

1. COMMUNITY PRESERVATION FUND – BRUCE FREEMAN RAIL TRAIL DESIGN

To see if the Town will vote to appropriate an amount not to exceed \$150,000 of Community Preservation Act funds from FY15 Revenue, as recommended by the Community Preservation Committee, for the purpose of preparing the 25% design plan for the full 4.4 mile Bruce Freeman Rail Trail in Sudbury to MA DOT standards, and to redirect remaining funds in the amount of \$27,684.56 from Article 24 of the 2007 Annual Town Meeting (BFRT Base Map) and \$25,000 from Article 27 of the 2009 Annual Town Meeting (BFRT Concept Plan) to be used for this purpose, or act on anything relative thereto. All appropriations will be allocated to the Recreation category and funded from FY15 Revenue or unrestricted reserves.

COMMUNITY PRESERVATION COMMITTEE REPORT: This Article will begin the next logical step in the creation of a rail trail along the Bruce Freeman corridor, and will provide the necessary technical details in determining the parameters of trail construction along the corridor. Funds for this project will be supplemented by an additional \$58,700 of funds committed to the Town from the Friends of the Bruce Freeman Rail Trail for this purpose. Additionally, funds from two previous CPC articles related to the Bruce Freeman Rail Trail proposal will also be used to complete the scope of services, which is estimated to cost \$250,000. This is a preliminary cost estimate for the project. If funds are approved, an RFP will be developed and competitive bids solicited for the work.

The Town has been supportive of creating a rail trail within this corridor. Over \$170,000 has been appropriated since 2005 for this project, including surveying the right of way, title examination, wetland mapping and wildlife survey. Non-binding resolutions at both the 2012 Annual Town Meeting and the 2012 Town Election indicated strong support for completion of this project.

2. COMMUNITY PRESERVATION FUND – MELONE PROPERTY ENGINEERING

To see if the Town will vote to appropriate an amount not to exceed \$150,000 of Community Preservation Act funds from FY15 Revenue, as recommended by the Community Preservation Committee, to complete a Master Plan for the Melone property for development of rental housing which counts towards the Town's 10% affordable housing goal, as well as complementary and/or accessory open space and recreation uses, or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY15 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This proposal is a request to fund \$150,000 to hire consultants to assist the Town in preparing a Master Plan for the Melone property on Route 117 for rental housing and other possible complementary and/or accessory uses (recreation, open space, retail services, etc.). The process will include (1) a public process to define the parameters of the development within realistic financing scenarios (type and size of development, occupancy, multiple uses, etc.), (2) identification of development constraints, (3) the preparation of a zoning bylaw to facilitate the preferred development, and (4) preparation of a RFP for disposition of the land to a private developer.

The Town has been looking for a suitable use for this property for many years. The CPC funded a preliminary development feasibility analysis of the property in 2006 which indicated that there was significant development potential for a variety of uses, including residential and recreation. In 2012 the Selectmen approved the completion of a planning analysis of market rate development scenarios for the property, which indicated rental housing would be economically attractive for private development.

With the recent decision by the Board of Selectmen to include the achievement of 10% affordable housing as a goal for FY15, continued study of this property makes sense as it is the largest undeveloped town-owned parcel of land which is suitable for housing. The parcel is included in the 2011 Housing Production Plan as a potential property for housing development. Further, it is the Selectmen's goal to maximize the number of units developed on this property that qualify to count on the Town's Subsidized Housing Inventory in order to make significant progress towards the 10% mandate. It is also the Selectmen's goal to minimize the financial impacts to the Town with any development of the property, and to create a development which will be budget positive on an ongoing basis.

3. COMMUNITY PRESERVATION FUND – SHA BATHROOM PROJECT

To see if the Town will vote to appropriate an amount not to exceed \$200,000 of Community Preservation Act funds from FY15 Revenue, as recommended by the Community Preservation Committee, for the purpose of replacing the ceramic tile tub surrounds in 62 units of housing at Musketahquid Village which is necessary to preserve the structural integrity of the building, or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY15 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT:

4. COMMUNITY PRESERVATION FUND – SUDBURY HOUSING TRUST 10% ALLOCATION

To see if the Town will vote to appropriate an amount not to exceed \$100,000 of Community Preservation Act Funds from FY15 Revenue, as recommended by the Community Preservation Committee, for the purpose of providing funds to the Sudbury Housing Trust in support of its efforts to provide for the preservation and creation of affordable housing, or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY15 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This article requests an appropriation to fund the Sudbury Housing Trust using a portion of the ten percent (10%) of FY15 anticipated revenues that the Act requires be set aside for affordable housing. The Trust was created at the 2006 Annual Town Meeting, provided with start-up funding at the 2007 Annual Town Meeting, and funded with the ten percent (10%) allocation each year since 2008. These appropriations will go toward implementing the Housing Trust's multi-pronged housing strategy. The goal of all these community housing efforts is to make progress toward the state-mandated number of affordable housing units in town, and to provide an increased diversity among Sudbury's housing options. The CPC understands that as long as progress is not made toward that goal, the Town suffers a lack of control over not only the location, but also the construction parameters of multi-unit housing (40B developments) anywhere in town.

5. COMMUNITY PRESERVATION FUND – TOWN-WIDE WALKWAYS

To see if the Town will vote to appropriate an amount not to exceed \$50,000 from the Community Preservation Act funds, as recommended by the Community Preservation Committee, for the purpose of constructing new walkways within the Town, such design and construction to be guided by the spirit and intent of the Town of Sudbury 2001 Master Plan, the February 2000 Report of the Walkway Committee, the July 2005 Sudbury Board of Selectmen directive regarding public works projects on Scenic Roads, and by recommendation of the Town of Sudbury Planning Board, the Director of Planning and Community Development, and the Director of the Department of Public Works, or act on anything relative thereto. All appropriations will be allocated to the Recreation category and funded from FY15 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This Article requests an appropriation to fund the engineering, design and construction of priority new walkways within the Town. The walkways funded will be selected by the DPW Director, with the recommendation of the Planning Board, from the list of walkways identified in the February 2000 Report of the Walkway Committee. The CPC firmly believes that the design and construction of walkways should be guided by the spirit of the Town's 2001 Master Plan as it pertains to Town character and by the July 2005 directive from the Board of Selectmen regarding public works projects on Scenic Roads. The CPC believes that Sudbury's walkways provide a relatively low-maintenance/low-operational cost opportunity for neighborhood recreation. This opportunity, in addition to the safety benefits that walkways confer, contributes greatly to the quality of life in Town, and has been repeatedly identified as desirous by residents not only at Town Meeting, but in other forums and studies as well.

6. COMMUNITY PRESERVATION FUND – HISTORIC PROJECTS

To see if the Town will vote to appropriate an amount not to exceed \$162,500 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of completing the following projects as proposed and recommended by the Sudbury Historical Commission: restoration of approximately 150 gravestones in Sudbury cemeteries and restoration and preservation of the historic war monuments in Sudbury, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic Reserves or FY15 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This Article requests an appropriation to fund 2 specific projects in the historic category, as recommended by the Sudbury Historical Commission. The CPC believes these projects are necessary to protect and preserve the integrity of Sudbury's historic assets and to promote an awareness of the town's historic places.

7. COMMUNITY PRESERVATION FUND – AMEND ARTICLE 43 OF THE 2006 ANNUAL TOWN MEETING, SUDBURY HOUSING AUTHORITY UNIT BUY-DOWN

To see if the Town will vote to amend Article 43 of the 2006 Annual Town Meeting by removing the deadline for completion of the project, as recommended by the Community Preservation Committee, or act on anything relative thereto.

COMMUNITY PRESERVATION COMMITTEE REPORT: This Article requests eliminating the expenditure date of June 30, 2014 for the use of funds for the purchase of rental housing units by the Sudbury Housing Authority. The Housing Authority has recently made its first purchase using these funds, and anticipates the second and final purchase sometime in FY14 or FY15.

8. COMMUNITY PRESERVATION FUND – REVERSION OF FUNDS

To see if the Town will vote to return the unused balances from prior article authorizations voted at prior Town Meetings, which projects have been completed, or otherwise, into the CPA unrestricted reserves account:

2006 ATM Article 41	Hearse House Relocation and Restoration	\$2,213.57
2008 ATM Article 27	Hosmer Painting Appraisal	\$2,800.00
2008 ATM Article 34	Nobscot Preservation Phase 2	\$11,699.93
2009 ATM Article 22	Land Preservation, 79 Lincoln Lane	\$25,000.00
2009 ATM Article 25	Historic Preservation Projects	\$390.00
2010 ATM Article 30	Tomb Door Restoration	<u>\$21,125.00</u>
		\$63,228.50

COMMUNITY PRESERVATION COMMITTEE REPORT: The above articles appropriated more than was actually spent on the various projects. All projects are completed at this time or will not proceed to fruition. In order to return the funds to the CPA general account, this article and an affirmative vote of Town Meeting are necessary.

9. COMMUNITY PRESERVATION FUND GENERAL BUDGET AND APPROPRIATIONS

To see what sum the Town will vote to appropriate from Community Preservation Act funds, as recommended by the Community Preservation Committee, for the FY15 Community Preservation Act budget; or act on anything relative thereto.

COMMUNITY PRESERVATION COMMITTEE REPORT: This article sets forth the entire FY15 CPA budget, including appropriations and reservations as required in connection with the administration of the CPA funds. The article appropriates funds for FY15 debt service obligations totaling \$1,217,635. These obligations arise from prior town meeting approval for the bonding of four projects: 1) purchase of the Dickson property utilizing the Open Space (\$38,745) and Historic Preservation (\$24,896) categories; 2) purchase of land and development rights as well as construction of a sports field on the Cutting property utilizing the Open Space (\$219,550) and Recreation (\$28,008) categories; 3) purchase of the Libby property utilizing the Open Space category (\$172,563); 4) purchase of development rights on the Nobscot Boy Scout Reservation phases I and II utilizing the Open Space category (\$524,075); and 6) purchase of development rights on Pantry Brook Farm utilizing the Open Space category (\$209,798).

The article also appropriates funds for administrative and operational expenses of the CPC in the amount of \$80,000. The administrative fund can be used by the CPC to pay for technical staffing and expertise, consulting services (e.g. land surveys and engineering), property appraisals, legal advertisements, publication fees and other administrative expenses. By statute the CPC can budget up to five percent (5%) of its annual budget for administrative expenses, or \$101,250 based upon the revenue projection of \$2,025,000 in FY15. Any funds remaining in the administrative account at fiscal yearend revert back to the CPA Fund Balance, as they have for the past seven years, and need to be re-appropriated for administrative use in subsequent years. The CPC believes that having access to administrative funds is critically important, in that it allows it to conduct business on a time-sensitive basis - a vital component of the CPA.

The article may also reserve the requisite statutory minimum of ten percent (10%) of the CPA budget in each of the core CPA categories of Open Space, Community Housing and Historic Preservation. This minimum is mandated by the state CPA statute, and funds not spent in each of these three core categories must be reserved for future expenditure in those same categories. The actual amount reserved each year depends upon whether or not that Town Meeting has appropriated money totaling less than 10%, or not appropriated any money at all, in any of these three core categories. If there is a balance of unspent CPA funds from that fiscal year after such reservations and after Town Meeting has voted the CPA articles, it is budgeted in the unrestricted reserve account for future CPC projects in all three categories.
