

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

At 8:00 a.m., Chairman Morely called the meeting to order.

Administrative Funds Request – Pantry Brook Farm

Ms. Kablack explained that the Town is in discussions with the Property owners (Carole and Dick Wolfe) regarding preservation of their farm located on Concord Road. This is a 100 acre parcel of land, bisected by Concord Road, and is a premier parcel on the Town's 2009 Open Space and Recreation Plan. The owners of the farm have notified the Town that they are interested in preserving the property for agriculture and open space purposes, and hope to accomplish this at the 2012 Annual Town Meeting. Therefore, time is of the essence for the Town to complete its due diligence.

The request is for \$12,000 in CPC administrative funds to complete a property appraisal, title search and any other necessary engineering, appraisal, legal or other work associated with this project.

The request complies with the Administrative Funds Policy of the committee. The property is listed parcel on the Town's 2009-2013 Open Space and Recreation Plan, and meets many of the criteria specified by the CPC. Pantry Brook Farm is also listed as a Priority Heritage Landscape in the 2006 Massachusetts Heritage Landscape Inventory Program, Sudbury Reconnaissance Report. At least one structure on the property is listed on the MA Register of Historic Places, and several other structures are eligible.

The CPC discussed the importance of this parcel and the expressed interest for pursuing preservation at this time. Mr. Morely hoped that any agreement with the owners would include a requirement to preserve the house and barn, as they are an integral part of the history of the property.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request for \$12,000.00 of FY11 Community Preservation Act Administrative Funds for the purpose of completing an appraisal, title search and any other necessary engineering, appraisal, legal or other work associated with this project.

Administrative Funds Request – 15 Hudson Road

Ms. Kablack introduced this discussion item at the request of the Town Manager, seeking up to \$3,000 in CPC administrative funds to complete a property appraisal, title search and any other necessary engineering, appraisal, legal or other work associated with purchase of 15 Hudson Road for open space and historic purposes. This parcel is located adjacent to Grinnell Park, and contains a dilapidated building. Demolition of the structure and combining the property with Grinnell Park is the project concept. As few committees have formally weighed in on this

potential project to date, no funds will be expended until there is demonstrated support for the project. The Land Acquisition Review Committee will be meeting on July 28, 2011 to discuss the property, and recommendations will be obtained from the Historic Districts Commission, the Sudbury Historical Commission and the Conservation Commission in the next few weeks. The owners are eager to sell the property, and having the flexibility to obtain an appraisal at the appropriate time will benefit the Town's ability to for purchase if warranted.

Ms. Kablack stated that she believes that this request meets the requirements as stated in the CPC Report dated October, 2009. The overall project is an eligible expense as acquisition or creation of open space, and acquisition of historic resources under the Community Preservation Act and the General and Specific Guidelines of the Community Preservation Committee Report dated October, 2009. The structure is within the Sudbury Center Historic District, which qualifies it as a historic resource.

There was a brief discussion by CPC members, who expressed mostly support for the proposal.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request for \$3,000.00 of FY11 Community Preservation Act Administrative Funds for the purpose of completing an appraisal, title search and any other necessary engineering, appraisal, legal or other work associated with this project.

CPC – FY12 Administrative Budget - Revision

Ms. Kablack distributed copies of a "Proposed Revisions to CPC FY12 Administrative Budget" to the Committee for review and discussion purposes. She briefly summarized revisions and the categories noted. The revisions consist of a swap of \$2,000 from the Planning and Zoning Coordinator to the Town Planner. This change is necessitated by the new duties of the Planning and Zoning Coordinator with the Regional Housing Services Office. Sally Hild will be working approximately 3 hours/week with the RHSO, and will have fewer hours working for the CPC. Those hours will be taken over by Jody Kablack. It was also noted that Ms. Kablack currently is paid for 2 hours/week from CPA funds, and this revision will now pay for almost 3 hours per week. No other changes were discussed.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the revised CPC FY12 Administrative Budget as presented and reviewed at this meeting.

VOTED: To adjourn the meeting at 8:30 a.m.