

Community Preservation Committee  
Minutes  
Wednesday, January 4, 2006  
Town Hall

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

Not Present: Kelley Cronin, John Drobinski

The meeting was called to order at 7:30 p.m.

**FY07 Budget Review**

The Committee reviewed the updates made to the revenue/project spreadsheet. The updates included the revenue and debt service from past years as well as the projections for this year's proposals and the effects of bonding for projects. They also reviewed the breakdown of the expenditures by category.

**Warrant Articles**

The Committee reviewed the wording for the Warrant Articles for each of the proposals.

**Lincoln Sudbury Community Athletic Field**

The members noted their concern that a formal vote by the Lincoln Sudbury School Committee has yet to be taken in support of this project. Mark Collins, a representative of the Lincoln Sudbury School Committee, was present and explained that his committee was in favor of the project and will be discussing it at their next meeting. He further explained that he anticipates that wording for the agreement between the Town of Sudbury and the Lincoln Sudbury School Committee regarding the usage of the fields will be based on the Town of Acton's agreement with Acton Boxborough School Committee. He also noted that Acton's agreement includes language for annual meetings between the Park and Recreation Department and the Athletic Department for scheduling purposes.

The members were polled to determine if the warrant article should be worded to bond or to appropriate funds for this project. It was noted that a bonding article requires 2/3 vote at Town Meeting and a cash article requires a majority vote of support.

Chris Morely noted that the debt service must be kept below 1.1 million. The debt service for FY06 is currently at \$831,848.

Richard Bell and Carole Wolfe were in favor of bonding this article. Mark Kablack and Sheila Stewart were concerned that bonding would not be favorable at Town Meeting.

Alan Jefits and Tara Reed were in favor of cash. Chris Morely was concerned about adding to the debt balance.

A motion was made by Mark Kablack, seconded by Tara Reed, that in anticipation of an agreement being signed between the Town of Sudbury and the Lincoln Sudbury School Committee, the wording for the Warrant Article will be to appropriate funds for this project.

Vote 5-2 (Richard Bell & Carole Wolfe opposed)

### Housing Authority

The members discussed the wording for this article with concern that it not limit or restrict the Housing Authority from purchasing housing units. Sheila Stewart stated that she would like the article to include properties other than 40B in the event another opportunity to purchase housing became available to the Housing Authority.

A motion was made by Mark Kablack, seconded by Tara Reed, to amend the wording of the article to expend no more than \$90,000 on any one unit and to delete any reference to the words 40B development units.

Vote 7-0 Unanimous

### Walkways

The Committee will use the Warrant Article wording from the 2005 Warrant and add the report of the Walkway Committee from February 2000 as well as the letter from the 2005 directive from the Board of Selectmen in support of wood guardrails wherever possible.

### Cemetery Ironworks

A minor wording amendment was noted on this article to add the words “tombs along Concord Road”.

### **Administrative Expense Funds**

The Committee noted receipt of a request from Town Counsel for use of the Administrative Expense to pay an invoice in the amount of \$3,107.25 from Schofield Brothers for work related to the Libby Land purchase.

A motion was made by Tara Reed, seconded by Richard Bell, authorizing the expenditure of \$3,107.25 to Schofield Brothers from the Administrative Expense.

Vote 7-0 Unanimous

## **Minutes from Previous Meetings**

### **October 19, 2005**

The Minutes from the October 19, 2005 meeting were reviewed. On page 4, a correction to the vote to accept the June 15, 2005 minutes was made as follows: Vote 6-0-2 (Kelley Cronin, Alan Jefts abstained).

A motion was made by Mark Kablack to accept the minutes as amended. The motion was seconded by Richard Bell.

Vote 7-0 Unanimous

### **November 2, 2005**

The Minutes from November 2, 2005 were reviewed with one change to page 2, paragraph 3, to add the word “delineation” after the words “topography and wetland.”

A motion was made by Mark Kablack, seconded by Chris Morely, to accept the minutes as amended.

Vote 5-0-2 (Tara Reed & Richard Bell abstained)

### **November 16, 2005**

The Minutes from November 16, 2005 meeting were reviewed with the following additions and corrections.

Page 1, Cemetery Ironworks – Historical Commission – remove the word “minor” before restoration and add the words “and fencing” after “tomb doors”

Page 2, Loring Parsonage Restoration – Historical Commission - remove the words “the Mark Thompson, from the Town’s IT Department” and replace with “an electrician”. Also add the Historic Districts Commission’s support for this project.

Page 3, Carding Mill Harvesting – Hop Brook Protection Association – Paragraph 6 remove “501 and C3” and replace with 501C (3).

Page 4, Lincoln Sudbury Community Field – Friends of Park & Recreation Commission – Correction “Mark Collins” instead of “Michael”. Also, third paragraph, add “Lincoln Sudbury” before “Building Committee”.

Page 5 – Other Business – add the word “approximately” before “where it was proposed”.

A motion to accept the minutes as amended was made by Tara Reed, seconded by Richard Bell.

Vote 7-0 Unanimous

### **November 30, 2005**

The minutes from the November 30, 2005 Public Forum were reviewed. The following additions and corrections were noted.

Page 1 COMMUNITY TRACK & FIELD AT LSRHS – 3<sup>rd</sup> paragraph the words “approved approved” were corrected to read “approved”. Also note that the Board of Selectmen and the Planning Board are in support of this project.

Page 3 CEMETERY IRONWORKS – add the following words: “and fence” after “tombs”; “and Revolutionary Cemetery” after “Wadsworth Cemetery”.

Page 4 HEARSE HOUSE – 2<sup>nd</sup> paragraph add “construction of foundation and” before “materials.”

Page 4 CARDING MILL HARVESTING – remove the words “located in Sudbury” and replace with “owned by Sudbury”; remove “in Marlborough” and replace with “owned by the Wayside Inn.”

Correct the last sentence to read “The Association received a \$2500 stipend from the town in some prior years for this project.” And add the sentence “No stipend is available in 2006.”

Page 5 LONGFELLOW’S WAYSIDE INN – 2<sup>nd</sup> paragraph correct typo “to develop”. Also add support from the Historical Commission with preservation restriction.

Page 6 AFFORDABLE RENTAL CONDOS – SUDBURY HOUSING AUTHORITY - 2<sup>nd</sup> paragraph delete “5” and add “6” before “units”.

A motion to accept the minutes as amended was made by Mark Kablack, seconded by Chris Morely.

Vote 6-0-1 (Richard Bell abstained)

### **December 7, 2005**

The Minutes from the December 7, 2005 meeting were reviewed. The following corrections were made.

Page 1 Budget Review to delete the first sentence of the 2<sup>nd</sup> paragraph and replace with “The Committee discussed the Town’s plan to add a part-time position to assist the Town Planner and another position to assist with the community housing projects and how these positions may be partially funded using CPA funds.”

Page 4 Wayside Inn – 2<sup>nd</sup> paragraph: delete “conservation restrictions” and replace with “preservation restrictions put on this land consistent with CPC Guidelines for private projects”.

A vote to accept the minutes as amended was made by Chris Morely, seconded by Tara Reed.

Vote 6-0-1 (Mark Kablack abstained)

### **Other Business**

It was noted that the Finance Committee meeting is scheduled for January 23, 2006 and that the CPC is scheduled for 8:15 p.m. It was the consensus of the members present to cancel the January 18, 2006 CPC meeting in lieu of the Finance Committee meeting.

The next CPC meeting is scheduled for February 1, 2006.

A motion to adjourn was made by Tara Reed, seconded by Mark Kablack.

Vote 7-0 Unanimous

Meeting adjourned at 9:45 p.m.