

CIAC - Capital Improvement Advisory Committee
Meeting Minutes
September 10, 2020
7:30 PM – 8:37 PM
Via Zoom

Present: Sue Abrams, Jamie Gossels, Tom Travers, Matt Dallas

Absent: Susan Asbedian-Ciaffi, Michael Cooper

Also present: Len Simon (Citizen) Jen Roberts (Sudbury Sudbury SelectBoard) Beth Suedmeyer (Environmental Planning)

Chairman Gossels, following acknowledgement of a quorum, called the meeting to order at 7:30PM.

Item 1. Approval of minutes of September 1 meeting.

Motion to approve as presented by Matt Dallas. Seconded by Jamie Gossels

Aye: Matt Dallas Tom Travers Jamie Gossels.

Abstain: Sue Abrams

Item 2. Review of CSX Corridor Acquisition (Article 17 of 2020 Town Meeting Warrant)

Jamie reviewed the previous discussion (see minutes from September 1 meeting)

Pros:

- 1) It will be a buffer for conservation land
- 2) Protect critical drinking and natural resources
- 3) Enables the possible southwest extension of the Bruce Freeman Rail Trail.
- 4) Links neighborhoods, business districts and open space
- 5) Facilitates control of potential development or utility use.
- 6) Additional extensions of purchase opportunities are unlikely

Cons:

- 1) Nice to have but not absolutely necessary
- 2) Not especially marketable to others
- 3) Although Framingham is interested in Sudbury's purchase to enable the trail to continue across the town line, this does not appear to be a priority for Framingham.

Discussion:

- If Framingham doesn't purchase the property across the town line the BFRT will end there. Would that influence our plans?

Len Simon explained that our purchase also protects the open space. He noted that the State also has an interest in protecting the land, including a transportation bond bill that might apply. Framingham may also create a CPC, which would help in their purchase. Therefore, while this may not be of immediate import, in a long term view it does have an impact

- What is the evolution of the purchase price over the history of this land.

The most recent assessment is from 2016 for between \$770,000 and \$780,000. CSX, Sudbury and Framingham agreed on a current appraisal of \$1,145,000.

Beth Suedmeyer added that in 2008, discussions about the property dissolved because of changes in administration at CSX and in 2016 this proposal did not come to the town due to a variety of reasons at both CSX and in Sudbury.

- Regarding the protection of water resources...there are already protections for the wells in the affected zones, so this more accurately represents a land purchase, not a means to protect our water resources.
- Why is Sudbury purchasing this land when, in the past, the state would be the purchaser. It was explained that there has been a change in that practice in the past few years and the state is no longer purchasing these properties. However, they have allocated a \$400,000 grant that could be applied toward the purchase.
- What if the state doesn't come up with the funding for the BFRT? Len Simon explained that, once the town owns the land, we have the option to do whatever we want with the land. If we don't own it, we have no control over its future use.
- Why are we reconsidering the article? Since the last meeting there has been new information.

Motion to reconsider the previous vote of September 1 made by Jamie Gossels and seconded by Matt Dallas

Aye: Matt Dallas Sue Abrams Tom Travers Jamie Gossels

Motion to recommend approval of article 17 purchase of CSX property made by Jamie Gossels and seconded by Sue Abrams

Aye: Tom Travers Sue Abrams Jamie Gossels

Nay: Matt Dallas

Although the vote was in favor, due to the absence of the members who previously voted no, it was decided that it was essentially a tie vote. Jamie will seek advice from town counsel on how to report out at town meeting. Absent that advice, Jamie will report that the committee was tied on the decision to recommend approval.

Jamie thanked Beth and Jennifer for their extensive work on this proposal.

Motion to adjourn by Sue Abrams, seconded by Tom Travers.

Aye: Matt Dallas Sue Abrams Tom Travers Jamie Gossels

Meeting adjourned at 8:37pm.