

Present: Carole Wolfe, Steve Swanger, Kirsten Roopenian, Dick Bell,
Sigrid Pickering, Sheila Stewart, Mark Kablack, Paul Griffin, Jody Kablack
(Town Planner)

Town Meeting Presentation

G. Kiesewetter was not able to make the meeting. M. Kablack has talked with him about the mechanics of the presentation. George advocated for a single, integrated presentation by the CPC co-chairs for Article 31. It was his feeling that you will lose continuity if project proponents all give portions of the proposal. Suggested doing video footage of each individual project, filmed with project proponents.

It was decided that CPC would present article 31 in total, using visual aids prepared by G. Kiesewetter. If specific presentations by project proponents for Article 32A-C seem more logical, then that will be further discussed.

M. Kablack will set up a meeting with project proponents, the CPC co-chairs and G. Kiesewetter to feel out additional ideas.

Project proponents should also be ready with a back-up presentation in case of technical difficulties. Board representatives should make the boards aware of these discussions.

S. Pickering spoke with Town Moderator about an extension of time for the initial presentation. Only allowed 10 minutes per article. As Town Meeting nears, CPC should let him know how much time is necessary and he will ask the hall the night the articles come up.

Update on Finance Committee Meeting, 3/11

M. Kablack, S. Pickering and C. Morely attended. Gave an overview of what the CPC was trying to do within budget. Also discussed open space purchases over the past decade, and how each was bonded. Prices too high if not bonded. Town would never be able to purchase land if it is not bonded. The CPC is hopeful that the bonding component of the CPA does not discourage FinCom. FinCom declined to take a position on CPC articles, and will report at TM.

Sudbury Housing Authority Update

SHA has withdrawn its articles for property transfers. They would like to continue with the CPA funding as the article stands. They feel that rental housing is necessary in Sudbury. Afraid that once homeownership program begins, rental housing will not be as desirable, and funding will be lost. SHA has asked Selectmen to oppose transfer of Park & Rec parcels to Conservation. Also proposed a Site Selectmen Committee to review parcels of land. Site Selection Committee would have representation from a broader group of people than just the SHA.

C. Wolfe asked how the bonding of the article (\$320,000) is complicated by this revision. Seems to be so many questions, concerned that CPC will not be able to respond appropriately. M. Kablack stated that no bonding would occur until the funds are needed (after permit approvals, state funding, etc.). This is no different than the article as it was voted by the CPC.

Discussion continued on whether to fund this project this year at Town Meeting. Very conceptual. Not very different from any other concept plan, most of which were not funded. Also concerned that if it appears the CPC is unknowledgeable, it may jeopardize the Act. Advice at recent CPA conference said to make sure initial CPA projects are winners. M. Kablack opined that this is different. Project is identified in Long Range Housing Plan. SHA proposal was not infeasible, just needs more time and consensus building.

If funds are not used in 2 years, should revert back to be used by other Community Housing projects. CPC can show leadership by endorsing the funding article without specific sites.

Motion made and seconded:

To support the proposal for funding the article, as written, with the caveat that a specific time frame is indicated at which time sites must be identified and transferred to the SHA by 2004 ATM, and expended by 2006 ATM, or funds revert back to general unrestricted category once the 10% minimum has been allocated to community housing category.

VOTED 8-0 unanimous

Cutting

The CPC went into Executive Session to discuss land negotiations on the Cutting property.

After the Executive Session, the CPC resumed regular session.

Administrative Expenses

Do we need a 2nd opinion on what can be covered? J. Kablack will call Chris Saccardi. Need to be clear in TM presentation. Administrative funds can be kept on reserve. May not need every year.

CPA Conference Reports

S. Pickering, M. Kablack and C. Wolfe gave overview of what they learned.

- List of state-wide approved projects distributed.
- List of pending projects distributed.
- Steve Burrington from Executive Office of Commonwealth Development – smart growth is favored, built and natural environment need to be linked, want to double affordable housing production.

- Bedford CPC – planning process not well defined. They are loan officers, not project managers. TM explanations critical, but need to do consensus building and PR before TM.
- Newton CPC – Loan officer approach. Spending predominantly on housing. Amendments proposed at state level to CPA (property purchases cannot exceed over 25% of assessed valuation, cities only). About 20 challenges to state match this year. Expect continued attacks.
- Amherst CPC – Small amount of CPA money. Working on housing issues.
- Amendment in legislature to allow capital improvements to land/buildings that were not purchased with CPA funds.
- Historic Preservation restrictions – who would draft (Town Counsel or outside counsel)? Who will hold (Sudbury Historical Commission)?
- When private projects are funded, CPC becomes more of a project manager. Do not give over full amount of grant to proponent. CPC pay bills directly.
- CR on open space purchases cannot be held by the Town. Merger provisions if a town owns property and also holds a restriction on the same property. Entities identified – Trust for Public Lands, SVT. This will come into play with Dickson.
- Self-Help funds still available for CPA projects. APR program through Food and Agriculture also has funds. Different programs. Self-Help is reimbursement; APR is not.
- Community Preservation Coalition may develop multiple-use restriction.
- Restriction held by SVT also requires a stewardship fee since enforcement is up to them.

The CPC is interested in receiving monthly spreadsheets from Town Accountant on all CPA funds. Interest on unpaid taxes accrues on CPA surcharge, and should be credited into CPA fund. The Town Planner will attempt to get these from the Town Accountant.

Minutes

The CPC minutes for 2/26/03 were approved. Minutes of 12/9/02, 1/29/03 and 2/12/03 were previously approved and reaffirmed.

The next meeting was confirmed for Thursday, March 27th, 7:30 pm at Town Hall.

The meeting adjourned at 10:00 p.m.