

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

Absent: Bill Kneeland

At 7:35 p.m., Chairman Morely called the meeting to order, and he announced Community Preservation Act (CPA)-related handouts of the "Sudbury Community Preservation Facts 2012" brochure, a list from 2002 of the "Statewide CPA Trust Fund – Distribution History," and "The Community Preservation Act (CPA) Creating Jobs and Economic Benefits Across the State" flyer were available on a table at the back of the Hall.

### **Public Hearing: Community Preservation Town Needs**

Chairman Morely opened the Public Hearing. He explained that with the revisions to the CPA legislation passed in July 2012, the Department of Revenue recommends towns hold one Community Preservation Committee (CPC) Public Hearing on the needs and possible resources for Community Preservation Act (CPA)-eligible uses for recreation, since this funding area has been expanded through recent legislation. In addition, the Community Preservation Committee (CPC) believes tonight's meeting is a good opportunity to also discuss the current and future project needs of the other CPA eligible areas.

Chairman Morely provided a brief update on the CPA in Sudbury. He stated that, in the past ten years, the Town has collected approximately \$24 million for CPA uses, and a strategy was followed to save sizeable reserves to be used to preserve large parcels for open space. Chairman Morely stated over 50 projects have been completed with CPA funds in the four eligible CPA- funding areas described as the acquisition, creation and preservation of open space; acquisition, preservation, rehabilitation and restoration of historic resources; the acquisition, creation, preservation rehabilitation and restoration of land for recreational use; and the acquisition, creation, preservation and support of community housing. He stated the recent legislation now allows funds to be used on existing recreation land as opposed to the past when the land had to have been purchased with CPA funds in order to be eligible for funding, and he read aloud an excerpt from the legislation. Chairman Morely highlighted these changes could aid Sudbury in achieving its Park and Recreation goals in the coming years.

Chairman Morely stated Sudbury's interest in the CPA program began as an open space plan for the Town, with the intent of saving 70% for open space, and spending 10% on the other three eligible areas. He also stated a lot of open space has been acquired with these funds which benefits the Town from an environmental, aesthetic and financial basis because acquisition of properties prevents future development. Chairman Morely stated the Town's CPA budget is approximately \$2 million each year, of which \$1.2 million is estimated for debt service currently. He emphasized the CPC has advocated for an approach which does not overspend the yearly budget, but exceptions have been made to utilize reserves. The CPA reserves are currently approximately \$2.5 million.

Chairman Morely referred to a press release announcing the Town has received a LAND Grant award of \$400,000 from the State for the preservation of Pantry Brook Farm.

He welcomed Park and Recreation Commission Chair Thaddeus Gozdeck to the meeting to explain this year's CPA Project Submission Request.

Mr. Gozdeck stated the Commission is excited about the CPA legislation revisions and the opportunities it may provide for Sudbury's field improvements and expansion. He stated a Project Submission Request Form was submitted for a multi-year project for the Lincoln-Sudbury Regional High School (L-SRHS) Softball Field, Featherland Park, and Davis Field Development. The funds would improve the overall softball field conditions to meet certain standards, reconfigure the design of Featherland Park to include more features and associated amenities, and would complete design and permitting of full potential build out of Davis Field to determine how best to use the space.

Mr. Gozdeck stated the Town completed a recreation needs study eight years ago, and it has been updated this year. He also stated the information is available to the public on the town's website. Chairman Morely stated the report is very informative, and he asked Mr. Gozdeck to share a few highlights.

Mr. Gozdeck stated the Commission has accumulated a lot of information, and a ten-year plan was developed, including, but not limited to, the projects previously mentioned, as well as determining a recreational use for the Melone property and a re-design of the tennis courts and improvements to Feeley Field. He noted the plan will evolve over time as needs change.

CPC and Park and Recreation Commission member Bob Beagan stated the Commission is working to finalize its Master Plan to incorporate feedback received from various groups, such as improvements to the Atkinson Pool and improvements for the Fairbank Center. He stated there is tremendous need and desire in Town for park and recreation use. Chairman Morely stated the user group information in the Gale study confirms this.

Mr. Beagan stated the report also indicates replacement will be needed at some time of the Cutting Field turf field, and the two turf fields at the High School. Chairman Morely noted turf fields are not an eligible use of CPA funds.

Mr. Gozdeck stated the 220-page report by the consultants was worked on for months with several stakeholders in Town. He stated it indicates some fields are overused. In response to a question from Chairman Morely, Mr. Gozdeck stated an executive summary of the report is being prepared to post on the P&R Commission's website.

Ms. Kablack stated she will research whether the Gale report can be posted to the Town website.

Mr. Gozdeck stated the Commission views the current project as a good opportunity to work with the High School and to expand the Town's inter-municipal agreement with L-SRHS.

Chairman Morely noted L-SRHS is its own separate legal entity and the Town does not control its resources or land. He further stated the Park and Recreation project submission proposal is on the Town website, and it will be further discussed at the next CPC meeting on December 19, 2012.

Representing the Friends of L-SRHS Softball, Sue Pardus-Galland, 44 Kendall Road, encouraged citizens to visit the softball fields to witness their poor condition and to read the Gale report which questioned their safety, and she noted they do not meet field standards. Ms. Pardus-Galland stated 350 girls and women use these fields and would benefit from improvements to them. Ms. Pardus-Galland also stated

the Gale report studied all fields in Town, and the High School softball fields were deemed as the highest priority for attention.

L-SRHS Superintendent Scott Carpenter, 308 Concord Road, spoke as an administrator and as a parent. He stated the LS School Committee and the administrative officials support the proposal and all efforts to work with Lincoln and Sudbury in collaborative ways. He encouraged the community to consider providing girls with an equitable situation so they have fields as good to play on as the boys do.

At 8:05 p.m., CPC member and Sudbury Historical Commission (SHC) Vice-Chair Jim Hill provided an update of historic projects and needs.

Mr. Hill singled out SHC Chair Lyn MacLean and SHC member Bill Johnson in the audience. He stated there are several historic projects underway in Town, and others are projected for the future related to Town Hall, the Flynn Building, the Parsonage and Hosmer House.

Mr. Hill encouraged the community to visit the Hosmer House during its Holiday Open Houses on December 8, 9, 12, 15, and 16.

Mr. Hill provided a brief update regarding ongoing projects. He stated work continues at the Revolutionary War Cemetery, noting the ground penetrating radar system has identified 170 potential unmarked graves. Mr. Hill stated the SHC is working to comply with all State regulations before digging commences. He emphasized the importance of identifying the graves, which could possibly be those of some of Sudbury's founders.

Mr. Hill stated the SHC has worked closely with the Department of Public Works (DPW) regarding preservation of Scenic Roads and to install wooden guardrails in historic areas of Town. Completion of the State-mandated Old Home Survey also is ongoing.

Mr. Hill stated there is a lot of interest expressed in Town for establishing a Town Museum. He encouraged the community to contact SHC members and/or the BOS, which appoints the SHC, with ideas.

Mr. Hill stated the most expensive upcoming project would be the restoration of Town Hall. He noted some work has been done to restore the vaults which house the preserved documents worked on diligently by Town Clerk Rosemary Harvell and her staff, and there has been work to restore some windows. Mr. Hill invited Combined Facilities Director Jim Kelly to talk about the project. He stated the SHC enjoys its working relationship with Mr. Kelly, who appreciates the historic aspects of projects.

Mr. Kelly stated renovation of the Town Hall will be a big project. He noted \$50,000 was appropriated last year for designer services to see how the building could be better utilized. The RFP for these services have just been released by the Town and Permanent Building Committee (PBC), and the 2002 space needs study will be shared with the design consultant.

Chairman Morely noted that, following the acquisition of open space, restoration of Town Halls is the second most popular use of CPA funds throughout the Commonwealth.

At 8:21 p.m., Chairman Morely welcomed Sudbury Housing Authority (SHA) member Kaffee Kang to provide a housing update. He stated the SHA focus is on subsidized rental housing opportunities, and the Sudbury Housing Trust (SHT) focuses on subsidized home-ownership programs.

Ms. Kang stated the SHA recently held a ribbon-cutting ceremony for 10 new units of affordable rental housing in various locations in Town. She thanked the CPC for its support of SHA projects through the years. Ms. Kang stated the SHA is now trying to find appropriate tenants for the units. She invited anyone interested in viewing the units to contact SHA Executive Director Jo-Ann Howe.

Ms. Kang stated the SHA recently voted to be involved with any Town efforts regarding the Melone property and the possible rental housing opportunities which could exist on the site. The SHA also suggested a Blue Ribbon Committee be re-convened to evaluate Town-owned land for housing opportunities.

Ms. Kang noted another goal for the SHA is to convert the Musketahquid Village units from very costly electric heat to gas. She asked if this project would be CPA-eligible for funding. Chairman Morely stated he does not believe the project would be CPA-eligible for funding, but it could be further researched. However, he further stated there could possibly be State energy-saving funds available.

In response to a question from Mr. Beagan, regarding a cost estimate for the gas heat conversion, Chairman Morely, Ms. Kang and Ms. Cline each explained that the SHA is a separate entity which is self-sufficient. Ms. Cline stated the SHA takes no money from the State or the Town, noting all expenses are covered from rents received.

Chairman Morely directed anyone interested in more information from reports and or projects referenced tonight to access them on the Town website and/or to contact the Planning Office.

Park and Recreation Commission member Dick Williamson, 21 Pendleton Road, stated baseball enthusiasts in Town presented a proposal to the CPC for the Melone property a year ago, but, at that time, they were told the best use of the land needed to first be determined by the Town. Mr. Williamson noted a consultant was hired this past year to determine possible uses for the site. He referred to ownership issues with Concord and the Sudbury Water District. Mr. Williamson stated that, although Park and Recreation did not include funds for a recreation project at Melone this time, it will plan to do so in a subsequent round.

Chairman Morely stated the Board of Selectmen will need to work through the issues mentioned tonight regarding the Melone abutting properties and other issues as well.

Sudbury Historical Society Curator Lee Swanson, 55 Hudson Road, stated the Society has an active membership. Mr. Swanson stated there is considerable interest in having a Town Museum, which could possibly be connected to a restored Town Hall. He noted he is unsure where the Society will be housed if a decision is made to restore Town Hall, which is its current home. Mr. Swanson also encouraged the public to purchase a book, *Images of Sudbury*, published by the Society.

Council on Aging (COA) Vice-Chair John Beeler stated the COA wants to be a visible presence in Town to help support programs like those proposed by Park and Recreation and the housing entities. The COA

views this type of involvement as a way of participating in the Town's process and future. He encourages all groups to please think about the COA when planning projects.

Girls' Softball player Belinda Ryan, 6 Canterbury Drive, and two unidentified team mates stated they just want the support of the community to make their field playable and less dangerous.

Sudbury resident Kirsten Roopenian, stated Sudbury's involvement with the CPA program started as a Land Bank program to preserve open space and prevent further development. Ms. Roopenian stated open space is about leaving a legacy of Sudbury's past for future generations, and supporting recreational opportunities is a perfect way to do this. She urged the Town to acknowledge that girls' sports have often been dealt with in a secondary manner, and she urged the community to use the recent CPA revisions for recreation funding to provide some equality to this situation.

At 8:51 p.m., Chairman Morely concluded the Public Hearing portion of the meeting.

#### **FY14 CPC Project Submissions and Next Meeting**

Ms. Kablack stated the next meeting of the CPC is scheduled for December 19, 2012, when the FY14 CPC Project Submission proposals will be discussed. She asked if the Committee wanted her to request any information from any of the project sponsors prior to the meeting to aid the Committee's deliberation process. She noted she will ask the SWEET group whether there is a more effective method available other than the one proposed.

Mr. Hill stated the SHC discussed the SWEET request for an invasive plant container, and the SHC is willing to support the project and incorporate it into their FY14 proposal.

#### **Minutes**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of November 7, 2012.

Mr. Drobinski abstained from the vote.

On motion duly made and seconded, it was unanimously:

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