

**Minutes of a Meeting of the  
Wayland Community Preservation Committee  
May 31, 2016**

**APPROVED**

**CPC Member Attendees:** Gretchen Schuler, Chairman, 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 7:35 p.m.

**Public Comment:** None

**Minutes:** Susan Weinstein motioned for the minutes from the March 30, 2016 Community Preservation Committee (CPC) meeting be approved. John Sullivan seconded the motion. The minutes were unanimously approved (6-0-0).

**Mainstone Farm Appraisal:** The Town is applying for a Division of Conservation Resources (DCR) Land Grant (former Self Help grant program). The program requires two appraisals. The current appraisal can be used with either a second appraisal or appraisal review. If the application is successful, will need to go to Fall 2016 Special Town Meeting (STM) to ratify funding from Town and Sudbury Valley Trustees. John Avery will update appraisal prior to STM. The language of a STM article needs to accompany the DCR application and needs to reflect the accurate appraisal. Susan Weinstein motioned to appropriate a sum not to exceed \$2,500 in Community Preservation Act (CPA) administrative funds for a review of the Mainstone appraisal. Elisa Scola seconded the motion. The motion was approved (6-0-0).

**Community Preservation Coalition Dues:** Wayland's Coalition membership is up for renewal. Susan Weinstein motioned to appropriate a sum not to exceed \$3,000 in CPA administrative funds for Wayland's annual Coalition dues. Ira Montague seconded the motion. The motion was approved (6-0-0).

**Housing Production Plan:** The Planning Board prepared a Housing Production Plan for the Board of Selectmen. The plan is used by the Town to provide leverage with the Department of Housing and Community Development (DHCD) relative to 40B developments. DHCD is reviewing the plan and the Town will hear shortly if it is adequate. Susan reports that the plan needs to be updated. Ira Montague motioned to appropriate a sum not to exceed \$2,500 in CPA administrative funds to update the Housing Production Plan to bring it to DHCD standards, if required. Elisa Scola seconded the motion. The motion was approved (6-0-0).

**CPA Project Monitoring:** The CPC needs to continue to closely monitor CPA projects, keeping in touch with project proponents. Susan Weinstein will take the lead in updating the CPA spreadsheet prepared by Gretchen with project contacts and other relevant information.

**CPA Project Signs:** Discussed having signs on current projects noting "This project supported by your CPC funds." Weston has implemented a project signage plan. Gretchen to follow up with Woody Baston to reach out to the Department of Public Works for assistance with this effort. Agreed it would be a simple sign, easily transportable, that could move from one project to another.

**CPA Surcharge:** Discussed a STM article to increase CPA surcharge from 1.5% to 2% or 3%. The group consensus was that this is a worthwhile effort to pursue.

**Other Business:** None

**Next Meeting:** The next meeting date is to be determined.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Maureen A. Cavanaugh