

Community Preservation Committee
Minutes
Wednesday, December 15, 2004
Town Hall

Members Present: Mark Kablack, Tara Reed, Carole Wolfe, Steve Swanger, Dick Bell, Peter Glass, John Drobinski, Chris Morely, Sheila Stewart

The meeting was called to order at 7:38 p.m.

Public Forum

Mark Kablack, Chairman, welcomed everyone to the third annual Community Preservation Public Forum to review the proposals that were submitted for the FY06 Town Meeting. He noted that the forum is being aired live by Comcast for the residents unable to attend this forum. The members introduced themselves to the audience. The Chairman further explained that the presentations being made this evening were for projects that have been reviewed by the CPC and that all proposals meet the objectives of the Community Preservation Act.

COMMUNITY HOUSING
Housing Authority Extension

John Darcy and Joann Howe, Executive Director of the Housing Authority, presented their request for an extension to the grant awarded to the Housing Authority in FY03 for affordable housing units. The appropriation was for \$320,000 to acquire up to 16 units of housing. The Housing Authority was unable to find suitable locations to build the units within the time frame of that warrant article. They currently have three sites identified and hope to build three to five houses which will provide six to ten rental units. They are, therefore, requesting an extension of one year to obtain permitting and financial approvals to construct these units.

Housing Committee Request for Housing

On behalf of the Housing Committee, Jody Kablack presented their request for \$500,000 to purchase up to five rental units of affordable housing. She explained that the Town of Sudbury currently has 214 units of affordable housing but needs 340 units to fulfill state requirements. The goal of the Housing Committee is to add two to eight units each year for the next five years.

She further explained that the town has currently received two applications for Comprehensive Permits to build up to 56 housing units. Of these units, 25% must be affordable units and the Housing Committee feels that this is an opportunity for the town to acquire housing.

In addition to purchasing units under construction, the Housing Committee's proposal includes the option to purchase lower priced properties that may come on the market. The funds need to be available so that the town will be able to negotiate with contractors as soon as projects are approved or lower priced properties are listed for sale.

Mark Kablack clarified that this request was not just for Comprehensive Permit units but also for individual properties that may become available for purchase. He also noted that there should be restrictions on these funds which would require a commitment from the developer within two years and construction within three years. In addition, any funds not used within this time frame would come back to the CPC for other projects.

Richard Williamson, 21 Pendleton Road, asked what would prevent a potential buyer of the affordable units from selling that property at a higher price.

Jody responded that there are restrictions on affordable units that prevent them from being resold at the higher market value.

RECREATION

Rail Trail Conversion Study

On behalf of the Town Manager, Debbie Dineen presented the request for \$25,000 for the Rail Trail Feasibility Study for the Penn Rail Trail which runs north to south through Sudbury. She explained that the development of this trail has been discussed since 1985 and that this feasibility study will allow the town to review the existing conditions of the trail. A feasibility study is required by each town on the trail and that the study for the northern portion of the trail is completed and those towns are going out to bid for construction. The town of Acton has completed its study and Concord has just contracted for its feasibility study. She added that the completion of this feasibility study will allow the town to request state and federal funding for the development of the trail. A Rail Trail Committee has been formed to review data from the feasibility study and to ensure that the town's vision for this trail will be met.

Richard Williamson, 21 Pendleton Road and a member of the Rail Trail Committee, spoke in favor of this proposal and added that this feasibility study will provide information that the town needs to proceed and will allow for additional funding from other sources.

Colin Anderson, 63 Wake Robbin Road, said that he has been waiting 20 years for this trail and that further delay of this study could affect funding. He also spoke in favor of this proposal.

Debbie Dineen also noted that other communities may also be affected if Sudbury does not complete their study.

Davis Field Feasibility Study

The Chairman noted that this proposal has been revised from its original request to design and construct fields to a request for design only.

Bill Seymour, Gale Associates, presented this proposal for the design study for Davis Field on behalf of the Park and Recreation Department. He noted that Gale Associates is the author of the Town's Master Plan for athletic fields which concludes that the town needs three to four additional rectangular fields. Pictures taken of Davis Field showed conditions at the field that need correcting and that they believe that Davis Field is currently the best opportunity for the town to create fields.

Dennis Mannone, Park and Recreation Director, stated that one of the major problems with Davis Field is in the spring time. The field is not usable until late spring due to drainage problems.

Gale Associates estimated that construction of the two rectangular synthetic turf fields would cost \$2.2 million. He provided a breakdown of the study components which included wetland delineation, property line survey, geotechnical investigation, schematic design, design development, permitting, bid period services, miscellaneous expenses and construction period services totaling \$86,000. He noted that at the end of the study period, the design and permitting would be complete and the project would be ready for construction.

Mark Kablack noted that during the previous hearings, the Community Preservation Committee has stated that they would like to see contributions made from other user groups for the development of this field.

Mr. Seymour responded that the Design and Permitting phase would allow Park and Recreation the opportunity to solicit funds from other groups. Dennis Mannone noted that the concession stand facility would be constructed separately and he hoped would be supported by other groups.

Tara Reed questioned why the \$25,000 construction service fee was included in the design study. Mr. Seymour agreed that it could be removed as it relates to construction rather than design.

Richard Bell asked about the timeline for this project.

Mr. Seymour responded that if Town Meeting approved the funds, the designer would plan through the summer. The permitting would start in August and if successful, would be put out to bid in early fall. He anticipates that a construction cost would be available in October.

Richard Williamson, 21 Pendleton Road, asked if having two rectangular fields would restrict the usage of the fields. Dennis Mannone responded that the two rectangular fields would actually increase the field usage by allowing him to schedule practice times so that multiple teams can use the same field by practicing perpendicular to the field orientation.

Ms. Brown, Spring Pond Road, inquired as to the life of the turf. Mr. Seymour stated that the turf life was unknown at this time as the synthetic turf has only been in existence for six years. The turf has an eight year warranty, however, lab testing results indicate that up to twelve to fourteen years of wear and tear are expected.

Jennifer Pinkus, Blueberry Hill Lane, asked why Davis Field was selected and not Curtis Field. Mr. Seymour responded that Curtis Field is currently the most important facility at this time and would not be able to be taken offline for reconstruction. Dennis Mannone added that work is currently scheduled for Curtis this fall and that by developing Davis Field, it will reduce the demand for Curtis Field.

Mark Kablack asked if there were any plans for lighting at Davis Field. Dennis Mannone responded that lighting was not part of this plan, and in the event lights were desired, it would be addressed at another time. Paul Griffin, Chairman of the Park and Recreation Commission, stated that portable lights are currently used for Pop Warner games.

(Chris Morely left the meeting at 8:45 p.m.)

Willis Pond Dock

Dennis Mannone, Director of Park and Recreation, showed a slide presentation of the current dock at Willis Pond and noted that the Park and Recreation Commission was requesting \$6,000 for a replacement dock. He stated that the Town's Highway Department will put the dock into the water each season and remove the dock for storage over the winter months.

John Drobinski noted that the Board of Selectmen has authorized the permit for this dock.

Willis Pond Study

Dennis Mannone, Director of Park and Recreation, continued his slide presentation of Willis Pond by showing some of the conditions that are occurring at the pond and explaining why they are requesting \$20,000 for a feasibility study. The slide presentation showed the invasive weed growth at the pond. He stated that the study will provide an analysis of the conditions and options for preservation, and information on obtaining permits for correction, if needed.

Mark Kablack inquired as to the Conservation Commission's support of these two projects. Debbie Dineen, Conservation Coordinator, stated that the Park and Recreation Commission met with Conservation and that the projects were unanimously supported.

She did note that the scope of the study must include all of the issues including septic. Peter Glass noted that the study figure did not include private septic issues and if that were needed, additional support from outside groups may be required.

OPEN SPACE PRESERVATION

Libby Property

Debbie Dineen, Conservation Commission Coordinator, presented the request for funds to purchase 30 acres of land on Water Row currently owned by Ronald Libby. She explained that the Town was asked to make an offer on this property and that the town is evaluating this property to determine it's value. She further explained that the owner is proposing that the town purchase a portion of his back property at this time. The soil testing is completed and the Engineering Department has laid out eight lots including the original house with a common driveway to access the back area. The appraiser is working off of a concept plan from the Engineering Department to determine the value of the eight lots. The Town Manager will then use this data to negotiate a cost with the owner for the purchase of the back portion of his property.

Mark Kablack stated that a value would be needed for the Warrant Article before December 30 and that this Committee is not scheduled to meet before then.

He also noted that this Committee had previously agreed to the following issues:

- 1) To purchase the whole property if possible and allow the owner to live there, if necessary under a use and occupancy agreement.
- 2) If the purchase is to be phased, then the back land should be discounted because it would be the hardest and most costly to develop
- 3) If the purchase is to be phased, the Town should have an agreed upon formula with Mr. Libby for calculating the value of the remainder of the land.

Debbie stated that no negotiations can begin until the appraisal figure is obtained, but that Mr. Libby is willing to discuss options.

Jennifer Pinkus, Blueberry Hill Lane, stated that she felt the Town was rushing this purchase and why not wait until next year. Debbie responded that the Town is responding to the property owner's offer and is trying to obtain as much information as possible.

Mark Kablack noted that this was a unique opportunity for the Town and that he would like to encourage other property owners to do the same. He hoped that this will serve as a model for future acquisitions.

Debbie also noted that she would like to thank the abutters, Gan and Holly Leons, for offering access from their property onto the Libby property during this past month.

HISTORIC PRESERVATION

Hosmer House Restoration

Jim Hill, Historic Commission representative, presented its proposal for \$198,900 to complete Phase I of the Hosmer House restoration. He noted that Phase I addresses the most urgent structural and safety conditions that were outlined in the Preservation Plan that was completed last year. He also noted that he spoke with Brad Duffin, from Raytheon, regarding the planning upgrades for the electrical system and that Mr. Duffin may have electricians who are willing to volunteer their time for this project. Mr. Hill also noted that much of the work done at the Hosmer House is from volunteers.

Mark Kablack commended the Historic Commission on their efforts and thanked them for hosting the recent Holiday Open House. He also commented that it was nice to see the Historic Commission pursuing contacts from the business community to help support this effort.

Historic Survey

Jim Hill, Historic Commission representative, presented its request for \$9,800 for Phase II of the survey for historic properties in the town. The goal of the commission is to identify historic assets and noted that Phase I has been published and is available for viewing at the Library. The Historic Commission also hopes to have all of the properties identified to be listed on the website for viewing. The funds requested will provide for a consultant to conduct training sessions with volunteers for data collection for the additional properties needing to be surveyed.

The Public Forum concluded at 9:30 p.m. A brief recess was called at that time. The Meeting reconvened at 9:35 p.m.

Review of Budget

The Committee reviewed the financial spreadsheet prepared by Tara Reed. The spreadsheet will assist the Committee in tracking available funds and the status of committed projects. Each section was discussed to fine tune the spreadsheet as a tool for tracking the revenue, approved projects, administrative expense, debt service, and future proposals.

Mark noted that he would like to identify projects that are approved for funding, but funds have not actually been distributed or expended, so that this money would stay within the CPC's accounting and control.

It was noted that up to 5% of the revenue can be spent on administrative costs. It was the consensus of the committee to increase this figure to allow for additional consulting services on the proposed projects.

A motion was made by Dick Bell, seconded by Steve Swanger, to increase the Administrative Funds to \$60,000.

Vote 8-0 Unanimous (Chris Morely absent)

CPC Recommendations and Warrant Article Preparation

A motion was made by Mark Kablack to make the recommendations as agreed upon at the December 1, 2004 meeting for the proposals, excluding the Libby Property, and with an amendment to the Davis Field Design proposal for funding not to exceed \$60,250, by eliminating the construction review line item of \$25,000. In addition, the Willis Pond Study scope of services to be developed in consultation with the Conservation Commission and the Town Manager.

Vote 8-0 Unanimous (Chris Morely absent)

The Committee discussed the warrant article for the Libby proposal. It was agreed that a place holder amount would be needed for the warrant until a figure is received. Concern was raised as to the amount of debt service the committee felt they could commit for this project at this time. The Committee discussed its concern about committing to long term debt obligations beyond current projected funding sources.

Dick Bell noted that this is a very important parcel of land and that it may warrant sacrifice to obtain it.

Tara stated her concern about over committing on debt service. Steve Swanger also noted his concern that all funds not be committed to open space and that housing needs are also a priority.

(Chris Morely returned to the meeting at 10:30 p.m.)

Mark Kablack, made a motion, that the CPC maintain a place holder article for the warrant, with additional debate in January, to support funding the Libby acquisition in an amount not exceed \$500,000 in debt service for FY06, allowing for a bond issuance not to exceed at 20 year term. Chris Morely seconded the motion.

John Drobinski stated that the committee would need to make sure that the motion does not deplete the remaining CPC revenue for other projects.

Vote 9-0 Unanimous

Minutes of the December 1, 2004 Meeting

A motion was made by Chris Morely, seconded by Steve Swanger, to accept the minutes as submitted.

Vote 7-0 Unanimous (John Drobinski and Tara Reed abstained)

Mark Kablack informed the committee that the Warrant Articles would need to be signed by each member of the committee before January 3. The warrant articles will be available at the Town Manager's office.

The meeting adjourned at 10:35 p.m.