuler, Chairman, Woody Baston, Ira Montague, Elisa Scola, John Sullivan, Susan Weinstein and Anna Meliones. These members represented a quorum of the Committee. Maureen Cavanaugh arrived at 8:00pm, after the start of the meeting.

Other Attendees: None

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

Public Comment: None

Executive Session: Susan Weinstein 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; 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 8:00 p.m.

2016 Annual Town Meeting (ATM): Potential 2016 ATM articles were discussed, edited and voted upon.

- **Set Aside Community Preservation Funds for Later Spending:** The following edits were made to the article: the word “act” was removed from the first line; the word “and” was removed from section b and added to section a; and the last sentence in the Pros section was deleted. After some discussion, it was determined that \$10,000 should be requested for administrative expenses. Susan Weinstein moved to approve the article as amended. John Sullivan seconded the motion. The motion was approved 8-0-0.
- **Transfer Community Housing Funds to Wayland Municipal Housing Trust Fund (WMHTF):** The following edits were made to the article. The last part of the third sentence under Comments was deleted from “plus all monies” to the period. The Pros section was changed to reflect that the transfer of funds was a routine transfer and is done in compliance with the Community Preservation Act. The Cons section was edited to reflect that the Town will not “relinquish control” but rather that the WMHTF will have independent authority to construct one or two units of affordable housing. Gretchen Schuler moved to approve the article as amended. Maureen Cavanaugh seconded the motion. The motion was approved 8-0-0.
- **Appropriate Funds to Restore Monuments at North Cemetery:** The Text of the article was edited to say a sum of money “not to exceed” \$72,000. Minor grammatical errors were corrected. There was discussion concerning adding a Comments section to the article. Maureen Cavanaugh moved to approve the article as amended. Susan Weinstein seconded the motion. The motion was approved 8-0-0.
- **Appropriate Funds to Restore Cochituate Town Clock:** The Methodist Community Church is requesting funds to restore the town-owned clock in its steeple. The history of the 1897 clock was discussed. The Historical Commission’s concerns regarding the maintenance of the clock will be included in a Comments section. The cost of maintaining the clock is anticipated to be about \$580 per year not including the first two years after restoration. Susan Weinstein moved to approve the article as amended. John Sullivan seconded the motion. The motion was approved 8-0-0.

- **Increase CPA Surcharge:** There was discussion concerning the proper way to increase the surcharge where Town Meeting is after the time when a ballot question can be voted on. There was also discussion on how to bring a ballot question when there must be five hundred citizens' signatures but the ballot question cannot be raised by a board such as the CPC. Gretchen reported that FinnCom would prefer a 2% surcharge to a 3% surcharge and Conservation Commission voted to support borrowing for Mainstone from general borrowing. There was also discussion about other possible Town projects which might increase the tax burden such as a new Library and a Community Center. Woody Baston reported on First Southwest's analysis of the impacts of a surcharge increase of the Town's CPA surcharge from 1.5% to 2% and 3%. 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. John Sullivan moved to approve the article with a 3% surcharge. Ira Montague seconded the motion. The motion was approved 8-0-0. John Sullivan moved to give Gretchen Schuler, CPC chair, the authority to pull the article if it is determined that the article is unnecessary after a ballot. Susan Weinstein seconded the motion. The motion was approved 8-0-0.
- **Appropriate Funds to Purchase Conservation Restriction on Mainstone Farm:** There are two articles; the first provides for borrowing against Community Preservation Fund future receipts only and the second provides for borrowing against general funds in addition to the CPF future receipts. John Sullivan moved to approve both articles. Susan Weinstein seconded the motion. The motion was approved 8-0-0.

Other Business:

Minutes: Maureen Cavanaugh moved to approve the December 16, 2015 minutes as written. Ira Montague seconded the motion. The minutes were approved (8-0-0).

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Elisa J. Scola