

**Community Preservation Committee  
July 24, 2002  
Town Hall**

Present: Judy Sheldon, Steve Swanger, Carole Wolfe, Mark Kablack, Sigrid Pickering, Kirsten Roopenian, Chris Morely, Paul Griffin, Maureen Valente, Jody Kablack

Maureen Valente, Town Manager, opened the meeting and discussed several basic premises by which the committee should operate. The CPC is a cross section of the town responsible for assessing town-wide community preservation needs, and not specifically representing the more narrow interests of the boards that many of the members represent in other capacities. The Board of Selectmen do not intend for the CPC to get involved in the details of the projects that they recommend – town staff will do much of that work. The CPC will need to weigh out and prioritize proposals that are submitted. This will require areas of expertise that many of the members already have. However, thorough studies of each project will be necessary. Financial planning will be essential since there will be more projects proposed than money to fund them. The Town Manager expects the CPC to work as a team, and to work by consensus, as we have been doing over the past several years. Public participation is important in the planning for CPA funds. She expects the committee to post news on the town's website, post meeting notices, and take minutes.

The Town Manager spent a few minutes discussing the materials given to each CPC member – the legislation and amendment on historic preservation, Dept. of Revenue Guidelines for the CPA, and several other resources from the Community Preservation Coalition website. The Town of Bedford's Community Preservation Program was also included to give the CPC an example of what another town is doing. Sudbury is fortunate since we have recently completed a major visioning process and have identified some priority projects in the Open Space and Recreation Plan, the Master Plan, the Land Use Priorities Committee Report and the Space Needs Study (Facilities Master Plan). Compiling a list of needs for the CPA should include much information from these reports. Several members expressed a desire to obtain a copy of the Open Space and Recreation Plan, which will be supplied to them at the next meeting.

The Town Manager next discussed the role of Town staff to the CPC. She will maintain overall coordination, town meeting warrant preparation, financial management, calendar management and coordination on Chapter 61 properties. The Town Planner noted that she would be available for technical assistance on all CPA projects, as she has been working on housing and open space issues over the past decade. The Town Finance Director will handle bonding requirements and debt management. All investments of CPA funds will be done similarly as other town finances. The CPC will have no authority over specific CPA funds in these regards. The Town Manager noted that other town staff, including the Park and Recreation Director will also be helpful to the CPC on specific projects. The need for a recording secretary was discussed. Several town secretaries will be asked if they would like to assist the CPC with this task. Only

secretaries who already hold benefited positions will be asked. The CPC should also decide if more skilled staff will be needed to assist them.

A preliminary project list was discussed next. There are several projects that have already been brought forward to the Town which may become candidates for CPA funding.

- ♦ Cutting land – Owners have offered the purchase of development rights to the Town for approximately ½ the market value of the land (between \$4-\$5 million). An appraisal has recently been completed, and will be sent to the town with the written offer, including restrictions that are agreed to be the owner, and potential uses of the land by the Town.
- ♦ Dickson land – One buildable lot that is located adjacent to the Haynes Garrison site on Water Row, also abutting King Philip Woods. The owners have agreed to delay sale to a developer in order for the Town to have time to seriously consider its purchase, and have agreed to reduce the price of the land from \$475,000 to \$440,000. SVT is fundraising for a Purchase and Sale deposit of \$10,000, which will hold off sale of the property until September, 2003.
- ♦ Mahoney/Scott Property – If the Town prevails in Court, we will have the opportunity to purchase the land for \$1.3 million.
- ♦ Rail Trails – CSX line (from Framingham to Union Ave.), MBTA line (running east/west through Sudbury) and EOEA line (running north/south from the CSX line to Concord). Interim lease agreements are being considered on all these lines, but none are acceptable to the Town at this point.
- ♦ Chris Morely stated that a member of the school committee opined that there may be a need for another public school in the future.

It was noted that projects that are funded with CPA funds must be restricted to uses eligible under the Act. The Town may consider partial funding of projects with other sources if multiple, non-CPA uses are contemplated (example – purchasing a parcel of land for a future school and recreation fields. Only the recreation aspect can use CPA funds).

The next steps were developed for future meetings:

- ♦ Try to get a representative from the Town of Bedford in to talk to the CPC, hopefully sometime in August.
- ♦ Committee organization – chairs, sub-committees
- ♦ Budget preparation – typically town budgets are developed in the late fall
- ♦ Town Meeting preparation – articles from boards are due by December 31<sup>st</sup>.
- ♦ Public Hearing – a requirement of the CPA for the CPC to hold a public hearing on the community preservation needs of the Town.

There being no further business, the meeting was adjourned at approximately 9:15 pm.

Minutes taken by J. Kablack