

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

At 7:30 p.m., Chairman Morely called the meeting to order. Committee members spent a few minutes expressing their concern for Seamus O'Kelly and his family following the recent death of his wife. A remembrance plant was delivered to Seamus on behalf of the Committee.

Chairman Morely reported that Sudbury has recently received its State match of 71.26% for FY08 CPA funds (approximately \$965,000). He also announced that the groundbreaking ceremony for the Habitat for Humanity Project will be held at the location site on Saturday, October 18, 2008 at 2:00 p.m.

Ms. Heerwagen congratulated Director of Planning and Community Development Jody Kablack on her recent Public Service Award from the Sudbury Valley Trustees. Everyone agreed the award was well deserved.

#### **New and Pending CPA Projects - Update**

Present: Director of Planning and Community Development Jody Kablack

At 7:33 p.m., Director of Planning and Community Development Jody Kablack distributed copies of a spreadsheet which she and Peter Anderson have generated to track expenditures for active CPA projects. The data has been helpful in the voucher approval process to ensure that projects are not overspent. Ms. Kablack explained that projects are removed from the list once they are completed and funds are zeroed out. She noted that the data collection is also coordinated with the Town's accounting system. Ms. Kablack will also work with Mr. Anderson to develop a similar tracking system for CPA project revenues.

Ms. Kablack noted that only two active projects have sunset provisions, namely the Bruce Freeman Rail Trail projects and the Sudbury Housing Unit Buy Down.

The Hearse House restoration project was briefly discussed. Mr. Hill suggested that the figures noted be checked for accuracy. He noted that Bill Place completed some of the foundation work at no cost, but that some ironwork and foundation work still remains to be completed. If the project needs an extension, Ms. Kablack will work with the Historic Commission to complete the necessary paperwork prior to the October 31st deadline for CPC proposals.

Mr. Bell noted that the spreadsheet information for the Sudbury Housing Trust Allocation should be corrected. Ms. Kablack concurred, and she will revise the data.

Ms. Kablack distributed to the Committee copies of a listing of potential CPC FY10 proposals, which included:

1. Re-submittal and re-vote of the CSX land purchase to reflect the entire purchase price, which is required for the state drinking water grant program the Town will be applying for. If the grant is awarded, the actual amount of CPA funds needed would be less.
2. Loring Parsonage restoration
3. Town Clerk document preservation; Frost Farm House restoration
4. Gravestone restoration at Mt. Pleasant and Old Town Cemeteries
5. Hosmer House fireproof structure
6. Housing Trust 10% allocation
7. Woods Walk Sanctuary
8. Sudbury Housing Authority Buy Down extension of Article 43 of the 2006 Annual Town Meeting.

Mr. Hill noted that the Sudbury Historical Commission will also submit a proposal for approximately \$10,000 for Phase 3 of the Historic Properties Survey. He further noted that an inquiry has been received from the Sudbury Valley Trustees as to whether CPC funds could be available to be used towards the reconstruction of the barn ramp, since Wolbach Farm is within an historic district. In response to a question from Chairman Morely, Mr. Hill stated that the Historical Commission will also pursue whether a fireproof structure can be shared between the Town Clerk's Office and Hosmer House.

A brief discussion ensued regarding a possible proposal for the Frost Farm House. Ms. Kablack explained that the Town entered into a rental arrangement with a private citizen, William Braun, who agreed to perform certain repairs to the home, over a certain timeframe, in lieu of rent. Ms. Kablack reported that Mr. Braun has already spent considerable funds on repairing the property, however, the restoration process has become much more extensive than was originally anticipated by either the Town or Mr. Braun. The house has required significant structural repairs. Mr. Hill questioned why the Town has become a landlord for a building for which there is no use, and he opined that the property should have been sold. Ms. Kablack noted that there is some Town sentiment in agreement with Mr. Hill's perspective. However, she further noted that, the Selectmen have moved in the present direction, and at this time, too much money has already been invested in the property to abandon the project. There may also be marketability issues with selling the property. Ms. Kablack will contact Mr. Braun for further details regarding the viability of a proposal and its estimated cost.

#### **Woods Walk Sanctuary Project - Preliminary Discussion**

Present: Director of Planning and Community Development Jody Kablack, Sudbury Housing Specialist Beth Rust, and Woods Walk Sanctuary Project Team Members Judith Rhome, Ed Kelly, Vera Schecter, and Jeff Kielson

Copies of a Residence Study and a Trail Study for the Woods Walk Sanctuary Project were distributed to the Committee for review and discussion purposes. Director of Planning and Community Development Jody Kablack briefly described to the Committee a request from resident Judith Rhome for a preliminary discussion regarding the viability of a CPC proposal for a Woods Walk Sanctuary Project, which would create a group home for four residents of varying abilities who need constant support in a residential income housing environment. In response to a question from Mr. Hill, Ms. Kablack and Chairman Morely clarified that the Committee can entertain requests from private individuals as long as there is a permanent restriction component to justify the use of public funds.

At 8:00 p.m., Chairman Morely welcomed Judith Rhome and her project team to the meeting to further describe the project. Ms. Rhome explained her idea for turning her home and property at 161 Dutton Road into a sanctuary for four disabled individuals needing support and creating an accessible nature trail for the public. Ms. Rhome stated that the development of this project has grown from the financial necessity to maintain her home, where she cares for her 30-year old son with Down's Syndrome, and now that her husband is in a nursing home. Ms. Rhome further explained that she has taken the necessary legal steps to create a non-profit 501C3 corporation and board. She has also consulted with several trail authorities who have suggested that her property soils are adequate for a trail.

In addition, Ms. Rhome informed the Committee that she has researched many funding opportunities. She emphasized that it is important to her that affordable housing be offered to potential residents regardless of their individual needs, so that populations are not segregated in ways which diminish personal growth. Ms. Rhome enlisted the assistance of the Advocate Organization in Framingham regarding the management of the house and the selection of residents. She has also completed a feasibility study with the help of funding from the Sudbury Housing Trust and The Sudbury Foundation. Ms. Rhome has also contacted State Representative Tom Conroy's office for assistance regarding state funding opportunities. Chairman Morely noted that, if this project is submitted as a CPA proposal, the Committee will look favorably on other funding sources being utilized in addition to those of the Town.

Ms. Rhome presented an anticipated budget of approximately \$630,000 to purchase her home, \$186,000 to create the nature trail, and \$285,000 for home reconstruction. She noted that proposed designs incorporate many "green" technologies such as an evacuated tube solar panel system. She further stated that the nature trail will provide the Town with an accessible entrance to the Sudbury Valley Trustees Memorial Forest, and it will preserve the land for the enjoyment of future generations of Sudbury residents.

Chairman Morely informed Ms. Rhome that the Committee deliberates upon proposals in November and decides in December which projects should be put forth to vote at the Annual Town Meeting. He stated that any forthcoming proposal will need to qualify

under CPA affordable housing guidelines. Mr. Kielson from the Advocate Organization stated that similar projects have qualified in other communities, and he offered to share that information with Ms. Rust at a later time. Ms. Kablack noted that a proposal will need to specify how individual residents will qualify each time as low-income candidates. Chairman Morely also noted that a proposal to Town voters would likely need to include a Conservation Restriction component and have the support of abutters. Ms. Rhome agreed, stating her preference is also for the Town to hold a Conservation Restriction on the property as a condition of funding. She stated that she has discussed the project with many of her neighbors, all of whom have expressed support for the sanctuary and nature trail.

Ms. Rhome stated that her Board will be applying for grants from numerous sources, including: the Crossroads Foundation, Trails and Greenways, national hiking organizations and solar energy entities. She also mentioned that former *Sudbury Town Crier* editor Michael Wiener will be leading the project's fundraising efforts. Ms. Rhome asked the Committee if they are inclined to support a proposal so that she could publicize the project to solicit public contributions. In response to a question from Ms. Cline, Ms. Rhome said she hopes to amass approximately \$200,000 in donations prior to the 2009 Town Meeting, and thus, would look for approximately \$800,000 from CPA funds.

Ms. Rust commended Ms. Rhome for the dedication she has exhibited since 2006 in establishing the non-profit organization and board, which has provided a working structure for Ms. Rhome's vision, leading to tonight's presentation.

Ms. Cline asked if the sanctuary will have live-in staff. Ms. Rhome responded that, although there will be a designated staff room, staff will likely rotate shifts and not stay overnight. Ms. Cline also asked how ongoing maintenance of the facility will be funded. Mr. Kielson responded that the disability payments provided to the resident individuals usually provide enough of a revenue stream to maintain operations along with subsidies from other State agencies. Ms. Rhome further stated that, eventually the facility would also like to offer fee-based training and education classes.

Ms. Cline asked if any Town zoning bylaws would prohibit this type of facility. Ms. Kablack responded that group homes for four residents are allowed. Mr. Kielson stated that, from a State and federal legal perspective, group homes are viewed similarly to single homes, and thus are exempt from additional zoning requirements. It was noted that, if an educational component was added at a later date, a Special Permit might be required by the Zoning Board of Appeals.

In response to a question from Ms. Heerwagen, Ms. Rhome described preliminary plans for public parking to access the nature trail.

Chairman Morely urged Ms. Rhome to continue working with Ms. Kablack and Ms. Rust to determine the CPA eligibility of the project, and if eligible, to submit a

proposal prior to October 31st. Ms. Rhome stated her proposal application is complete, and she provided Ms. Kablack with multiple copies of the application.

### **Sudbury Housing Trust Update**

Present: Sudbury Housing Specialist Beth Rust

At 8:46 p.m., Sudbury Housing Specialist Beth Rust provided copies of the Sudbury Housing Trust FY09 Budget and accompanying memo to the Committee. Ms. Rust briefly reviewed the annual budget approval process for the Trust. She explained that the Trust has just completed its second fiscal year, since it was chartered in February 2006. Ms. Rust reported that the Trustees approved this budget at their September meeting, and they have submitted it to the Board of Selectmen. She explained that the FY09 budget will increase revenues by continuing the lottery and monitoring agent functions. Ms. Rust further noted that expenditures will also increase due to the commencement of development on the Trust property at 278 Maynard Road. She described FY08 as productive and successful for the Trust, resulting in an ending balance of assets of over \$380,000 and a parcel of land at Dutton Road. Ms. Rust noted that the forecast has been made for an ending FY09 balance of \$692,000.

Ms. Rust noted that it is an option to slow down projects, such as the Maynard Road development, if it is financially necessary to do so in the future. Ms. Kablack and Ms. Rust both emphasized that it has been the philosophy of the Trust to fulfill its mission by spending money aggressively, yet with proper oversight and controls, as appropriate projects become available.

In response to a question from Ms. Cline, Ms. Rust briefly described the Small Grant Program. She noted that three requests were met last year and there has been an increase to eight requests this year for assistance. Ms. Rust stated that requests from others as well as senior citizens have been received.

Ms. Rust reported that the real estate closing occurred last week for the Habitat for Humanity project on Dutton Road. She also provided a brief update on the Home Preservation Program properties.

Ms. Rust also reported that she has been invited to an upcoming CPA conference on November 1st as a guest speaker.

### **Minutes**

Ms. Cline suggested that the draft minutes of September 17, 2008 be revised with a few changes of words on pages one and four, and that some deletions be made on page three. Committee members concurred, and

On motion duly made and seconded, it was :

VOTED: To approve the minutes of September 17, 2008, as amended this evening.

**CPC - Member Vacancy**

CPC members were reminded to inform Chairman Morely and/or Ms. Kablack if they are aware of any interested candidates for the Committee's present vacancy.

**Upcoming CPC 2008 Meeting Schedule and Agenda**

The next meeting is scheduled for November 5th, at 7:30 p.m., in the Silva Conference Room.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:05 p.m.