

Present: Christopher Morely (Chairman), Sherrill Cline, Jim Hill,
Richard Bell, Bill Kneeland, Lynne Remington, Seamus O'Kelly, John
Drobinski, Dick Williamson and Director of Planning and Community
Development Jody Kablack

At 7:36 p.m., Chairman Morely called the meeting to order. He reported Town Counsel Paul Kenny has announced that he is not ready to proceed at this time with the second item on tonight's agenda, a request for Administrative Funds regarding a CSX appraisal, and thus discussion will be postponed to a later date. Chairman Morely stated five project proposals for Community Preservation Act (CPA) funding consideration will be presented tonight.

Review of FY13 Project Submissions

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

Present: Building Inspector Jim Kelly and Sudbury Historical Commission member Bill Johnson

Building Inspector Jim Kelly circulated a copy of a newspaper article from February 1932 regarding the dedication of the current Town Hall, which was rebuilt after the original building was destroyed by fire. He explained that this year's proposal requests \$50,000 for an architectural study to determine how best to utilize the Town Hall. Mr. Kelly stated a design firm would assist the town with determining ideas and options for possibly adding a floor to the building and possibly relocating Town staff from the Flynn Building. He displayed pictures of Ashland's Town Hall, which was renovated ten years ago for approximately \$4 million, noting the building is similar in size and style to Sudbury's. Mr. Kelly stated that Ashland's finished result makes him excited about the possibilities for Sudbury. He further stated it might be possible to add a wing to the current Town Hall in the old Fire Department driveway location.

Mr. Kelly displayed pictures of the outdated steam and electrical systems in Town Hall in need of being upgraded or replaced. He also noted the slate roof surface is in need of maintenance, and that the copper flashing is now failing. Mr. Kelly further noted the gutter and drainage system is old. In addition, it has been suggested that the side handicap entrance area could be improved. Mr. Kelly stated there is unused attic space which could be renovated for use. He also displayed pictures of the current piping system under the Town Hall which could be replaced with a more efficient HVAC system. Mr. Kelly noted a gas-driven new ductless system might be cost effective and more efficient.

Mr. Kelly stated this year's proposal is similar to one presented a few years ago which the Committee supported. He asked for support again, and he stated he hopes to return next year with an additional request for a full restoration plan.

Chairman Morely referenced a space needs study completed by the Town. Mr. Kelly stated all Town buildings were assessed in 2002. In response to a question from the Committee, Mr. Kelly stated if the personnel currently in the Flynn Building were moved to a renovated Town Hall, it is then possible that Sudbury Public School (SPS) Administration would move out of the Fairbank Center and into the Flynn Building. He further stated this move would afford the Senior Center and Park and Recreation the additional space both entities need. Mr. Drobinski stated the SPS Administration move to Fairbanks was intended to be temporary, but has remained in place for over 20 years. Mr. Kelly stated he has discussed the possible options with Superintendent Wilson, who is open to the possibilities.

Mr. O'Kelly asked for clarification of the requested funding amount. Mr. Kelly stated \$50,000 has been requested which will provide for schematic drawings and space alternatives. He further stated the Permanent Building Committee believes the figure is reasonable, but it is possible it could come in under budget.

Ms. Cline clarified that no construction drawings would be produced from the \$50,000 outlay. Mr. Kelly confirmed this to be accurate. Ms. Cline also asked if the concepts generated would include consideration of the American Disabilities Act requirements. Mr. Kelly stated they would.

The consensus of the Committee was that the building needs some work. Mr. Hill stated it makes sense to invest in improving the building than continuing to maintain present systems which are bound to fail.

Chairman Morely stated Town Hall is an underutilized Town asset, and he closed the discussion.

Project Submission Form - Sudbury Housing Trust Fund Allocation - Production of Affordable Housing Units

Present: Sudbury Housing Trust Chairman Michael Buoniconti

Sudbury Housing Trust Chairman Michael Buoniconti presented the application from the Sudbury Housing Trust (SHT) requesting \$190,000 for the FY12 10% Community Preservation Act housing allocation to be appropriated to the SHT for the purposes of preservation and creation of affordable housing in Sudbury for low and moderate-income households.

Mr. Buoniconti reviewed how the Trust receives funds, noting the CPA appropriation is its largest resource and summarized trust activities for the past six years. In total, the Trust has created seven units at an average subsidy of \$130,000 – 5 homes purchased through the Home Preservation Program at an average subsidy of \$177,000 each, and 2 units created in the Habitat for Humanity project at a lower subsidy amount since much

of the labor and materials were donated. Mr. Buoniconti also stated the Trust administers a small grant program, which has already awarded \$57,000 to Sudbury residents. He explained the intent for this year's appropriation would be to fund another Home Preservation project which prevents tear-down situations for smaller homes, places a permanent deed restriction on the property and sells to an income qualified household. . On behalf of the SHT, he asked the Committee to recommend this year's request, and he thanked the CPC for its past support.

Chairman Morely noted the Home Preservation Program provides home-ownership opportunities for people who qualify for traditional mortgages. It was noted these homes are interspersed within the community and the affordability of the property remains in force in perpetuity.

Ms. Remington asked the status of the Maynard Road project. Mr. Buoniconti stated the project is currently on hold, and that the SHT is committed to working to create the best housing option for the neighborhood at this location.

Project Submission Form – Sudbury Housing Authority – Unit Purchases Modification

Present: Sudbury Housing Authority Chair Kaffee Kang

Sudbury Housing Authority (SHA) Chair Kaffee Kang was welcomed to the meeting. Ms. Kang explained \$360,000 of CPA funds was previously appropriated to be used to purchase condominiums for rental housing opportunities. Due to the economic climate, Ms. Kang explained the condominium market has not been fruitful. In addition, she further explained that some condominium documents include provisions which are in conflict with the eviction regulations required by the DHCD, SHA's intended lending agency. Thus, the SHA has proposed a modification request to enable the flexibility for it to re-direct these funds to purchase or create no less than two additional rental units.

Chairman Morely highlighted that the homes would be part of Sudbury's existing housing stock and that the SHA has for many years similarly owned several homes in Town in this manner.

Ms. Kablack noted tonight's proposal presentation differs slightly from the submission form received in that now, no fewer than two units would be created for an estimated cost of \$180,000 each. She stated this amount is consistent with the subsidy amount contributed by the SHT for its single-family home purchases through the Home Preservation program.

Mr. Hill asked if it is realistic that something can be purchased in this price range and whether the balance of costs is financed. Ms. Kang answered affirmatively to both questions. Ms. Kablack clarified the eventual rents are used to pay the mortgage payment.

Project Submission Form – Sudbury Historical Commission Historic Multi-Project Submission

Present: CPC and Sudbury Historical Commission (SHC) member Jim Hill and SHC Chair Lyn MacLean

Mr. Hill described the project submitted by the Sudbury Historical Commission, requesting \$67,000 to complete three projects proposed as follows:

Hosmer House Fire Suppression System – \$56,000 – Mr. Hill stated the SHC met with a consultant and the Fire Department to determine cost-effective options available. He distributed copies of an explanation from the Raimondo Fire Systems website regarding residential pump and tank systems, which he briefly summarized.

Chairman Morely asked if the Hosmer House is hard-wired to the Fire Department. Mr. Hill stated it is.

Mr. Drobinski asked if the proposed system would include a back-up system. Mr. Hill stated it would.

Mr. O’Kelly asked for confirmation of the anticipated cost. Mr. Hill responded approximately \$56,000. Mr. Williamson asked if this price includes installation of sprinklers. Mr. Hill responded affirmatively. He further explained that the option proposed is the least intrusive system available.

Ms. Cline asked if the scope of the work is an eligible historic preservation project. Ms. Kablack stated it is because it prevents damage to an historic structure.

Continuation of Old Home Survey – \$5,000 – Mr. Hill explained this request is to continue the survey of ten identified homes and buildings, as required by the Massachusetts Historical Commission (MHC). He exhibited to the Committee copies of a completed survey for the Hosmer House. Mr. Hill further explained that the completed surveys can be accessed by address on the MHC website. He stated two previous rounds of survey completion were funded with CPA monies.

SHC Chair Lyn MacLean stated surveys have been completed on nearly all homes constructed through the 1800s. She also stated the MHC requires surveys on all houses built prior to 1940. Ms. MacLean noted citizens reference the surveys, and that all but one of the published volumes of the first round of surveys has been sold.

Ms. Remington asked what information is included in the surveys. Ms. MacLean explained the type of information covered including aspects of the construction and foundation and previous and current owners.

Restoration of the Wooden Structure Component of the Town “Pound.”- \$6,000

Mr. Hill distributed to the Committee copies of a description of the Town Pound from the SHC website. He stated the Pound was built for \$20 in 1797 and restored in the 1930s and 1950s. Mr. Hill described the intent of the project is to restore the wooden component on top of the stone walls and the gate.

Mr. O’Kelly asked for confirmation of the anticipated cost. Mr. Hill stated it is approximated at \$6,000, but the project could possibly be completed for less, and some timber beams may be donated.

Project Submission Form – 15 Hudson Road Preservation – Ms. Kablack explained this project has been submitted by Town Manager Valente on behalf of the Board of Selectmen, and it requests an unknown amount at this time, to purchase a one-acre parcel of land located at 15 Hudson Road. She described the property as just under one acre, located due west of Grinnell Park, and housing one dilapidated structure. Its eventual use would be for historic or open space purposes, and could possibly be a site for a Town historic museum.

Ms. Kablack stated appraisal information is expected soon and negotiations would likely be discussed by the Board of Selectmen in Executive Session. She stated the assessed value of the property is \$287,300. She emphasized the location of the property is integral to the Town Center and any future design considerations.

Ms. Kablack also stated that, when the purchase amount becomes known, the price may be adjusted to account for demolition and restoration costs, as well as costs for a title search and survey plan.

Mr. Hill opined the property is in a great location.

Mr. O’Kelly opined the parcel is an integral part of the Town Center and could be improved.

Ms. Remington asked what the anticipated timeframe is for negotiations. Ms. Kablack stated she expects the process to move quickly and she will notify the CPC once the purchase price is determined.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of November 16, 2011.

CPC Future Meeting Schedule

Ms. Kablack announced the next meetings are scheduled for January 4, 2012 (to decide which proposals will be recommended for CPA funding) and January 18, 2012 (when the warrant articles will be voted). She asked the Committee to notify her if any information needs to be further researched regarding any of the project proposals prior to the next meeting. Ms. Kablack will also provide updated FY13 budget information at the next meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:33 p.m.