

Present: Christopher Morely (Chairman), Sherrill Cline, Jim Hill,
Richard Bell, Dick Williamson, Bill Kneeland and Seamus O'Kelly

Absent: John Drobinski and Lynne Remington

At 7:34 p.m., Chairman Morely called the meeting to order.

Potential FY13 Projects

Ms. Kablack distributed copies of each of the nine Project Submission Forms received for consideration for Community Preservation Act (CPA) funding and a listing of the FY13 Proposals noting the projects, proponents, CPA category and amount requested. At this time, she noted two projects have unknown funding amounts (the acquisitions of Pantry Brook Farm and 15 Hudson Road) and that the remainder of the project requests total \$713,000. Ms. Kablack reviewed the estimated FY13 Revenue, State Match and estimated interest to be \$2,091,743. She further explained the FY13 Debt Service is anticipated to be \$1,183,800 and the FY13 Administrative costs are expected to be \$85,000, totaling anticipated expenditures of \$1,981,800. Ms. Kablack opined it is likely the 15 Hudson Road purchase would be recommended as a cash transaction. She further stated the Town is awaiting its appraisal information and she has recently spoken with the property owner.

The Committee discussed the project submissions as follows:

Project Submission Form – Pantry Brook Farm Preservation – submitted by Town Manager Valente on behalf of the Board of Selectmen, requesting an unknown amount at this time, to purchase a permanent conservation or agricultural preservation restriction on approximately 100 acres of land located on Concord Road, known as Pantry Brook Farm.

Ms. Kablack stated the Town is awaiting receipt of the property owners' appraisal which is expected by the end of November.

Ms. Cline asked for an update regarding the intention to pursue a separate Historic Preservation with Preservation New England. Ms. Kablack provided her interpretation of what the property owners are considering for uses of the property.

Ms. Kablack stated the Town might consider a tiered-payment plan, once the historic preservation is in place. Mr. Williamson stated he is concerned the buildings are protected before the Town relinquishes the funds.

Ms. Cline expressed concern that the historic preservation project might be overwhelming for a non-profit organization to consider. Ms. Kablack stated the Town's interest is in the buildings being preserved, and that the property owners intend to preserve them with the assistance of Preservation New England holding the historic restriction. The owners have envisioned the buildings being used as part of a community-education resource.

Mr. O'Kelly stated the primary focus of the project is to keep the land as undeveloped.

Ms. Cline asked if the determination of the purchase amount would occur in sufficient time to comply with the Committee's deadlines for proposal recommendations. Ms. Kablack stated it is the choice of the property owners to attempt to present this as an article at the Annual 2012 Town Meeting. She further stated the Town does not have to state an amount in the Town Warrant and can present the purchase price at Town Meeting. Ms. Kablack stated the purchase price will be determined by the property owners, based on their appraisal information. She further stated the Sudbury Valley Trustees may be involved in the project and they may coordinate fundraising efforts similar to those initiated for the purchase of the Nobscot Road property.

Project Submission Form – Town Center Landscaping and Historic Restoration Town Manager Valente has requested \$200,000 for the landscaping and restoration aspects of the Town Center project. Ms. Kablack explained a \$1.2 million grant application has been submitted to the State for construction. In response to a question from Ms. Cline, Ms. Kablack stated the grant application outcome should be known by November 20, 2011.

A brief discussion ensued regarding the evolution of other Town Center designs to its current construction proposal.

Ms. Cline asked for clarification of what the requested CPA funds would cover. Ms. Kablack stated it is intended to cover lighting and landscaping not covered in the original construction contract (such as stone walls and retaining walls).

Chairman Morely asked if restoration of Grinnell Park is included. Ms. Kablack stated yes, to the extent work is needed.

Project Submission Form – Town-wide Walkways – submitted by Ms. Kablack, and Department of Public Works Director Bill Place, requesting \$100,000, for engineering, design and construction of priority Town walkways.

There were no questions or comments from the Committee at this time.

Project Submission Form – 15 Hudson Road Acquisition - submitted by Town Manager Valente on behalf of the Board of Selectmen, requesting an unknown amount at this time, to purchase a one-acre parcel of land located at 15 Hudson Road.

Ms. Kablack noted that when the amount becomes known, it may be increased to include demolition and restoration costs.

Ms. Cline asked if the parcel would be considered for open space. Chairman Morely stated he has assumed the parcel would be improved and combined with Grinnell Park.

Ms. Kablack believes the site would be ideal for a Town museum. Mr. O'Kelly concurred. Mr. Hill stated this would be one of a few sites the Sudbury Historical Commission identified as possible locations for a Town museum.

A brief discussion ensued regarding what entity would control funds for a museum, which entity would initiate a funding proposal and what entities have need for collection storage (i.e., Sudbury Historical

Society). Mr. Hill noted the Society has functioned as caretaker for items within its collection which are owned by the Town. He further stated the Sudbury Historical Commission would likely initiate a funding request for a Town museum. Ms. Kablack suggested the project might be a great initiative in recognition of the Town's upcoming 375th anniversary.

Project Submission Form - Town Hall Architectural Design Study – submitted by Building Inspector James Kelly and the Building Department, requesting \$50,000 for a design and architectural study to renovate/restore the Sudbury Town Hall for preservation of the building and to increase the space used for Town offices.

In response to a few questions from the Committee, Ms. Kablack stated there is a need for additional Town/School space for which the building could be used.

Project Submission Form - Sudbury Housing Trust – 10% Allocation - submitted by Sudbury Housing Trust (SHT) Chair Michael Buoniconti, requesting the FY13 annual 10% housing allocation of \$190,000 to be appropriated to the SHT for the purposes of preservation and creation of affordable housing in Sudbury for low and moderate-income households.

Project Submission Form – Conservation of Historic Town Records – Town Clerk Rosemary Harvell has requested \$106,000 to restore, preserve, protect and conserve additional historic Town documents which are unique public resources. The digitization of the documents will expand public access without endangering original materials. Many of the digital images will be used as part of the expansion of the Sudbury Archives on the Town website by the Goodnow Library Trustees and available on disks through the Library.

There were no questions or comments from the Committee at this time.

Project Submission Form – Sudbury Historical Commission Historic Multi-Project Submission – submitted by the Sudbury Historical Commission, requesting \$67,000 to complete three projects proposed as follows:

- Hosmer House Fire Suppression System – \$56,000 – To install a tank and pump fire suppression system at Hosmer House to protect the building and the over 400 paintings housed at this location.
- Continuation of Old Home Survey – \$5,000 - To continue the survey of ten identified homes and buildings, as required by the Massachusetts Historical Commission.
- Restoration of the Wooden Structure Component of the Town “Pound.” - \$6,000 – To restore the wooden component of the walls and gate at the Town-owned Pound, first built in 1797, and now needing restoration of the 10-foot timbers on the top of the stone wall, and to restore the gate.

Mr. Hill addressed a few questions from the Committee regarding the wooden timbers at the Pound.

Project Submission Form – Sudbury Housing Authority Unit Purchases - submitted by the Sudbury Housing Authority, requesting the \$360,000 previously appropriated funds be re-directed to enable the purchase of one or more housing units for low-income families.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of October 19, 2011, subject to correcting the date to read "September 26, 2011" in the first sentence of the third paragraph from the bottom on Page 1.

CPC Future Meeting Schedule

The Committee discussed whether the Project Submission proponents should provide presentations on one or two evening meetings to the Committee. It was decided to split the project presentations over the next two meetings scheduled for November 16 and December 7, 2011. Project proponents will be notified of the dates for presentations to the CPC.

Miscellaneous

Mr. Kneeland stated Frank Lyons asked him if the clean-up of Stearns Pond, which is privately owned, could be considered for CPA funding as was done with Carding Mill Pond. Mr. Lyons stated the property owners have inquired as to the feasibility of such a project. Ms. Kablack stated it could be considered, as long as there is cooperation from neighboring property owners.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:20 p.m.