

**Minutes of a Meeting of the  
Wayland Community Preservation Committee  
Large Hearing Room – Wayland Town Building  
41 Cochituate Road, Wayland, MA  
December 14, 2016**

**APPROVED 1/11/17**

**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:** Nan Balmer, Town Administrator; Jessica Brodie and Brud Wright, Recreation Commission; Marty Bradley and Dan Williams, Trinitarian Congregational Church; Susan Greene

The meeting was called to order at 7:35 p.m.

**Public Comment:** Susan Greene was introduced as being interested in potentially joining the Community Preservation Committee (CPC).

**Minutes:** Anna Meliones motioned for the minutes from the August 18, 2016 CPC meeting be approved. John Sullivan seconded the motion. The minutes were approved (7-0-1).

The CPC reviewed potential CPC-sponsored Annual Town Meeting (ATM) articles:

Affordable Housing Consultant – The Town Administrator is requesting \$20k to hire a part-time Affordable Housing Consultant. Susan Weinstein noted the Town is invested in affordable housing, but efforts need to be better coordinated. The consultant could be an independent practitioner or Regional Housing Services Office. The proposal is to hire a consultant for one year as a test case. Susan Weinstein moved for the CPC to support \$20k for a housing consultant. John Sullivan seconded the motion. The motion was approved 8-0-0.

Oxbow Meadow Fields – The Town approved \$20k at 2016 ATM for design of playing fields at Oxbow Meadow. Recreation Board now requesting \$300k for construction, including parking. The Rec Dept. is working with the Wayland Historical Commission (WHC) to identify and avoid Nike bunkers. The Board held a public meeting, is undertaking a traffic study, and developing a maintenance plan.

Dudley Woods Trail Project – Recreation Board is requesting \$50k to supplement 2015 ATM funds for ADA-compliant trail. Discussed interpretive signage, garbage receptacles, ceremonial landscape report, maintenance of pervious pavement. Anna Meliones moved for the CPC to support \$300k for Oxbow Meadow Fields and \$50k for Dudley Woods Train Project. Elisa Scola seconded the motion. The motion was approved (8-0-0).

Old High School (Bradford Hall) – Trinitarian Congregational Church requesting up to \$80k to renovate Bradford Hall, Wayland's original high school. The funds would match donations raised by the church. The WHC previously voted to support a \$50k allocation. Discussed the building being highly visible, its rich history, and continued use for teen programs. Discussed supporting project with funds from the Historic Preservation (\$50,000) and Uncommitted funds (\$25,000) – to be clarified at the January CPC meeting. Susan Weinstein moved for the CPC to support \$50k from the Historic Preservation fund Ira Montague seconded the motion. The motion was approved unanimously 8-0-0.

Cochituate Town Clock Face Restoration – WHC requesting \$30,200 to restore the four faces of the Town-owned clock located in the Community United Methodist Church Tower. Discussed the need for annual maintenance (approx. \$600/year) needs to be put into Town budget in 2020.

Mellen Law Office Project – WHC requesting \$30k for exterior restoration of Mellen Law Office. Discussed the building’s prominent, central location and historical significance. Susan Weinstein moved for the CPC to support \$30,200 for the Cochituate Town Clock Face Restoration and \$30k for the Mellon Law Office Project. Elisa Scola seconded the motion. The motion was approved (8-0-0).

**CPA Project Signs:** Discussed having signs on current projects noting “This project supported by your CPC funds.” CPC reviewed photographs of sample signs from multiple communities and agreed upon the Concord design. Maureen Cavanaugh to contact Concord Town Planner to get information on the sign production. Woody Baston to reach out to the Department of Public Works for assistance with producing signs.

**Other Business:** None

**Next Meeting:** The next meeting is scheduled for January 11, 2017.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Maureen A. Cavanaugh