

Wayland Historic District Commission Meeting
March 26, 2015

Present: Gretchen Schuler (presiding), Margery Baston, Alice Boelter, Kevin Crowley, Marji Ford, Sheryl Simon, Kathie Steinberg

Others: Doug Crowe, new owner of Kirkside, 221 Boston Post Road

Public Comment: There was none.

Welcome New Members. Gretchen welcomed Marji Ford as a new member and Sheryl Simon as an alternate member to the Commission.

Certificate of Non-Applicability - Fence repair and repainting at 221 Boston Post Road. Doug Crowe is the new owner of Kirkside, and was present to meet the Commission and stay for the meeting. The fence will be repaired and re-painted with the same paint color. Doug found a can of the paint color for the fence in the basement, carefully marked by the previous owner, Chris Hagger. (This paint color had been mixed specifically for the trim on the house and for the fence.)

Minutes of December 22, 2014 will wait until the next meeting.

Election of Officers. Gretchen was nominated as chair; Margery was nominated as clerk; and Alice was nominated as vice-chair. These nominations received a unanimous, favorable vote. (6-0)

Heat Pump at 11 Cochituate Road. Margery passed around a photo of the heat pump lines on the north side of 11 Cochituate Road. The HDC had recommended that the lines be placed near the corner of the house so that they might have the appearance of downspouts -- and they certainly had that appearance. (The condenser was larger than expected and could not be placed unobtrusively on the north side of house -- so it was placed in the back, on the west side of house; which is not visible from the public way.)

Sidewalk Update. Gretchen gave an update on the sidewalk between the Wayland Depot and stone piers on Old Sudbury Road. (This will provide a pedestrian path between the Old Town Center and the New Town Center.) The Board of Public Works (BoPW) took up the issue of this sidewalk two

months ago and committed to applying for Chapter 90 funds to fund construction along with the \$75,000 received as a condition of the Comprehensive Permit for Wayland Commons. BoPW received an Order of Conditions and Wayland Chapter 195 Permit from Conservation Commission on March 12, 2015. Design and bid packets were prepared by DPW and TEC and bids are due March 31, 2015. The sidewalk will be constructed this spring or summer. Kathie thanked Gretchen for following through on this issue. Gretchen will write an article for the Town Crier on the collaboration involved with this project.

Rail-Trail Update. The cost is \$724,700 for removing rails and laying a stone dust path from Sudbury to Weston along the Central Mass RR line -- and fixing the old connective railroad bridge. Town Meeting Article #24 recommends \$445,000 of CPA funds be allocated to this project. An additional \$250,000 is from the Town Center developer for the rail-trail and the Selectmen voted to spend this gift money on the rail-trail. An additional \$40,000 has been verbally committed to the project. Paths leading from the rail trail to neighborhoods are likely to evolve. Kathie asked about connecting the old and new town centers. It is likely that a path will be made from the rail trail up to the new town center about midway between the Depot and Route 20. A similar path on the south side will be trickier since most of the land is privately owned. Permitting needs to be completed, and there are \$14,000 remaining from CPA funding of 2010. It is likely that the construction will be overseen by a town employee, such as the Town Planner. The main permit will come from DCR after the Mass Historical Commission's questions have been answered. The rail-trail is likely to be built in segments, starting with Russell's to the Depot.

Design Review Guidelines. We have been looking (broadly) at the guidelines for a while now, so we are now ready to consider them in detail. We have adopted the window policy; and will now be moving forward with other topics. Kevin suggested that the Commission consider one or several topics per meeting. Another suggestion was to spend at least 30 minutes each meeting on the guidelines until they are done. Alice suggested definitions (or a glossary) at the end of the guidelines. There was also agreement that pictures can be very helpful when giving a description or definition. Kathie suggested that we take topics that would naturally be grouped together. For instance a masonry list would include: chimneys, foundations, parking and paving, and stonewalls.

The Commission spent about a half hour going over the wording under “Additions” in the draft guidelines -- primarily for clarity. Gretchen noted the proposed word changes.

The next meeting of the HDC will be April 16.

The meeting adjourned at 9 pm.

Respectfully submitted,
Margery Baston