

Present: Sherrill Cline, Christopher Morely (Chairman), Sheila Stewart, Jim Hill, Lynne Remington, Georgette Heerwagen and Richard Bell

Absent: John Drobinski and Seamus O'Kelly

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

Ms. Kablack introduced Planning and Zoning Coordinator Sally Hild to the Committee. Sally is working three and a half days per week, fulfilling administrative duties for the Planning Office, including some activities for the CPC, and for the Zoning Board of Appeals. A small portion of her salary is funded from the CPC Administrative Fund budget.

**Annual 2009 Town Meeting Article 26 - Loring Parsonage- Exterior Restoration Bids**

Present: Historical Commission members Liz Radoski and Lyn MacLean, and Permanent Building Committee member Michael Melnick

Liz Radoski updated the Committee on bids received for the exterior restoration of the Loring Parsonage. It has been determined that a complete contract for the work, including costs for the general contractor, site drainage and grading, architect contract administration and a 5% contingency fee can be obtained for \$229,000 versus the \$300,000 cost previously estimated.

Mr. Melnick highlighted that the majority of bids were very close in price, with the four primary bidders varying in cost by only \$12,000. It was noted that, perhaps the difficult economy prompted contractors to deliver more competitive bids than would have been received a year ago. If funding is appropriated at the 2009 Annual Town Meeting, the winning contractor will be a company (Campbell) which has completed outstanding work for the Town on the Hosmer House. Sudbury Historical Commission Chair Lyn MacLean and Mr. Hill confirmed the Commission's satisfaction with the excellent quality of work performed by the contractor.

Chairman Morely asked for clarification regarding the need for re-siding all 4 sides of the structure. Ms. Radoski responded that the existing siding is not historically accurate.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the appropriation amount of \$229,000 of FY10 CPA funds for the Annual 2009 Town Meeting Article 26, as presented this evening, to complete construction and restoration work on the exterior of the Loring Parsonage.

Chairman Morely noted that the motion presented at Town Meeting will include this newly voted amount.

**2009 Annual Town Meeting CPC Historic Articles - Discussion**

Ms. Kablack distributed copies to the Committee, for review and discussion purposes, of an updated "Sudbury CPA Funds Analysis" dated April 1, 2009; a listing of "Community Preservation Act Revenues" (FY2003 - FY2010); the "2009 Community Preservation Fund Debt Schedule"; and a spreadsheet depicting "Community Preservation Act Projections" dated March 31, 2009.

Ms. Kablack reported that she will meet with the Town Accountant tomorrow to determine the accurate amount currently held in CPA Historic fund reserves, since varying amounts of \$385,000 and \$460,000 have previously been stated. Once the accurate figure is available, Ms. Kablack will forward the information to Committee members. She further noted that an additional \$208,000, which is 10% of the anticipated CPA FY10 revenue, has also been earmarked for historic reserves, and will become available for use effective July 1, 2009.

In response to a question from Chairman Morely, Ms. Kablack stated that this year's Town Meeting requests for CPA-related historic projects total \$417,000. A brief discussion ensued regarding which projects should be funded from previous-year reserves and what may need to be funded from FY10 reserves. The consensus of the Committee was that, as much as possible, older reserve funds from previous years should be spent prior to utilizing FY10 reserves.

In response to a question from Mr. Melnick regarding timing for availability of funds, Chairman Morely clarified that, if the appropriation is approved at Town Meeting for the Loring Parsonage work, funds from previous-year historic reserves would be available the following day. This satisfied Mr. Melnick, since contractors were informed through the bid process that the project could commence June 1, 2009.

Regarding the other Town Meeting CPA-historic related requests, Mr. Hill asked if contracts can be signed with contractors prior to the start of FY10. Ms. Kablack responded that if FY10 CPA funds are required for the project, a contract can be signed anytime after the Town Meeting votes the appropriation, however no monies can be paid prior to July 1, 2009.

Ms. Kablack briefly reviewed the data sheets distributed this evening. She noted that, if inquired about at Town Meeting, information slides will be available regarding debt service for CPA-related Town projects. She noted that CPA project projections remain conservative when compared to the Town's debt capacity. Ms. Kablack concluded that all CPA-related existing debt can easily be handled by the CPA fund reserves along with an additional \$7.5 million for assumed future projects. In future years, Ms. Kablack

stated that CPA debt-service information will be shared with the Finance Committee for its budget deliberations.

### **2009 Annual Town Meeting Article 29 - Postponement**

Ms. Kablack informed the Committee that the Buy-Down extension requested in the 2009 Annual Town Meeting Article 29 will not be needed, since the purchase closing occurred last week for the Howell Road property. Ms. Kablack will make a short announcement to pass over the article at Town Meeting.

Ms. Kablack further reported that the Home Preservation Program will be overseen in the future by the Sudbury Housing Trust.

### **2009 Annual Town Meeting Articles 16 and 17- Postponement**

Ms. Kablack also reported that the Selectmen have voted, upon the recommendation of the Sudbury Housing Trust, to indefinitely postpone the 2009 Annual Town Meeting Articles 16 and 17, which requested transfer of land off of Hudson Road and Pinewood Avenue respectively, from the Town to the Sudbury Housing Trust. Ms. Kablack stated that opposition from abutters was presented to the Town noting that these parcels had both been previously deemed as not buildable by the Town. Abutters in both locations have expressed interest in purchasing the lots. Thus, the Town has decided to withdraw the articles at this time, and has informed abutters that a process will be developed in the coming year to accept proper bids.

### **2009 Annual Town Meeting CPC Articles - Presenters**

Ms. Kablack distributed to the Committee copies of an updated list of persons to present the CPC articles at Town Meeting as follows:

- Article 22 - Lincoln Lane - Possibly Sam Webb (per Mr. Bell)
- Article 23 - Housing Trust Allocation - Michael Fee
- Article 24 - Town Clerk Document Preservation – Rosemary Harvell
- Article 25 - SHC Projects - Jim Hodder and Maurice Fitzgerald
- Article 26 - Loring Parsonage - Liz Radoski
- Article 27 - Rail Trail Concept Plan - Jody Kablack
- Article 28 - Hearse House Extension - Jim Hill (if pulled from the Consent Calendar)
- Article 29 - Buy-Down Extension - Jody Kablack will announce it's been Indefinitely Postponed
- Article 30 - Sudbury Housing Authority - Sherri Cline (if pulled from Consent Calendar)
- Article 31 - CPC Budget - Christopher Morely

Chairman Morely reported that he is fine-tuning his CPC budget presentation for Town Meeting, which will include information regarding percentages of funds spent by Open

Space, Recreation, Community Housing and Historic categories.

**FY09 Administrative Budget Request - Stearns Mill Dam**

The Committee was in receipt of a memorandum from Ms. Kablack on behalf of the Town Manager, requesting \$2,500 of FY09 Administrative Funds for an extension of the contract between the Town and GPR Engineers to complete a second-phase review of the Stearns Mill Dam. Ms. Kablack explained that the Phase 1 report was completed in February 2009, but unfortunately did not indicate significant remediation work done by the Town since the inspections by the firm last fall. It is recommended that a six-month evaluation report be completed and sent to the State Department of Conservation and Recreation along with the report from GPR. Ms. Kablack recommends approval of the request, in hopes that this report will relieve the Town, for the time being, from completing State-mandated costly repairs and reduce the State-determined hazard level for the dam.

Ms. Kablack distributed to the Committee, copies of a detailed accounting of CPA Administrative FY09 Funds spent to date, totaling \$41,089.44 of the budgeted \$95,000. It was noted that the CPC has only spent 2% of the allowed 5% allocated for Administrative Funds.

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

VOTED: To approve the use of \$2,500 of the CPC Administrative Fund FY09 Budget, as requested by the Town Manager, for an extension of the contract between the Town and GPR Engineers to complete a second-phase review of the Stearns Mill Dam, as presented by Director of Planning and Community Development Jody Kablack this evening, and in a memorandum dated April 1, 2009.

**Minutes**

On motion duly made and seconded, it was

VOTED: To approve the minutes of February 4, 2009.

Mr. Bell abstained from the vote.

**Miscellaneous**  
**CSX Rail Corridor Acquisition**

Ms. Kablack reported that the Town has not received a response to its recent offer regarding the CSX land purchase, although parties still appear interested. Chairman Morely noted that time remains for a response, since the Town's offer included a deadline of June 30, 2009.

**CPC Future Meeting Schedule**

The next meeting of the CPC is to be determined and will be announced at a future date.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:36 p.m.