

Minutes
WHDC Meeting
November 19, 2015

Members present: Gretchen Schuler (presiding), Margery Baston, Alice Boelter, Marji Ford, Desmond McAuley, Sheryl Simon

Others: Woody Baston, Rick Conard, Chief Irving, Suzanne Woodruff, Christopher Biddle, Larry Kiernan, Don Verrecchia

1) Public Comment: There was none.

2) 7:35 pm Public Hearing. Public Safety Building, 38 Cochituate Road. Change one parking sign on Millbrook Road side of building with larger sign with different lettering. Chief Irving came with the new sign which is to replace a sign for 15 minute parking. The proposed sign will read "Internet Purchase Exchange Location -- This Area Is Under 24 Hour Video Surveillance." There was a motion to accept the application as proposed. This was followed by a unanimous, favorable vote. (6-0-0)

3) 7:45 pm Public Hearing. James Austin Draper Farm, 27 Bow Road. Add gooseneck light above each gable end barn door (east and west ends). Christopher Biddle presented pictures of the type of light he wanted on his barn. The light bulb is not exposed. The two lights would be vintage-style; but they are new. Desmond noted that this style of lighting would be most appropriate on the barn. Marji moved that we accept the application as proposed. This was followed with a unanimous, favorable vote. (6-0-0)

4) 8:00 pm Public Hearing. Depot Parking Lot, 1 Cochituate Road. Rail-trail through or around parking area. Larry Kiernan made the presentation and reported that Chief Irving liked this plan because it is safer. There is more green space and bikers and walkers will be more visible to motorists using the parking lot. Larry stated that a major priority is to get people safely across the Depot parking lot. Some parking spaces will be lost. The current plan makes no curb changes along the road. It also avoids railroad artifacts including the rails, ties, platform, etc. A construction estimate for this proposed plan is \$60,000. There was a motion to approve the concept plan dated October 13, 2015. Desmond and Marji abstained because of a concern over the perceived lack of an overall town plan. (4-0-2)

5) Library Trustee Report. Discussion of library expansion or relocation. Aida Gennis, chair of the Library Board of Trustees spoke to the need for library expansion. She pointed out that today, people are using the library in different ways, many of which are constrained by the size of the building. When flooding forced the library's closure for several months some time ago, patrons used libraries in surrounding towns, many of which have new attractive facilities and features now sought by Town residents for the Wayland Library. Weston is most often mentioned.

Currently, Wayland's space for children and teens is inadequate for desired programs/use. The elevator is not ADA compliant and some interior spaces cannot accommodate people in wheel chairs. There is no dedicated quiet space in the library. In January, 2015 a planning committee convened to look into state financing for library construction. The committee agreed to take steps to apply for such state funding including retaining professional assistance and identifying two sites for consideration as required. The current library site and one next to the Middle School will be evaluated. A Building Committee will also be involved in this process.

Desmond asked if the state provided information about other libraries that had been recently built. Aida responded in the affirmative. Aida also mentioned that we were one of the smallest towns applying. The next smallest town is Bolton, which has half the population of Wayland.

Desmond asked about renovation and Aida responded that state funding is for new construction or renovation and expansion. In response to a question whether the wealth of a town is a funding consideration, Aida responded that the process is "revenue neutral."

Were the library to expand at its current location, it could possibly connect to the town center sewer system thereby freeing up the current septic system site on the north side of the library for building expansion. The other site, next to the Middle School, has the advantage of high population density in the surrounding area. This was but one of 13 sites within Wayland which the planning committee evaluated when considering a new library.

Aida noted that applications for state funding are either accepted for a grant, put on a wait-list, or denied. She noted that such grants have not been available for some time.

6) Minutes of the October 15, 2015 HDC meeting will be considered at the next meeting since there could be additions forthcoming to the draft minutes previously circulated.

7) Design Review Guidelines. Dormers and Skylights, Fences, Gutters and Downspouts along with plan for reviewing and making edits to remaining building features. The HDC reviewed the draft guidelines related to dormers and skylights and fences. At the next meeting we will address edits to the Gutters and Downspouts section of the draft Guidelines.

8) Other business not anticipated prior to meeting. There was none.

9) Adjourn. The meeting ended at 9:40 pm. Gretchen suggested that we meet in December if an application is received. Otherwise we will meet in January.

Respectfully submitted,
Margery Baston