

Present: Richard Bell, Sherrill Cline, John Drobinski, Seamus O'Kelly,
Christopher Morely (Chairman), Sheila Stewart, Jim Hill,
Georgette Heerwagen, and Tara Reed

At 7:38 p.m., Chairman Morely called the meeting to order.

Project Submission Form - CSX Rail Corridor Acquisition

Present: Conservation Coordinator Deborah Dineen, Housing Specialist Beth Rust

Ms. Dineen distributed to the Committee a Revised Application for the CSX acquisition, with a revised project cost. She reported to the Committee that Sudbury has officially been awarded a State Drinking Water Supply Protection grant for this project, which will significantly reduce the proposed cost. Ms. Dineen has recently met with CSX, and she announced that the maximum amount needed to fund this project has been reduced from the CSX appraised amount of \$788,476 to \$452,650, due to the grant and the agreement by CSX to reduce their price by an additional \$88,496. Ms. Dineen emphasized that she will continue to negotiate with CSX for an even lower purchase price. She reported that the State viewed the application favorably because of the property's extreme proximity to five Town water wells, which are located within 3000 feet of the rails. These wells provide 60% of the Sudbury Water District's service. Mr. Drobinski congratulated Ms. Dineen, and opined that receipt of this grant is an outstanding coup for Sudbury. He noted how difficult it is to receive such awards, and further stated that this is the first time the Town has been successful with this type of State grant application.

Ms. Dineen met with the Sudbury Water District last night, and it has agreed to also contribute towards this property purchase. At this time, the contribution level from the Sudbury Water District is undetermined. Ms. Dineen noted that drinking water is referenced as a CPA funding criterion.

Ms. Dineen addressed the question of the urgency to approve this request. She noted that the State grant received will expire June 30, 2008. Ms. Dineen also referenced language within the Surface Transportation Board Decision dated July 23, 2007, alluding to another extension being granted as highly unlikely. In closing, Ms. Dineen urged support of this proposal because the price is better than ever before, there is a limited negotiation period, the State grant will expire in June 2008, and there is significant public benefit in protecting the water wells.

Ms. Stewart and Ms. Cline asked for clarification regarding several issues broached within a letter from the Sudbury Citizens for Responsible Land Stewardship, including: roadway realignment, rail banking, and Town ownership versus, Executive Office of Transportation ownership, and the Brownfields Redevelopment Access to Capital Program. Ms. Dineen responded to each item presented. She stated that Department of

Public Works Director Bill Place believes that trail connectivity could be worked into future plans, along with roadway realignment to Nobscot Road. Ms. Dineen stated that the property could be taken back as a rail bed at any time by the Federal government, however, the Town would be compensated for the fair market value of the land and any improvements made to the property.

Chairman Morely opined that this proposal seems best suited as a passive recreation article. Mr. Drobinski emphasized that protection of the Town's wells is critically important, and that it is far more favorable for the Town to control the ownership of this property. He also noted that ownership would allow the Town legal access to this open-space area. Mr. Drobinski also explained that the Brownfields Program can only be accessed by certain communities, and unfortunately, Sudbury is not one of them. Ms. Dineen clarified that the Executive Office of Transportation would have no ownership options related to this property.

Ms. Rust noted that bonding projections have been prepared based upon the CSX acquisition being bonded together with the Nobscot property since it is too small to bond separately.

Project Submission Form - Mahoney Field Predevelopment

Chairman Morely distributed to the Committee a letter from residents of Moran Circle dated December 3, 2007, requesting further consideration of this proposal as being ineligible for CPA funds.

Mr. Bell opined that he is uncomfortable receiving additional information for review after the close of the Public Hearing. Chairman Morely agreed, however, on behalf of the residents he reviewed the proposal against the CPA criteria with Town Counsel and the Community Preservation Coalition. The consensus of those consulted and this Committee is that the proposal clearly meets the criteria of creating land for recreational use. Mr. O'Kelly emphatically stated that the proposal is clearly presented within the CPA statute.

Mr. Drobinski reported that according to initial soil studies the property may not be viable for any use other than open space. He further stated that at best, the property might accommodate a small athletic field. Thus, he stated that the proposal may be withdrawn at a later date. However, Chairman Morely reported that Parks and Recreation Director Dennis Mannone would like the proposal to continue in the process as a placeholder, while additional information is assessed. Ms. Reed noted that it has not been the Committee's practice to approve placeholders.

On motion duly made and seconded, it was on roll call unanimously:

VOTED: To go into Executive Session at 8:18 p.m. for the purpose of discussing land

acquisitions.

At 9:04 p.m. Chairman Morely resumed the regular meeting.

Nobscot Boy Scout Reservation - Purchase of Development Rights

Present: Director of Planning and Community Development Jody Kablack, Housing Specialist Beth Rust

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Project Submission Form, for an unspecified amount, to purchase a Conservation Restriction on Phase I of the Nobscot Boy Scout Reservation property.

On motion duly made and seconded, it was also unanimously:

VOTED: To approve the Project Submission Form, for an unspecified amount, to purchase a Conservation Restriction on Phase II of the Nobscot Boy Scout Reservation property.

Project Submission Form - CSX Rail Corridor Acquisition

Ms. Reed reiterated her opinion that she would rather pay up-front and cut it close on cash for a couple of years than commit to bonding so as to preserve cash reserves in the long run.

Mr. O'Kelly opined that this purchase may be more complicated from a legal perspective, and that opposition may be voiced at Town Meeting even for such a small piece of land. Ms. Reed and Mr. Drobinski agreed, however, both stated that the benefits to the Town far outweigh the complications which might be encountered.

Mr. Hill believes there will be overwhelming support for this at Town Meeting as long as it is presented as protecting the Town's water supply, which will be of vital importance in future years.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Project Submission Form, for an unspecified amount, to acquire a rail bed owned by CSX Corporation that is a 66-foot wide corridor and 6,733.5 linear feet long, containing 9.76 acres, subject to review of a financial analysis of potential bonding options to be provided by Town staff and the Sudbury Finance Committee.

Project Submission Form - Mahoney Field Predevelopment

Chairman Morely opined that he is willing to approve this project to move along in the process, subject to further review of project details prior to the printing of the Town Warrant for the 2008 Annual Town Meeting.

Ms. Stewart asked why there is such an urgency for a this placeholder. She stated that the Town recently built Cutting Field and has received access to the new High School Community Field. She does not believe the need for additional athletic fields has been adequately demonstrated.

Ms. Reed questioned whether the proposal should be approved if it has a high likelihood of being denied at Town Meeting due to opposition to multi-million dollar athletic fields, with lights, parking lots and bathrooms. Mr. Hill opined that whether individuals agree with the proposals or not, it is still the Committee's responsibility to ensure that the proposals meet the CPA funding criteria and then to forward them accordingly to the Town Meeting process. Chairman Morely reiterated that he is willing to proceed with this proposal to allow the Board of Selectmen another month to evaluate its viability. Mr. Drobinski stated that it is probable the Selectmen may not be able to support this proposal based upon the information provided to date.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Project Submission Form, for \$90,000 for a feasibility design of Mahoney Field to be combined with \$10,000 from the Friends of Parks and Recreation to develop this 28-acre parcel of land on the eastern side of Old Framingham Road, into two lighted athletic fields, with adequate parking facilities, subject to receipt of additional project information and details prior to January 16, 2008.

Project Submission Form - Town-wide Walkways

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Project Submission Form received from the Planning and Community Development Department dated October 15, 2007, requesting \$200,000 from CPA FY09 funds for the purpose of engineering, designing and constructing priority walkways throughout the Town.

**Project Submission Form - Sudbury Housing Authority North Sudbury
Construction**

Present: Housing Specialist Beth Rust

Chairman Morely noted that significant amounts of money have been approved in recent years for housing-related programs, however, to date, little of that money has been spent. Ms. Cline noted that this project is structured in such a way that it has a greater likelihood of coming to fruition.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the project request for \$600,000 to leverage funding for a \$2.5 million dollar demolition and construction project that will produce five new duplex houses on Sudbury Housing Authority-owned land, with a new increase in affordable rental housing of six units.

Project Submission Form - Sudbury Housing Trust Fund Allocation - Production of Affordable Housing Units and the Project Submission Form - Sudbury Housing Trust Deed Restriction Purchase Program - Production of Affordable Housing Units

Present: Housing Specialist Beth Rust

Chairman Morely suggested that the proposal submission received from the Sudbury Housing Trust (SHT) dated October 1, 2007, requesting \$250,000 for the FY09 10% Community Preservation Act housing allocation to be appropriated to the Sudbury Housing Trust be combined with the Trust's other request for \$500,000 from CPA FY09 funds for the purpose of purchasing permanent, affordable restrictions on single or multiple-family units in Sudbury as one proposed article for \$750,000. The Committee agreed that this would provide more flexibility for the Trust. Ms. Rust also thought the suggestion would accommodate the needs of the Trust, however, she requested the opportunity to discuss it with the SHT trustees.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the project requests submitted by the Sudbury Housing Trust for \$750,000 to be used as the Trust deems appropriate to meet the needs of its numerous projects, and to be used for purposes such as, but not limited to, preservation and creation of affordable housing in Sudbury for low and moderate-income households and for purchasing permanent, affordable restrictions on single or multiple-family units in Sudbury, for homeownership or rental, in accordance with affordability guidelines set forth by the Department of Housing and Community Development and other guidelines established by the Sudbury Housing Trust, to make units available to residents earning less than 100% of the Boston area median income.

Project Submission Form - Wayside Inn Signage

Chairman Morely stated his commitment to cultivating a working relationship between the Town and the Inn. However, Mr. Morely further stated, that unfortunately, the Inn's proposal request for \$160,000 to cover expenses for the production of 56 signs and accompanying consultant work is in competition this year with too many other needs of the community, which account for a large amount of funding. He opined that the Inn should have pursued other sources such as The Sudbury Foundation prior to requesting CPA funds.

Ms. Cline opined that she did not think the Inn's application responses convincingly demonstrated that the proposal met the requisite criteria.

The consensus of the Committee was that \$160,000 is too much money to devote to signs, and that the proposal would encounter strong opposition and be soundly defeated at Town Meeting, due to what appears as an extravagant amount of money being spent on 56 signs. This type of potential scenario is not in the best long-term interest of garnering support for funding future project that benefit the Inn.

A few Committee members suggested that the Inn should consider selling development rights to the Town in the future, or offer something in exchange for so much money.

On motion duly made and seconded, it was unanimously:

VOTED: To deny the Wayside Inn proposal request for \$160,000 to cover expenses for the production of 56 signs and accompanying consultant work, and to relay to the Inn that the Committee encourages its efforts to strengthen the facility's image by pursuing other sources of funding and a more economic-friendly estimate for this site work, and that the Inn is valued as a vital landmark within the community.

Project Submission Form - Hosmer Painting Appraisal & Vault

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Sudbury Historical Commission project submission request for \$16,000 for an appraisal, for insurance purposes, of the Town of Sudbury's collection of original paintings by Florence Hosmer.

Project Submission Form - Town Clerk Records Preservation - Preservation Survey of Paper-Based Collections

Chairman Morely noted that this proposal could be considered for either Administrative Funds or for Community Preservation funds. The consensus of the committee is that the

proposal should be presented to the public at Town Meeting as opposed to being handled by Administrative Funds.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Town Clerk's project submission request in the amount of \$2,281.15 for an evaluation survey to identify and assess specific existing conditions and problems with permanent Sudbury historic papers, their storage and environment.

Project Submission Form for Administrative Funds -Stearn's Mill Dam

Mr. O'Kelly opined that he does not believe this proposal complies with the requirements of the CPA statute. Ms. Reed and Mr. Hill wondered why the maintenance of this dam is not handled by the Town as a public works project. Chairman Morely stated that the proposal has been presented because of the historic nature of the dam. He also noted that funds have been given for similar purposes, such as the Carding Mill Dam. However, some Committee members thought the two situations were not analogous, since the Carding Mill Dam has an historic house on the location as well.

Mr. Drobinski explained that the dam maintenance work has been mandated by the State. Thus, if this proposal is not funded with CPA funds, money will need to be appropriated from the Town budget.

Mr. O'Kelly reiterated his concerns regarding the historic merits and purpose of the proposed work. Ms. Cline concurred. She opined that this type of evaluation does not appear to meet the CPA criteria. Ms. Cline further questioned whether the proposed activities fall within the purview of this Committee versus another Town entity.

On motion duly made and seconded, it was:

VOTED: To approve the Sudbury Historic Commission's project submission request in the amount of \$14,600 for the purpose of researching, inspecting, and preparing a required Massachusetts Department of Conservation and Recreation Office of Dam Safety Phase 1 Dam Evaluation, as required by the Office of Dam Safety for Stearn's Mill Dam, located on Dutton Road.

There were two abstentions to the vote by Mr. O'Kelly and Ms. Cline.
Mr. Hill opined that a unified, unanimous vote by the Committee is better received at Town Meeting.

Project Submission Form - Town Hall Windows

Ms. Cline questioned whether this proposal is maintenance, and thereby not eligible.

Mr. Hill opined that while some work may be maintenance related, the overall priority is to preserve an historic resource according to historic standards. Chairman Morely opined that he believes the proposal is eligible for CPA funds, and that the work will serve as a down payment for future historic preservation of the building.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Building Inspector's project submission request in the amount of \$46,800 to repair and restore 26 existing wood windows located on the second floor of Town Hall, and to urge that the Sudbury Historical Commission and the Sudbury Historic Districts Commissions be consulted regarding the most appropriate methods to be used throughout the restoration process so as to ensure compliance with all applicable historic preservation guidelines.

Upcoming CPC 2007 Meeting Schedule and Agenda

Chairman Morely briefly reviewed the agenda for the December 19th meeting, reminding all members to attend to approve and sign the warrant articles and committee reports for the 2008 Annual Town Meeting. He also noted that there may be a new project submission application to review regarding a required archaeological study needed on the Training Field prior to any disturbance of the soil for seeding next spring.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 10:30 p.m.