

**Community Preservation Committee
Minutes
October 30, 2002
Goodnow Library**

Present: Mark Kablack, Sigrid Pickering, Carole Wolfe, Steve Swanger, Judy Sheldon, Kirsten Roopenian, Chris Morely, Sheila Stewart, Paul Griffin, Jody Kablack (Town Planner)

M. Kablack opened the meeting at 7:35 pm. The committee reviewed the minutes of Oct. 17, 2002 and approved them with minor corrections. The Spring CPC meeting schedule was confirmed.

CPA Proposals

M. Kablack described the protocol for conduct of the presentations. A public hearing style will be used, with the proponent making a brief presentation, questions from the CPC and then questions from the public.

Sudbury Housing Authority Proposal

J. Darcey, Chairman of the Sudbury Housing Authority (SHA) discussed their proposal to build 7 buildings containing 16 rental units of housing on scattered sites throughout town. The SHA currently has a waiting list for large units (3 bedrooms). They have several, but they are currently occupied by existing residents whose family size has decreased. These residents would be moved into smaller units constructed through this proposal. The units would be built in duplex or triplex buildings. J. Darcey discussed the percentage of affordable units in Sudbury and the fact that the town does not meet the state mandate of 10% affordable units. We currently have approximately 4% affordable units out of the total number of 5700 housing units, and need to increase the percentage to meet state mandate of 10%. The SHA is only set up for rental housing, so that is what they are proposing. They encourage other groups to propose other types of projects. They believe they can leverage almost 90% in state and/or federal funds for the entire project. They will use their award winning design used at Fairbank Circle, which blends in well with the neighborhood and is at a good scale.

M. Kablack noted that the SHA top 5 parcels would require vote of ATM to transfer parcels to SHA, as they are currently owned by the Town of Sudbury. He asked if all 7 buildings represented a critical mass for potential funding of proposal? J. Darcey answered no.

R. Tyler asked if housing could be built without SHA owning land, thereby not requiring vote of ATM? Question remained unanswered. It was stated that this is a different funding program from 1989 project. SHA will check into this.

K. Van Dijk, neighbor to Landham Road property, supported proposal and thought style reflected Sudbury's wishes for scale, locations and design.

M. Kablack requested the applicant to return to the CPC on Nov. 7th and discuss feedback they receive at their public meeting on Nov. 6th.

Sudbury Historical Society

Kirsten Van Dijk, member and Trustee, discussed proposal to install a park around the Indian grinding stone located on Green Hill Road, just outside the King Philip Historic District. Vision to create park is 50 years old. Deeded to SHS in 1958 by the Halls. Current vision not exactly as envisioned 50 years ago. More of an educational component to proposal now.

Requesting \$20,000. Details include survey of property, small parking area, steps up to grinding stone, granite bench, informational kiosk, and sign. Receiving bids right now. Other potential funding sources include Daughters of the American Revolution (\$500). Specifics of proposal discussed (see proposal).

S. Pickering – Is parcel owned by SHS? Yes. Size is approximately ½ acre.

S. Stewart asked about the mystery of the stone. Quandary is whether the “seat” is really a seat or a geological feature.

K. Roopenian asked if neighbors have been apprised of proposal. SHS will be conducting neighborhood meetings with abutters. Will there be any other maintenance requirements of the site which cannot be done by scouts (as envisioned)? DPW Director offered to pick up yard debris on side of the road once a year.

Further cost breakdown will be available for the Nov. 7th meeting.

C. Morely asked if the SHS has a list of sites that may need funding, and if so, is this the first priority? They don't really have a list of projects, but they know there are other potential projects.

Community Housing

Amy Lepak and Amy Galblum presented ideas for other community housing options, other than SHA rental housing. They support SHA proposal, and want to begin discussions on other options. Not part of any formal committee yet, but they both will be applying to new housing committee sponsored by Selectmen.. They are interested in homeownership options, particularly preservation of tear down homes. Other potential housing projects that they are thinking of include mixed use housing in commercial areas; homes with day care centers; combining any of these projects with “green type” projects which might be able to leverage other state or federal subsidies; multiple use of larger parcels – open space and affordable housing – is also desirable; rehab of underutilized commercial properties for apartments.

No formal proposal at this time. More ideas and hopefully real proposals will be submitted in the future.

One member of the public discussed the purchasing of development rights on tear down properties, so that ownership isn't necessary. Subsidy merely buys development rights.

Memorial Congregational Church

Brian Casey presented proposal. Located on Concord Road. Restoration of bell tower and steeple. 1889 construction. Poor shape. Clock and bells inside. Exposed to elements. Slides of structure shown. Victorian structure (not colonial). Church does not have enough money to replace in the indefinite future. Spent significant funds recently on ABA requirements, new septic system and other functional systems. They feel this project is eligible for CPA funds. Specific proposal components discussed. \$12,000 price tag based on verbal quote from contractor. Property listed in Sudbury's Historic Property Survey and has been recommended for listing in the national Register of Historic Places. They have not asked for support from Sudbury Historical Commission.

C. Wolfe – Have any outside funding sources been pursued? Believes this would be an interesting project for historical funding.

H. Cutler – Previous work on building received \$35,000 grant from Sudbury Foundation. Did not seek other “historical” grant funding.

K. Van Dijk – Proposal seems appropriate since other renovations directed to building and programs. This proposal is very much geared to character of neighborhood and public visibility.

C. Wolfe – Since this is a private property, would congregation agree to some type of restriction or mechanism to ensure continued preservation and maintenance of clock tower to validate use of public funds? This is a stated criteria for funding historic proposals. CPC suggested they look into permanent restriction of some type and provide information on on-going maintenance. Also suggested to contact Mass. Historical Commission.

S. Swanger – Any issue with public funding of religious properties?

H. Cutler stated that the Sudbury Unitarian Church received funding from Mass. Historical Commission for fire protection systems.

R. Tyler – Due to the minor nature of this funding request, CPC should reconsider requiring permanent restriction for this project. Scale should be considered.

Expect further quotes from contractors will be received prior to Nov. 7th meeting.

Hosmer House

John Fraize representing SHC. Proposal to fund protection, preservation, restoration of Hosmer House. Threatened resource due to lack of adequate funding for upkeep. Property is within the Town Center Historic District and is on the National and State Historic Registers. Also on the Sudbury Historic Properties Survey. Proposal requests \$51,600. Would include existing condition survey of the house (\$18,850), partial exterior rehab and restoration (no quote), art painting storage room climate control (no quote), upgrade of fire safety systems.

Town provides \$5,000 annual for maintenance of Hosmer House. This is used for routine maintenance associated with rental of the house (for revenue).

M. Kablack – Any handle on on-going maintenance of Hosmer House. Any capital program?

C. Wolfe – Those items will come out of the survey.

Other projects the SHC are thinking about is the restoration of the head stones in the Revolutionary War Cemetery in the town center, Town Center restoration, Hosmer House landscaping, Loring Parsonage restoration, military training field restoration, restoration of Heritage Park.

P. Fredrickson – Any plans for opening the house more often to the public? Staffing issue with this. They are trying to open the house more frequently. Need more volunteers.

S. Pickering – Does Hosmer House have any type of endowment? Yes, the EB Hosmer Trust Fund. Funds raised go into this fund. Expended by approval of the Selectmen. Small fund from Mass. Historical Commission for art restoration. Will be expended this year.

S. Pickering – What are rental rates? Very reasonable, but rates were doubled 2 years ago and haven't hindered rental.

Additional budget information of the SHC and quotes requested prior to Nov. 7th.

Community Housing, O'Brien Meadows

R. Tyler discussed proposal to convert 17 units in the Northwood development into low/mod housing units that qualify as affordable in the state programs. Project as currently approved does not meet zoning. Proposal is for legal fees associated with taking developer to court (some that will need to be reimbursed for previous expenditures), with the end result being the conversion of units through a comprehensive permit. Believes this can be accomplished if an environment is created that pushes developer in this direction.

M. Kablack asked what the funding request is for?

R. Tyler stated that full numbers not available, but it is for litigation costs to resolve issue in the courts (which are now being paid for by abutters).

M. Kablack though this may not be eligible under the CPA. Far from the goal of constructing community housing. May not result in housing being produced.

S. Pickering – very creative idea, but not sure CPA is source to accomplish this. May be more appropriate to request funds from ATM.

R. Tyler – Meets many specific and general CPC criteria.

M. Kablack – CPC could discuss this if he were at a point in the litigation where a negotiation in this vain were evident.

Mr. Tyler not spoken with SHA yet.

K. Van Dijk – What happens if court battle is lost? Money would be lost and units would not be produced.

A. Lepak – Concern for setting a precedent that developments that are not built to zoning can be salvaged with payments from the Town.

R. Tyler – Developer can still complete development, but would receive less profit.

No other proposals discussed.

Call backs for Nov. 7th Meeting

Sudbury Historical Society (Indian Grinding Stone) – quotes and neighbor concerns

Sudbury Historical Commission (Hosmer House) – quotes and budget

Memorial Congregations Church (Bell Tower)

Cutting – presentation by Planning Board

Funding Projections – request Maureen Valente to come to next meeting or submit memo. Has estimate changed? When will funds be available?

Next Meeting

Nov. 7th, Town Hall

Meeting adjourned at 10 pm.

Minutes taken by J. Kablack. Approved by CPC on 11/7/02.