



BOARD OF SELECTMEN NEWSLETTER

TOWN OF SUDBURY

YOUR SUDBURY SENIOR CENTER DIRECTOR

By Vice-Chair Dan Carty

Since joining the Sudbury Board of Selectmen, I have had the privilege and honor of working with Deb Galloway, our Sudbury Senior Center Director, first as the Selectmen liaison to the Council on Aging and more recently as part of the Sudbury Transportation Committee. Deb has worked at the Senior Center since 2004 when she joined as its Information Specialist, becoming Director in 2010. A graduate of the University of Massachusetts at Amherst with a degree in biology, her interest in working with older adults grew out of her close relationships with her grandparents. She turned that passion into a career in 1988 when she became a Somerville-Cambridge Elder Services Case Manager. Since then, she moved to Chicago and became an Aging Program Specialist and subsequently returned to Massachusetts to work as an Aging Grants Manager. She raised two sons along the way.

With a small but mighty staff consisting of an Outreach Specialist, a Program Coordinator, two Van Drivers, a part-time Volunteer Coordinator, several grant-funded part-time staff and many volunteers, Deb and her team at the Senior Center service Sudbury residents aged 60 and over as well as residents with disabilities. Last year they interacted with approximately 1,600 different individuals through various programs, events, services, and activities. Deb and her staff coordinated over 200 volunteers to serve those individuals with over 24,000 user impressions over that same time span. Those impressions included specialized consultations, medical equipment loans, Legal and Financial services, and health and wellness events like Flu clinics. Also popular is the Lifelong Learning program where the users themselves plan the offerings based on surveys they perform; this planning gives participants purpose through sense of



ownership. What many may not know is while most participants come to the Senior Center for its various events, programs, and services, there are many that are unable to attend in person. Deb and her team often times

Contents

Senior Center Director.....	1
CPC Proposals 2019.....	2
Holiday Giving	4
Camp Sewataro.....	5
BFRT Update 1	9
BFRT Update 2.....	11

provide services directly to the homes of residents, including in-home fix-it services, grocery shopping, friendly visits, space heater swaps, health and wellness outreach, and home delivered meals.

When talking about challenges facing her and her team, Deb sites her growing and changing user base. In terms of growing as of the 2010 U.S. Census, residents aged 60 and older made up approximately 18% of the Sudbury population. Since then our overall population has grown by 5% but our number of residents 60 and older jumped by more than six times that rate over the same period. The

disproportionate growth is expected to continue; as the Commonwealth of Massachusetts liaison to the U.S. Census Bureau the UMass Donahue Institute, through its Population Estimates Program, predicts that by the year 2030 – 12 short years away – Sudbury residents 60 years and up will likely account for 35% of our population. As their numbers grow so does their spread in age; Deb said that frequent users are in their 80's and 90's while others are in their 60's, and naturally their wants and needs differ. In terms of the changing user base, besides the widening age range, programs catered to our growing LGBTQ

community, individuals with Dementia, and our rising Asian population are great examples of how the Senior Center is growing and adapting to meet its clients' needs. And finally, space is a challenge. The user base is growing and changing as are the Senior Center offerings, but the available space has not.

To learn more about the Deb and the Senior Center, as well as their various volunteer opportunities, call 978-443-3055 or stop by 40 Fairbank Road Monday through Friday 9am – 4pm.

COMMUNITY PRESERVATION COMMITTEE (CPC): 2019 PROJECT PROPOSALS

By Selectman Pat Brown

The Community Preservation Committee (CPC) received nine funding request applications for May 2019 Annual Town Meeting. What are these proposals, and what resources are available to fund them?

The Community Preservation Act (CPA) allows communities to collect a local property tax surcharge (3% in Sudbury) and also receive a state match from a fee on real estate transactions to fund the acquisition of open space, historic preservation,

affordable housing and recreation. This year we estimate that Sudbury will collect about \$1.9 million from the local surcharge, an 11% match estimated at \$209,000 from the state, and about \$10,000 in interest--total revenue of \$2.12 million.

Expenses include this year's charges of \$1.14 million for debt service – previously bonded CPA purchases of open space – and administrative expenses, leaving a balance of \$1.26 million.

Estimated revenue remaining for new projects this year is about \$872,840.

The CPC has about \$8 million in reserves. This includes funds previously appropriated but not yet spent and restricted funds that may be spent only for specific (historic) purposes. Only about \$2.3 million of unappropriated unrestricted CPA reserves are available for new projects following the Broadacres purchase.

Additionally, the CPC could recommend bonding a large purchase, using the anticipated local CPA surcharge revenues not already pledged to debt service or specific requirements to repay the bonds. In FY20, CPC has the capacity to bond an estimated \$3.4 million, assuming a 20 year bond at 4.5%. This would exhaust the ability to bond until CPA debt is paid off in the future.

These are the requests submitted for CPA funds this spring.

- 1) Featherland Multisport Court Reconstruction (Phase 2) from Park and Recreation is to construct the remainder of the Featherland Courts. The cost is unspecified but estimated at \$200,000, some of which could come from L-SRHS or from Free Cash. (Recreation.)
- 2) Splash Park near Haskell Field proposed by Park & Recreation, for \$350,000. (Recreation)
- 3) Town Hall Renovation proposed by the Town Manager with costs estimated at \$7.2 to \$7.6 million. (Historic Preservation)
- 4) The Coolidge at Sudbury (Phase 2) is a request by B'nai B'rith Housing for \$631,000 to cover funding gaps for this project. (Affordable Housing)
- 5) Sudbury Newspaper Digitization requests \$30,000 in continuing support by the Library Director. (Historic Preservation)
- 6) Playground Modernization for Sudbury Schools is a \$334,000

Town of Sudbury FY19 CPA Unreserved Fund Balance - Estimated October 10, 2018	
FY18 Ending Fund Balance	6,883,548
FY19 Estimated Revenues	2,125,000
FY19 Appropriations (including PY open projects)	(4,291,866)
Estimated FY19 Ending Fund Balance	<u>4,716,682</u>
Fund Balance Reserved for: Historic	530,712
Unrestricted Fund Balance	<u>4,185,970</u>
Request for Broad Acres	(1,880,000)
Remaining Unrestricted	<u>2,305,970</u>
<hr/>	
Cash Balance as of 10/10/2018	6,218,019
Expected Revenue	1,641,708
Reserve for Current Appropriations	(3,143,045)
Reserve for Historic Purposes	(530,712)
Unrestricted Fund Balance	<u>4,185,970</u>
Request for Broad Acres	(1,880,000)
Remaining Unrestricted	<u>2,305,970</u>

- request from the SPS Business Manager. (Recreation)
- 7) Camp Sewataro acquisition, submitted by the Town Manager, requests an unspecified cost to acquire the property. (Recreation)
 - 8) RHSO membership, submitted by the Town Manager, requests \$30,000 to maintain Sudbury's membership in the Regional Housing Services Office. (Affordable Housing)

- 9) Smoke and Fire Detection for the Loring Parsonage, submitted by the Sudbury Historical Society, requests \$60,000. (Historical Preservation).

That constitutes about \$9 million in known CPA requests for about \$5.7 million in total capacity—assuming complete exhaustion of both cash reserves and bonding capacity in FY20. The conservative approach is to limit

CPA spending to the \$872,840 received this year. We have as yet no estimate of the cost for Camp Sewataro. We're still awaiting from the Department of Revenue (DOR) the release of final numbers for the state match for the CPA local surcharge. The legislature awarded an

additional \$10 million from the state budget surplus to the CPA trust fund in mid-October, but this will not increase our state match nearly enough to close Sudbury's gap between what's requested and what's available.

The CPC remains committed to the preservation of Sudbury and the prudent management of CPA funds. The Community Preservation Commission will hold public hearings on December 5 and December 19 to learn more about these applications. We hope to see you there.

SUDBURY HOLIDAY GIVING TO THOSE IN NEED

By Chairman Bob Haarde

With October behind us, we find ourselves at the start of the holiday season. In Sudbury, we are fortunate to have so many residents who give their time and energy to share some joy – and much needed tangible items – with those in need. All around Sudbury, you will find businesses, houses of worship, non-profits and other groups of individuals holding drives and collections to help make the holidays a special time for those who are struggling.

The Town Social worker's office is no exception. They are using a web-based sign-up sheet to help folks give and receive the exact items they either need or have to offer. The list of needs for the Second Annual Holiday Gift Program, is posted at: <https://www.signupgenius.com/go/4090e4ba8a623a2fb6-holiday>. Due to limited storage and complex logistics, all gifts must be dropped off on December 3rd between 8am-



Social worker Bethany Hadvab, and social work intern Van Tsui preparing for Thanksgiving Basket Distribution in 2017.

5pm at the DPW building. People who cannot make it at this time are encouraged to mail in or drop off gift cards at the Board of Health. Some logistical instructions that help distribution run smoothly can be found on the program page.

A heartwarming amount of items needed have already been filled, but plenty (including a Wooden Blocks set, a Queen Size Bed and "Anything with a Unicorn on it") are still in need of donors.

There is also a list of ongoing resident needs. This list is updated regularly as unmet needs arise. It has been such an incredible resource to those in need and also a great way to support Sudbury's green initiative by upcycling gently used items. The list can be accessed at:

<https://www.signupgenius.com/go/4090e4ba8a623a2fb6-ongoing>

In addition, the Board of Health is partnering with The Marlborough Community Development Corporation to offer the gift of

knowledge. They are presenting a series of workshops called "From Holidays to Tax Day: Thrive and Survive!" to residents of Longfellow Glen. and will be offered for three consecutive Wednesdays from 1-3pm starting on 11/28. The workshops will focus on reducing financial stressors and money management through the holidays. All participants will be welcomed to a holiday boutique after the workshop, where they can shop of donated items including toys, clothing, coats, jewelry, winter accessories, toiletries, books and more.

Be sure to check out the Social Worker web page at <https://sudbury.ma.us/socialworker> for a comprehensive list of "Thanksgiving 2018: Places to Give and to Receive" as well as other excellent resources and information.

Thank you to Social Worker Bethany Hadvab and the Town Manager's Office for research assistance with this article.

WHAT IS LIBERTY LEDGE/CAMP SEWATARO?

By Selectman Janie Dretler

In the past year, Sudbury has been presented with three very different but very unique opportunities to preserve and protect parcels previously identified on the Town's 2009-2013 Open Space and Recreation Plan. Protection for two of these parcels is under active pursuit by the Town and Board of Selectmen: 34 acres at Broadacres Farm on Morse Road which recently passed at the November 6th ballot and 40 acres of land abutting Town Center, currently threatened by hostile 40B development, is proposed in exchange for the Melone gravel pit on Route 117, pending an affirmative

2/3 majority vote at Special Town Meeting on December 11th. The third parcel, expected to be eligible for purchase in the next two years, is 45 acres at Liberty Ledge, better known to many in Sudbury as Camp Sewataro.

How Does Sudbury Protect Land?

To manage land preservation and protection, the Town of Sudbury created the 2009-2013 Open Space and Recreation Plan to identify priority parcels



for preservation and guide future town planning efforts. As part of the new Master Planning process, an updated Open Space plan is underway.

If open space or otherwise valuable parcels come onto the market, there are several ways for the Town of Sudbury to help preserve and protect

them. These include finding a preservation-minded buyer for the property, utilizing cluster zoning to preserve open space while also allowing for development, purchasing a conservation easement to limit potential development, or outright purchase by the Town or a conservation entity (such as Sudbury Valley Trustees).

About Liberty Ledge/Camp Sewataro

Many residents may be unaware that a popular day camp sits hidden within a residential neighborhood in North Sudbury. Approximately 45 acres sits behind a wooded buffer between Haynes Road and Greystone Lane.

Camp Sewataro was founded in the 1960's by Alba Taylor, her father Franklin Secatore, and two siblings. Today, the camp is owned by Alba's husband, Bill Dowie, and Alba's children, Mark, Rob, and Chris Taylor. According to Mark Taylor, the camp, which started with 25 campers, now provides programming for more than 1200 campers each summer between the ages of 4 to 14. The camp is popular with families in Sudbury, nearby towns, and as far as Boston and Wellesley.

The Future of Sewataro

This past October, Mark Taylor officially announced to the Board of Selectmen (BoS) the Taylor family's plan to put Sewataro on the market.

Unlike Broadacres Farm, which is under a 61A development restriction, the Town does not have the first right of refusal to purchase the property at the market price. The Taylor family has proactively reached out to the Town to see if an agreement can be made for the purchase of the property that can be compatible with its current use and the Town's preservation goals.

Several residents were present at the BoS meeting to voice their support for finding an appropriate buyer for the property and many have inquired about the Town's previous discussions with the camp's owners. Below, I have outlined a timeline of the parcel's more recent history.

1991

The Taylor family sold a portion of the property to a developer, retaining the approximately 45 acres where the current camp is currently situated. The sold property, now called Liberty Hill Estates was subdivided into 69 single-family home lots (36 homes were developed) where Julian's Way, Greystone

Lane, and Cobblestone Place are now located.

2009

The 2009-2013 Open Space and Recreation Plan identified 36 parcels for potential preservation, including Liberty Ledge/Sewataro. When evaluating the Liberty Ledge parcel for its potential open space and recreational value, it earned 11 out of 26 points - 25 other properties were evaluated for higher, critical, and more important for protection and preservation.

The parcel did score high for its suitability for recreation and large size and was identified for potential active and passive recreation use and a possible future location of Sudbury's Park & Recreation summer camp. It was not deemed critical for historic and landscape preservation, natural resources, groundwater, scenic views, or as a connector to other protected lands.

2012

Based on documents submitted to the Town, the Taylor family obtained a private appraisal of the land for sale and development. This appraisal examined several sale options, including a 32-lot residential subdivision and the sale of a conservation

restriction combined with deed-restricted land for development.

2015

Based on documents submitted to the Town, the Taylor family obtained a second private appraisal of the land for sale and development. This appraisal reexamined several sale options, including a 32-lot residential subdivision and an estimated value of a comprehensive permit for a 250-unit development (under Chapter 40B).

September 21, 2015 - Park and Recreation Commission Meeting

The then Town Planner was asked by Sewataro's owners to discuss a hypothetical purchase of the property with the Park and Recreation Commission. The owner indicated that they would like to keep a camp on the land. Would the town consider buying the Development Rights to the 35 lots allowing the Taylor family to continue running the camp (on the 35 lots)?

October 5, 2015 - Park and Recreation Commission Meeting

A representative from Sewataro said it may take up to 10 years before the property

goes on the market and discussions with the town were to gauge preliminary interest. Commission members had previously toured the property and felt potential uses for the Town could include baseball fields, tennis courts, and a town-run summer camp. The Commission also discussed how the property could be used beyond the summer camp season.

2017

October 12, 2017 - Community Preservation Committee Meeting

Camp Sewataro owners submitted an application to the Community Preservation Committee (CPC) to request an evaluation for the purchase of a conservation restriction on the 45-acre property, in hopes the Taylors could continue to use the property as a summer camp with development rights owned by the Town.

In addition, on the agenda was the potential purchase of Broadacres Farm, which was going on the market and required an immediate response from the Town under Chapter 61A. The CPC approved the Town Manager's request to fund appraisals for Broadacres Farm and Camp Sewataro.

November 15, 2017 - Community Preservation Committee Meeting

The CPC determined that they needed additional information before moving forward on discussing Sewataro's application. The Chairman stated the project request seemed to be more of a placeholder.

December 12, 2017 - Land Acquisition Review Committee Meeting

In light of the submitted CPC application, the Land Acquisition Review Committee Meeting (LARC) discussed the pros and cons of purchasing a conservation restriction on the Sewataro property. The LARC expressed concerns the property, as a working recreational camp, did not reflect the priorities of the Open Space and Recreation Plan. The LARC also questioned the appropriateness of a conservation restriction and the lack of public access to the land. Members of the Committee expressed interest in the Town continuing to work with the landowner to determine if a creative public-private arrangement could be achieved to keep the historic recreational use of the parcel. (2017 Annual Town Report)

December 20, 2017 -Community Preservation
Committee Meeting

The property owner withdrew their application for a conservation restriction on November 29, 2017. It was noted that the Town Environmental Planner would continue to work with the owner to find collaboration opportunities and to determine if there is further interest in obtaining a portion of the property which would not interfere with the current activities of the camp and would allow for conservation. She noted that the discussion is premature and will need time to determine how to move forward with the property.

2018October 9, 2018 - Board of
Selectmen Meeting

The Board of Selectmen (BoS) spoke with Mark Taylor about his plans for the future of Camp Sewataro. Mr. Taylor stated the camp will likely have its final camp season in 2020. He asked the town to determine if Sudbury would like to pursue purchasing the property, ideally allowing the land to continue use as a camp under the Town or by another summer camp entity. This new offer would be an outright purchase rather than development rights or a conservation restriction.

October 30, 2018 - Board of
Selectmen Meeting

The BoS had a discussion regarding Camp Sewataro. Selectwoman Dretler will work with Town Manager Rodrigues on future discussions with the property owner's broker.

Future Steps

Going forward, there will be a two-fold study of feasibility and a determination of need/want. Does the town want the land or does the town need the land? If we do want or need the land, how much are we willing to spend? Does what we want or need make sense for this particular property? If the town decides to pursue the purchase of the property, we will then work with the broker to respond to an RFP.

SPECIAL TOWN

MEETING

December 11, 2018

LSRHS Auditorium | 7:30 PM

WHAT'S HAPPENING WITH THE BRUCE FREEMAN RAIL TRAIL?

By Selectman Pat Brown

The Town of Sudbury is currently attempting to complete the 25% design for the Bruce Freeman Rail Trail (BFRT), which runs 4.4 miles from the Concord border south to Station Road. The project was listed on the state's Transportation Improvement Plan (TIP) for construction in 2022 prior to completion of the 25% design. MassDOT usually requires the complete 25% design before scheduling funding to ensure the project is adequately understood, but the Town made a special effort to advance this project ahead of standard practice. This introduces the risk that the final project cost will exceed available funding or that unforeseen events will delay it.

At 2017 Annual Town Meeting, Article 14 requested \$330,000 of free cash for design of the trail. Town Meeting was informed that previously appropriated funds allowed for the completion of the 25% design, which was anticipated to be in June, 2017, and that the \$330,000 was to complete the 75% design and to ensure that no time was wasted awaiting funding. Town Meeting approved the article.

Bruce Freeman Rail Trail in Sudbury: Design Project Context

- Timeline (estimated)
 - 25% completed in June
 - Design Public hearing with MassDOT by the end of 2018
 - 75% Design Fall 2017 to Summer 2018
 - 100% design fall 2018-?
- Budget over \$470,000 has been appropriated for the project since 2005 (predesign and design phases)
- Design Phase Budget (75 & 100% estimated)

25% design (CPA and Donation)	\$292,000
75% Design - Part 1 (CPA FY2017)	\$150,000
75% Design - Part 2 - Estimate	\$330,000 ←
100% Design - Estimate	TBD
- Construction Budget Estimate (anticipate funding from state and federal funds)

\$7 Million

8 May 1, 2017 Article 14: Bruce Freeman Rail Trail Design Funding

documents.sudburyma.s3.amazonaws.com/Presentation/TM-2017 Article 14 SuedmeyerB.pdf?1493852188782
Slide 8

The Town submitted the 25% design plans for approval to MassDOT in September of 2017. MassDOT rejected the plans as incomplete on December 29, 2017.

On April 10, 2018, the Selectmen were requested to award a \$140,000 contract for additional 25% design work to Jacobs Engineering. Only Jacobs Engineering and the town's existing contractor, VHB, had been approached for bids. The Board requested that other firms be solicited, but there were no responses to

this post hoc attempt. On July 31, 2018, the Town awarded the additional contract to Jacobs Engineering. The \$140,000 to pay for the additional work was taken from the \$330,000 that Town Meeting had appropriated for the 75% design.

On August 14, the Selectmen opened the warrant for the October 2018 Special Town Meeting. Len Simon, acting as a citizen, submitted an article by petition which requested \$650,000 to complete the design of the 4.4 mile BFRT. This article appeared before Town

Meeting as Article 7. The Board of Selectmen had not discussed the request, and indeed the Board voted three to two not to support it. An amendment asking for an immediate \$100,000 sufficient to avoid delay was defeated on the floor of Town Meeting and the entire \$650,000 of free cash was appropriated. Town Meeting was told that this would be sufficient to fund the entire remaining 75% and 100% design, allowing the state to proceed with construction.

The \$650,000 appropriated by Town Meeting accounts for roughly half of the \$2,012,070 in free cash available for FY19 after reserving as liquid assets 0.5% (\$492,583) and

refurbishing the Stabilization Fund to recommended levels (\$199,008). \$670,478 in free cash remains for all other expenses.

The \$650,000 estimate to complete the design was provided by VHB to the Town Environmental Planner. In addition, Mr. Simon cited a \$650,000 estimate from Jacobs Engineering, which the town neither requested nor received.

The 25% design hearing in Sudbury by MassDOT is expected in for March. The \$650,000 appropriated from free cash for BFRT design is immediately available to further the project. In addition

to the \$330,000 in free cash approved at May 2017 Town Meeting, and over \$470,000 in funding previously approved for trail design, the town has appropriated over \$1.4 million for the design of 4.4 miles of the BFRT. However, by appropriating \$980,000 in free cash for this project, Town Meeting has decreed that the funds can be used for nothing else.

Stay tuned for continuing updates on the progress of the design of the Bruce Freeman Rail Trail.



Town of Sudbury
Tree Lighting
December 1, 2018
4:30 PM
Town Center
<https://Sudbury.MA.US/TreeLighting>

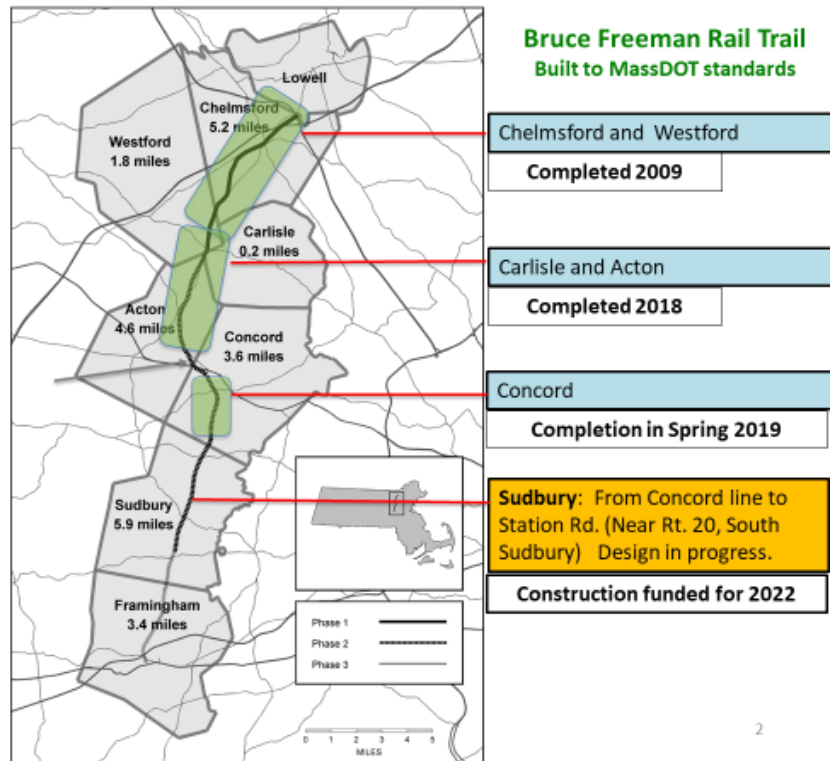
UPDATE ON THE BRUCE FREEMAN RAIL TRAIL

By Selectman Len Simon

The Bruce Freeman Rail Trail (BFRT) took another big step forward on October 15, 2018, when Town Meeting voted, for the seventh time since 2007, in favor of funding the design. A Citizen Petition, Article 7, seeking \$650,000 in free cash for design of the BFRT to MassDOT standards was approved by a wide margin. The presentation for Article 7 showed construction of the BFRT was complete in Lowell, Chelmsford, Westford, Carlisle, and Acton. Construction in Concord is nearing completion, and that section will be opened in Spring 2019. At that point, the BFRT will be only ½ mile from the Concord/Sudbury line.

An amendment to reduce the design funding to \$100,000 was turned back by Town Meeting.

In September 2018, a new design contractor, Jacobs, was engaged by the Town to continue the rail trail design. The intention is to submit the completed 25% design to the Massachusetts Department of Transportation (MassDOT) by the end of 2018 and for a Design Public Hearing to be held in Sudbury early next year.



In May 2017, the BFRT took another step forward when Sudbury's application for Transportation Improvement Program (TIP) funding for construction of the rail trail was approved by the Metropolitan Planning Organization (MPO). Construction funding of \$9,700,000 is slated for 2022. One hundred percent of the cost of construction will be covered by state and federal funding.

The MassDOT protocol calls for municipalities to fund the

design. When the design is complete, state and federal funds pay all construction costs.

In August 2018, Sudbury was pleased to learn its application for a grant of \$100,000 to the Department of Conservation and Recreation was approved. Those funds will be used to acquire the northernmost ¼ mile of CSX corridor between Route 20 and Station Road. Sudbury and Framingham officials have been coordinating efforts to acquire the CSX corridor in

those municipalities. CSX has shown an interest in selling the corridor and having it converted into a recreational trail.

When complete, the BFRT will run 25 miles from Lowell to Framingham. The 5.9-mile

Sudbury section will run the full length of the town, from the Concord line in the north to the Framingham line in the south. It will be a safe, accessible path for pedestrians, usable in all seasons. The BFRT will connect residents with our schools,

houses of worship, athletic facilities, parks, conservation lands, commercial centers, and town center.

Where the BFRT has been completed in towns to our north, it has been warmly welcomed and well used.

MELONE DISPOSITION QUARRY NORTH

SUDBURY TOWN FORUM

Tuesday, November 27, 2018

L-SRHS Regional High School

7:30PM – 10:30PM



Email questions by 5:00PM on Tuesday, November 27 to townforum@sudbury.ma.us.

Please put "Town Forum" in the subject line and include your name & address.



Watch live on SudburyTV
Comcast Ch. 8
Verizon Ch. 31
sudburytv.org



Learn more at www.sudbury.ma.us/TownForum

Learn about the proposed disposition of the Melone property.

Presentation followed by Q&A.

Board of Selectmen

Melissa Rodrigues *Town Manager*

Stephen Garvin *Planning Board, Chair*

John Riordan *Zoning Board, Chair*

Jonathan Silverstein *Town Counsel*