

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

At 7:35 p.m., Chairman Morely called the meeting to order.

New Member - Introduction

Chairman Morely introduced the Parks and Recreation Department appointee Georgette Heerwagen as the new designee member of the CPC. Ms. Heerwagen stated she looks forward to serving on the Committee.

Project Submission Form - Town Hall Windows

Present: Building Inspector James Kelly

Mr. Kelly reported that this project request for \$46,800 is to repair and restore 26 existing wood windows located on the second floor of Town Hall. He has elicited a price estimate for the work from the same company which worked on the Sudbury Grange building restoration, Window Woman of New England.

Mr. Kelly briefly reviewed with the Committee pictorial exhibits, depicting the present poor condition of the windows. Mr. Kelly responded to a few questions regarding storm windows, stating that he is still researching additional information regarding interior and exterior storm windows. The estimated cost of \$300 per window for aluminum exterior storm windows has been included in the funding request figures. Mr. Hill noted that the storm window decision will also be reviewed by the Historic District Commission, which must approve the restoration work. Chairman Morely suggested to Mr. Kelly that he investigate information posted on the Secretary of the Interior's website regarding the Federal Standards for Restoration and Rehabilitation as well as the Community Preservation Act statute to ensure compliance.

Ms. Cline asked what efforts have been made to finance this project through the Town budget. Mr. Kelly responded, that capital projects which are more critically needed take precedence each year regarding Town funds. Mr. Drobinski concurred with this reply.

In response to a question from Mr. Hill, Mr. Kelly confirmed that the project, if approved, will go out to bid, and that the estimated cost seems appropriately competitive. Ms. Heerwagen asked for how long the repairs would be effective. Mr. Kelly replied that with proper maintenance and painting, the restoration work could add another 60-70 years to the life of the windows.

Historical Commission member Lyn MacLean stated that the Loring Parsonage windows will also soon be in need of repair. She questioned whether work on the Parsonage windows could be coupled with this Town Hall window proposal for a cost savings. Mr. Hill noted that money has already been approved and set aside for the Loring Parsonage which could be used for windows and other needs. He and Mr. Drobinski suggested that the Parsonage windows be discussed and negotiated at a later date with whomever wins the bid for the project.

Project Submission Form - Mahoney Field Predevelopment

Present: Parks and Recreation Director Dennis Mannone

Mr. Mannone explained that this project request for \$90,000 would be used for a feasibility design of the property, 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. Mr. Mannone explained that a Master Plan was completed in 2004, which identified the need for additional recreational fields. He reported that with the assistance of CPC funds the Ellis Community Field and the Cutting Field have been completed. Mr. Mannone emphasized that the community's population is growing, with Sudbury accounting for the highest percentage of households with children under the age of 18 in Massachusetts. He highlighted that there has also been an increasing interest expressed for adult softball fields.

Mr. Mannone explained that \$25,000 has been allocated for work on each of the Mahoney and the Melone properties for a GPR Feasibility study to be completed prior to the Annual Town Meeting. Mr. Mannone displayed an exhibit of the Mahoney property, and briefly described the 28 acres which is sectioned as 20 acres to the west and 8 acres to the east. An additional eight acres is under a Conservation Restriction. Mr. Mannone stated that a lot of information still needs to be determined regarding the potential uses for the property, however, he chose to submit the proposal rather than waiting another year for the next funding cycle. He noted that the Board of Selectmen will hold a public forum to elicit community feedback regarding potential uses for these properties on November 13, 2007.

Mr. Mannone stated that many uses have been proposed for the property, including a large baseball field and an adult softball field. The parcel could also possibly accommodate a community housing aspect. The Open Space Survey included a question regarding this location, and responders have also offered many suggestions. Mr. Mannone reported that a cost estimate was received from CDM company, which recently worked on the development of the Lincoln-Sudbury Regional High School Community Field. Once further testing is done to assess the best use of the parcel, then Mr. Mannone would hope to continue work with the current architect to bring the project to a design phase. The Parks and Recreation Commission would anticipate requesting additional funds next year for construction costs.

Many Committee members asked for clarification of exactly what the funds would be used to design, if a use has not yet been determined. Mr. Mannone reiterated that the Town should know more within the next month as to what the preference of the community is for use. Chairman Morely opined that more information would be needed and appreciated prior to the Committee's vote on the proposals on December 19, 2007.

Mr. O'Kelly asked if the proposed fields would be grass. Mr. Mannone replied they are planned as grass fields, and that an on-site well may also be needed for irrigation purposes. This has not been included in the proposal request.

Ms. Cline asked that if this proposal for two fields is approved, but then the concept for the parcel changes prior to Town Meeting, would the article be pulled. Chairman Morely and Mr. Drobinski replied that Town Counsel would probably draft the article language in a flexible manner to accommodate several uses.

Mr. Mannone stated he will share the Open Space Survey results with the architect for reference.

Adam Miller, 1 Nobscot Road, stated that the proposal seems a bit premature since their has been no Town-wide consensus reached regarding use. He opined that Sudbury does not need any more athletic fields. Mr. Miller would rather see the parcel used in a manner consistent with the Town Master Plan's intent to honor the agricultural heritage of Sudbury by perhaps, developing a community farm. Mr. Miller stated that other communities have had great success with using community gardens and farms as a family recreational activity. He hopes that the Parks and Recreation Commission would consider endorsing such activities and establishing these types of sustainable enterprises. Mr. Mannone stated that some responders to the Open Space Survey did express interest in community gardens. Mr. Drobinski responded that all of these ideas are welcomed input. He noted that if the Town had not initiated past action, the Mahoney property would have already been developed with ten house lots. Mr. Drobinski encouraged Mr. Miller and others to participate in the Public Hearing and respond to the Open Space Survey. He also stated that the analysis underway will also determine for what uses the parcel is, and is not, suitable.

Mr. Mannone asked that the Committee conceptually support this proposal placeholder because it will satisfy the Town's need for additional new athletic facilities to support multiple, passive and active recreational uses.

Project Submission Form - Hosmer Painting Appraisal & Vault

Present: Lyn MacLean, Sudbury Historical Commission

Ms. MacLean reported that the Historical Commission has inventoried the 479 paintings of Florence Hosmer within 17 books. Ms. MacLean exhibited one of the inventory books

to the Board. The Commission has submitted a proposal for \$16,000 for the expense of the appraisal of the collection. An appraisal was last done in 1959, when the collection was given to the Town. The appraisal has been suggested by regional archivists as being useful for insurance purposes relating to damage and theft, and for legal identification purposes.

Ms. MacLean reported that Ms. Hosmer's paintings are more valuable now than ever before. One primitive holding has an estimated worth of \$30,000, with several other painting each ranging between a worth of \$15,000 to \$20,000. The collection's total value is estimated to be over a million dollars.

Chairman Morely asked if any insurance estimates have been obtained. Ms. MacLean responded that no insurance specifications are available at this time. She reported that Town staff have been contacted by the Commission regarding an insurance rider for the collection, however, none exists to date.

Ms. MacLean also stated that the Commission would like to further research appropriate storage and locations for the paintings. It is possible that storage of the collection can be combined within the vault the Town Clerk is pursuing for archival information, or an exclusive vault may need to be considered.

Ms. MacLean further reported that individual pictures have been taken of nearly every painting, which are currently housed in Hosmer House along with the majority of the collection. Chairman Morely and fellow CPC members strongly urged Ms. MacLean to house the photographic inventory in a separate location other than Hosmer House for safety and security purpose.

Ms. MacLean invited the Committee members to an Open House at Hosmer House on December 8, 9, 13, and 14, 2007, where ten never before seen paintings will be displayed. She also noted that two paintings were restored this year with donations received from the community in memory of three deceased former Sudbury residents.

In response to a question regarding who will be conducting the appraisal, Ms. MacLean replied that it is difficult to find a company to take on such a large project for a reasonable or nominal fee. She has left numerous messages for Skinner Auctioneer and Appraisers, none of which have been returned. Lee Swanson, has worked with Skinner's in the past, and he offered to assist in contacting the company on behalf of the Historical Commission.

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

Present: Steven Swanger, Sudbury Housing Authority member and Jo-Ann Howe,
Sudbury Housing Authority Chair

Mr. Swanger presented the Sudbury Housing Authority's (SHA) submitted proposal for \$600,000 to raise four, single-family homes in North Sudbury. He explained that the homes are problematic in that they were built by U. S. Steel, with steel frames and even more steel used for the internal structure. The existing homes have four-to five bedrooms and are located on fairly large lots. Mr. Swanger emphasized that the requested \$600,000 would leverage funding for a \$2.5 million 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. The Town cost per unit is estimated at \$100,000 per unit. The homes to be built will be a mixture of one, two, and three-bedroom units, which will far better meet the needs of applying families.

Mr. Hill asked if there is an historical aspect to these buildings which should be considered. Ms. Howe and Mr. Swanger responded that there are several other houses built by U.S. Steel remaining in Sudbury, which could be more thoroughly investigated from an historical perspective, without altering the plans for the four houses designated as part of this proposal.

Ms. Heerwagen asked if the steel to be demolished is worth anything. Mr. Drobinski and others responded yes, and that developers may very well become interested in the tear-down project because of the value of the steel.

Ms. Howe gave the locations of the homes as 11 Ford Road, 48 and 56 Great Road, and 19 Greenwood Road. The anticipated timeframe for the project completion is 18-24 months, due to the time needed to access the State funds. Ms. Howe stated that hopes are for funding to be in place by next summer. She also reported that the SHA is in the process of hiring an architect for the project. Ms. Howe further reported that 32 letters were sent to abutters and neighbors, and only three have had questions regarding the project.

Land Acquisition of the Young Property - Review, Vote, and Committee Report and Warrant Article Drafts

At 9:05 p.m., Chairman Morely opened a brief discussion regarding the proposed land acquisition of the Young property. The Committee was previously in receipt of a CPC Project Submission Form submitted by Town Manager Valente, on behalf of the Board of Selectmen, dated October 1, 2007 requesting FY09 funds in the amount of \$860,000 for purchase of approximately seven acres of land located at 804 Boston Post Road for the purposes of affordable housing, open space and passive recreation and all accompanying documents. The \$860,000 cost includes \$815,000 for purchase of the property, \$3,000 for closing costs and \$42,000 for pre-development costs.

Ms. Heerwagen reported that she visited the property today, and she asked if the two grave markers she noticed are a concern. Chairman Morely responded that there are no bodies buried on the premises and that only ashes were strewn on the land. The present

owners and heirs do not wish to retain the markers. Ms. Heerwagen also observed a marker for the Martin School Memorial, and she asked if this had historical significance. No one present this evening was previously aware of this marker, or of its significance or lack thereof. Lee Swanson offered to investigate further the reference to a Martin School with the Historical Commission.

Chairman Morely noted that a better plan has been recommended to place the buildings closer to the 100-foot buffer to provide neighbors with additional privacy. He and Mr. Drobinski emphasized that if the Town does not purchase and control this parcel, it is possible that the property could be developed as Chapter 40B affordable housing. A brief dialogue ensued regarding public access to the property

On motion duly made and seconded, it was unanimously:

VOTED: To approve the use of Community Preservation Act funds for the acquisition of the Young property, located at 804 Boston Post Road, and to forward the project to Town Meeting for the purposes of affordable housing, and to adopt a grant agreement by the Community Preservation Committee that strongly indicates that public access will be retained on the property.

The Committee briefly read and reviewed the Draft Warrant Article, which will be jointly presented with the Board of Selectmen. It was noted that the Draft does not include a dollar amount. The final consensus was that Town Counsel often drafts the warrant language in a flexible manner to later be specified at Town Meeting.

Ms. Cline asked for, and received, confirmation that the Committee has not depleted all of its housing financial resources.

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

VOTED: To approve the proposed Committee Report, as presented this evening, for the use of Community Preservation Act funds for the acquisition of the Young property, located at 804 Boston Post Road, for the purposes of affordable housing.

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

VOTED: To approve and sign the proposed Warrant Article, as presented this evening, for the use of Community Preservation Act funds for the acquisition of the Young property, located at 804 Boston Post Road, for the purposes of affordable housing.

Miscellaneous

Lee Swanson, recommended an excellent periodical, *Commonwealth Magazine*, to the Committee. He noted that it is free, and that a subscription can be accessed on the

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massinc.org website.

Upcoming CPC 2007 Meeting Schedule

The Board's next meeting will be on November 28, 2007 at 7:30 p.m. in the Silva Conference Room at the Flynn Building.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:40 p.m.