

**Minutes of a Meeting of the
Wayland Community Preservation Committee
January 11, 2017**

APPROVED 2/15/17

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

Other Attendees: Brud Wright, Recreation Commission

The meeting was called to order at 8:15 p.m.

Public Comment: None

Minutes: Ira Montague motioned for the minutes from the December 14, 2016 Community Preservation Committee (CPC) meeting be approved. Woody Baston seconded the motion. The minutes were approved (7-0-0).

Financial Review: A table summarizing the Community Preservation Act (CPA) funding of 2017 projects to be considered at 2017 Annual Town Meeting (ATM) was reviewed. Discussed grouping articles by fund (historic, affordable housing, open space, recreation, or uncommitted) or individually. A question was raised that if grouped by fund, would separate motions be needed for each project under a single article.

The CPC reviewed proposed CPA-funded 2017 ATM articles:

Set Aside and Transfer – this is a housekeeping article that is needed annually to set aside funds from uncommitted funds to the other funds (open space, historic preservation, community housing); administrative funds; Mainstone Farm debt service obligations; and transfer of funds from the community housing fund to the Municipal Affordable Housing Trust Fund.

Mellen Law Office Project – Wayland Historical Commission (WHC) requesting \$30k from historic preservation fund for exterior restoration of Mellen Law Office.

Cochituate Town Clock Face Restoration – WHC requesting \$30,200 from historic preservation fund to restore the four faces of the Town-owned clock located in the Community United Methodist Church Tower.

Affordable Housing Consultant –Town Administrator is requesting \$20k from uncommitted funds to hire a part-time Affordable Housing Consultant.

Oxbow Meadow Fields – Recreation Board requesting \$300k from uncommitted funds for the design of playing fields at Oxbow Meadow, including construction, including parking.

Dudley Woods Trail Project – Recreation Board is requesting \$50k from uncommitted funds to construct ADA-compliant trail at Dudley Woods.

Old High School (Bradford Hall) – Trinitarian Congregational Church requesting up to \$80k to renovate Bradford Hall, Wayland's original high school. The WHC previously voted to support a \$50k allocation. CPA discussed and agreed upon recommending \$50k from historic preservation fund and \$30k from uncommitted fund for a total of \$80k in CPA funding.

Following discussion, it was determined that the two town-owned properties, Mellen Law Office and Cochituate Town Clock would be considered in one article. Susan Weinstein moved that six articles be accepted, as amended, for submittal to the 2017 ATM Town Warrant. Elisa Scola seconded the motion. The motion was approved (7-0-0).

CPA Project Signs: Discussed having signs on current projects noting “This project supported by your CPC funds.” 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:

Mainstone Farm – Gretchen Schuler provided an update on Mainstone Farm. Sudbury Valley Trustees has raised the money it committed to. The purchase and sales agreement is in preparation. The conservation restriction is being reviewed by the Massachusetts Division of Conservation Services. The closing is scheduled for March 15, 2017.

Stone’s Bridge: Elisa Scola reports that the Town is not applying for a Massachusetts Preservation Projects Fund grant, administered by the Massachusetts Historical Commission due to the timing. The Permanent Municipal Building Committee does not believe that the town should wait until July 2017 to bid the project.

Next Meeting: A public hearing for the CPA-funded articles will be scheduled for February 15, 2017. A March 2017 CPC meeting will be held, only if needed. The first day of ATM is Sunday, April 2, 2017.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Maureen A. Cavanaugh