

Community Preservation Committee
Minutes
Wednesday, November 15, 2006
Town Hall

Members Present: Chris Morely, Alan Jefts, Richard Bell, Sheila Stewart, Carole Wolfe, Tara Reed, and Sherrill Cline. Also present were Jody Kablack and Beth Rust.

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

There was discussion with Ms. Kablack and Ms. Rust of The Sudbury Housing Trust and its objectives. Specifically the goal is to have the CPC allocate either the 10% threshold amount of \$200,000 per year to the trust in addition to incremental requests that may be put forth for specific projects. Further Ms. Rust noted that the Trust would be interested in obtaining any unspent or unallocated monies from previous years that may be available within the 10% minimum funding threshold.

Ms. Kablack provided an overview of the funding needs for the Assistant Planner and other Admin positions funded by CPA funds. It was noted that the inability to carry-over funding from 2006 as well as the benefits to the town of increasing the hours a modest amount may require some additional funding from CPC admin funds in the current year.

There was discussion of the status of housing opportunities and costs being pursued consistent with Article 42 from the 2005 Town Meeting. The restriction on the buy-down language in the motion at Town Meeting was such that no more than \$100,000 per unit would be allocated and also the funding commitment would need to be in place before the 2007 fiscal year. Based on the current market conditions and the pace of development, it seems unlikely that these limitations will enable the buy-down of housing units. The Committee discussed proposing an article to amend that project so that the funding would be used to buy-down at least 3 units and seeking a 2 year extension on the timeframe.

There was discussion of the Johnson property and the possibilities it presents for both open space and affordable housing. Ms. Kablack informed the committee of the status of discussion, the range of potential values based on appraisals as well as the Selectmen's inclinations with regard to any potential purchase. It was noted that the Conservation Committee needed to offer feedback on the parcel and its potential use. Ms. Kablack indicated there could be the potential for up to 6 affordable units on the "front" portion of the 35 acre lot. She also noted that this multi-use aspect of the property was consistent with the Master Plan.

Ms. Kablack provided an update of the Town Center project. She noted that the Town was working closely with First Parish Church on issues related to the project. She presented the various elements of the overall project and indicated that the \$30,000 being sought from CPA funds would be proportionate to the elements of the final project deemed to have an historic, recreational or open space-related nature. Further she noted

that any funding from CPA monies would be contingent upon passage by the town of the capital Budget request for the balance of the funds needed. Ms Kablack stated and the CPC generally agreed it is important to get this issue before the voters for a measure of the Town's support of the project before these incremental funds are committed. Sherill Cline commented later in the meeting that she was concerned about whether this funding request fit within the parameters established for CPA funds. There was some general discussion on the topic and agreement to further research the issue.

Ms. Kablack also provided a request out of time for funding that may be required to preserve the structural integrity of the Carding Mill House. After discussion the Committee agreed to accept the request but planned to request more details on the scope of work and finds that would be required.

The Committee also discussed the need for finalizing its policy on administrative funding requests and reviewed the status of that policy as drafted the previous year.

The CPC reviewed and approved the submittal of the CPC Report for the Town Report as amended at the meeting.

Meeting adjourned at 9:58 p.m.

Respectfully Submitted by,

Tara Nolan Reed