

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

At 7:41 p.m., Chairman Morely called the meeting to order.

Ms. Kablack distributed copies of a revised listing of CPC FY10 Proposals delineated by CPA category, and copies of an updated CPC FY10 Administrative Funds Budget, for review and discussion purposes.

Sudbury resident Carole Wolfe briefly summarized some of her concerns, which she had written to the Committee in an email message dated January 18, 2009, regarding the re-submission of the CSX land purchase proposal. She highlighted that the purchase price of \$700,000 was established a few years ago, and it may not be accurate in today's real estate market. Ms. Wolfe questioned how the project price will impact the Town budget if the anticipated reimbursement-grant funds are not received by Sudbury. Ms. Wolfe has contacted the State's Executive Office of Transportation regarding her questions about a rail bed potentially reverting to rail use. She was informed that no structures can be built on such a parcel. Ms. Wolfe also questioned whether the Town's purchase of the land will be contingent on receipt of the anticipated grant. She further questioned if this is a project the Town should pursue in better economic times than now, and when it has more information regarding contamination of the site. Ms. Wolfe believes that Sudbury residents should be apprised of the options for the land if purchased by the Town or by the State.

In response to a question from Ms. Remington, Ms. Kablack noted that an updated appraisal will be performed prior to purchase. Chairman Morely emphasized that the proposal is still being negotiated with CSX and that details regarding remediation will be resolved. He also noted that the Town would pursue more than one grant resource to help defray the purchase price.

Ms. Kablack clarified that the LAND grant application is due by March 21, 2009. She emphasized that Town officials are cognizant of many of the issues broached by Ms. Wolfe and have negotiated cautiously with CSX. She stated that proper indemnification and concessions for contamination clean-up are likely to be required by the Town as part of the final negotiations.

Mr. Drobinski noted that pollution on the site is not overwhelming and that a series of technologies can be used to easily stabilize the land area. He further emphasized that Town control of the parcel is highly preferred versus relinquishing control to the State. Chairman Morely concurred, and he deferred further discussion regarding this proposal until later in the evening.

**CPC FY10 Proposal Recommendations for Annual 2009 Town Meeting Articles**

Chairman Morely recommended that, given the national and local economic current climate, the CPC should not put forth articles whose total appropriations exceed the CPA income received by Sudbury for the year. Mr. Drobinski noted that at its January 20, 2009 meeting, the Board of Selectmen noted that the preliminary CPC requests seemed high given the anticipated budget constraints the Town will face, however the Board decided to defer to the final recommendations of the CPC.

Chairman Morely suggested the Committee review each proposal to determine whether any projects can be postponed or delayed until more informational for a better project can be submitted.

**Woods Walk Sanctuary**

Present: Sudbury Housing Specialist Beth Rust

Ms. Kablack noted that no new material has been submitted by the applicant to enhance the proposal and to address the issues previously broached by the Committee. Representatives from the Federal Home Loan Bank program have indicated that the project would be eligible, however, no mention has yet been made regarding the dollar amount to be received. The applicant appears to have made no progress on private fundraising. Ms. Kablack further reported that the applicant is willing to eliminate the nature trail aspect of the project from the funding request, and is amenable to pursuing volunteers to complete the trail at a later time.

Ms. Kablack and Ms. Rust noted that a significant amount of staff time has been spent with the applicant. They suggested that, perhaps a nominal amount of money could be recommended by the CPC this year, or that the CPC could recommend that a small amount of money be transferred to the Sudbury Housing Trust (SHT) to hold until the project is fully funded.

Mr. Hill opined that the project is too expensive and not ready for funding this year. Ms. Stewart concurred, noting that the CPC spent considerable time deliberating this proposal. She further noted that the Committee has not yet received verification that the applicant's son is eligible for affordable housing, which is a key factor for the project.

Ms. Rust noted that the proposal does provide an element of housing currently not available in Sudbury, however, she acknowledged that the project is not fully developed at this time. She also shared with the Committee information collected regarding how other communities have legally proceeded to bring similar projects to fruition.

On motion duly made and seconded, it was unanimously:

VOTED: To withdraw the draft Warrant Article for the Annual 2009 Town Meeting, as

reviewed this evening, for the project received from Sudbury resident Judith Rhome, requesting an amount to be determined from CPA FY10 funds for the purpose of creating a group home for four residents of varying abilities, who need constant support in a residential low income-housing environment, and to notify the applicant accordingly.

### **CSX Rail Corridor Acquisition**

In response to a question from Mr. Drobinski, Ms. Kablack stated that the Town has received an extension for this acquisition to proceed. She reported that negotiations are continuing slowly and that the recent focus has been primarily on contamination issues. Ms. Kablack further stated that the Town will continue to negotiate the best price possible for the parcel.

Later in the meeting, discussion resumed regarding this request. Ms. Stewart asked if the CSX article could be made contingent upon receipt of the State Drinking Water Grant. Ms. Kablack will review the grant guidelines and language and report back to the CPC at its next meeting on February 4, 2009.

The Committee noted that only \$300,000 additional funds out of FY10 revenues would need to be appropriated, since the balance of the funds were already appropriated at the Annual 2008 Town Meeting. Ms. Kablack will research with Town Counsel and report back to the CPC at the February 4, 2009 meeting, as to whether this article can be written so as to utilize the \$400,000 appropriated last year.

### **Sudbury Housing Trust Fund Allocation**

Present: Sudbury Housing Specialist Beth Rust

Ms. Kablack and Ms. Rust briefly described some of the projects for which the Town has previously used the 10% SHT allocation. As of this date, the SHT fund currently has \$800,000, of which approximately \$260,000 has been earmarked for previous appropriation commitments. A large portion of those funds have been planned for the Maynard Road project, which could be delayed.

Mr. Hill opined that this request for \$232,000 could possibly be withdrawn and that the CPC could still recommend the SHT - Buydown proposed article for \$400,000. Ms. Rust clarified that only \$80,000 has not been earmarked at this time, and that \$150,000 of the requested \$232,000 is needed to cover previous project commitments.

Ms. Cline opined that the Committee needs to curtail the Town Meeting article requests tonight by at least \$621,090 for expenditures not to exceed anticipated revenue. She suggested that the Committee can best accomplish this by revising this proposed article for \$232,000, the Loring Parsonage request for \$200,000, and the Town Clerk Document request for \$170,000 and/or the CSX proposal.

Mr. Hill opined that the Loring Parsonage could be submitted for half of the requested funds if the project is revised to only attend to immediate needs. Sudbury resident Carole Wolfe agreed that all of the restoration work suggested by the project consultant is not necessary and is not historically accurate. Ms. Wolfe is a member of the Historic Districts Commission, which has requested the opportunity to review the Request for Proposal for the Parsonage. Chairman Morely emphasized the CPC's preference that the Town's Historic Districts and Historical Commissions work collaboratively with the Permanent Building Committee to assess the needed restoration work for the Loring Parsonage.

Additionally, Chairman Morely expressed his strong preference that the Loring Parsonage proposed article not be withdrawn. Chairman Morely further stated that in these challenging economic times, he believes the Sudbury Housing Trust should have withdrawn its proposal for the requested Buydown funds of \$400,000. However, Chairman Morely further reported that, at its meeting last week, the SHT decided not to withdraw the proposal, as some Trustees remain committed to this being an ideal time to maximize real estate opportunities at a competitive price.

### **79 Lincoln Lane**

Ms. Kablack reported that Conservation Coordinator Debbie Dineen has confirmed that public access to the property will not be prohibited, however, no parking or access to the river will be provided. It has also been determined that reducing the project request from \$48,600 to \$25,000 would still indicate the Town's interest in preserving this parcel.

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the project request from \$48,600 of FY10 CPA funds for the purpose of purchasing land at 79 Lincoln Lane as Open Space to \$25,000.

### **Town Clerk Document Preservation**

Ms. Kablack stated that she has asked the Town Clerk for additional information, including whether a master plan and prioritization of projects has been established for all of the Town documents which need restoration, including where and how the restored documents will be stored. It was suggested that this project be delayed until such details are provided to the CPC.

Mr. Hill opined that preservation of the Town's historic documents should be a high priority and that storage is a key factor. Chairman Morely agreed, however, he believes the project should be researched as a whole and then prioritized for funding of future phases accordingly. He suggested that this request for \$170,000 is only one phase of a multi-year, more costly endeavor. Ms. Kablack, Mr. Bell and Ms. Cline concurred.

Ms. Remington and Mr. Drobinski asked if the funding request could be reduced to just restore a few critical volumes, after which the restoration work could be assessed.

Mr. Hill offered a motion that the request be reduced to \$85,000, which was not seconded. Ms. Cline made a motion to withdraw the proposed article, which was not seconded.

Ms. Stewart suggested that CPC Administrative Funds be used to hire a consultant to present a broader proposal for historic preservation of Town documents, which would prioritize the work and identify storage solutions.

On motion duly made and seconded, it was unanimously:

VOTED: To withdraw the draft Warrant Article for the Annual 2009 Town Meeting, as reviewed this evening, requesting the appropriation of \$170,000 by the Town Clerk for the restoration and preservation of 16 historic Town volumes of records.

On motion duly made and seconded, it was also:

VOTED: To ask the Town Clerk to submit a request for CPC FY09 Administrative Funds for the purpose of hiring a consultant to further assess the Town's needs for historic document preservation.

Mr. Hill abstained from the vote.

### **Sudbury Valley Trustees Barn Reconstruction**

On motion duly made and seconded, it was unanimously:

VOTED: To withdraw the project request received from the Sudbury Valley Trustees for \$38,000 of FY10 CPA funds for the purpose of reconstructing the ramp at the rear of historic Wolbach Farm barn.

### **Loring Parsonage Restoration**

Ms. Cline asked if there is clear sense of what it will cost to restore the Parsonage. Mr. Hill suggested waiting until more knowledge is available regarding cost estimates. Mr. Drobinski suggested informing the Permanent Building Committee, Sudbury Historical Committee and Sudbury Historic Districts Commission that the CPC is considering reductions to requested funding, and thus all groups should work together to determine the needs and accompanying costs for the Parsonage restoration as soon as possible.

Ms. Kablack noted that this request would utilize CPA fund reserves which must be used for the historic category.

Ms. Cline opined that there is still no clear direction for the use of the Parsonage.

On motion duly made and seconded, it was unanimously:

VOTED: To delay a decision regarding the request for \$200,000 +/- of CPA FY10 funds to complete construction and restoration work on the exterior of the Loring Parsonage until feedback from the Sudbury Historical Commission can be reviewed at the next CPC meeting on February 4, 2009.

**Sudbury Housing Trust Fund Allocation and  
Sudbury Housing Trust - Housing Buy Down -Home Preservation Program -**

Present: Sudbury Housing Specialist Beth Rust

Discussion resumed briefly regarding how and for what purposes the SHT uses the 10% allocation funds and whether \$400,000 for the Buy-Down program is excessive during these financial times.

Mr. Hill asked Ms. Rust if a \$200,000 versus a \$400,000 appropriation for the Buy-Down Program could be useful. Ms. Rust responded that \$200,000 would likely only support the purchase of one home.

On motion duly made and seconded, it was unanimously:

VOTED: To delay potential reductions to the Sudbury Housing Trust housing-related articles until the Committee can review further information regarding the Loring Parsonage and CSX Land Acquisition proposals at its meeting on February 4, 2009.

Mr. Bell noted that the \$95,000 of CPC Administrative Funds is not reflected within the spreadsheet information listing the CPC FY10 Proposals.

Ms. Kablack noted that the extension articles, i.e., the Sudbury Housing Authority Buy Down Extension of Article 43 of the 2006 Annual Town Meeting, the Extension of Article 27 of the 2007 Annual Town Meeting and the Hearse House Extension have been designated by the Board of Selectmen as Consent Calendar articles.

**GIS Mapping Project**

On motion duly made and seconded, it was unanimously:

VOTED: To withdraw the proposed article requesting \$30,000 of FY10 CPA funds for the purpose of initiating a GIS Mapping system to enhance open space and historic Town

projects.

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

VOTED: To award \$30,000 of FY09 CPC Administrative Funds for the purpose of initiating a GIS Mapping system to enhance open space and historic Town projects.

**Historic Properties Survey - Part 3 Project**  
**Gravestone Restoration at Mt. Pleasant and Old Town Cemeteries Project**  
**Radar Survey at the Revolutionary War Cemetery Project**

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

VOTED: To combine the following three project requests, submitted by the Sudbury Historical Commission, into one proposed article for the Annual 2009 Town Meeting: the Historic Properties Survey - Part 3 Project, the Gravestone Restoration at Mt. Pleasant and Old Town Cemeteries Project and the Radar Survey at the Revolutionary War Cemetery Project.

**Rail Trail Concept Plan**

No revisions to this proposed article were suggested by the Committee.

**CPC FY10 Administrative Funds Budget**

Ms. Kablack reported that the Town Manager has requested that the CPC help fund \$100 per month of the Town Counsel position beginning in January 2009 and henceforth. The Sudbury Housing Trust also expends \$200 per month to defray the salary cost of the Town Counsel position. Ms. Kablack reviewed the other salary positions funded with CPC Administrative Funds planned for the FY10 budget. Another new request by the Town Manager is to off-set the Planning Director's salary with \$5,000/year of CPA funds, as Ms. Kablack spends extensive time working with the CPC. Mr. Drobinski emphasized that these positions provide Town committees and boards with necessary support.

On motion duly made and seconded, it was unanimously:

VOTED: To approve \$95,000 for the Administrative Fund FY10 Budget.

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

VOTED: To approve the use of \$100 per month of the CPC Administrative Fund FY09 and FY10 Budgets, effective January 1, 2009, to help fund the Sudbury Town Counsel

position.

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

VOTED: To approve the use of \$49, 600 of the CPC Administrative Fund FY10 Budgets, to fund all salaries reviewed this evening as presented on Ms. Kablack's listing as of January 21, 2009.

### **Minutes**

On motion duly made and seconded, it was

VOTED: To approve the minutes of December 17, 2008, as amended this evening to delete the last sentence of the first vote presented on Page 12 of the Draft CPC December 17, 2008 Meeting Minutes regarding the GIS Mapping project.

### **CPC Future Meeting Schedule**

The next meeting will be February 4, 2009, at 7:30 p.m., in the Silva Conference Room. Chairman Morely asked Committee members to read the draft warrant article reports distributed this evening prior to the next meeting. He will complete writing the remainder of the draft reports and submit them to Ms. Kablack tomorrow. Chairman Morely requested that Committee members submit any suggested revisions by email to Ms. Kablack as soon as possible, so that votes on the reports can be taken on February 4th.

Ms. Stewart noted that the CPC-recommended articles will be presented to the Finance Committee on January 22, 2009. She asked Ms. Kablack to provide an updated listing of the recommended projects based upon tonight's CPC meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:20 p.m.