

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

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

**2011 Annual Town Meeting – CPA Articles – Determination of Presentations**

Chairman Morely stated he will begin the presentation at Town Meeting with his usual overview. It was then determined the Town Meeting articles would be presented by the following people:

Sudbury Historical Commission (SHC) - Historic Multi-Projects – SHC Chair Lynn MacLean and/or member James Hill

Sudbury Housing Trust –10% Allocation - a member of the Sudbury Housing Trust

Fairbank Farm Agricultural Preservation Restriction – Ms. Kablack or a Selectman

Town-wide Walkways – Ms. Kablack

Town Clerk Historic Document Preservation – Town Clerk Rosemary Harvell

Carding Mill Pond Harvest – Frank Lyons

Chairman Morely stated a non-money article has been submitted as a Consent Calendar article to remove a sunset provision previously approved for the Sudbury Housing Authority (SHA) Article 31 of the 2008 Town Meeting. If needed, Ms. Cline stated she or another SHA member will provide a presentation.

Chairman Morely will conclude the CPA section of Town Meeting with a presentation of the General Budget and Appropriations article.

Ms. Kablack stated the Town Warrant will be printed around April 15<sup>th</sup> and begin to be delivered to homes. Chairman Morely suggested the Warrant also be posted on the Town website at this time.

Ms. Kablack also distributed copies to the Committee of the updated CPA Funds Analysis Brief dated April 5, 2011.

**Minutes**

Ms. Cline noted the word “competed” should be amended to read “completed” in the third line of the next to the last paragraph on Page 3 of the January 26, 2011 minutes.

On motion duly made and seconded, it was:

VOTED: To approve the minutes of January 26, 2011, as amended this evening.

Mr. Bell abstained from the vote.

On motion duly made and seconded, it was also:

VOTED: To approve the minutes of March 17, 2011.

Mr. Bell abstained from the vote.

### **Community Preservation Committee Frequently Asked Questions Document**

The Committee was in previous receipt of a draft Community Preservation Committee Frequently Asked Questions (FAQ) - Response to Questions about the CSX Corridor Project handout dated April 6, 2011 for review. Ms. Kablack stated recommended revisions submitted by Committee members have been incorporated into the draft.

Chairman Morely stated that he believes a general FAQ document should be finalized and that the CSX-related answers should be provided to the questioner who posed them in emails sent to Town staff. Ms. Kablack stated the answers have been provided to the resident who asked the CSX-related questions.

Ms. Remington concurred with Chairman Morely, and she asked for clarification regarding the purpose for the document and whether it was intended to be distributed at Town Meeting. She stated that the first draft included additional language which she believes would benefit the public, but it was deleted from the second draft.

Ms. Remington perceived some of the responses in the second draft to be too concise. Ms. Cline stated her deletions were due to style choices and that she is open to further revisions. Mr. Morely noted that it is helpful to sometimes assume the audience knows nothing regarding a specific topic so as to provide as much information as possible.

Ms. Kablack noted the purpose was to produce a document which could be posted on the CPC section of the Town website. She asked Ms. Remington if she would be willing to work on a third draft, based on tonight’s discussion. Ms. Remington agreed to work on a third draft and asked for the Committee’s guidance regarding whether the CSX-related material should be deleted. The consensus was that it could be deleted, since the answers have been provided to the resident who posed the particular questions.

### **CPC Future Meeting Schedule**

The next meeting will be held April 27, 2011 at 7:30 p.m. in the Silva Conference Room of the Flynn Building.

### **Miscellaneous**

#### **Town Meeting Petition Article to Reduce the CPA Surcharge – Update**

Ms. Kablack noted the Committee will need to determine its position at the next meeting regarding the petition article proposing to reduce the CPA surcharge from 3% to 1.5%. She provided the Committee with copies of the petition article and the 2010 Town Meeting presentation addressing a similar petition article requesting a reduction to 1.25% for review.

Ms. Kablack reported the petitioner has declined an invitation to discuss the article with the CPC and with the Board of Selectmen. However, the petitioner plans to discuss the article with the Finance Committee. Mr. Kneeland reported the discussion is scheduled for April 25, 2011. Ms. Kablack and Chairman Morely plan to attend the Finance Committee discussion and they encouraged other CPC members to also attend.

Chairman Morely asked if the Committee wished to discuss its position tonight, since the proposal is similar to last year's, but he noted financial figures have not yet been produced to analyze. He stated that last year the CPC and Finance Committee had concluded that a reduction would not allow for the opportunity to sustain the ability to purchase large properties and would only satisfy the payment of debt service.

Mr. Hill and Mr. O'Kelly each expressed their preference to review the figures and receive feedback from the Finance Committee meeting prior to determining their position on the article. Ms. Kablack will provide information for the Committee's review at a later date.

#### **Community Preservation Committee – Brochure**

Ms. Kablack asked if the Committee wished to publish an updated version of the brochure produced for last year's Town Meeting. A brochure was circulated for review. Chairman Morely and Ms. Remington stated their preference to publish it again, noting it was very helpful for the public. The consensus of the Committee was that an updated brochure should be published.

#### **Fairbank Farm Agricultural Preservation Restriction (APR) – Update**

Ms. Kablack provided a brief update on the Fairbank Farm project. She stated Mr. Fairbank was not interested in pursuing an Historical Preservation Restriction. Progress is being made to finalize details and to reach closure on a deal prior to Town Meeting. Ms. Kablack stated the Town is working with the Sudbury Valley Trustees to

establish public access. Although, APR's do not require a provision for public access, she stated it is being pursued because it is important to Sudbury citizens. She also stated the Board of Selectmen will be updated on the project in Executive Session next week.

Ms. Kablack is also working with Conservation Coordinator Debbie Dineen to schedule public walks of the property prior to Town Meeting and will inform the Committee when dates are set. Ms. Cline noted that April 30, 2011 is the Town Spring Clean-up Day and May 1, 2011 is the Walk for Hunger in Boston.

Ms. Kablack stated that a title search needs to be completed for the project. She requested authorization to use the \$2,500 funds previously approved for further research regarding an Historic Preservation Restriction now to complete this work.

On motion duly made and seconded, it was unanimously:

VOTED: To authorize the use of \$2,500 of Administrative Funds to complete a title search relative to the Fairbank Farm Agricultural Preservation Restriction project.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:00 p.m.

At 8:01 p.m., Chairman Morely re-opened the meeting.

### **Administrative Funds Request - Community Preservation Coalition Dues**

Chairman Morely stated the annual dues of \$3,750 are due and a vote is needed to authorize payment. He opined that the Coalition provides valuable support and resources. Chairman Morely also noted that there seems to be momentum building for CPA revisions from the State Legislature. Ms. Kablack noted the annual dues are budgeted for each year.

On motion duly made and seconded, it was unanimously:

VOTED: To authorize use of \$3,750 of Administrative Funds to pay the Community Preservation Coalition annual dues.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:02 p.m.