

Present: Richard Bell, Sherrill Cline, Christopher Morely (Chairman),
Sheila Stewart, Jim Hill, Georgette Heerwagen, Tara Reed,
John Drobinski and Seamus O'Kelly (arrived at 7:44 p.m.),

At 7:36 p.m., Chairman Morely called the meeting to order, and the Committee spent a few minutes reading newly distributed material.

Administrative Budget - Update

Present: Director of Planning and Community Development Jody Kablack

Ms. Kablack reported that the Town has received a \$3,750 bill for the annual Community Preservation Coalition fee, which is to be paid from the remaining Administrative Budget funds for this year.

On motion duly made and seconded, it was unanimously:

VOTED: To approve payment of the \$3,750 bill for the annual Community Preservation Coalition dues from the CPC FY07 Administrative Budget funds.

Ms. Kablack requested that the CPC approve additional Administrative Budget funds for a third appraisal to be completed on the Nobscot Boy Scout Reservation - Purchase of Development Rights - Phase II. Ms. Kablack briefly reviewed the purposes and funding sources for the two appraisals which have been completed. She noted that \$2,300 remains in the Administrative Budget carry-forward funds to handle this request. She also noted that an additional \$500 will also be needed for the Town to complete a title search on the Dickey 4.5-acre parcel located in the middle of the Nobscot property. The Town hopes that the title search will confirm that the Dickey land is not a buildable parcel. The title search may answer the questions of several Committee members who wondered if the Dickey's have deeded pedestrian and/or vehicular access to the Nobscot property.

On motion duly made and seconded, it was unanimously:

VOTED: To approve expeditious payment of \$1,650 for completion of a third appraisal in relation to the Nobscot Boy Scout Reservation - Purchase of Development Rights - Phase II prior to the Annual 2008 Town Meeting from the CPC FY07 Administrative Budget funds.

Ms. Kablack further reported that \$32,700 remains in the CPC FY08 Administrative Budget for future use.

Minutes

Chairman Morley requested a review of meeting minutes which have been voted as approved by the Committee so that Ms. Kablack can post them on the Town website. Ms. Reed and the Recording Secretary will review their files and forward all meeting minutes since September 1, 2007 to Ms. Kablack and Mr. Morely.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the regular and executive session minutes of January 16, 2008 as amended this evening, by correcting the word "in" to read as "is" in the two designated sentences noted on page two of the regular minutes.

Executive Session

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

VOTED: To go into Executive Session at 7:51 p.m. for the purpose of discussing amendments to warrant articles for land acquisitions.

At 8:15 p.m. Chairman Morely resumed the regular meeting.

Annual Town Meeting Warrant Articles - Update

Present: Director of Planning and Community Development Jody Kablack

Ms. Kablack distributed copies of the Official Warrant for the 2008 Annual Town Election and Annual Town Meeting to the Committee members. She reported that Town Boards and Commissions have begun to vote on the proposed CPC articles. To date, the Historical Commission and the Planning Board have voted to support the entire CPC slate of articles. The Conservation Commission has also voted to support the proposed Stearn's Mill Dam, Nobscot Property and CSX-related CPC article. Ms. Kablack will continue her efforts to also update the Parks and Recreation Commission on the articles, however, a meeting time has been elusive.

Ms. Stewart noted that the Finance Committee also voted to support all of the CPC proposed articles, with the exception of the Nobscot Boy Scout Reservation - Purchase of Development Rights - Phase II, due to the absence of actual purchase price information.

Ms. Kablack has also prepared CPC article presentations for the Town website. The proposals will be highlighted in the Spotlight Section of the Town Home Page, along with other Annual Town Meeting information. She will also be posting on the web site information and times for the four scheduled site walks of the Nobscot property.

Ms. Kablack noted that residents are also preparing Letters to the Editor of the *Sudbury*

Town Crier regarding the warrant articles. She reported that the Planning Board is preparing a letter for the newspaper to explain that many of the CPC articles are consistent with the Town's Master Plan. She also stated that the Board of Selectman will be taping an episode of *Town Hall Matters* soon regarding the Sudbury Housing Trust and Sudbury Housing Authority proposed articles. In addition, Sudbury Housing Specialist Beth Rust will be conducting a neighborhood meeting regarding the Sudbury Housing Authority Unit Reconstruction. Ms. Rust will also provide the *Sudbury Town Crier* with information on the proposed housing projects. She encouraged Committee Members to express their support of the CPC articles as they deem appropriate.

Mr. Hill offered to consult with the Historical Commission about preparing an article for the newspaper supporting its CPC-related articles.

Ms. Kablack reported that she has not yet prepared a presentation of the CSX proposal because negotiations have not been finalized due to indemnification and contamination-related matters. Town Counsel Paul Kenny is reviewing all documents to ensure that Sudbury is absolved of all liability issues.

CPA Funds - Analysis Update

Present: Director of Planning and Community Development Jody Kablack

Ms. Kablack distributed copies of an analysis of Sudbury CPA funds based upon June 30, 2007 actuals. The analysis revealed that, including estimated FY09 appropriations, 16.1% of funds have been spent on community housing projects. Chairman Morely emphasized that the Committee strives for maintaining a 10% housing allocation, however, some years present compelling projects to pursue, while other years present none. He also offered to review the history of the Committee's Community Housing funding pattern and statistics with the Finance Committee.

Ms. Kablack noted that the indicated totals include FY09 figures, which she will fill into the appropriate column at a later time.

Ms. Cline thanked Ms. Kablack for the information, noting how helpful it is.

Miscellaneous

Ms. Heerwagen announced she will be a write-in candidate on the March 31, 2008 Annual Town Election for appointment to the Parks and Recreation Commission. Mr. Drobinski stated that he will mention this tomorrow at the Candidate's Night forum.

Ms. Kablack announced that Mr. Drobinski is now running unopposed for re-election to the Board of Selectmen. Committee members were pleased to hear this news, and they congratulated Mr. Drobinski.

Upcoming CPC 2008 Meeting Schedule

Chairman Morely asked Committee members to reserve April 7, 2008 at 6:30 p.m. on their calendars for the next CPC meeting, if needed. He also encouraged members to vote in the Town Election on March 31, 2008, and to attend the Annual 2008 Town Meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:38 p.m.