

Community Preservation Committee  
Minutes  
Wednesday, November 16, 2005  
Town Hall

Members Present: Chris Morely, Tara Reed, Richard Bell, Mark Kablack, Carole Wolfe, Sheila Stewart, Alan Jefts, Kelley Cronin

Not Present: John Drobinski

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

Review of Past Expenditures/Account Status

Tara Reed summarized the amount of CPA funds that the Town has committed for each of the following categories:

Open Space	78%
Recreation	7%
Historic	5.4%
Housing	8.5%

Kelley Cronin informed the Committee that at the last Housing Authority meeting, they discussed their lack of success in finding enough sites to go forward with the proposed construction of affordable housing. The Housing Authority has decided to turn back to the CPA the \$320,000 that was appropriated for this construction. She noted that a formal letter would be sent to the Committee.

Presentations

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

Cemetery Ironworks – Historical Commission

Jim Hill, Historical Commission representative, presented their application for \$136,305 for the restoration of the ironwork at the Revolutionary War and Wadsworth Cemeteries and also some restoration work to the antique tomb doors along Concord Road and fencing along Concord Road near the center of town. A letter of support by the Historic District Commission is attached to the application. He also noted that this project is supported by the Engineering Department

Chris Morely requested that a letter be sent from the Town Engineer stating their support of the project. Mr. Hill further explained that they have been working with the Town Engineer to coordinate the scheduling of work so that it doesn't interfere with the Sudbury Center reconstruction.

In response to other questions, Mr. Hill stated that he believes that the estimates submitted to the application are firm. He also feels that the timeline for completing the ironwork restoration should be approximately six months after going out to bid. The work along Concord Road would be contingent upon the Town Engineer's reconstruction schedule for that area. He anticipates that all of the work would be completed within 2 years of commencement.

#### Hearse House Move/Restoration – Historical Commission

Mr. Hill, representing the Historical Commission, presented their request for \$24,022 to restore and move the Sudbury Hearse House from private property to town owned property. The Members were informed that the building will be donated to the town, the labor to disassemble and move the structure will also be donated by two local contractors, and the new foundation will be done by the DPW Department. A letter of support by the Historic District Commission is attached to the application. He also noted that this project is supported by the Engineering Department.

Chris Morely requested that a letter be sent from the Town Engineer stating his support of the project as well as a letter of support from the Board of Selectmen. In addition, Mr. Hill was requested to make sure that the land for the new building site is owned by the town.

Mr. Hill feels that this project should be completed within 2 years.

#### Loring Parsonage Restoration – Historical Commission

Jim Hill, representing the Historical Commission, presented their request for \$74,281 to restore the exterior of the Loring Parsonage building. A lot of the exterior work involves moving wires that are attached to the side of the building. He noted that the repairs to the building are only restorative, not structural.

He explained that an electrician has looked at the wires and has determined that most of the wires attached to the building are not live. He recommends that the wires supporting Flynn, Loring, and Town Hall should be put underground. In addition to receiving support from the IT Department, the Building Department is requesting \$50,000 from the Capital Budget to assist in the renovation. He further explained that if the Building Department receives funding for this project, they will assist with the wiring and roof, as well as, additional maintenance issues.

This project is supported by the Historical Commission, the Historic District Commission, the Building Department, and the IT Department. The timeline for this project would be with 2 years with construction starting upon receipt of funds.

Carding Mill Harvesting - Hop Brook Protection Association

Frank Lyons, member of the Hop Brook Protection Association, presented their request for \$8,000 for the harvesting of invasive plants at Carding Mill Pond for the next four years. He informed the Committee that Carding Mill Pond has the most severe problem with the invasive weed growth which results in a sulfur-like smell and dead fish. The Hop Brook Association has been harvesting the weed growth since 1999 and has received stipends from the town in the amount of \$2,500 to help offset the costs plus the town trucks away the vegetation removed from the pond.

The harvester is owned by the Massachusetts Fisheries & Wildlife Association. They lend the harvester out to communities at no cost, however, when the machinery needs maintenance, the users are asked to contribute to offset the cost of the repairs. This cost varies each year depending on the amount of maintenance needed for the equipment.

Hop Brook Association is requesting assistance for the next four years until the Marlboro Wastewater Treatment plant has implemented their plan to update the sewerage treatment plan.

The harvesting program is not a long term solution to the problem because the roots of the plants are not removed. Dredging the pond would be a long term solution, however, the pond cannot be dredged until the source of the pollution is resolved.

Michael Fee, Ponds and Waterways Committee, explained that they are a newly formed committee that has met only four times. He noted that they are a fact finding committee and their Mission Statement only authorizes them to make recommendations to the Board of Selectmen. They will recommend that the Selectmen support this request and they agree that this pond has the most need for mediation at this time.

Mark Kablack asked Mr. Lyons to explain how Hop Brook Association is a private entity. Mr. Lyons noted that the Hop Brook Association has been in existence since approximately 1982. They are a volunteer group interested in dealing with problems in the watershed. The Association is incorporated, 501C(3). He also noted that they have received small grants from the Environmental Protection Agency and have worked with Umass on a pilot project to study wetlands and have supported funding for MIT students to upgrade wastewater systems by trying to find a cost effective way to solve problems.

In the past, the Hop Brook Association, along with assistance from the Sudbury Valley Trustees, has paid for the harvesting expenses upfront. At the end of the season, a report detailing the harvesting expenses is forwarded to the town for their review. After the Town reviews the report, a stipend is issued to the Association.

It was also noted that Carding Mill Pond is open to the town residents for non motorized boating.

It was suggested by the Committee that Mr. Lyons meet with the Conservation Commission or the Recreation Commission for their support of this project.

This project will be presented at the public forum on November 30, 2005.

Lincoln Sudbury Community Field – Friends of Park & Recreation Commission

Paul Griffin, Park and Recreation Commission, and Mark Collins, Lincoln Sudbury Regional School Committee, met with the Committee to discuss their amended proposal of \$960,000 for the construction of a new athletic facility at Lincoln Sudbury High School. This project will be funded by many different groups and would be used by the students at Lincoln Sudbury High School, the Park and Recreation Department and the general public. Time on the athletic field will be used during the daytime for school programs and nights and weekends for youth programs. The walking track will be available to the residents when events are not scheduled.

If funding for this project is received, construction would start in May 2006 to be completed in September 2006.

In addition to the \$960,000 requested from the CPA, an additional 350,000 will be raised through private donations and fund raising from the booster groups, and \$190,000 from the Lincoln Sudbury Building Committee for the construction of the bleachers.

At this time, Mr. Griffin noted that the Lincoln CPC has not been contacted for support because his feeling was that by introducing a third jurisdiction for the facility, it would be cumbersome and may delay the agreement needed between the Town and School. In addition, he felt that it may interfere with the town's use in scheduling activities for field use.

Chris Morely felt strongly that funding from Lincoln should be pursued and believes Town Meeting voters would also want Lincoln financial support for the project.

Paul Griffin gave an estimated breakdown of the costs as follows: \$750,000 for the field; \$250,000 for the track; \$190,000 for the Bleachers and \$150,000 for the lights. He also noted the benefits of this joint venture being a facility at a less cost, the central location and the parking are all benefits.

A contract would be developed between the school and the town detailing the user agreements for this property. Lincoln Sudbury Regional School would enter into a contract with the builder and over see the project.

The committee requested that a memo of understanding or letter of intent between the town and the school department be available prior to December 7 plus a vote of support

for this project from the Park and Recreation Department as well as the Lincoln Sudbury Regional School Committee.

This project will be presented on November 30, 2005 at the public forum.

### Other Business

#### Review of the Cutting Field Project

Paul Griffin and Dennis Mannone met with the Committee to discuss comments raised at the last CPC meeting regarding the location of the Cutting Field. Mark Kablack stated that there was concern that changes were made during the construction of the field that affected its location and caused it to be closer to the roadway than expected. He informed the committee that after reviewing the site plan documents, meeting notes, and walking the site with Mr. Griffin, that the actual location of the field is approximately where it was proposed on the plans.

Mr. Griffin noted that the field may be +/- 3 feet from where it was proposed and noted that the landscaping and screening are not yet complete.

Mark Kablack expressed his concern that the field location creates safety issues that need to be addressed. He would like to see the fence moved back to create a walkway and a better design for pedestrian traffic.

Dennis Mannone stated that it would be too costly to move the fence and that a lot of discussion took place with the Town Engineer as to the best location for the fence. He also noted that negotiations with Mr. Cutting deliberately restricted any access to the field from his property and that the only field access would be through the designated parking lot.

Mr. Mannone also noted that some of the paving should be done before the first snow. He hopes to be able to schedule some teams this spring and at that time, evaluate how the fields play. As far as the screening, plans are underway to plant on the inside of the fence to soften the look from the road. He does not feel there is enough room to move the fence and construct a walkway.

### Update on Willis Pond Dock

Park and Recreation Director, Dennis Mannone, informed the Committee that the dock for Willis Pond was ordered this summer. However, the delivery date for the dock was scheduled for the fall so delivery was deferred until next spring.

A motion was made by Mark Kablack to exit Public Session, to go into Executive Session for the purpose of discussing land acquisition, and then return to Public Session. The motion was seconded by Richard Bell.

Vote 8-0 Unanimous

Public Session closed at 11:00 P.M.

Public Session reopened at 11:07 P.M.

Administrative Fund Request

A request was made by Town Counsel for use of the Administrative Fund in the amount of \$763.76 for closing costs for the Libby Property. A motion was made by Richard Bell, seconded by Tara Reed, to authorize \$763.76 be used for the Libby closing costs.

Vote 8-0 Unanimous

Meeting adjourned at 11:10 P.M.