

Community Preservation Committee
Minutes
Wednesday, November 2, 2005
Town Hall

Members Present: Chris Morely, Mark Kablack, John Drobinski, Carole Wolfe, Sheila Stewart, Alan Jefts, Kelley Cronin

Not Present: Tara Reed, Richard Bell

The meeting was called to order at 7:35 p.m.

The following project presentations were made before the Community Preservation Committee.

Walkways

Maureen Valente, Town Manager, and Jody Kablack, Town Planner met with the Committee to discuss their request for \$100,000 for the construction of walkways throughout the town. Maureen explained that every year the town requests funds for walkways through the Capital budget, but because Capital funds are limited, walkways are considered a low priority. Therefore, the Town would like to apply for CPA funds every other year. These funds would be in addition to funds that are received through developers and bonding.

The list of new walkways being considered for development is noted on page 4 of the application. The list is not prioritized because each section of walkway must be reviewed to determine the number of easement restrictions affecting each section of land

Carole Wolfe questioned whether the Town is able to maintain the current walkways that are in need of repair. The Town Manager responded that in addition to the construction of new walkways, repairs are made annually by the Town as determined by the Town Engineer. She also noted that repairs made to the walkways are much less expensive because they do not involve public hearings or easements. The cost for construction of new walkways is estimated at \$33/linear foot.

Jody Kablack noted that the construction of the Willis Road walkway is under way and should be completed by 2006. The public hearings for tree removals and easements delayed this project. All of the funds that were appropriated for this project will be spent.

Mark Kablack questioned whether or not the Park and Recreation Commission were in favor of this request. It was noted that a meeting has been scheduled for November, 15, 2005 to gain their support of this proposal.

The Town Manager and the Town Planner were advised that this proposal would be presented at the public hearing scheduled for November 30 at 7:30 p.m. At that time a 15-minute presentation will be made to the public.

Mahoney/Melone Feasibility Study

The Town Manager and the Town Planner met with the Committee to discuss their request for \$50,000 to complete a feasibility study for the Mahoney and Melone land. The study will determine if the parcels are suitable for recreation or affordable housing by completing a survey of the land, examining any wetland issues and soliciting comments from town boards. After that is completed, the uses and design plans for the properties would then be developed.

Jody Kablack stated that the figures requested for this study were verified by Schofield Engineering. She noted that the Town already has a lot of data available on these two properties. Therefore, the topography or wetland delineation would not be needed on both parcels.

In addition to the two sites mentioned, Chris Morely also suggested that the Town study the property behind Ti-Sales to see if that land could be used for housing or recreation.

The Committee raised concern about providing funds to study land that may not be used for CPA approved projects. Jody suggested that the study be stopped if the preliminary results indicate that the land is not suitable for CPA projects.

The Committee requested that prior to the public hearing on November 30, they would like to have recommendations from the Park and Recreation Commission, the Housing Authority and the Board of Selectmen for this study.

Housing Authority Request for the Purchase of Affordable Condo Units

Beth Rust, Sudbury Housing Authority met with the Committee to discuss their request for \$360,000 to purchase six units of new condominium housing. These units will be purchased by the Sudbury Housing Authority for the purpose of providing rental units to residents. They believe the timing for this request is right because there are at least two projects in development before the Town.

It was recommended that the Sudbury Housing Authority meet with the Zoning Board of Appeals to be included in the negotiation process for these 40-B development units. In addition, the Housing Authority will meet with the Community Housing Committee to request their support of this proposal, as well as the Board of Selectmen and the Finance Committee.

The Sudbury Housing Authority was informed that this project would be discussed at the Public Hearing scheduled for November 30.

Wayside Inn Site Study/Implementation Plan

Fred Ballaou, member of the Wayside Inn Trustees, and Cindy Hall Koure, Wayside Inn Consultant, met with the Committee to explain their request for \$85,720 for historic land preservation at the Wayside Inn. Ms. Koure gave a brief history from 1944-1960 on how this property went from a private to a non-profit status. She explained that during that time, the Ford Foundation transitioned ownership over to a local board. Each year the Ford Foundation contributed less money to the property with their last financial contribution made in 1960. The Wayside Inn operates solely on the profits made from the Inn itself which is over seen by the Local Board of Trustees.

She noted that the Board of Trustees felt the time had come to address the deferred property maintenance. With support from the Sudbury Valley Trustees, a Master Plan was developed for the 125 acres of pastoral land. The plan addresses the need for a site survey, landscape plans, signage for trails and making the roadways safe for the pedestrian traffic.

The Trustees believe that they need to have an implementation plan in place prior to seeking private funding sources. They are also seeking local funds before going before other agencies in their fund raising efforts. She further explained that funding at the state level for historic projects is very limited and a highly competitive process.

Mark Kablack requested that the Trustees provide the financial condition of the trustees to date and to document what restrictions are in place for the building, land use and public access to this property. Also, where this is a private request, he felt that it was very important to have the support from other town boards and agencies on this project.

The Committee questioned the request for an additional \$26,900 in CPA Administrative Funds noted on the application. Ms. Koure explained that the administrative funds were secondary to the site study request and it was suggested to her that it be included on this application. That amount would be used to develop a plan from information gathered in the study. She noted that if funding for the site study were approved, the \$26,900 could possibly be obtained from another funding source if the use of administrative funds were not appropriate for this application.

Chris Morely questioned what would prevent the Trustees from selling parcels of this land for the purpose of fund raising. It was noted that the Massachusetts Historic Preservation has a full application on file that contains the preservation restrictions.

It was suggested by the Committee that the Trustees gain support from the Sudbury Historic Commission and District, Board of Selectmen, Planning Board and Conservation

Commission on this project as soon as possible. The public hearing for this proposal is scheduled for November 30 at 7:30 p.m. in the Town Hall.

Other Business

Mark Kablack expressed his concern that the new Cutting Athletic Field was constructed too close to the roadway. The Site Plan shows that the location of the field should be further back from the road. He would like the Committee to request an explanation from Dennis Mannone and Paul Griffin at the next meeting.

Also, he requested that the Committee be updated as to why the Willis Pond Dock was not purchased this year as planned.

Meeting adjourned at 9:55 p.m.