

Community Preservation Committee
Minutes
Wednesday, October 20, 2004
Town Hall

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

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

The Committee received ten proposals for FY05 CPC funds. Each proposal was reviewed to determine if it met the criteria established in the guidelines or if additional information would be required at the presentation. The following is a list of the proposals reviewed:

1. Acquisition of Libby Land sponsored by the Conservation Commission: The Conservation Commission has not yet determined the amount needed for the funding for this land acquisition, but will be forwarding additional information as soon as possible. The Committee discussed the need for a visual presentation describing the location of the Libby parcel relative to other open space parcels. Tara Reed referenced the map provided by the trails proposal. Information along this line, together with information as to how the land will be controlled (fee rights or restriction rights) will need to be clarified. (See New Business)
2. Dock Proposal sponsored by Park and Recreation : After reviewing this proposal to purchase a dock for Willis Pond, the Committee would like the following questions addressed at the time of the presentation: Who will be responsible for maintaining the dock; storing the dock; and launching and removing the dock each season. There was also discussion regarding the need for Board of Selectmen input given past neighborhood concerns for traffic, garbage and night-time activities.
3. Willis Pond Environmental Study and Evaluation sponsored by Park and Recreation: After reviewing this application, Chris Morely noted that he would like to see support from the Conservation Commission and the Board of Selectmen to be sure that they are also in support of this type of study. Sheila Stewart raised specific questions as to the study components and the end result.
4. Davis Field sponsored by Park and Recreation: This proposal is to enlarge the recreation area to include fields, parking lot, snack bar and bathroom facilities. The major concern regarding this proposal is impact on ground water and adjacent wetland resources. Conservation has been working with Recreation and Gail

Associates on this project. The Committee requested additional information as to the scope of the project, including plans, whether the Conservation Commission was completely on board, and more specific information regarding the estimated project costs.

5. Bike Trail Study sponsored by the Town Manager: This proposal requests funding for an engineering assessment study for the Bruce Freeman Memorial

This proposals is to evaluate existing site conditions and to develop a bike path proposal and an implementation plan. Most of the questions raised by the Committee were in regard to how the environmental issues would be conducted and what role the new trails committee would have. Also, there were questions as to the back up data for the \$25,000 study fee.

6. Goodnow Griswald & Hut-Abijah-Powers Preservation Project submitted by Thomas Heller: This is the only private application that was received. It was noted that this project was briefly discussed last year but it was lacking information to proceed at that time. It was suggested that Mr. Heller meet with other town boards to further discuss his proposal. Carole Wolfe of the Historic Commission noted that Mr. Heller met with her committee at some point in the past at which time several questions were raised but not answered. Mr. Heller did not attend any additional meetings with the Historic Commission to provide answers to their questions.

The Committee further discussed whether or not this application met the criteria of the Guidelines and determined that there was insufficient information in the proposal to proceed with a hearing. The Committee noted in particular that public support for a private proposal is crucial, given that the Committee is administering public funds. This application was lacking support of related interest committees such as the Historic Commission.

A motion was made by Chris Morely, seconded by Steve Swanger, to reject this application for the following reasons: the application is for private enrichment rather than a benefit to the community; there is insufficient information contained in the application; and the proposal does not have the endorsement of any of the town boards.

Vote 9-0 (Unanimous)

7. Historic Property Survey sponsored by the Historic Commission: This proposal is for Phase II of a survey that was first started in 1996 in which 156 buildings were identified and evaluated as to their historic relevance. This request is to continue identifying properties in Sudbury and is the second phase of a four-phase project.

8. Hosmer House Restoration sponsored by the Historic Commission: This request is for funding to implement recommendations made from a study that was previously done, using CPC funds, to identify structural and safety conditions at the Hosmer House.

9. Community Housing 40 Units sponsored by the Town Manager and Board of Selectmen: A proposal by the Town Manager is being presented to address future needs and to provide affordable housing units in the Town. Questions were raised by the Committee regarding the lack of specificity in the proposal. The Committee anticipates that the proposal is made in anticipation of the St. Anselm's site. More detail will be required at the time of presentation. The Committee wanted to consider, for example, why the application did not target a smaller number of units over a multiple year plan.

10. Community Housing Extension Request submitted by the Housing Authority: This request is to extend the terms of the CPA funds that were previously awarded at Town Meeting. Steve Swanger to check with Town Counsel on the wording of the article.

The schedule for the public hearings on the above proposals will be November 3, 2004 and November 11, 2004 at 7:30 P.M. at the Lower Town Hall as follows:

November 3, 2004

Willis Pond Dock
Willis Pond Study
Bike Trail Study
Historic Property Survey
Hosmer House Restoration
Community Housing Extension

November 11, 2004

Libby Land Acquisition
Davis Field
Community Housing Proposal

New Business

Request for Administrative Funds for Libby Land

Debbie Dineen, Conservation Commission representative, requested the Committee authorize \$15,000 from the Community Preservation Administrative Fund to conduct soil testing and to appraise a 30 acre parcel of land being offered to the town. The

Libby land has been designated as a high priority in the Open Space and Recreation Plan as well as in the Land Use Priorities Committee Report. In order for the town to make an offer to purchase this land from Mr. Libby, the property needs to be appraised for its fair market value, which will include an appraisal as well as soil test analysis to determine lot yield.. The \$15,000 would include \$7,500 for soil test and \$7,500 for an appraisal or preliminary feasibility study.

A motion was made by Chris Morely to approve up to \$15,000 for expenditure for soil testing and an appraisal of the Libby property, second by Mark Kablack, contingent upon execution of an enforceable option agreement on the Libby property, drafted by Town Manager and/or Town Counsel in order to protect the Town's interest in the property. All invoices for expenditures under this vote shall be distributed through Kathy Plante.

Vote 9-0 (Unanimous)

Tax Title Properties

Debbie Dineen informed the Committee that she has been researching tax title properties to see if there are any properties or parcels on the list that may be suitable for Conservation Commission, Housing Authority, etc. She noted that there are many properties on the list and that some of the properties are vacant, unbuildable lots, or do not meet zoning requirements. A lot of research would be needed to identify if any of these parcels would be of interest to other town committees, but feels that it is a worthwhile project to pursue. She will continue with this research to gather more information for future discussion.

The Committee encouraged Ms. Dineen to explore the options of pursuing tax title parcels. Mark Kablack noted two concerns: (i) the properties will need to be identified as worthy of CPC funding (i.e. open space, housing, recreation); and (ii) the Town will need to commit to the relevant CPC use in the event the tax title properties are foreclosed upon.

Meeting adjourned at 9:00 p.m.