

Present: Sherrill Cline, Christopher Morely (Chairman), Sheila Stewart, Jim Hill, Georgette Heerwagen, Lynne Remington and Seamus O'Kelly (arrived at 7:50 p.m.)

Absent: Richard Bell and John Drobinski

At 7:36 p.m., Chairman Morely called the meeting to order.

Community Preservation Committee Report - Review

Present: Director of Planning and Community Development Jody Kablack

The Committee was previously in receipt of copies of the draft Community Preservation Committee Report dated October 2002, and Revised September 2009. Ms. Kablack solicited comments and/or revisions from the Committee so that a final report can be submitted as soon as possible.

Ms. Cline echoed the kudos previously offered by Ms. Heerwagen to all who worked to compile this useful document.

Chairman Morely suggested that the draft be finalized once the final Community Preservation Act (CPA) funds are received on October 15th, to ensure an accurate figure for state revenues is listed in the Report. He also requested that the graph information on Page 17 be updated with more current Park and Recreation participant information than from what is presented for 1994-1999. Ms. Heerwagen continues to work to collect updated information from the Parks and Recreation Department. Ms. Kablack has also been collecting information, which has not yet been able to be corroborated.

Ms. Cline noted that the last goal listed on Page 15 for Community Housing has been completed, and thus should be deleted from the list. The Committee concurred. Ms. Cline had several other typographical corrections.

Ms. Kablack highlighted the inclusion of the Debt Amortization Table, and she asked the Committee if it should be included in its entirety. The consensus of the Committee was that Ms. Kablack has formatted the information well, and that it should be included as is in the final report.

Ms. Heerwagen had previously provided Ms. Kablack with recommended revisions, which the Committee agreed should be incorporated into the final report. The revisions included corrections on Page 16 to accurately reflect the handicap-accessibility of bathrooms at Haskell Field, and replacing the word "convertible" in the last line of Page 16 with language similar to "suitable and lined field for football, soccer, Ms. Stewart asked to be sure to include lacrosse with the other sports listed.

The Committee briefly reviewed the 43 projects funded with CPA funds listed on Pages 5-8. Ms. Kablack emphasized that once funds are appropriated at Town Meeting, the only way to return unused funds is to re-appropriate the funds through a subsequent Town Meeting process. She noted that several re-appropriations will be submitted for the 2010 Annual Town Meeting. Chairman Morely suggested that all the appropriations be presented in one Consent Calendar article. Ms. Kablack concurred that, if approved by Town Counsel, one such article would be ideal.

The Committee agreed that the Loring Parsonage Exterior Restoration project listed on Page 6 should be revised to note that the project was cancelled.

Chairman Morely recommended that the order in which the goals are presented on Page 10 should be prioritized to list the most important goals first, followed by goals which have less impact. Ms. Kablack will review the listings.

Ms. Kablack asked if the Committee saw a benefit to listing in the "Expenditures" section on Page 5, the number of acres of open space, the number of housing units created, and the number of recreation and historic preservation projects completed. The Committee agreed the information is useful, and asked Ms. Kablack to add these figures to the Report.

Chairman Morely suggested, and the Committee concurred, that the chart of administrative funds expenditures on Page 23 include percentages. Ms. Cline suggested, and the Committee concurred, that the FY09 expenditure include an asterisk to note that funds were carried forward.

Several members noted that the Town groups which use Park and Recreation facilities, listed on Page 17, may not be a complete listing. If information can not be easily confirmed, Ms. Kablack suggested possibly supplying less information in this section.

Chairman Morely asked members to submit additional edits and/or suggestions to Ms. Kablack by the end of this week for her to incorporate the revisions and distribute copies to the Committee for a final review.

CPC Preliminary 2010 Projects for Funding Consideration - Update

Mr. Kablack distributed to the Committee, for discussion purposes, a listing of potential projects to be considered for 2010 funding. It was noted that applications for funding are due by the end of October.

Ms. Kablack stated she will submit a project request for walkways. Mr. O'Kelly opined that conditions for pedestrians on Peakham Road are extremely dangerous to either side of the Old Garrison Road intersection, and a walkway is needed. Ms. Kablack stated that she has tried to discuss

easements with the appropriate property owners, not all of whom have been responsive. Mr. O'Kelly asked if the Town would consider "taking" the appropriate land needed. Ms. Kablack responded that the Town has not used the approach of taking possession of land in these circumstances, and would rather continue to pursue successfully obtaining the needed easements. Mr. Hill opined that Union Avenue is also in need of walkways.

Ms. Kablack reported that the Sudbury Housing Trust plans to request the CPA 10% allocation in the amount of \$180,000. It is also anticipated that there will be a request for \$300,000 for purchase of the CSX parcel. Ms. Kablack stated that it is possible the total purchase price may be reduced below the original \$700,000. She also reported that CSX has exhibited no interest in the Town's offer to purchase the parcel for \$400,000. The article needs to be re-voted, since the total purchase amount was not included in the previous motion.

Ms. Kablack further reported that the Woods Walk Sanctuary may submit another request this year, for a greatly reduced amount of \$250,000. Ms. Kablack and Sudbury Housing Specialist Beth Rust have continued to meet with Ms. Rhome and her consultant hired last year. It is possible Ms. Rhome will request that the CPA funds be the first awarded to her to enable her to have better leverage for applying for a \$400,000 Federal Home Loan Grant. In response to a question from Mr. Hill, Ms. Kablack stated that the CPC could make the award of funds subject to full funding for the project being obtained, if the article language could be so prepared by Town Counsel. Presently, plans call for the home to have five beds, four for residents and the other room for a caretaker. Ms. Rhome has also committed \$100,000 of her own funds.

Ms. Kablack also reminded the Committee that a decision will need to be made in the coming year as to whether the Town will want to pay cash for Nobscot Phase II or to bond the purchase. The CPA funds for the purchase price have already been fully voted and appropriated. The Town's Financial Director has advised that it may not be financially worthwhile to incur bonding costs for a \$2 million project.

Mr. Hill reported that the Sudbury Historical Commission may submit a funding request for a vault in the Hosmer House basement to store valuable paintings and archival papers. Chairman Morely asked if the intention is to share the vault with the Town Clerk's Office. Ms. Kablack responded that the Town Clerk may submit a separate request for a storage vault. Ms. Kablack will coordinate discussions with all parties to ensure the requests are not for duplicate purposes.

Mr. Hill provided a brief update regarding the recent vandalism committed at two Town cemeteries. He reported repairing the damage at the Old Town cemetery must first be approved by the Massachusetts Historical Society. He explained that the suspect, who has been arrested, shattered slate doors as he burglarized bones from graves. The same individual is also suspected of perpetrating less destructive vandalism incidents at the Wadsworth Cemetery. Mr. Hill stated that he heard that the Selectmen had suggested

that CPA Administrative Funds be used for the repairs, which he estimates will be approximately \$25,000. Ms. Kablack and the Committee expressed their belief that these repairs would qualify as an eligible article for CPA funds rather than for Administrative Funds. Ms. Kablack will also research further whether insurance funds can be obtained for the repairs. She will also add this project to the list of potential funding proposals.

Ms. Heerwagen reported that, at a recent meeting of the Park and Recreation Committee, there was discussion about submitting a request in fall of 2010 for funds to build a baseball field. The overwhelming consensus of the Committee was that Ms. Heerwagen should encourage the Park and Recreation Commission to first pursue a working relationship with Lincoln-Sudbury Regional High School, even though the process could be lengthy. Ms. Stewart suggested Ms. Heerwagen solicit the advice of Selectmen Drobinski and Keller, who are familiar with similar past joint ventures established with the High School.

CPA Ongoing Projects - Status Updates

Ms. Kablack provided the following brief updates on ongoing projects:

Revolutionary War Cemetery - the third phase has gone out to bid. Mr. Hill will check whether the amount reported as spent-to-date is accurate.

Rail Trail - discussions regarding concept plans have not yet begun, since the survey was just received.

Town Center - a new traffic engineer/consultant has been hired. Data collection is underway, which should lead to another concept phase proposal, which will also include a public process.

79 Lincoln Lane - no update at this time.

Town Clerk Historic Documents - went out to bid, and the response received indicates that more Town volumes can be restored for less money than originally anticipated.

Ms. Cline reported that the Sudbury Housing Authority will be meeting with the Selectmen on October 6, 2009 to solicit a letter of endorsement for the State regarding the housing duplex reconstruction project for North Sudbury and Landham Road.

Mr. Hill provided the following brief updates on ongoing projects:

Hosmer House - structural work is completed, the steel is done and encased in wood. Beams are being carved by hand to replicate the period. The installation of air-conditioning has not begun.

Parsonage - the restoration work is well underway and looking great. Committee members agreed the work to date is outstanding.

Hearse House - the stone foundation is done, waiting to replace one window, after which doors and hinges will be built. An electrician is also working on power issues.

Town Hall Windows - Ms. Hill stated that Building Inspector Jim Kelly has been overseeing this project. Mr. Kelly is researching storm window options and is carefully monitoring the window work done at the Parsonage, upon which he will base his future recommendations. An extension of time to utilize these funds will be necessary.

Minutes

On motion duly made and seconded, it was:

VOTED: To approve the minutes of June 17, 2009.

Ms. Heerwagen and Ms. Stewart abstained from the vote.

Miscellaneous

Land Acquisition Review Committee - Update

For informational purposes, Ms. Kablack mentioned that a Land Acquisition Review Committee (LARC) has been established by the Selectmen to help prioritize parcels which may be of benefit for the Town to own. Members are in the process of being appointed. Chairman Morely has been appointed as the Planning Board's representative to the Committee and John Sklenak has been appointed as the Conservation Commission's representative. Recommendations of the Committee will likely eventually come before the CPC for funding consideration. Ms. Kablack stated that this Committee will allow the Town to pursue land purchases more quickly.

Ms. Remington opined that, since the public has not elected the members of LARC, it remains important to present land purchase articles at Town Meetings so that the public also has a chance to vet the projects and comment.

CPA State Hearings - Update

Chairman Morely, Ms. Kablack and Sally Hild attended hearings yesterday at the State House regarding the continuance of CPA funding. Sudbury provided the State with written testimony as well as oral testimony yesterday from Ms. Kablack. The legislation is currently in a joint Senate and House Committee, and if passed, could ensure a 75% future match for Sudbury.

MAPS Online - Update

Ms. Kablack reported that Mark Thompson is in the process of developing the MAPS Online passwords and user guidelines for the CPC. She encouraged the Committee to look at this very useful program on the Town website to acquaint themselves with the wealth of information available.

Nobscot Temporary Debt - Account Reconciliations

Ms. Kablack reported that the Finance Department recently completed an account reconciliation for the temporary debt incurred for the Nobscot Phase I purchase. In order to reconcile the account, Ms. Kablack authorized line-item transfers, using approximately \$9,500 of the \$20,000 of Administrative Funds which were anticipated to be returned at the end of the fiscal year on June 30, 2009.

CPC Future Fall Schedule and Agendas

Ms. Kablack reported that the next meeting is scheduled for October 21, 2009. Chairman Morely and Ms. Kablack noted that if revisions to the Committee's Report are submitted soon, and the report can be finalized prior to that date, the October 21st meeting may be cancelled. However, members were asked to still hold the date available on their calendars.

Subsequent meetings have been scheduled at 7:30 p.m., in the Flynn Building's Silva Conference Room on November 4, November 18, December 2, and December 16, 2009.

On motion duly made and seconded, it was unanimously:

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