

Community Preservation Committee  
Minutes  
Wednesday, December 6, 2006  
Town Hall

**Members Present:** Chris Morely, Mark Kablack, Jim Hill, Alan Jefts, Richard Bell, Sheila Stewart, Tara Reed, Sherrill Cline and John Drobinski (arrived 8:00 pm)

The meeting was called to order at 7:45 p.m.

The Chairman, Chris Morely gave a brief overview of the proposals submitted and explained that the proposals will go before town meeting for vote. Mr. Morely explained that the town has raised \$1.25 million in CPA funds which was matched 100% by the state for a total of \$2.5 million dollars in CPA funds.

**Public Forum**

**Rail Trail Project Request**

Three proposals were presented for the Bruce Freeman Rail Trail by Town Manager, Maureen Valente. Ms. Valente introduced members of the Rail Trail Conversion Advisory Committee who were present to answer questions.

- Title review – CPC requested funds: \$15,000
- Wildlife study – CP requested funds: \$25,000
- Existing conditions base map – CPC requested funds: \$105,000 (\$25,000 and \$80,000)

Ms. Valente gave a PowerPoint presentation outlining the three projects that funds are being requested for.

Title Review

The goal of the \$15,000 title is to trace ownership back to the period when the railroad company originally acquired the land.

Wildlife study

This \$25,000 study will consist of four season tracking of rare and endangered species. The consultant will work with the Conservation Commission and town manager on the RFP.

Existing conditions base map

Ms. Valente explained that the existing conditions base map is two portions consisting of a field study for \$80,000 and a wetland study for \$25,000. A four season study will be done over a 12 month period. For the study to be included in the trail project a three year time limit is enforced.

Committee Discussion

The CPC members had some general questions about the timing and completion of the wildlife and base map study. Ms. Valente responded that it was unsure if the studies could be done in a one year time period, however the baseline mapping wouldn't take as long as wetland delineation. The title review should only take 3 months to conduct. The Board asked Ms. Valente if the Conservation Commission will work on the RFP. Ms. Valente responded that once the CPC indicates that they support the project she will work with both the Rail Trail Conversion Advisory Committee and the Conservation Commission on the RFP. There was general discussion between the committee members and Ms. Valente in regards to future design and funding. Mr. Jefts stated that the Park and Recreation Department is in favor 3:1 for the rail trail conversion.

### Public Discussion

Jimmy Nigrelli of 51 Pennymeadow Road prepared a written statement (attached) that he began to read to the Committee members. Due to the length of the statement and the time constraint the committee members indicated that they would read the statement later and would also make it available for public viewing at the Planning Board office. Mr. Nigrelli indicated that he felt administrative funds should not fund any portion of the studies proposed.

Danny DePompei of 35 Haynes questioned the total price of the projects and indicated the town website had missing information on one of the proposals. The Committee told Mr. DePompei they would check into the website and correct any errors.

Dave Duane, Operation Manager of Methods Machine and Tool on Union Avenue expressed concern of vandalism. He read an article about vandalism done to businesses abutting trails in Lexington and Marlboro. His business is located 20 feet from the trail and is concerned about potential vandalism to his business.

Jody Kablack spoke on behalf of Mara Houston who expressed support of the rail trail.

### **Town Center Project**

\$30,000 is being requested for the Town Center project. Jody Kablack the Director of Planning and Community Development presented a PowerPoint presentation on the restoration, improvement, and upgrade of the town center. Ms. Kablack pointed out that aesthetic and safety improvements of the town center were needed. A 2005 committee made up of stakeholders and owners was formed with the mission to advise the Selectmen on the town center project. A RFP was developed, and Cecil Group was selected out of 14 applicants. Two large public forums were held to establish goals and alternatives for the town center. The Committee is still in the process of reviewing the three alternative plans. The proposal being requested is for survey and preliminary engineering design. Baseline improvements will consist of a new signal, crosswalk, driveway redesign, and improved signage. Ms. Kablack showed the three alternatives and explained what improvements they consist of.

The \$30,000 being requested is 5% of the total construction costs. \$70,000 would be requested from capital funding.

### Committee Discussion

The CPC had no questions or comments for Ms. Kablack.

### Public Discussion

A resident from Parmenter Road questioned whether the town is in need of another light.

### **Johnson Land Purchase**

Ms. Kablack presented the proposal for the Johnson Land on behalf of the Board of Selectmen and Town Manager. The project fulfills both the open space and affordable housing criteria. Ms. Kablack explained that the land is not a highly developable piece and subdividing would be difficult. The planning board would not issue a permit nor are developers interested in the property. Three quarters of an acre can be developed for possibly 6-8 units of affordable housing under the Sudbury Housing Authority or a non-profit developer. The price has not yet been determined and is being negotiated with the owner, but will be in the vicinity of \$600,000 up to the appraisal price of \$1.45 million. The property is owned by a life long resident who farmed the land. The land is still a plowed field. A portion of abutting land is permanently protected under 30A, other abutting land consists of a wildlife refuge, and Conservation Commission deeded land, all of which offer contiguous land and an increased access in trails. This project is supported by the Conservation Commission, Sudbury Valley Trustees, Sudbury Housing Authority and Planning Board.

### Committee Discussion

The Committee had a general discussion about trails and possible parking. Mr. Drobinski told the Committee that the town has a maximum amount that it is willing to pay, however this figure is not being disclosed. Jody indicated that the price should be negotiated by February or March.

### **Carding Mill House Restoration (Phase I: Exterior)**

This is a new proposal and was presented by Ms. Kablack. She thanked the Committee for accepting a late proposal. The town had leased the site to an abutter in exchange for exterior and interior work, but the project fell through. The house is in urgent need of restoration or it will fall to disrepair. Located at 102 Dutton Road it is owned by the town and is part of Conservation Commission land that was acquired in 1989 for open space. It is within the Wayside Inn District and was once a Henry Ford machinery school. The house originated in New Hampshire and was moved to Sudbury in the 1920s. It has had several tenants but is currently vacant. The work anticipated to be done is for grading and exterior drainage to keep it dry, replacement of windows and sills, inspection of roof, replacement of original cupola, structural engineer inspection for defects, secure an easement for town water, and create security measures to prevent vehicles from accessing the property. Ms. Kablack indicated that the property has a slate roof and doesn't have vinyl siding. Although it needs interior rehab it will not have interior work done now. The various boards and committees involved are the Conservation Commission, Building Inspector and Historic Commission. There is some question about the Wayside Inn using it or the possibly of renting it to a non or for-profit organization in the future.

### Committee Discussion

The Committee has some general discussion about possible structural defects as well as the possibility of having someone from Wayside Inn look at it. Ms. Reed questioned whether the scope would determine or solve structural defects. Ms. Kablack responded that it inspector would just inspect for structural defects. Mark Kablack expressed concern about spending money on the project when it was uncertain what the building's future use will be. He also expressed his reluctance about leasing it to a private party when the town paid for the restoration costs. He recognizes the historic merit of the site and public access to Carding Mill and the pond. Chris Morely asked if the site is restricted open space. Ms. Kablack responded that it is deeded open space with limited public access and told the Committee that they could write conditions to approval if public access was a concern. There was general discussion with Town Manager Maureen Valente about future rental payments going into a revolving fund. Ms. Valente said the house could not be rented in the current state it is in. Alan Jefts though it was a good idea to develop a partnership with the Wayside Inn.

### **Change, Extension of 40B Buy Down Program**

Presented by Jody Kablack. The original 2004 proposal was for a \$100,000 buy down per unit in order to create affordable housing. The Article that was approved was for no less than 5 units for \$500,000. Currently 1-unit can be bought down at Villages at Old County a 40B project, however due to construction cost increases; \$100,000 is no longer enough. Ms. Kablack told the Committee the request is to resubmit and revise the Article for town meeting to state that no less than 3 units at \$500,000 and extending it for an additional two years.

### **Community Housing Trust**

Beth Rust, Community Housing Specialist presented the proposal request for minimum housing allocation for FY2008 and is requesting 10% (\$200,000). Ms. Rust stated that the proposal was consistent with the trust Article and is supported by the Community Housing Committee, Selectmen and Housing Authority. Some of the possible projects could be small parcel development and/or additional buy down appropriations. The 2006 town meeting approved an interim Trust and will set up a permanent Trust in February before the town meeting in order to accept CPA funds. Current recruiting is being done for this Committee.

### Committee Discussion

The Committee had general questions about the request of funds for \$200,000 and wanted to know if Ms. Rust was also requesting reserve money of \$135,000. Mr. Morely said he will inquire with the town accountant for the accurate reserve amount.

### ***Conclusion of town forum***

### **Discussion of Stow CPC letter**

Beth Rust presented the Committee with a letter from the Stow CPC, who has asked the Sudbury CPC for support in their pursuit of having purchased deed restrictions count

towards their affordable housing inventory. The Committee had a general discussion about the logistics of the Stow program. Although the Sudbury CPC supports their concept, they need more details about the program before they can endorse their program. Ms. Rust will inquire with Stow and get back to the Sudbury CPC with more details.

**Miscellaneous Business**

The Committee read a letter from Jody Kablack requesting additional Administrative funds for the town center project. The request of \$4,000 is from the Maureen Valente the town manager. Mr. Drobinski questioned how much was left in the fund and Ms. Cline indicated that she was okay with the request for funding since the original funding came from the CPA.

*A motion was made by Mark Kablack and seconded by John Drobinski to approve the request of an additional \$4,000 for the town center project.*

*Vote 9/0/0*

The Committee requested that the renderings of the town center scenarios be posted on the web and be put in the library before town meeting. They also requested that the missing rail trail project document be added to the CPA website.

*A motion to adjourn was made by Richard Bell and seconded by Chris Morely.*

*Vote 9/0/0*

Meeting adjourned at 9:50 p.m.