

Present: Christopher Morely (Chairman), Sherrill Cline, Jim Hill,
Richard Bell, Lynne Remington, Dick Williamson

Absent: John Drobinski, Bill Kneeland, and Seamus O'Kelly

At 7:30 p.m., Chairman Morely called the meeting to order. The Committee welcomed new member Dick Williamson.

Annual Committee Organization

On motion duly made and seconded, it was unanimously:

VOTED: To approve the nomination of Christopher Morely as Chairman of the Community Preservation Committee.

On motion duly made and seconded, it was also unanimously:

VOTED: To approve the nomination of Seamus O'Kelly as Vice-Chairman of the Community Preservation Committee.

Committee members thanked Mr. Morely for the excellent job he does as Chairman.

Community Preservation Act (CPA) - Update on State CPA Match and Fund Update

Ms. Kablack distributed copies to the Committee of a spreadsheet reflecting that Sudbury receives the 13th largest CPA Trust Fund distribution in the State. In 2011, the distribution for Sudbury is \$431,743. Ms. Kablack noted that, although the State's match was more substantial in the early years of participation, the monies received now continue to be meaningful to the Town to complete projects which would otherwise not be funded.

Ms. Kablack also distributed copies to the Committee of an email from the Town Accountant dated September 26, 2011, noting \$2,087,286.73 available for FY11, which includes \$160,489.24 of interest earned. She stated a similar total is expected for FY12. In addition, Ms. Kablack distributed copies to the Committee of information related to CPA Investments as of June 30, 2011, CPA Trust Activity 5-Year Forecast, and the CPA Trust Morgan Stanley Holdings as of 8/31/11.

Chairman Morely noted the amount of interest earned has decreased, which reduces the total balance available compared to previous years. He reported he and Ms. Kablack, Town Manager Valente and members of the Finance Committee have met with the Town's Finance Director to review how the CPA reserves are invested. Chairman Morely opined the return on investments earned have been very good, given the national economic climate. Ms. Kablack stated these discussions have confirmed that the conservative investment strategy taken by Sudbury has been effective and complies with municipal regulations. She further stated she and the Finance Director communicate throughout the year regarding CPA liquidity needs.

Mr. Hill asked who has responsibility for overseeing the choices made by the Finance Director. Chairman Morely and Ms. Kablack explained that the Finance Director consults frequently with financial advisors and meets with Ms. Kablack and Mr. Morely twice a year to review the CPA fund. Ms. Kablack stated she believes the CPA financials are overseen well by Town staff.

Community Preservation Act Projects - Updates

CPA Projects currently underway were briefly updated as noted below:

Mr. Hill briefly updated the Committee on the following Historic projects:

Revolutionary War Cemetery – Mr. Hill is not sure \$117,408.49 remains in this account. He will check with Liz Radoski as to whether some of this money is already committed.

Hosmer House – Mr. Hill stated the climate control system has been installed. He stated the funds remaining are budgeted for electrical upgrade expenses.

Hearse House Relocation & Restoration – Mr. Hill reported the house was relocated and the balance of the hinge work remains to be completed.

Historic Preservation Projects (2010-04) – Mr. Hill stated these projects are nearly completed.

Cemetery Tomb Doors – Mr. Hill reported the remaining balance of \$21,125 would be returned to the CPA fund. In addition, he stated the court ordered a restitution payment of \$8,800 be made to the Town in monthly installments. Ms. Kablack stated she is unaware of any payments received. Chairman Morely suggested the Town research further the status of these payments.

Revolutionary War Cemetery Radar Search – Mr. Hill stated this is an interesting project, which has become partnered with the Town's Information Technology Department to record the data in the GIS system. However, since the scope of the project has changed, the project will need to be rebid.

Historic Projects (2012-03) – Mr. Hill stated these projects are now in the bidding process.

Ms. Kablack reported the following project balances would likely be returned to the CPA fund and that she will review accompanying sunset clauses: Carding Mill Pond Harvesting (\$7,406.16), Bruce Freeman Rail Trail Existing Conditions Base Map (\$52,684.65), Hosmer Painting Appraisal (\$2,800), Rail Trail Base Map (\$25,000) and the Nobscot Phase II (\$11,669.93).

Ms. Remington asked for clarification of what items were completed regarding the Bruce Freeman Rail Trail Existing Conditions Base Map. Ms. Kablack stated a survey map was completed, but the wetlands map was never fully completed. Riverfront areas were not accurately delineated, and a Notice of Resource Area Delineation was never filed. However, she further noted, since three years have elapsed, the wetlands map would have needed to be redone. Mr. Williamson and Mr. Bell concurred.

Sudbury Housing Authority (SHA) Community Housing – Ms. Cline updated the Committee regarding a legal problem which has arisen regarding the \$360,000 allocated for SHA community housing which has not allowed them to proceed to purchase units in existing 40B developments as planned. She explained that typical condo documents include language granting the condominium association the right to evict tenants, which is not in compliance with Department of Housing and Community Development's (DHCD) requirements. The SHA is investigating alternative options, including submitting a Town Meeting warrant request to reallocate these funds to allow the Sudbury Housing Trust to purchase single-family homes.

Ms. Kablack noted the SHA buy down proposal increased the number of affordable rental units in Sudbury, but did not increase the Town's number of affordable units. If the funds are reallocated as proposed by the SHA,

market-rate housing could be purchased, and units could be created which would increase the Town's affordable housing inventory. It was also noted that the original SHA proposal for no less than four units, estimated at \$90,000 per unit, does not provide enough of a subsidy.

Ms. Cline stated the SHA is also pursuing whether DHCD would be willing to contribute some funding to these efforts and/or from what other resources funding could be obtained. She stated the SHA would present a proposal to the Committee at a later date.

SHA Reconstruction – Ms. Cline stated funding is all in order for the \$600,000 project, which is now going to bid.

Ms. Kablack provided the following project updates:

Town Center - Ms. Kablack stated the funds are almost all spent and that the design plans are almost completed. She is pleased the design plan will be ready to go to bid if funds become available in the future.

Town Hall Windows – Ms. Kablack stated the project is progressing as anticipated.

CSX Parcel Acquisition - Ms. Kablack stated nothing new transpired over the summer.

Mr. Williamson provided a brief explanation of the Surface Transportation Board's definition of rail-banking, which includes language allowing for future use of the parcel for trains. Thus, he stated the parcel would not be permanently controlled by the Town. Mr. Williamson further stated the rail-banking language would not apply if CSX abandoned the rail bed.

Ms. Kablack stated the town is planning to discuss with the Department of Revenue whether it is willing to reverse its previous decision so that CPA funds could be used for the purchase based on the reversion clause in the original purchase and sale agreement, and the requirement for funds to be repaid if the corridor were ever reactivated. She also stated the Town is further researching whether a Special Act could be adopted to request an exemption be made for the use of CPA funds to purchase this type of parcel.

Mr. Williamson noted the Town of Holliston recently purchased a CSX property. He also mentioned the Massachusetts Recreational Trail Advisory Board has \$1million available for funding, which is given in \$50,000 awards, and that Holliston was a recipient of funding.

Chairman Morely noted CSX has not returned recent attempts at communication from the Town.

79 Lincoln Lane – Ms. Kablack stated no update is available at this time, and grants for the remainder of the funding for this property have not yet been announced.

Town Clerk Historic Documents - Ms. Kablack stated the Town Clerk continues the restoration work. The vaults have been emptied and it should now be easier to assess how many more volumes will need to be restored.

Walkways - Ms. Kablack stated the walkway on North Road is near completion. She further stated the Planning Board has prioritized walkways for Dudley and Old Framingham Roads.

Potential FY13 Projects

Walkways - Ms. Kablack stated Department of Public Works Director Bill Place would like to request another appropriation this year. Ms. Kablack is evaluating if another request for possibly \$100,000 will be submitted. She stated walkways are popular with residents, and five neighborhood petitions have been submitted.

Mr. Hill asked how much walkways cost. Ms. Kablack stated approximately \$25 per foot. However, she noted that since acquisition of the two Bombardier sidewalk plows was not approved by voters last year, the Town does not have the ability to maintain the sidewalks in the winter. A request has been submitted to the Capital Improvement Planning Committee for consideration for both walkway construction and purchase of new walkway plows.

Pantry Brook Farm – Ms. Kablack reminded the Committee site walks are scheduled for Friday, October 21, 2011 at 3:00 p.m. and Saturday, October 22, 2011 at 9:00 a.m. The Town is awaiting receipt of the appraisal. Ms. Kablack stated the proposal would be only for purchase of development rights.

15 Hudson Road – Ms. Kablack stated the Town is considering purchase of this property for open space and/or historic purposes. The Town has commissioned an appraisal and has sent a letter to the owner.

Town Center – Ms. Kablack stated a \$1.2 million grant application has been submitted to the State for construction of the intersection. A CPA funding request of approximately \$200,000 might be submitted for the landscaping and restoration aspects of the project. Ms. Kablack further stated the Town will also contact the Sudbury Foundation for assistance.

Ms. Remington requested plans be provided to the Committee at the next meeting.
Ms. Kablack stated plans would be included with the funding request proposal.

Ms. Cline asked if Chapter 90 funds are available. She also asked for clarification regarding for what purposes the \$200,000 would be used. Ms. Kablack stated \$500,000 of Chapter 90 funds is included in the project budget. She also explained the estimated \$200,000 would likely be used for restoration of landscaping, the services of a landscape architect, installation of benches and ornamental lighting.

Mr. Hill requested the Sudbury Historical Commission be consulted if any work is proposed near the Hosmer House. Chairman Morely stated the public process would allow for input from all relevant parties.

Town Clerk Historic Document Restoration – Ms. Kablack reported the Town Clerk plans to submit another project proposal this year for approximately \$102,000 to preserve historic documents. Mr. Hill reported the Town Clerk is scheduled to make a presentation to the Sudbury Historical Commission at its next meeting. Ms. Kablack stated the Assistant Town Clerk has opined the project may be nearing its final rounds of activity.

Hosmer House – Mr. Hill stated a request may be submitted to fund a cost-effective fire suppression system.

Town Hall Restoration – Ms. Kablack reported Building Inspector Jim Kelly may submit a proposal for an architectural design study of Town Hall. Mr. Hill reported Mr. Kelly discussed the possible proposal at a recent Sudbury Historical Commission meeting.

Sudbury Housing Trust (SHT) – 10% allocation – Ms. Kablack stated the SHT would submit its customary annual funding request.

Return of Account Balances to the CPA Fund – Ms. Kablack stated a warrant article would be submitted for the customary return of monies to the CPA Fund for projects with sunset clauses and for unused balances.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of May 3, 2011 and July 27, 2011.

CPC Future Meeting Schedule

Ms. Kablack reviewed the proposed meeting schedule.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the following meeting schedule: November 2, 2011, November 16, 2011, December 7, 2011, January 4, 2012 and January 18, 2012.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:39 p.m.