

Present: Richard Bell (arrived at 8:00 p.m.), Sherrill Cline,  
Christopher Morely (Chairman), Sheila Stewart, Jim Hill,  
Georgette Heerwagen, and Tara Reed  
Absent: John Drobinski and Seamus O'Kelly

At 7:40 p.m., Chairman Morely called the meeting to order, and the Committee spent a few minutes reading newly distributed material.

### **Project Submission Form - Training Field Archeology**

Mr. Hill briefly reviewed a Project Submission Form, submitted by the Sudbury Historical Commission on December 19, 2007, requesting an amount not to exceed \$10,000 from the CPA funds, for the purpose of conducting an archeological study of the historic, Town-owned military training field located on Old County Road. He reported that the actual cost of the project may be only \$5000 to \$7000, and that the final figures will be presented in a motion at the Annual Town Meeting.

Ms. Cline questioned whether the Committee should accept a proposal six weeks after its submission deadline. She also noted concern that a public meeting was not advertised to the community regarding this project. Ms. Stewart and Ms. Reed opined that all CPC meetings are open to the public. Chairman Morely noted that there will be additional public discussions of the projects prior to the Annual Town Meeting, which will be advertised.

Mr. Hill emphasized that planned work on the field for the spring of 2008, including the addition of a four-car parking lot, cannot proceed without completion of this proposed archeological study required by the State. It was estimated that approximately \$3000 to \$4000 has already been spent to scrub the land, which might have to be re-spent by the Town if it does not proceed with the project now.

Chairman Morely and Mr. Hill noted that the work to be done as part of this ongoing project will enhance the history of the property, while spending fewer funds than if the study were pursued at a later date.

Chairman Morely further stated that the Committee's project submission deadline is self imposed, and it is not a statutory deadline requiring adherence. Ms. Cline was satisfied with this response.

On motion duly made and seconded, it was unanimously:

VOTED: To accept the submission, after the advertised Committee deadline, of the Sudbury Historical Commission's Project Submission Form requesting an amount not to exceed \$10,000 from the CPA funds, for the purpose of conducting an archeological

study of the historic, Town-owned military training field on Old County Road.

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

VOTED: To approve the Project Submission Form, as presented and reviewed this evening, requesting the appropriation of an amount not to exceed \$10,000 from the CPA funds, for the purpose of conducting an archeological study of the historic, Town-owned military training field located on Old County Road, said work to be performed under the direction of the Town Manager with the involvement of the Sudbury Historical Commission and to be completed by the end of FY09, or act on anything relative thereto.

### **Approval of Warrant Articles for Annual 2008 Town Meeting**

The Committee reviewed the draft copies of warrant articles to be approved and submitted for the Annual 2008 Town Meeting. Chairman Morely noted that the order of the proposed articles as reviewed this evening is the order in which the CPC would prefer to have them presented at the Annual Town Meeting. Mr. Morely said he will share this Committee request with the Town Manager and/or appropriate Town staff.

### **Project Submission Form - Town Clerk Historic Document Preservation**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented and reviewed this evening, requesting the appropriation of \$2,281.15 for the purpose of conducting a general preservation survey of the paper-based collection of the Sudbury Town Clerk's office, said work to be completed by the end of Fiscal Year 2009, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic reserves.

### **Project Submission Form - Training Field Archeology**

Chairman Morely noted that the original draft article wording has been revised to replace the word "militia" with "military," since the community is more familiar with the location as the Military Training Field.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed, and revised this evening, requesting the appropriation of an amount not to exceed \$10,000 from the CPA funds, for the purpose of conducting an archeological study of the historic, Town-owned military training field on Old County Road, said work to be performed under the direction of the Town Manager with the involvement of the Sudbury Historical Commission and to be completed by the end of

FY09, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic reserves.

**Project Submission Form - Appraisal of Florence Hosmer Paintings**

Chairman Morely noted that the draft article has been revised to add a plus/minus to the number of paintings to be appraised.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and revised this evening, requesting the appropriation of an amount not to exceed \$16,000 from the CPA funds, for the purpose of conducting a professional appraisal of the 471+/- paintings by Florence Hosmer that are owned by the Town, said work to be performed under the direction of the Town Manager with the involvement of the Sudbury Historical Commission and to be completed by the end of FY10, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic reserves.

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

Ms. Heerwagen questioned whether the article language should include that the State has mandated this work to be completed. Chairman Morely responded that it is not necessary to include that explanation within the article because it can be contained in the Committee's report on the project and/or can be stated at the Annual Town Meeting. Chairman Morely further stated that it is the preference of Town Counsel to maintain concise and broad article language so as to better encompass future article dialogue. He also reviewed the appropriation breakdown rationale for the article.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented and reviewed this evening, requesting the appropriation of an amount not to exceed \$14,600 from the CPA funds, for the purpose of conducting a professional evaluation of the condition of the historic, Town-owned Stearn's Mill Dam, said work to be completed by the end of FY09, or act on anything relative thereto. The first \$10,000 in appropriations will be allocated to the Historic category and funded from Historic reserves; the remaining allocations will be divided equally between the Open Space and Recreation categories and funded from FY09 revenue.

Mr. Bell noted that the names of Mr. Drobinski and Ms. Stewart need to be listed on this draft article.

**Project Submission Form - Town Hall Window Restoration**

Chairman Morely reported that Town Counsel may further revise the draft language presented this evening. He also noted that the reference to the Sudbury Historical Commission within the draft article may be deleted.

Ms. Cline referenced a recent newspaper article which reported that environmental grants are available to towns for this type of work on windows. Mr. Hill questioned whether such grants would merely be for poor-quality replacement windows versus windows installed according to historic restoration best practices. Chairman Morely requested that Ms. Cline provide a copy of the newspaper article to Sudbury's Building Inspector Jim Kelly for review.

Chairman Morely suggested that the draft article be revised to include language regarding that the work must adhere to proper historic restoration guidelines.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and amended this evening, requesting the appropriation of an amount not to exceed \$46,800 from the CPA funds, for the purpose of restoring the second-floor wood windows in the historic Town Hall, said work to be performed under the direction of the Town Manager with the involvement of both the Sudbury Historic Districts Commission and the Sudbury Historical Commission to comply with the Standards for Rehabilitation as required by the Community Preservation Act and to be completed by the end of FY10, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic reserves.

Mr. Bell noted that the names of Mr. Drobinski and Ms. Stewart need to be listed on this draft article.

**Project Submission Form - Sudbury Housing Trust Fund Allocation -**

Chairman Morely noted that the draft article has been revised to include the mission of the Sudbury Housing Trust.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and revised this evening, submitted by the Sudbury Housing Trust requesting an amount not to exceed \$750,000, from the CPA funds, for the purpose of funding the Sudbury Housing Trust's efforts to provide for the preservation and creation of affordable housing, or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY09 Revenue.

**Project Submission Form - Sudbury Housing Authority Unit Reconstruction**

Chairman Morely noted that the draft article has been revised to include the addresses of the four properties to be replaced. Ms. Heerwagen stated concern regarding the need to advertise the actual addresses within the article language. Committee members concurred with her recommendation to delete the actual dwelling addresses from the draft article.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and amended this evening, submitted by the Sudbury Housing Trust requesting an amount not to exceed \$600,000, from CPA Funds, for the purpose of contributing to a project to replace four Sudbury Housing Authority-owned single-family dwellings with new, duplex units, and to construct a new three-bedroom house on Sudbury Housing Authority-owned property on Landham Road, to be completed by the end of Fiscal Year 2010, said appropriations to be disbursed by the Town Manager upon completion of the work or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY09 Revenue.

**Project Submission Form - CSX Rail Corridor Acquisition**

Chairman Morely noted that the draft article has been revised in the seventh line to include the words, "or otherwise" regarding how the funds will be raised. He stated that as the Annual Town Meeting draws near, the Finance Committee or the Town Manager may suggest other funding options.

Ms. Cline asked if a purchase price has been determined. Chairman Morely replied that the price is still under negotiation.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and revised this evening Project Submission Form, for an unspecified amount, to purchase in fee simple 9.76 +/- acres of undeveloped land known as the CSX rail corridor and running south from a point near Union Avenue and Station Road to the Framingham town line; to see whether this sum shall be raised by borrowing, under the CPA, or otherwise; and to appropriate a sum sufficient to pay the annual debt service from FY09 Community Preservation Fund Revenue including bond and note issuance expense; or to fund from unrestricted reserves; or act on anything relative thereto. All appropriations will be allocated equally to the Open Space and Recreation categories.

**Nobscot Boy Scout Reservation - Purchase of Development Rights - Phase I**

Chairman Morely noted that the draft article has been revised in the seventh line to include the words, "or otherwise" regarding how the funds will be raised.

Ms. Heerwagen and Ms. Reed questioned whether language should be added to clarify that the land is being purchased to conserve the land. Chairman Morely responded that it is not necessary to include that explanation within the article because it can be explained in the Committee's report on the project and/or can be stated at the Annual Town Meeting. He also stated that the draft has been prepared with an unspecified amount, since the purchase price is still under negotiation.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and revised this evening, the Project Submission Form, for an unspecified amount, to purchase development rights to 160 +/- acres of undeveloped land known as the Nobscot Boy Scout Reservation land and lying between Brimstone Lane and Nobscot Road; to see whether this sum shall be raised by borrowing, under the CPA, or otherwise; and to appropriate a sum sufficient to pay the annual debt service from FY09 Community Preservation Fund Revenue including bond and note issuance expense; or act on anything relative thereto. All appropriations will be allocated to the Open Space category.

**Nobscot Boy Scout Reservation - Purchase of Development Rights - Phase II**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and revised this evening, the Project Submission Form, for an unspecified amount, to purchase development rights to 150 +/- acres of undeveloped land known as the Nobscot Boy Scout Reservation land and lying adjacent to 1 Nobscot Road; to see whether this sum shall be raised by borrowing, under the CPA, or otherwise; and to appropriate a sum sufficient to pay the annual debt service from FY?? Community Preservation Fund Revenue including bond and note issuance expense; or act on anything relative thereto. All appropriations will be allocated to the Open Space category.

**Project Submission Form - Town-wide Walkways**

Chairman Morely noted that the draft article has been revised in the fourth line to include the word "new".

The Committee briefly discussed the frequency of repaving certain walkways within Sudbury.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented, reviewed and revised this evening, for the Project Submission Form received from the Planning and Community Development Department requesting \$200,000 from CPA Funds for the purpose of constructing new walkways within the Town, such a design and construction to be guided by the spirit and intent of the Town of Sudbury 2001 Master Plan, the February 2000 Report of the Walkway Committee, the July 2005 Sudbury Board of Selectmen directive regarding use of wooden guardrails, and by recommendation of the Town of Sudbury Planning Board, the Director of the Department of Public Works, or act on anything relative thereto. All appropriations will be allocated to the Recreation category and funded from unrestrictive reserves.

### **General Budget and Appropriations**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the draft Warrant Article for the Annual 2008 Town Meeting, as presented and reviewed this evening, for the General Budget and Appropriations to see what sum the Town will vote to appropriate from CPA Funds for the FY09 Community Preservation Act budget, or act on anything relative thereto.

### **CPC Administrative Funds Budget**

On motion duly made and seconded, it was unanimously:

VOTED: To approve \$95,000 for the Administrative Fund FY09 Budget.

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

VOTED: To approve that \$31,700 of the Administrative Fund FY09 Budget be spent to fund the Sudbury Housing Specialist position.

### **CPC Administrative Funds Budget**

Chairman Morely announced that there is approximately \$14,000 of this year's Administrative Funds remaining. Town Counsel has requested permission to use \$5000 of unused Rail Trail legal funds towards future CSX legal expenses. Chairman Morely stated he is satisfied that the request is appropriate.

On motion duly made and seconded, it was unanimously:

VOTED: To transfer excess Administrative Funds, granted to Town Counsel for legal work on the Bruce Freeman Rail Trail, to be used for legal expenses for the purpose of

acquiring the CSX rail corridor.

### **CPC - Draft Annual Report**

Chairman Morely distributed to the Committee revised copies of the Committee's Draft Annual Report.

Ms. Reed briefly addressed comments and suggestions from the Committee. It was suggested that the first paragraph note Jody Kablack without her middle initial, and note her correct title as Director of Community Planning and Development. A few typographical errors in paragraphs two and four were highlighted for revision. It was noted that in the last sentence of paragraph three, the words "as of" should be deleted. The Committee agreed that Ms. Reed and Chairman Morely should review the figures tomorrow before final submission of the report.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Draft Annual Report and presented, reviewed and revised this evening, subject to the inclusion and corroboration of accurate financial figures.

### **Upcoming CPC 2007 Meeting Schedule and Agenda**

Chairman Morely reported that he has not finished drafting the Committee Reports, but he will forward them to the Committee prior to the next meeting for review.

Chairman Morely announced he will be a guest presenter at the January 10, 2008 Finance Committee, and welcomed other members to attend the meeting as well.

Meeting minutes will also be reviewed and voted upon at the next meeting, which will be on January 16, 2008.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:00 p.m.