

Community Preservation Committee
Minutes
Wednesday, October 19, 2005
Town Hall

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

Not Present: John Drobinski

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

New Member

Alan Jefts was introduced and welcomed to the Committee. Alan is the new member representing the Park and Recreation Commission.

Administrative Fund Policy

The draft copy of the Administrative Fund Policy was reviewed for discussion. Comments were made by Mark Kablack as to the format of the document and suggested that the first page be presented as a Preamble or Introduction to the document. It was also suggested that the policy be rewritten more like a guideline using an outline format. The wording of some of the bulleted sections will be redrafted so as not to restrict the Committee's use of these funds during their preparation for the Town Meeting presentation. In order to keep track of the most current revision, it was suggested that a revision number and date be added to the bottom of the page.

RFP Submissions

The Committee received eight submissions for CPC funds to be voted at the April 2006 Town Meeting. Each proposal was reviewed to determine if it met the criteria established in the guidelines. The Recording Secretary will put the date received on the bottom of the master copy for each of the proposals.

It was noted that the three Historical proposals were submitted by Carole Wolfe on behalf of the Historic Commission. In order to alleviate the appearance of a conflict, it was suggested that another member of the Historic Commission, also sign each of the RFPs.

The following is a list of proposals received:

1. Walkway Construction submitted by the Town Manager: This request is for \$100,000 for the engineering, design and construction of walkways in the town. It was noted that CPC funds were approved for walkway construction on Willis Road from the FY05 budget. The Committee would like an update on the progress of the Willis Road construction. In addition, more information was requested on the cost breakdown for the requested \$100,000.

2. Mahoney/Melone Feasibility Studies submitted by the Town Manager: The Town Manager is requesting \$50,000 to complete a feasibility study for two town-owned properties to determine if either of these parcels can be used for recreation, housing, open space or historic preservation.

Committee members noted that a lot of information is already known about these two properties and questions whether additional studying is needed. In addition, more information is requested on the scope of the study.

3. Historical Ironwork Restoration submitted by the Historic Commission: The Historic Commission is requesting funds to restore and preserve the ironwork at the Revolutionary War and Wadsworth Cemeteries and in front of the Concord Road tombs in Sudbury Center. The quote for this work is expected shortly and is estimated between \$100,000 and \$150,000.

It was suggested that this RFP be presented to the Sudbury Town Center Committee for their support of the project.

4. Hearse House Restoration submitted by the Historic Commission: The Historic Commission is requesting funds to restore and relocate this building to its original site at the town center. The Commission will be meeting with the Historic District Commission and the Selectmen to gain their support of this project. An estimate for the restoration work is being prepared by two contractors who specialize in this field. The cost estimate will be forwarded to the Committee as soon as possible.

It was suggested that this RFP be presented to the Sudbury Town Center Committee for their support of the project.

5. Exterior Restoration of the Loring Parsonage submitted by the Historic Commission and the Building Department: This request for restoration of the Loring Parsonage house is a joint effort between the Historic Commission and the Building Department. Estimates are still being gathered for the painting, wiring, and repairs to the roof and trim/siding. The Committee requests additional information from the Building Department as to the specific problems of this building.

6. Purchase of Affordable Condo for Rental submitted by Sudbury Housing Authority: The Housing Authority request for \$192,500 to purchase one unit was amended to \$360,000 for the purchase of six 40-B condominiums for the purpose of providing rental properties for low-income families. The Committee raised their concern that this request would put two town agencies in competition to purchase the same affordable units. More information was requested on the 40-B approval process or the lottery process on how these units will be obtained.

7. LSRHS/Community Field and Track submitted by the Friends of Sudbury Park and Recreation: The Friends of the Sudbury Park and Recreation Commission are requesting \$860,000 to install a synthetic field, track and bleachers to provide community-based and LSRHS athletic and recreation programs. This project would be a joint effort between the Recreation Department, the high school, user groups, Lincoln CPC and Sudbury CPC.

The Committee has requested that more information be provided showing the commitment and financial support from the other groups. In addition, the Committee questioned the status of the project design study and if the study would be complete before Town Meeting. Also questioned was the reliability of the \$1,250,000 figure for the total project cost.

8. Wayside Inn Site Study for Historic Landscape Preservation submitted by Longfellow's Wayside Inn: This request is for \$85,720 for a site study of the 125-acre parcel to preserve the pastoral landscape and signage at the Wayside Inn. The Committee needs time to review this private application to determine if it meets the criteria for private owned property with public access. They also request that this proposal be presented to the Planning Board, Historic District Commission and the Historic Commission for their support. Questions were also raised as to what restrictions are in place for properties with public access.

Schedule of Committee Presentations and Public Hearings

The presentations will be scheduled November 2 and November 16 at 7:30 P.M. at the Lower Town Hall as follows:

November 2, 2005

Walkways – Town Manager

Mahoney/Melone Feasibility Study – Town Manager

Condo Purchase for Low Income Rental – Housing Authority

Wayside Inn Site Study – Longfellow's Wayside Inn

November 16, 2005

Cemetery Ironworks – Historic Commission

Hearse House Move/Restoration – Historic Commission

Loring Parsonage Exterior Restoration – Historic Commission/Building Depart.

LSRHS Track and Field – Friends of Sudbury Park and Recreation

The Committee will add November 30 to the meeting schedule to conduct the Public Hearings for the proposals. The Public Hearing will be held at the Lower Town Hall and the Cable TV Committee will be requested to broadcast or tape the hearings that evening.

Also requested for the next meeting, the Committee would like to have a breakdown of CPC funds that have been allocated to date for open space, housing, recreation and historic.

State Match Letter

The Committee noted receipt of the October 6, 2005 letter from Gerard D. Perry, Deputy Commissioner for the Department of Revenue awarding the Town of Sudbury \$1,105,972 for the State match of CPA funds for FY 2005.

Minutes of the June 15, 2005 and September 21, 2005 Meetings

The Minutes of the June 15, 2005 meeting were reviewed. A motion to accept was made by Carole Wolfe, seconded by Tara Reed.

Vote 6-0-2 (Kelley Cronin, Alan Jefts abstained)

The Minutes from the September 21 meeting were reviewed. The word “not” was removed from the Open Space section on page 2. The word “restoration” was added to Historic Commission item 3. A vote to accept the amended minutes was made by Carole Wolfe, seconded by Chris Morely.

Vote 5-0-3 (Richard Bell, Alan Jefts, Tara Reed abstained)

Meeting adjourned at 9:25 P.M.