

Present: Christopher Morely (Chairman), Jim Hill, Sherrill Cline,
Georgette Heerwagen, Richard Bell, Lynne Remington,
John Drobinski and Seamus O'Kelly (departed at 8:40 p.m.)
Absent: Sheila Stewart

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

Minutes

Ms. Cline noted she may have a few typographical errors to submit, but otherwise approved of the minutes.

On motion duly made and seconded, it was:

VOTED: To approve the minutes of September 30, 2009, subject to Ms. Kablack incorporating any typographical revisions brought to her attention.

Richard Bell and John Drobinski abstained from the vote.

Community Preservation Committee Report - Review

The Committee was previously in receipt of copies of a revised Community Preservation Committee Report dated October 2002, and Revised November 2009. Ms. Kablack stated that all revisions suggested by the Committee have now been incorporated into the Report. She also reviewed revisions she made to the Park and Recreation section on pages 14 and 15, including removing the chart, adding the number of users for only 2008 and completing the comprehensive list of user groups.

Ms. Remington suggested, and the Committee concurred, that the asterisked item on page 4 be revised to explain that "State matching funds are received in the following fiscal year."

Chairman Morely requested that the title be adjusted to reflect that the Report was revised in October 2009.

On motion duly made and seconded, it was:

VOTED: To approve the final Community Preservation Committee (CPC) Report as reviewed and amended this evening.

CPA Project Submission Applications - Update

Present: Director of Planning and Community Development Jody Kablack

The Committee was previously in receipt of a listing of "CPC FY11 Proposals November 2009." Copies of the Project Submission Forms received to date, along with supplementary materials, were distributed to the Committee. Ms. Kablack provided the Committee with a brief review of the anticipated proposals as follows:

CSXT Rail Corridor Acquisition - submitted by the Town Manager, as an Open Space/Recreation project, for \$256,200, to acquire the 1.2 mile railroad corridor from the Chiswick Park Road off Union Avenue south to the Framingham line.

Ms. Kablack announced that this project may be withdrawn, if a purchase price is accepted by CSX prior to December 31, 2009, which is currently in active negotiations with the Town. She also noted that environmental contamination liability language will also need to be negotiated in the Purchase and Sale Agreement.

Mr. Drobinski noted that most of the identified contamination is petroleum in nature, and clean-up is estimated to cost approximately \$20,000. Ms. Kablack further clarified that the timing of the purchase, if and when it occurs, will determine whether the Town will be able to apply for any State grants which may be available.

Lighting Restoration at Town Hall - submitted by Sudbury Historical Society, Inc., as an Historic project, for \$4,980, for restoration of a 1914 wrought iron Portico Lantern, a brass hanging chandelier with four lights, two solid brass and nickel-plated wall sconces and two brass wall lights.

The consensus of the Committee was that the Society should coordinate and submit its approval request appropriately with Town officials, the Building Inspector, and the Sudbury Historical Commission. On behalf of the Committee, Ms. Kablack will draft a letter to be sent to the Society, explaining the additional information and approvals which will be required for consideration.

Town Hall Restoration - submitted by the Town Manager, as an Historic project, for \$50,000, for the purpose of performing an architectural and design study for the restoration of Sudbury's Town Hall into useable Town offices.

Mr. Drobinski reported that the Board of Selectmen voted last night to support this proposal request.

Chairman Morely questioned if creating modern offices is an eligible CPA purpose. Mr. Drobinski noted that the Town of Needham issued an extensive legal opinion regarding which aspects of the restoration process would, and would not, be eligible for CPA funding. A brief discussion ensued regarding what the intended vision and purpose is for the future Town Hall space and that this information is key to the Committee determining if the request is eligible for funding. Ms. Kablack stated that the vision for

the space has not yet been determined, and thus the request has been submitted for a study to be done to begin to identify the best uses for the building.

Ms. Kablack will provide the Committee with the Needham legal opinion regarding CPA-funding eligibility at its next meeting. She will also contact the Community Preservation Coalition for additional information to see if any previously approved projects have altered the configuration of town hall spaces.

Mr. Hill opined that the Town Hall building should qualify as an historic building, since it is located within an historic district.

Town Hall Window Restoration- Extension - submitted by Building Inspector, as a one-year extension of an Historic project, for which funds were appropriated in 2008. Building Inspector Jim Kelly has delayed commencement of this project in order to further investigate alternative methods of restoration, which may reduce the project's cost.

Construction of Town Hall Vault - submitted by the Town Clerk, as an Historic Preservation project, for \$401,880, to construct a Town Hall vault for Town archives to provide permanent protection for Town records and artifacts.

Ms. Kablack reported that the Town Clerk, assisted by Sally Hild, is also applying for a grant which may cover the cost for this entire project, however, notification of the grant award is not anticipated until June 2010.

Mr. Bell asked if the Committee could approve such a request contingent upon the grant not being received. Ms. Kablack responded that it is best to decide now whether the vault should be funded by the grant or CPA funds because once CPA funds are approved at Town Meeting, they remain for the intended purpose until a future Town Meeting votes their release. Ms. Kablack further explained that, if needed, procedures exist to return appropriated funds.

Upgrade of Existing Town Hall Vaults - submitted by the Town Clerk, as an Historic Preservation project, for \$67,795, to upgrade two small vaults with shelving, climate control and fire suppression.

It was noted that these two vaults are each 77 square feet, and that the previously requested newly constructed vault would be for an additional 450 square feet. Ms. Kablack stated that the new, larger vault would likely be constructed in garage.

Hosmer House Vault - submitted by the Sudbury Historical Commission (SHC), as an Historic project, for an amount as of yet to be determined, to build a secure, fire-resistant vault for storage of paintings, Hosmer personal papers and the SHC records. Mr. Hill reported that the Commission has voted to withdraw this request until it can better

determine how much money should be spent to protect which Hosmer paintings of specific values. Mr. Hill also stated that the Town Clerk's Office has worked cooperatively with the Commission regarding the multiple vault requests and issues.

Revolutionary War Cemetery Radar Survey - submitted by the Sudbury Historical Commission, as an Historic project, for \$20,000, to search the Sudbury Revolutionary War Cemetery using technology for currently unidentified graves.

This is the same project submitted last year, which was withdrawn due to funding constraints. The Historical Commission supports the project and wishes to move forward with it this year.

Tomb Door(s) Restoration - submitted by the Sudbury Historical Commission, as an Historic project, for \$30,000, to restore, as best as possible, the vandalized tomb doors in Town Center, along Concord Road and at Wadsworth Cemetery.

Mr. Hill briefly explained the bonding process which will be used to restore the tomb doors. Mr. Hill also noted that the Commission has not yet determined its recommendation for whether the inside deterioration of the tombs should be addressed. A brief discussion ensued as to whether the tombs are Town or privately owned. The consensus of the Committee was that the tombs are Town-owned and that the State might need to be consulted regarding the significant public health issues which would need to be considered prior to any work within the tombs.

Ms. Kablack will research whether any insurance proceeds will be available to apply to this project. Mr. O'Kelly opined that, in this circumstance, a court would likely issue an order of restitution, even though there is little chance for recovery of funds.

Town-wide Walkways - submitted by the Planning and Public Works Departments, as a Open Space/Recreation project, for \$200,000, for engineering, design and construction of priority Town walkways.

Mr. O'Kelly asked for an update on a Peakham Road walkway. Ms. Kablack responded that the outlook is positive for an eventual walkway from French Rd. towards Robert Best Road, but probably not so encouraging heading in the opposite direction.

Ms. Remington inquired which walkways are proposed for this funding request. Ms. Kablack stated that citizens' petitions have been submitted and accepted for Dutton, North, Marlboro and Powder Mill Roads. Ms. Kablack is working with the citizens' groups to collect the additional materials required to complete the petition requests. She also noted that the process for submitting a citizens' walkway petition is posted on the Town website.

Sudbury Housing Trust 10% Allocation - submitted by the Sudbury Housing Trust, as a Housing project, for approximately \$180,000 (or 10%, whichever is greater), as the FY11 10% CPA housing allocation to be appropriated by the Sudbury Housing Trust.

Ms. Kablack stated that the actual 10% allocation will be revised to be a request for \$185,600.

Woods Walk Sanctuary, Inc. - submitted by Judith Rhome, as a Housing project, for \$250,000, for the purchase and renovation of the residence at 161 Dutton Road to create affordable housing for five people of limited income (four residents of varying abilities, needing supports, and one caretaker).

Ms. Kablack briefly reviewed how this year's proposal differs from the one submitted last year. She noted that Ms. Rhome has appointed a new Board of Directors, hired a new consultant and offered to contribute up to \$100,000 of personal funds to the project. Ms. Kablack further noted that the new consultant has focused on eligibility, budget feasibility and vendor concerns expressed by the CPC last year. However, this year, Ms. Rhome is requesting that CPC funds be the first received by the project to better enable her to apply for additional funding sources, including the Federal Home Loan Bank.

Ms. Remington noted that the project seems better defined this year as presented by Ms. Rhome at the recent Sudbury Housing Roundtable.

Historical Asset Assessment and Preservation Plan - Ms. Kablack asked if the Committee would entertain a proposal for a Town-wide Historical Asset Assessment and Preservation Plan project, and if so, she will research and compile the relevant material to submit a project request for funding. Ms. Kablack has discussed with the Town Clerk and Town Manager the need to hire a consultant for such a project, in order to fully document what the Town owns and where it is currently stored. She anticipates that the project could be accomplished for less than \$25,000, which seemed a reasonable estimate to Chairman Morely and Mr. Hill.

A brief discussion ensued regarding whether this project should be the first step in a much larger process and approach to assess all of the Town's records and archives, their space requirements and eventual storage and protection needs. The consensus of the Committee was that a broader perspective may need to be taken than what has been envisioned to date. Mr. Hill suggested that, as part of the re-design discussions for Town Hall, the construction of a vault and perhaps a display/museum area for public viewing of archives should also be considered. Chairman Morely concurred that a larger vision needs to be explored than is currently under discussion. Ms. Kablack opined that the Town Hall study is in its initial phase and could easily adapt to incorporate evolving ideas.

The Committee asked Ms. Kablack to proceed with presenting more information and a Project Submission Request for this purpose.

CPC Revenues - Update

Ms. Kablack distributed copies to the Committee of an updated record of actual "CPA Revenues" received from FY03 through FY09, and estimated revenue figures from FY10 and FY11. The estimated FY11 revenue (minus interest) is anticipated to be \$1,856,000. In addition, Ms. Kablack noted the expected debt service is \$1,052,035 and the 5% allocation for Administrative Funds will be approximately \$92,800, totaling \$1,144,835. Ms. Kablack emphasized that the balance available for funding of projects is \$711,165, from which the 10% housing allocation of \$185,600 will likely be deducted along with the 10% historic allocation of \$185,600. Thus, the remaining funds available for all other non-historic and non-Sudbury Housing Trust sponsored projects is \$339,965. Ms. Kablack highlighted that the Committee will need to determine if it wishes to approve the award of some reserve funds to worthy projects. Chairman Morely agreed that using reserve funds may need to be considered.

CPC Future Public Hearing Schedule

Ms. Kablack reported that the next two CPC meetings, on November 18th and December 2, 2009, will be Public Hearings regarding the proposals. She will develop a hearing schedule with project sponsors and inform the Committee of the meeting agendas as soon as possible. Ms. Kablack reminded the Committee that projects will be voted upon, and the warrant articles will be signed, at the December 16, 2009 meeting.

Upcoming CPC 2009 Meeting Schedule and Agenda

The next meeting is scheduled for November 18th, at 7:30 p.m., at Town Hall. The meeting after that is scheduled for December 2, 2009 at the Flynn Building.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:15 p.m.