

Community Preservation Committee  
Minutes  
Wednesday, December 20, 2006  
Town Hall

**Members Present:** Chris Morely, Mark Kablack, Jim Hill, Alan Jefts, Richard Bell, Sheila Stewart, Sherrill Cline, John Drobinski and Tara Reed (arrived 8:10 pm)

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

Lincoln Sudbury Athletic Fields update

Mr. Drobinski updated the Committee on the Lincoln-Sudbury athletic fields project. He gave an overview of the programs. The project was on track and the contract would most likely be signed today and break ground in the near future. Football would be played on the new field by next fall. Fundraisers would occur for projects that weren't funded such as lighting.

CPA Budget

Chairman Morely discussed the rough CPA budget. There was general discussion about the investment of reserve money and bonded debt. Payments for bond debt are currently \$800,000 this year. The Johnson Land purchase will most likely be bonded as well. The Committee asked Beth Rust, the Community Housing Specialist, the status of the Johnson Land purchase. Ms. Rust told the Committee that she had met with a non-profit developer. She indicated that the Housing Authority and Ms. Rust would be competing for the same state grant funds. Mr. Bell stated that the budget discussion needed to include a discussion on administrative funds.

Administrative funds

The Committee requested that CPC assistant, Jennifer Burney provide the Committee with a copy of the administrative budget at each CPC meeting. The Committee questioned the balance of the budget and if unused administrative funds could be carried forward or if they go back into the general CPA fund. Mr. Morely indicated that a request for a salary increase for an increase in hours for the Community Housing Specialist position has been made by Jody Kablack. Jennifer Burney is paid part time by CPA funds and is also paid by the town as a town employee. Beth Rust's salary is paid entirely through CPA funds. The town accountant is not paid by CPA funds, but by the town. The CPC is committed to a 2-year time period for salaries and recommended that \$95,000 be allocated for the Administrative fund.

***A motion was made by John Drobinski and seconded by Richard Bell to approve the request for an increase in the Administrative Fund and allocate \$95,000.  
Vote 7/0/0 ( Mark Kablack recused himself from the vote, Tara Reed not yet present for the meeting).***

## **Review and vote on projects**

### **Rail Trail Project Request**

Mr. Bell indicated that although the Conservation Commission has not had a presentation yet and hasn't voted on the rail trail project, he personally felt the project warranted presentation at town meeting. Mr. Hill indicated that the Historic Commission didn't have an opinion on the project. Mr. Drobinski indicated that the Selectmen wanted the title search conducted first. Mr. Kablack suggested that the scope needs to have the Conservation Commission's input. Mr. Morely replied that the Conservation Commission has not had much input so far. Mr. Morely stated that the rail trail is in the master plan and recreational plan. The Committee discussed the importance of having a grant agreement for all projects for future reference and verification that the project was completed within the terms of the grant agreement. Mr. Jefts asked the Committee to review the sequence of events for the proposed project. The Committee discussed that the title would be done first and would take approximately 3-months. The wild life and wetland studies would take a year or so and would be done simultaneously. A member of the audience expressed the importance of completing the wildlife study before other funds are spent. Mr. Drobinski felt the sequence of events should be the title search first, followed by the wildlife and wetland study, the latter two being done within a 2 year time period. Ms. Stewart felt it was important that various boards and committees are involved with the project and agreed that the title search needed to be done before the other two studies.

*A motion was made by Mark Kablack and seconded by John Drobinski to approve the projects for Title Search for \$15,000, Wildlife Study for \$25,000 and Existing Conditions Base Map for \$105,000 with the stipulation that the title review be completed first and completion indicate that the title is owned by the Commonwealth of Massachusetts and capable of a license agreement with the town of Sudbury. Vote 9/0/0.*

### **Johnson Land Purchase**

Mr. Jefts expressed concern about the cost and investment of town money for this project, uncertain how many units can be developed and the value of open space. Mr. Drobinski indicated that he felt the project was important for both affordable housing and open space and it would be for the town to decide at town meeting. Sherrill Cline expressed concern on behalf of the Sudbury Housing Authority over the allocation for the affordable housing category. She indicated that the Board voted to support only 1/35<sup>th</sup> going towards the affordable housing category or the value of 3/4 of an acre currently priced in Sudbury between \$400,000 - \$450,000, and the remainder going towards the open space category. She indicated that the Housing Authority is concerned about future funding not being available if more than 1/35<sup>th</sup> goes toward the affordable housing category. The Committee had a general discussion about the percentage that should be allocated to housing and open space as well as the amount in the housing reserve. Mr. Drobinski suggested the Committee vote on the principles of the proposal and come back at a later time to vote on the final price and percentage of allocation at the next meeting.

Mr. Kablack suggested that the bond purchase be put on the warrant article as well as the area and amount that would be designated for open space and housing.

*A motion was made by Mark Kablack and seconded by John Drobinski to approve the proposal of the purchase of the Johnson Property with reservation that the purchase price of land and allocation between affordable housing and open space be decided at a later date and that total purchase price be raised from bonding.*

*Vote 9/0/0.*

#### **Sudbury Community Housing Trust Allocation**

The Committee discussed the amount of \$225,000 to be allocated for the housing trust, 10% of the \$2.2 million CPA fund. Ms. Cline also requested any additional amounts from the reserve funds be allocated as well. Based on the projected budget of \$2.5 million CPA funds, the Committee increased the amount requested of \$225,000 to \$250,000 plus the approximate reserve amount of \$135,000.

*A motion was made by Mark Kablack and seconded by Tara Reed to appropriate no more than \$250,000 plus any remaining affordable housing reserves to the Sudbury Community Housing Trust.*

*Vote 9/0/0.*

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

Mr. Kablack wanted to make a correction to the Article that it should be corrected to state Article 42 and change language to match wording of prior Article. There were no other concerns or discussions.

*A motion was made by Tara Reed and seconded John Drobinski to approve the proposal for the 40B buy down program.*

*Vote 9/0/0.*

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

The Committee had a general discussion about the budget for repairs and what the future use of the building will be. Recently the building inspector and a few Committee members inspected the site and the consensus was that the building wasn't in as much disrepair as previously thought. It was felt that the structure needed to be made water tight. The Committee felt they needed another list indicating the costs for stabilization of the building and then conduct a future study of potential use and public access. Securing the building from weather and vandalism has been decreased from \$160,000 to \$25,000. The Committee discussed approving the concept of what has been proposed and discussed the reserve allocation to be used at a later date for the list of items needed for stabilization.

*A motion was made by Mark Kablack and seconded John Drobinski to approve the proposal for Carding Mill House Restoration.*

*Vote 9/0/0.*

### **Town Center Project**

Ms. Cline indicated that she felt the project was an inappropriate use of CPA funds under any of the categories. The project doesn't tie into any of the categories according to Ms. Cline. She said she had researched the historic preservation statutes and the project doesn't fall within any of the guidelines. Ms. Cline indicated that although the town center is historic but building a road is not. Mr. Hill indicated that the Historic Commission reviewed the concept of changing the center and gaining space for the Hosmer House, stone walls, sidewalk and lighting and sees it as a benefit. Ms. Cline indicated that the stone wall is a retaining wall and not a stone wall. Ms. Reed said she partially agreed with Ms. Cline but agreed that the CPA should help fund a study but not fund the actual construction. Mr. Drobinski felt it was appropriate for the town to do the project rather than the state highway department. He agreed that CPA funding shouldn't fund construction but it was fine to fund a study to make sure construction is done considering the historic context. Mr. Morely stated that if the town center was just a highway project then there wouldn't be public concern, but the town center is important to the town character. Mr. Kablack asked Mr. Hill what the Historic Commission's view on the project was. Mr. Hill indicated that the Commission supports the project. Mr. Kablack stated that he felt the project was an extension of the historic town center and the project meets the CPA criteria. Mr. Bell said he agrees with Ms. Cline. The Committee reviewed page 6 of the CPA guidebook and discussed whether the project was within a historic district. In the open space category the project abuts a scenic road and under the recreation category it would provide better connection of sidewalks. Ms. Reed asked where the rest of the money would come from for the project and was told from capital money.

*A motion was made by John Drobinski, seconded by Jim Hill in support of appropriating \$30,000 for the town center project.  
Vote 7/2/0 Sherrill Cline and Richard Bell opposing*

The Committee discussed the date of the next meeting; January 3, 2007 which would be a brief meeting to approve minutes and revise the 10/02 Committee Report.

*A motion to adjourn was made by Richard Bell and seconded by Chris Morely.  
Vote 9/0/0*

Meeting adjourned at 10:05 p.m.