

Community Preservation Committee
Minutes
Wednesday, November 3, 2004
Town Hall

Members Present: Mark Kablack, Tara Reed, Carole Wolfe, John Drobinski, Steve Swanger, Dick Bell, Peter Glass, Sheila Stewart, Chris Morely (7:40 p.m.)

The meeting was called to order at 7:30 p.m.

FY05 Proposal Presentations

Presentations were made by the proponents for several of the proposals that were accepted at the October 20, 2004 meeting for FY05 CPA Funds.

Rail-Trail Conversion Study

Maureen Valente, Town Manager, presented the proposal request for \$25,000 to conduct a feasibility study for a rail trail conversion of the EOTC rail line which runs north to south, from Lowell through Sudbury. The \$25,000 is based on the cost of feasibility studies conducted in the other towns on the line.

The communities in Phase I (Lowell, Chelmsford, and Westford) have completed their studies and their permitting process and will go out to bid for construction. The Phase II communities (Westford, Carlisle, Acton, Concord and Sudbury to Union Ave) have started work on their feasibility studies. The Town of Sudbury has been looking at this project since the 1980's and needs to start addressing some of the engineering and environmental issues along the track.

Questions were raised concerning whether the rail trail must be consistent through all of the towns or could parts of the trail be unpaved. The Town Manager responded that each town will have a preference as to whether the trail is paved or unpaved. The purpose of the study is to identify issues specific to Sudbury. The town is under no obligation to continue beyond the feasibility study.

Debbie Dineen, Conservation Commission representative, noted concerns that potential contamination could be a problem due to the trapezoidal shape of the track and that the track crosses many wetland areas. She also noted that the shape of the track may need to be cut down in some areas, which might impact vegetation or may disturb possible chemical residues.

A Rail Trail Conversion Advisory Committee (RTCAC) will be formed to identify and answers questions raised from this feasibility study. The thirteen-member committee will

be made up from a mix of interested residents and town employees. The RTCAC will use the funds to work with consultants to help lay out environmental issues and concerns.

Carole Wolfe asked when the Environmental Impact Study would take place. Debbie Dineen responded that if the town completed the feasibility study, any environmental issues raised during the study would then be addressed during the design phase.

Tara Reed asked if funding was available for additional engineering studies or construction only. The Town Manager responded that there may be other sources of funding if the town does not meet certain standards. She noted that some towns received funding for portions of trails that were not designed to the 12' standards. Consultants would have to look at each town to see how they addressed additional funding issues.

Mark Kablack suggested that the project name be changed from "Bike Trail" to "Rail Trail Conversion".

The chairman noted that there will be a Public Forum scheduled for December 15, 2004, proponents are requested to reserve that time on their calendars for further presentation at the request of the Committee.

Housing Authority Extension

John Darcey presented the Housing Authority's request for an extension of the \$320,000 previously approved at the 2003 Town Meeting. This request is for the CPA to extend the two year allotment of time to April, 2006 in order for the Housing Authority to secure sites for construction of housing units. The funding was approved for up to 16 housing units but the sites identified were not accepted at Town Meeting. Currently, the Housing Authority is looking to develop housing units on their property on Landham Road and Colonial Road. They are also waiting to hear from the Selectmen on the status of property on Hudson Road. These three sites will enable them to build enough units to make this project feasible.

The wording of the Article was reviewed by Town Counsel and determined that the money that was voted at the April 2003 Town Meeting can be used for the three sites noted above if all permitting and additional financing are in place prior to April 8, 2005. John Dobrinski noted that the current motion will expire if the permitting is not in place by April 8, 2005. The Housing Authority must request this extension at Town Meeting before the prior Town Meeting vote expires.

Mark Kablack noted his concern for continuing to allocate funds to the Housing Authority for projects that do not seem tangible. John Darcey responded that Landham and Colonial sites will be sufficient to start the project and that they are hopeful that Hudson Road site will also become available.

Tara asked their confidence level that they are can be in the ground by 2006. Mr. Darcey replied that in order to be “in the ground” they will need to have the site plans, comprehensive permit and funding in place. He felt that with this extension, they would be able to meet that date.

John Dobrinski suggested that the Housing Authority request an early spot on the Town Meeting Agenda so that an extension request can be made prior to the expiration of the motion made at the 2003 Town Meeting. That motion will expire April 8, 2005.

The chairman noted that there will be a Public Forum scheduled for December 15, 2004, proponents are requested to reserve that time on their calendars for further presentation at the request of the Committee.

Hosmer House Restoration

Jim Hill met with the Committee to review the Historic Commission’s request for \$198,900 to start restoration work on the Hosmer House. The report recommended the restoration take place in three phases. Phase 1 of the restoration would include structural and safety items that were identified in the report to include: repairing the stone foundation; restabilizing of the frames around the doorways; electrical work to be brought up to code; replacement of the temporary posts to secure the ballroom.

Estimates were received for the approximate value of the restoration work, however, actual contracts for this work will be put out to bid.

In addition to the Phase 1 costs, Phase 2 costs are estimated at 195,000 and Phase 3 costs are estimated at 225,000. Each of the three phases have specific items and do not require commitment to all three phases. Work identified in each of the phases can stand alone and can be funded at separate times. After the Phase 1 structural issues are completed, Phase 2 of the restoration will allow the building to be more marketable and will address accessibility issues.

Steve Swanger asked if there were any other funding sources for phase 2 and 3. At this time, there are not, however, the Historic Commission will investigate other sources such as Sudbury Foundation, private corporations, and grants.

Tara Reed wanted to know how this building will be used after the Phase 1 restoration is complete. It was noted that the building is used for town functions, town holiday parties, artwork displays, school and scout groups. The building is also used by the garden club and other civic groups. With the upgrade in electrical wiring, the building will be available for more functions.

It was suggested that a program be developed for potential marketing opportunities for this building which would increase the rental opportunities. Rental income for this property would help to offset the restoration costs.

The chairman noted that there will be a Public Forum scheduled for December 15, 2004, proponents are requested to reserve that time on their calendars for further presentation at the request of the Committee.

Historic Property Survey

Jim Hill presented the Historic Commission's request for funds to complete Phase II of the historic property survey that was started in 1996. Phase II requests \$9,800 to hire a Preservation Consultant to complete the inventory forms and to oversee and train volunteers in their efforts to photograph and document individual properties and possibly neighborhoods. Documenting these properties will help to increase the awareness of the Town's historic assets.

The chairman noted that there will be a Public Forum scheduled for December 15, 2004, proponents are requested to reserve that time on their calendars for further presentation at the request of the Committee.

Willis Dock

Peter Glass, representing the Recreation Commission, presented the Commission with their request for \$6,000 to purchase a new aluminum dock that would replace an existing wood dock at Willis Pond. A slide show presentation was used to show the condition of the existing dock and the proposed new dock.

He informed the members that the Recreation Commission had looked into other sources of funding for this project. He noted that informal inquiries were made of Massachusetts Fisheries and Wildlife because Willis Pond is designated as a "great pond". As a great pond, the general public currently has access to the pond so no increase is expected as a result of the new dock.. Parking and accessibility to the pond would have to be addressed. The Sailing Team at Lincoln Sudbury Regional High School showed an interest in using the pond for their practices but have since found another location for their team.

It was noted that Lakeshore Drive which runs along the pond is owned by the Town but the land under the pond is owned by the state. The sloped land leading into the pond is owned by the Town and this space could be used for parking of no more than 6 cars.

The issues of liability to the town and vandalism were raised by Sheila Stewart.

John Dobrinski stated that the Board of Selectmen issued a permit for the dock last year and that because this dock is a replacement of an existing dock, it is covered under the Town's insurance. He also noted that the neighborhood issues raised in the past have been resolved and that with Park and Recreation's involvement in this project, they feel it will help to control the use of this area.

Peter Glass also informed the Commission that the Director of Public Works has agreed to launch the dock each spring and remove it in the fall. As this dock is on wheels, concern was raised about finding ways to secure the dock once it has been placed in the water.

The funds requested in this proposal are for the purchase of a 40' dock. The permit issued by the Selectmen was for a 32' dock. An additional 8' is being requested to increase accessibility to the water.

The chairman noted that there will be a Public Forum scheduled for December 15, 2004, proponents are requested to reserve that time on their calendars for further presentation at the request of the Committee.

Willis Pond Study

Peter Glass, representing the Recreation Commission, presented a slide show presentation of Willis Pond. He pointed out areas of vegetation and weed growth which he believes are encroaching on the shoreline. The Recreation Commission is requesting \$20,000 for an environmental study and evaluation of Willis Pond. The study will provide data to help create a watershed management plan and will also help to identify if the weed growth is natural or being caused by outside sources.

Chris Morely asked if the Conservation Commission was in support of the scope of this study. If they are, it would be beneficial to have their endorsement.

Several questions were raised regarding other historical studies of the pond that may have already been completed. John Dobrinski noted that he believed the Corp of Engineers had done a study within the last 5 years and that data from this study may be available at the local libraries. Another source of information may be the Assabet Fish and Wildlife from their studies in connection with the Ft. Devens Superfunds.

Mark Kablack requested that Peter research to see if there are reports or data from past studies before presenting this request at the public forum scheduled for December 15.

The chairman noted that there will be a Public Forum scheduled for December 15, 2004, proponents are requested to reserve that time on their calendars for further presentation at the request of the Committee.

Status on Financial Report

Tara Reed handed out a spreadsheet of a Draft Budget Forecast that was developed to track CPA funds, projected revenues, potential projects seeking funding and actual expenditures. In a separate spreadsheet, the Administrative Account was also reviewed for any new activity.

Minutes of the October 6, 2004 and October 20, 2004 Meetings

The minutes from the October 6 meeting were reviewed. A motion was made by John Dobrinski, seconded by Chris Morely, to accept the minutes.

Vote 8-0-1 (John Dobrinski abstained)

The October 20, 2004 meeting minutes were reviewed and accepted on a motion by Dick Bell, seconded by Steve Swanger.

Vote 9-0 Unanimous

Meeting adjourned at 10:00 p.m.