

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

Absent: John Drobinski

At 7:30 p.m., Chairman Morely called the meeting to order.

### **Review of FY13 Project Submissions**

#### **Project Submission Form – Conservation of Historic Town Records**

Present: Town Clerk Rosemary Harvell and Assistant Town Clerk Leila Frank

Town Clerk Rosemary Harvell described the request for \$106,000 to restore, preserve, protect and conserve twenty-two historic Town documents. She stated this is likely the final stage of the project which began three years ago. She summarized what previous CPA funds have been used for, including completion of a General Preservation Assessment for Town Hall, the conservation and digitization of 19 volumes of historic records, with 21 additional volumes of records currently being conserved and digitized, the installation of archival shelving in the two Town Hall vaults and commencement of installation of a climate-control system. Ms. Harvell stated bids for a fire-suppression system for the vaults will be solicited later this year.

Ms. Harvell explained the digitization process will help to expand public access to the documents. She displayed examples of recently bound books of documents and newly digitized records in a computer presentation. Ms. Harvell stated some volumes have been transcribed, making them now searchable. She noted her office staff has worked to scan and digitize many of the older documents, and they have worked with volunteers to complete some of this work. However, Ms. Harvell emphasized the fragility of some historic records, which must be handled by conservators to repair and preserve them.

Since the Town Hall vaults were emptied, Ms. Harvell stated it has been possible to better assess their contents. She stated the Town currently has a three-year contract with Northeast Document Conservation Center (NEDCC) which will expire in October 2012. Ms. Harvell opined that it would be prudent to complete the preservation of the remaining historic documents within this timeframe. She thanked the Committee for its continued support and patience as the project has evolved through the past few years.

Mr. Bell asked for clarification regarding whether \$50,000 more might need to be requested in 2014, as stated in the project form. Ms. Harvell stated she is uncertain at this time whether additional funds would be requested in 2014, and if so, the funds would preserve more recent documents. In response to questions from the Committee, Ms.

Harvell noted NEDCC has been able to preserve more volumes than estimated for the appropriated funds through each phase of the project, and that she anticipates this pattern to continue throughout the length of the contract.

**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.

Ms. Kablack stated the requested funds would continue implementation of the 2000 Walkway Plan. She stated there have been four previous appropriations of CPA funds totaling \$700,000 which has been used to construct nearly four miles of walkways. Ms. Kablack provided a list of some of the completed walkways, including Peakham, Concord, Willis, Dakin, Nobscot, Raymond and North Roads. She stated the cost to construct a walkway is approximately \$150,000 per mile, or between \$25-\$30 per linear foot.

Ms. Kablack noted the walkway program is popular with residents and past proposals have been passed at Town Meetings nearly unanimously. She described the annual Public Forum the Planning Board conducts to review walkway petition submissions. Ms. Kablack stated currently eight locations have been submitted for future walkway consideration, including Dudley, Old Framingham, Pantry, Dutton, Powder Mill, Old Lancaster, Marlboro Roads and Union Avenue. She reported the August 2011 Planning Board Public Forum prioritized Dudley Road and Old Framingham Road as upcoming projects.

Ms. Kablack stated the Town hopes to receive support for this project by the Park and Recreation Commission, as it has provided in the past.

In response to a question from the Committee, Ms. Kablack clarified that Nobscot Road and Old Framingham Road were added to the 2000 Walkway Plan by prior votes of the Planning Board. While these roads were not in the 2000 plan, significant development has occurred in this area since that date which warranted their inclusion.

Mr. Bell asked why the request is for only \$100,000 rather than the \$200,000 requested in other years. Ms. Kablack stated the \$200,000 was requested every two years, but the consistency of yearly funds better suits the program.

Mr. Hill asked if any of the road candidates are historic. Ms. Kablack stated Dudley and Peakham Roads are so considered, and that all efforts are made to construct the walkways behind existing stone walls and to preserve trees.

**Project Submission Form – Pantry Brook Farm Preservation** – submitted by the Board of Selectmen and Town Manager, 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' and its own appraisals. She noted the appraisal would be based on the land being developed under conventional zoning. Discussions regarding price are expected to occur in December.

Ms. Kablack explained the appropriation would not be for an out-right purchase but for preservation of the property through either a Conservation Restriction or Agricultural Preservation Restriction. Although the parcel is a Chapter 61A property, it is not being offered to the Town through this method. The Wolfes would continue to own and maintain the property. She stated approximately 100 acres on both sides of Concord Road would be included, with the exception of the five or six acres around the barns and farmhouse, and single-family dwelling at 652 Concord Road. Ms. Kablack stated the property owners are committed to preserving the barn and farmhouse area through an Historic Preservation Restriction with Historic New England. These efforts would be funded with the proceeds from the sale of the restriction to the Town.

Ms. Kablack listed several significant project features and resources, including being one of the largest undeveloped properties in Sudbury, prime agricultural soils as classified by the Natural Resources Conservation Service, participation in the U.S. Department of Agriculture's ground nesting bird program for the past five years, identified as a top-ranking parcel in the 2009-2013 Open Space and Recreation Plan, listed as a Priority Heritage Landscape on the Town's 2006 Heritage Landscape Inventory, abuts State fisheries and wildlife property, contains Pantry Brook within its boundaries, buildings built in the early 1800s, and scenic road views.

Ms. Kablack reviewed several issues which would need to be negotiated in the restriction, including allowing the land to be utilized for agricultural operations, animals, greenhouses and forestry, defining the limits of the wood-cutting operation, allowing the construction of agricultural buildings, and the extent of public access and access for organized groups. She noted unrestricted public access to the western parcel is not contemplated at this time. The consensus of the Committee was to further explore options for gaining public access to the western parcel. Mr. Kneeland stated the western side is the most picturesque and not having access to it could be problematic for approval at Town Meeting. It was also questioned whether structured tours would be considered as sufficient public access.

Ms. Kablack further noted the Town would seek a right of first refusal on the property should it ever be offered for sale. In response to questions from the Committee, she also stated the Sudbury Valley Trustees will likely be involved as co-holders of the restriction, monitoring agent and/or as a fundraiser. Ms. Kablack stated grant opportunities would also be pursued. She also noted other miscellaneous costs to be included in the CPA proposal such as the survey/land plan and a title search.

The Committee questioned whether greenhouses have to be allowed as part of the restriction, and a preference was stated for limiting temporary agricultural buildings. The Committee seemed supportive of allowing the wood-cutting operations to continue during the lifetime of its current operator (Rusty Bent).

Ms. Cline noted the property abuts the Bruce Freeman Rail Trail, which could provide access to the property if that is ever developed.

Mr. Hill asked if access could be restricted during the current property owner's lifetime, but opened after the tenancy of the current owners.

A brief discussion ensued regarding how best to assure restrictions are placed on the farmhouse. A suggestion was made to withhold a portion of the funds until the restriction is in place, which would also help spread out the disbursement of the CPA funds. Since the property would still likely be in Chapter 61A, the Town has recourse through that statute. There is also the Demolition Delay Bylaw.

Mr. Hill suggested that, if restrictions on the house are not obtained within a certain timeframe, then any restrictions on public access could possibly be removed, and thereby make the property open to the public.

Mr. Hill questioned whether the house can be restored and whether the Town would still want the land without the house. He also questioned whether an architectural review could be required to determine what it would cost to build a house of similar size.

The Committee also discussed whether an Historic District should be created to protect the architectural appearance of the structures.

**Project Submission Form – Town Center Landscaping and Historic Restoration**

Town Manager Valente has requested \$200,000 for the historic landscaping and restoration for the construction phase of the Sudbury Town Center project.

Ms. Kablack explained the full construction cost estimates provided by the Town's engineering consulting firm total \$1,870,000. The Town has submitted a grant application to the Massworks Infrastructure Program for \$1,170,000 for construction of the intersection. The balance of the funds would be \$500,000 from Chapter 90, and \$200,000 from CPA. If there is no progress on the grant prior to the 2012 Town Meeting, this project request would be withdrawn. Ms. Kablack noted the current funding atmosphere is very competitive. Thus, the \$200,000 request for CPA funds is critical to the aesthetic and historic component of this project.

Ms. Kablack described several likely items the funds would cover, including landscaping, stone wall construction (not retaining walls), decorative walkways, ornamental lighting,

miscellaneous site enhancements, and the assistance of a landscape architect to design the improvements.

Ms. Kablack stated this project has been in progress for over five years, and she provided an update of funds expended to date. She highlighted a public process occurred in 2007, with over 200 residents providing input, a topographical survey was completed in 2009 which was followed by preliminary engineering and a final design is near completion.

Ms. Cline would prefer to see more specific information for this project regarding what will be included and the relative costs.

Mr. Williamson asked for clarification regarding funding sources available. He also suggested funds might be available through the Department of Transportation for non-motorized-travel-related projects (Enhancement Funds), and he provided a few examples of such funded projects in the State.

### **Minutes**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of November 2, 2011.

### **CPC Future Meeting Schedule**

The next meeting is scheduled for December 7, 2011.

On motion duly made and seconded, it was unanimously:

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