

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

Absent: John Drobinski and Greg Hunt

At 7:42 p.m., Chairman Morely called the meeting to order.

### **New Members - Introduction**

Chairman Morely welcomed new CPC member Seamus O'Kelly to tonight's meeting. He also mentioned that Greg Hunt will be the new CPC member representing the Park and Recreation Department. Unfortunately, Mr. Hunt is unable to attend tonight's meeting.

### **Joint Meeting with the Board of Selectmen and Sudbury Housing Trust - Critique**

Chairman Morely asked for feedback regarding the September 17th Joint Meeting of the Board of Selectmen, Sudbury Housing Trust and CPC to discuss the funding ramifications of a Town decision to exercise its option to purchase the Young property parcel. The consensus of the Committee is that the Town has made a good decision by proceeding with the purchase process. At the conclusion of the Joint Meeting, the Board of Selectmen did vote to exercise the Town's right of first refusal to purchase the property located at 804 Boston Post Road.

Ms. Reed noted that the property should have as many units developed to maximize the Town's financial commitment. Ms. Cline stated that it is hoped that a small portion of the property will go to the Sudbury Housing Authority for development of affordable rental properties.

Mr. Morely stated that each unit built will require a Town subsidy of between \$100,000 to \$200,000 in addition to the cost for the land. Ms. Reed suggested, and the Committee concurred, that it would be helpful if Director of Planning and Community Development Jody Kablack could be invited to a future meeting to review the funding flow for the acquisition and development.

### **FY09 Town Projects for Funding Consideration**

Mr. Morely distributed to the Committee, for discussion purposes, a listing of potential 2008 projects to be considered for 2009 funding. It was noted that applications for funding are due by the end of October. Thus, some projects may not come to fruition this year.

On motion duly made and seconded, it was unanimously:

VOTED: To go into Executive Session at 7:52 p.m. for the purpose of discussing land acquisitions.

At 7:59 p.m. Chairman Morely resumed the regular meeting. Potential projects discussed included:

Carding Mill Building - CPC has already approved \$26,300 for carpentry, structural and architectural work and a gate. Mr. Morely distributed to the Committee a cost estimate listing of exterior repairs prepared by Building Inspector Jim Kelly dated December 20, 2006.

Mr. Hill commented that the painting estimate seems low. Mr. Morely responded that the Building Inspector will be providing updated estimates at a later date. It was also questioned why a gate is necessary. Mr. Morely stated that the gate has already been approved and its cost will likely be less than the estimate. The Board conjectured that the gate will deter vehicles from driving past that point onto the property.

Home Preservation - Mr. Morely explained that the intent is to preserve a tear-down situation, which can later be renovated and sold as affordable housing. Projected cost is \$250,000.

Town Hall Windows - Mr. Hill asked for further information regarding the work planned on the windows. He noted that fixing the windows would be considered historic preservation, however, replacing the windows would not be. Mr. Morely stated that these distinctions can be further discussed and decided at a later date.

Mahoney Field - Mr. Morely reported that this project, estimated at \$100,000, may not come under discussion this year.

Sudbury Housing Trust Allocation - estimated at \$250,000 this year, which is the same amount allocated last year. Ms. Stewart stated, and the Committee concurred, that she would like to have more information regarding how the funds will be used. She supports the allocation as long as it will be spent on a substantial and viable project.

Sudbury Housing Authority (SHA) - North Sudbury - Mr. Morely and Ms. Cline reported that the SHA owns four properties in various North Sudbury locations, off of Route 117, which are planned for demolition and reconstruction as duplexes. This project will be supplemented also by State funds, which are expected this year. Projected cost is \$600,000.

Sudbury Historical Commission - Hosmer House - Mr. Hill reported that estimates are being obtained for the appraisal of the paintings and vault storage. He explained that the over 400 paintings need to be appraised to obtain an appropriate insurance rider. A fireproof safe/vault will also be acquired to be located in the basement of Hosmer House

to store sensitive archival information and paintings not on display. Mr. Hill reported that some paintings are on loan for display at other Town buildings such as Goodnow Library.

Ms. Reed suggested having photographs of the paintings on the Town's website for the community to enjoy. Mr. Hill responded that as part of the appraisal process, photographs have already been taken of the inventory, and he will pursue this idea with Mark Thompson.

Wayside Inn - Mr. Morely reported that the Inn has plans to improve its campus-wide signage, and may request financial assistance for signs for this historic site. Mr. Morely further stated that the Community Preservation Act does allow funding for historic signs and markers.

Ms. Reed opined that she supports actions which will help the Inn remain in business in Sudbury.

Ms. Stewart asked if it is possible that the CPC can be recognized for its contribution to such projects by perhaps, being noted on the signs. Mr. Morely responded that although it may be too costly to do it on all signs, there may be other ways the Committee's work can be highlighted for the community.

Walkways - Mr. Morely reported that Ms. Kablack submits a walkways proposal every other year. This year's request will be for \$200,000.

Budget - Ms. Reed asked how much money the Committee has available to spend this year. Mr. Morely and Ms. Cline reviewed the figures presented at Town Meeting, which showed \$6 million in reserves. It was noted that this figure is before an additional FY08 collection and another \$1.3 million from FY07 matching funds anticipated to be received in October. The FY08 funds of \$1.3 million are anticipated to be received in June 2008.

The Committee briefly discussed the ever-challenging need to conscientiously balance draining the funds for worthy projects versus hoarding the money in reserves.

Young Property - estimated cost for land acquisition \$854,000. The Committee agreed that the Town's acquisition of the Young property with the assistance of CPC funds is prudent given the reasonable cost for the land.

Mr. Morely reported that Ms. Kablack has requested a CPC public hearing regarding the Young property on October 17, 2007 at 8:00 p.m. At that hearing, the CPC will formally vote on the funding contribution prior to the matter being brought to a Town Meeting, which will be scheduled in late November. There was also brief banter regarding whether the CPC public hearings should be televised on Channel 8 to increase the

Committee's visibility.

### **CPC Future Fall Schedule and Agendas**

Mr. Morely reported that all applications for funding need to be evaluated and warrant articles need to be voted on by December 5 so that the warrant articles can be approved and signed at the Committee's December 19th meeting.

The Committee agreed that Mr. Morely would try to coordinate future presentations as follows, subject to readiness for discussion:

October 3, 2007 - Wayside Inn, Town Hall Windows, CSX

October 17, 2007 - Young Property Public Hearing, Home Preservation, SHA Allocation

Ms. Cline suggested that the Executive Director of the Sudbury Housing Authority should be invited to speak regarding the North Sudbury project.

Mr. Morely will discuss with Ms. Kablack what public hearings can be scheduled for the November 7 and November 28 meetings and report to the Committee at a later date.

### **Annual Committee Organization**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the nomination of Christopher Morely as Chairman of the Community Preservation Committee.

Committee members thanked Mr. Morely for the excellent job he does as Chairman.

### **Minutes**

On motion duly made and seconded, Mr. Bell, Ms. Cline, Mr. Hill, Mr. Morely and Ms. Stewart:

VOTED: To approve the minutes of July 18, 2007.

On motion duly made and seconded, Mr. Bell, Ms. Cline, Mr. Morely and Ms. Nolan Reed:

VOTED: To approve the minutes of July 25, 2007 as amended this evening by Ms. Stewart, with the insertion of accurate titles for Ms. Kablack and Ms. Rust to be noted respectively as Director of Planning and Community Development and Community Housing Specialist.

**Miscellaneous**

**Lincoln-Sudbury Regional High School Community Field Dedication** - Mr. Morely reported that the CPC will be invited to this dedication ceremony, which is planned before the September 28, 2007 football game. Details will follow at a later date.

**Sudbury Housing Roundtable** - CPC members are invited to attend the semi-annual Roundtable discussion to be held October 22, 2007 at 7:30 p.m., at the Lower Town Hall. These forums are usually scheduled in October and March each year. Ms. Cline and Mr. Morely plan to attend, and possibly Ms. Reed, if her schedule allows.

**Town Center Project - Update** - Mr. Morely distributed to the Committee, for informational purposes, an email message which provided an update on the Town Center project.

**Upcoming CPC 2007 Meeting Schedule**

The Board's next meeting will be at October 3, 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 8:50 p.m.