

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

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

### **CPC Project Submission Proposals - Public Hearing**

Chairman Morely opened the Community Preservation Committee (CPC) public hearings for presentations of the proposals received this year for consideration of Community Preservation Act funding. Five proposals will be reviewed tonight, and the remaining seven proposals will be discussed at the CPC's next meeting and public hearing on December 2, 2009.

### **Project Submission Form - Woods Walk Sanctuary, Inc.**

Present: Applicant Judith Rhome

Sudbury resident Judith Rhome presented her Project Application submission, requesting \$250,000, to create a five-bedroom group home for four residents of varying abilities, who need constant support, in a low-income housing environment, and one caretaker, on her property located at 161 Dutton Road. Ms. Rhome briefly reviewed how this year's proposal differs from the one she submitted last year. She noted that new members have been appointed to her Advisory Board, including Pat Pakos, in attendance this evening, who has experience creating her own group home.

Ms. Rhome noted that she is now working with a new consulting organization, TILL (Towards Independent Living and Learning, Inc.), located in Dedham, and she introduced Alan White, TILL's Director of Residential Alternatives. Ms. Rhome explained that TILL provides one staff person to work with the project from the development phase through completion of the project, including participation in the ongoing management of the residential facility. Ms. Rhome has also hired a consultant, Jim Haskell, who helped create the pro forma operating budgets presented to the Committee. Mr. Haskell is also working with Ms. Rhome to develop grant and financing opportunities with Boston's Federal Home Loan Bank Affordable Housing Grant program and the Marlborough Savings Bank.

Ms. Rhome noted that due to the national economy, she has focused this year's application only on the affordable housing aspect of her original project. However, she emphasized that her long-term vision for the project continues to include the possibility of creating a nature trail to connect with abutting Sudbury Valley Trustees-owned property.

Ms. Rhome has lowered the price of her property up to \$100,000, which will be reflected in any sales price above \$450,000. She is requesting Community Preservation Act (CPA) funding for \$250,000, for which Sudbury will receive credit for five affordable-housing units. Ms. Kablack later asked that the budget be reviewed and revised to better reflect the \$100,000 price reduction for the home.

Chairman Morely noted that this year's proposal requests that the CPA funds, if awarded, be the first monies committed to the project. However, Chairman Morely emphasized that such an award would be subject to receipt of the Federal Home Loan Bank funds to ensure completion of the project.

Ms. Heerwagen noted that floorplans submitted only reflect four bedrooms. Ms. Rhome acknowledged the oversight, and she explained that the fifth bedroom will be located in the garage, and that a public bathroom will also be constructed behind the present garage.

A brief discussion ensued as to whether it is better to consider the project as affordable housing for four units or five units, since it may be difficult to guarantee that the eventual caretaker will also meet low-income eligibility requirements. The option also exists to only qualify the home as a low-income facility rather than each bedroom as a distinct low-income unit. Ms. Cline questioned whether Ms. Rhome wanted to restrict her choices of hiring the best caretaker, based upon that person meeting low-income guidelines. Ms. Rhome and Mr. White responded that they do not perceive that as problematic. Ms. Kablack reminded the Committee that, if this project is recommended by the Committee for funding it will require a Town Meeting vote, and that careful consideration should be given as to what criteria the proposal presents and whether they can be met in the long term. The consensus of the Committee was that individually qualifying each bedroom unit would be preferred, since that approach will award the Town more affordable-housing units on the state's inventory. Ms. Kablack stated that Sudbury Housing Specialist Beth Rust will work with Mr. White to finalize this aspect of the proposal. Chairman Morely noted that each resident's affordability status will be required to be approved annually.

Mr. Hill asked if the units will all be restricted as low income. Chairman Morely responded that such restrictions for all units could be stated within the deed restriction.

Mr. O'Kelly commended Ms. Rhome on her proposal's concept. He asked for further confirmation of locations of group homes in Lincoln, as referenced in the project submission package. Ms. Rhome will try to verify this information. Mr. White reported that TILL has two group home programs operating in Lexington. Ms. Rhome has toured the newest Lexington facility, and she was impressed with the operation, service care and ambiance of the home.

Mr. O'Kelly also questioned a reference made in the package materials that this project qualifies for funding under all CPA-eligible categories. Mr. O'Kelly stated that, based

upon the CPA historic category definition for eligibility (which he read aloud), he does not believe this property qualifies as historic. Chairman Morely noted that the Committee can decide in its deliberations under what CPA category the proposal may qualify for funding.

Mr. Hill asked how many unrelated people are allowed to live in this type of housing. Ms. Kablack reported that there is currently another group home in Sudbury, and that its location is confidential, since it was privately funded. She also clarified that, although boarding houses have a maximum number of 5 allowed unrelated residents, group homes, are exempt from zoning requirements.

Sudbury resident Pat Pakos informed the Committee that she established a group home 13 years ago at a home she owns in Andover. The home was created as a public/ private partnership with the Department of Developmental Services. Ms. Pakos reported that the program has worked successfully for the resident and staff.

Ms. Cline asked Mr. White if any of the 12 home programs he has been associated with utilized CPA funding as part of their financial resources. Mr. White responded that none have to date. However, Ms. Rhome responded that Mr. Haskell has had experience with such funding being used and with the Federal Home Loan Bank program. Ms. Kablack will obtain that information for the Committee's review.

Ms. Kablack questioned whether the operating pro forma budget reflects a self-sustaining program. She further questioned how the anticipated \$3,800 a month cost per resident is covered if individual subsidies and rental vouchers are less than that amount. Mr. White responded that his organization works to help each resident qualify for as much financial assistance as possible through various programs, and that a 5% vacancy reserve fund is built into the budget. If sufficient funds for a resident cannot be raised, or if there is an unexpected vacancy, Mr. White stated that the rental agreement usually includes a condition where the other residents agree to incur a higher fee for a temporary time to cover operational costs, until financing can be stabilized. Mr. White invited Committee members to contact him, if they would like to visit any of TILL's facilities.

There were no questions from the public.

#### **Project Submission Form - Town Hall Lighting**

Present: Sudbury Historical Society, Inc. member Lee Swanson

Sudbury Historical Society, Inc. member Lee Swanson presented the project application for 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. He provided a brief history of the historical significance of the fixtures and their creation by renowned architect Ralph Cram. Mr. Swanson also reported on the current poor condition of the fixtures, in particular, noting the rusting of

the lantern's wrought iron, due to improper maintenance, and broken and missing bulbs and glass. He further explained some methods for properly restoring the fixtures. Mr. Swanson stated that a quote of \$4,000, which he believes is excessive, has been received from a Concord vendor to only restore the lantern. Further research will be done to obtain more reasonable bids for the required restoration work.

Mr. Hill reported that the Sudbury Historical Commission prefers to keep this proposal under consideration, based upon its initial review of the portico lantern portion of the project request. He further stated that the Commission requires additional time to assess the restoration work on the chandelier and sconces, and to determine whether it supports the complete request. It was noted that, based upon other proposed project requests related to Town Hall which may include future interior restoration work, this proposal could possibly be separated to initially complete only the exterior lantern work, and then pursue the interior lighting at a future date.

Ms. Kablack stated that the Town Hall building is within the jurisdiction of the Town Manager Act, and thereby requires the support of the Town Manager. She encouraged the Sudbury Historical Society, Inc. and the Sudbury Historical Commission to coordinate its appeal to the Town Manager for support of this proposal as soon as possible.

There were no questions from the public.

**Project Submission Form - Town Hall Architectural and Design Study**

Present: Director of Planning and Community Development Jody Kablack

Director of Planning and Community Development Jody Kablack presented the project application 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.

Ms. Kablack provided the Committee, for review and informational purposes, copies of materials used by the Town of Needham, including legal opinions obtained by Needham to determine the appropriateness of using CPA funds for Town Hall renovations. She stated she will consult with Town Counsel and will also contact the Community Preservation Coalition for additional information regarding any previously approved projects which have altered the configuration of Town Hall spaces, and will update the Committee on those findings at the next meetings.

Mr. Hill stated that the Sudbury Historical Commission would need to evaluate the scope of the envisioned restoration work and whether it is eligible for CPA funding prior to offering its support to this request. He does not believe enough information has been provided regarding what the requested \$50,000 feasibility study will attempt to achieve. Several Committee members seemed to concur.

Mr. O'Kelly referenced the Needham materials, which note that certain aspects of such projects are not eligible for CPA funding, and that in some instances, no legal opinion could be determined.

Ms. Kablack noted that whether the feasibility study is eligible for CPA funding is a separate question than whether future plans for restoration of the space into new configurations are eligible.

A brief discussion ensued regarding potential plans for restoration and/or additions to the space. Chairman Morely suggested that a new addition be built behind the Town Clerk's area in a fashion which will complement the present building. He also opined that renovation/restoration of the Town Hall should be considered and planned within the larger context of the vision for the future development of the Town Center area.

Ms. Kablack stated that the feasibility study would be a step in this direction, by hiring an expert to advise and possibly devise a more encompassing plan. She further stated that it is the goal of the Town Manager and Selectmen to renovate the Town Hall to create Sudbury Public School administration office space.

Mr. Hill stated that he would like to see the building be useable, but the proposed work would need to be appropriate for the historic age of the building. He suggested that, perhaps a less expensive structural study, as was done for the Hosmer House, should first be pursued to determine what type of restoration work the building can support. Ms. Stewart stated she is inclined to approve CPA funding only for specific work requests, which preserve the historic aura of the Town Hall.

Ms. Kablack will share the Committee's feedback with the Town Manager and report back to the Committee at its next meeting.

There were no questions from the public.

### **Project Submission Form - Town-wide Walkways**

Present: Director of Planning and Community Development Jody Kablack

Director of Planning and Community Development Jody Kablack presented the project application submitted by the Planning and Public Works Departments, as a Recreation project, for \$200,000, for engineering, design and construction of priority Town walkways.

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.

There were no questions from the public.

**Project Submission Form -Town Hall Window Restoration - Extension**

Present: Director of Planning and Community Development Jody Kablack

Ms. Kablack presented the project application requesting an extension to complete the Town Hall Window Restoration, submitted by the Building Inspector, as a one-year extension to FY11 of an Historic project, for which funds were already appropriated. 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.

Mr. Hill reported that the Sudbury Historical Commission is working with a few window subcontractors to obtain additional training from the Massachusetts Historical Commission.

There were no questions from the public.

On motion duly made and seconded, it was unanimously:

VOTED: To close the Public Hearing at 9:00 p.m.

**Minutes**

On motion duly made and seconded, it was :

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

Ms. Stewart abstained from the vote.

**Upcoming CPC 2009 Meeting Schedule and Agenda**

The next meeting is scheduled for December 2, 2009 at 7:30 p.m., and will be a Public Hearing held at the Flynn Building.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:00 p.m.