

Community Preservation Committee
Minutes
Wednesday, November 30, 2005
Town Hall

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

Not Present: Kelley Cronin, Richard Bell

The meeting was called to order at 7:40 p.m.

PUBLIC FORUM

Chris Morely, Co-Chairman, welcomed everyone to the annual Community Preservation Public Forum. Each of the Committee members was introduced to the audience. Mr. Morely explained that the presentations being made this evening were for projects that were submitted from this year's Request for Proposals and have been reviewed by the CPC to make sure that they meet the objectives of the Community Preservation Act. The Committee will vote at another meeting whether or not to support the projects at the next Town Meeting.

COMMUNITY TRACK & FIELD AT LSRHS

Paul Griffin, Chairman of the Park and Recreation Commission presented their proposal to construct a track and field facility at the Lincoln Sudbury Regional High School. The goal is to create a field that can be used by both the school athletic program, the Sudbury youth sport groups, and the local residents. He further explained that the facility would include a full size turf field and a walking track that will include new lighting, bleachers, and a concession stand.

Funding for the project will be a coordinated effort between the LSRHS, private donations, youth sports groups, and the CPC. An agreement will be drafted between the School Committee and the Town detailing the terms of usage between the school and the town. He also noted that the Town of Acton has just successfully completed an outdoor facility at Acton-Boxborough High School and that their agreement is being used as a model for Sudbury.

The cost of the project is estimated at \$1.5 million with \$960,000 from CPA, \$190,000 LSRHS, and \$350,000 from private donations. If this project is approved, construction would start in June 2006 and be completed in September 2006.

Carole Wolfe asked if this new field would reduce the number of fields recommended from the Master Plan.

Dennis Mannone noted that the Master Plan identified the need for 24 new rectangular fields. The Town currently had 17 fields and with the addition of the new Cutting field and this project, it would bring the town considerably closer to their goal.

In response to other questions, Paul Griffin responded that the proposed field will meet MIAA tournament requirements, and that the maintenance will be done by the staff at Lincoln Sudbury Regional High School.

Dave McCormack, Hunt Road, stated that he is a coach for youth sports and that he feels the benefits of an artificial turf field will greatly increase the usage of the fields in the early spring.

Nancy O'Neil, Athletic Director at LSRHS, also noted that the current football field is in deplorable condition and requires a great deal of maintenance. She noted that they have two other turf fields which require much less maintenance in comparison to a sod field.

This project is supported by the Planning Board and the Board of Selectmen.

WALKWAYS

The Town Manager, Maureen Valente, presented the Town's request for \$100,000 for the design and construction of new walkways. She added that walkways are multipurpose recreational paths that provide a safe walking environment for all residents. Currently, walkways are funded through the Town, CPA funds, and private developers. The last request for CPA funds for this purpose was for the construction of the Willis Road walkway.

This project is supported by the Board of Selectmen, Planning Board, and Park and Recreation Commission.

MAHONEY/MELONE/PARKINSON FEASIBILITY STUDY

The Town Manager amended the original request for a Feasibility Study for the Mahoney/Melone properties from \$50,000 to \$90,000 so that the Parkinson site could be added to the feasibility study. The study funds would be used to hire a consultant to examine each of the three parcels, solicit comments from department heads and committees, and then prepare preliminary designs. She noted that this would be a three phase project with Phase 1 taking approximately two years to complete. Jody Kablack, Town Planner, also noted that Phases 2 and 3 would require additional funds to complete.

Both Mahoney and Melone properties are on the Park and Recreation Master Plan. Melone property has 46 acres and is located off North Road. The Mahoney property has 38 acres off Old Framingham Road. This property contains wetlands and the railroad corridor splits the property in two. The Parkinson property has 36 acres off Hudson Road

and is located behind Ti-Sales. This property has been informally used by the Park and Recreation Department but access to the property is difficult.

All three of these properties are owned by the Town and the Selectmen have committed both the Melone and Mahoney properties for either recreation or housing. The Parkinson land has not been discussed, and because of its location near the center of town, the Selectmen are unable to commit a use for this property at this time.

It is estimated that the first phase of the study will cost \$90,000 and is supported by the Board of Selectmen and the Park and Recreation Commission.

The Committee viewed aerial photos of the three properties.

Carole Wolfe questioned whether the Melone property being located in the Research District would be more beneficial for the town's tax base to use the site for commercial purposes. Jody Kablack, Town Planner, responded that the land use priorities study looked at the site for municipal buildings and noted that the site has some potential, however, it is close to Well #5 and the front of the property is in Zone 1.

HISTORICAL

Jim Hill, representing the Historical Commission, used a PowerPoint Presentation to provide the Committee and Audience with information on the following historical projects.

LORING PARSONAGE RESTORATION

The Historical Commission is requesting \$74,281 to restore the exterior of the Loring Parsonage House. Mr. Hill noted that this town-owned building dates back to 1723 and is currently being used for town offices. It's location in the center of town enhances the historical value of this property.

His presentation showed photos of the roof, clapboard siding, and molding that need restoration, as well as the wires running down the side of the building. Estimates were provided for each of the repairs totaling \$74,281.

He noted that this project is supported by the Historical Commission, The Historic District, Building Department and Information Systems.

CEMETERY IRONWORKS

Historical Commission representative, Jim Hill, informed the members and audience that the ironworks on the doors to the tombs and fence along Concord Road and the iron surrounding the Wadsworth and Revolutionary Cemeteries was in need of repair. His presentation included the scope of work that was needed to restore the ironwork and also

noted that the estimates for all of the ironwork totals \$136,305. The ironwork restoration will be done in conjunction with the Sudbury Center reconstruction project.

He noted that this project is supported by the Historical Commission, the Historic Districts Commission, Public Works Department, and the Board of Selectmen.

HEARSE HOUSE

Jim Hill informed the forum audience that the Hearse House building was constructed after a 1799 Town Meeting vote. The building was originally located in the center of town for over 100 years but was moved several times. The current owner would like to donate the building back to the town.

The Historical Commission is requesting \$24,022 for the materials to relocate and rebuild the structure. At this time, two contractors have volunteered their labor to disassemble, move and reconstruct the building. The DPW will excavate the foundation. The only costs for the project will be for the materials for the foundation construction.

The Committee questioned if the land for the proposed new site was owned by the town. Mr. Hill responded that the land was owned by the town but, at this time, it is unsure as to whether it is under the control of the town or the school department. The Engineering Department may have to survey the land to make that determination. He also noted, however, that there are other locations that would also be suitable for this building.

The project is supported by the Historical Commission, the Historic Districts Commission, Public Works, and the Board of Selectmen.

CARDING MILL HARVESTING

Frank Lyons, Hop Brook Association member, presented their request for \$8,000 per year for the next four years for the purpose of harvesting the weed growth at Carding Mill Pond. Mr. Lyons used a PowerPoint presentation to show the audience the condition of the pond and the harvester working to remove the growth last year. He noted that 90 acres are owned by the Town of Sudbury and 40 acres are owned by the Wayside Inn. It has been determined that the pollution of this pond is connected to the Marlborough Sewage Treatment Plant.

Until a program can be put in effect to stop the pollution, the Hop Brook Association is requesting assistance with the harvesting of the weeds over the next four years. They believe that without this effort, the pond will become a swamp and the town will lose the wildlife and recreational uses of the pond. In addition, the weed growth promotes a strong unsightly odor during the warm months.

U.S. fish and Wildlife lets the town use the harvester each year, however, the users need to provide financial support to maintain the equipment. In addition to sharing in the

maintenance costs, a crane operator and trailer must be hired to provide the service. The costs of this program vary each year depending on the amount of maintenance needed. The Association received a \$2500 stipend from the town in some prior years for this project. No stipend is available in 2006.

Mark Kablack noted his concerns regarding this project: 1) that this request is for four years and may impact the negotiations with the City of Marlborough; and 2) the public access to the pond is limited because the easement noted on plans does not exist and the cart path on Dutton Road is restricted; and 3) control of how CPA money would be released because this request is for a private project.

Mr. Lyons responded that the request is for four years because the yearly amount was small and he felt it would be more efficient for the Committee's time to authorize multiple years. He further noted that the project would be administered yearly. At the end of each harvesting season, financial reports for the expenses would be submitted to the town before any CPA funds would be released.

John Drobinski responded that he felt the Town's commitment to this project could be a strong negotiating tool with the City of Marlborough to show the town's commitment to resolving this pollution problem.

Michael Fee, Chairman of the Ponds and Waterways Committee, stated that he felt that the access to the pond should not be tied to the weight of this project. He noted that the degradation of the pond is very serious and needs to be addressed. He further stated that even though the access points to the pond are restricted it does not mean that they cannot be resolved. He stated that the Ponds and Waterways Committee believes that this pond can be an excellent future boating area in the town.

This project is supported by the Board of Selectmen and Ponds and Waterways Committee.

LONGFELLOW'S WAYSIDE INN

Fred Pryor, President of the Trustees, along with Liz Viza, author of the Master Plan, and Cindy Haule-Kore, Consultant, met with the Committee to present their request for \$85,720 for site study for historic landscape preservation at the Wayside Inn property.

After a brief history of the Inn, Ms. Viza explained that the Master Plan was created to help understand the property and plants, as well as, identify maintenance needs and then to develop a plan to accomplish the findings.

In addition, they would like to survey the roadways and wetlands, create better signage to connect all sections of the property, and to provide information about the buildings and landmarks with maps to help orientate visitors. Mr. Pryor also noted that traffic near the Inn is a problem.

Tara Reed asked if the public had access to the Wayside Inn property. The response was that public access was the heart of the Inn.

Chris Morely requested if there were any Conservation restrictions on the land. Mr. Pryor responded that there have not been any restrictions lately.

Carole Wolfe inquired if the Inn could sell portions of its land. Mr. Pryor responded that the Inn is restricted by the Historic Preservation.

This project is supported by the Historic Districts Commission and Historical Commission with a preservation restriction. The Conservation Commission will be meeting with the Board of Selectmen on Tuesday.

AFFORDABLE RENTAL CONDOS – SUDBURY HOUSING AUTHORITY

Steve Swanger, Housing Authority Member, presented their request for \$360,000 for the purchase of affordable housing rental units through the 40B developments. He explained the benefits of rental housing over ownership of individual units. The Housing Authority feels that rental tenants usually have a greater need for assistance. He further noted that the Housing Authority has the resources to maintain the units from one tenant to another and that tenants will be reviewed annually to ensure that they qualify for the rental assistance program.

The Housing Authority's goal is to acquire 6 units from the three proposals currently before the town

This proposal is supported by the Community Housing Committee, Board of Selectmen, and Planning Board. They will meet with the Zoning Board of Appeals January 3 and the Finance Committee also in January to gain their support for this proposal.

Mr. Swanger noted that he felt it may take three years to complete this rental housing acquisition.

Public Forum was closed at 9:50 p.m.

The Committee will discuss each of the proposals heard this evening at their next meeting scheduled for December 7, 2005. It was noted that the Town Meeting Warrant Articles for proposals that are approved must be submitted to the Town Manager by January 3, 2006. In addition, the CPA Report is also due in January.

A motion to adjourn was made by Tara Reed, seconded by John Drobinski.

Vote 7-0

Meeting adjourned at 10:10 p.m.