

Present: Christopher Morely (Chairman), Seamus O'Kelly, Bob Beagan, Jim Hill, Sherrill Cline, John Drobinski, Lynne Remington (arrived 9:29 p.m.), Bill Kneeland and Director of Planning and Community Development Jody Kablack

At 7:33 p.m., Chairman Morely called the meeting to order. He stated the Committee would hear presentations tonight for all of the project submissions received for requests for FY14 Community Preservation Act (CPA) funding. Chairman Morely further stated the Committee would not deliberate the projects until its January 16, 2013 meeting.

Project Submission Form - Sudbury Housing Trust Fund Allocation - Production of Affordable Housing Units

Present: Sudbury Housing Trust Vice-Chair Lydia Pastuszek and Community Housing Manager Rust

Sudbury Housing Trust Vice-Chair Lydia Pastuszek, 15 Griffin Lane, presented the project application from the Sudbury Housing Trust (SHT) requesting the FY14 annual 10% Community Preservation Act housing allocation and any prior year housing reserves, to be appropriated to the SHT for the purposes of preservation and creation of affordable housing in Sudbury for low and moderate-income households.

Ms. Pastuszek reviewed how the Trust receives funds, noting the CPA appropriation is its largest resource, and approximately \$75,000 was received in FY13 from lottery monitoring activities. She summarized Trust activities for the past six years, which have created nine affordable units, at an average subsidy of \$137,000, in a variety of locations throughout Sudbury, and it has assisted another 70 units through gap-funding. Ms. Pastuszek emphasized the SHT has no jurisdiction over private Chapter 40B developments.

Ms. Pastuszek stated the CPA funds are used predominantly to continue the Home Preservation program, which is currently working on its sixth home.

Chairman Morely asked if the requested \$342,296, which includes the approximately \$142,000 in housing reserves, would be used towards two home preservation units for FY14. Ms. Pastuszek stated this would be a likely use for the funds.

Chairman Morely asked a few questions regarding the number of units created and the total number of dwelling units in Sudbury, which was estimated at 6,000.

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

Project Submission Form – Town-wide Walkways

Present: Department of Public Works Director Bill Place

Department of Public Works Director Bill Place explained the request for \$100,000 for engineering, design and construction of priority Town walkways. Referencing a map, Mr. Place described locations where recent walkway work has occurred, including Peakham Road and North Road, and he stated planning is in process for Old Framingham Road. He also stated neighborhood petitions have been received from Dudley Road, Old Lancaster Road, Marlboro Road, Pantry Road, Powder Mill Road, Dutton Road and Union Avenue.

Mr. Place provided a brief history of the Town's walkway program, since it was started in 1974 to establish walkways near Sudbury's schools. He explained the DPW constructs the walkways, and Ms. Kablack works with neighbors to obtain easements. Mr. Place noted the neighborhood petition process has been a successful approach.

Chairman Morely commended Mr. Place for the job done to provide connectivity to existing walkways.

Mr. O'Kelly highlighted the need for a walkway on Peakham Road leading towards Old Garrison Road from Route 20. He emphasized how dangerous the area is for pedestrians. Ms. Kablack stated she has had discussions with some neighbors regarding this area and when easements are granted the walkway will be constructed.

Sudbury resident Dan DePompei, 35 Haynes Road, asked if households within one mile of schools have been enabled with walkways, and whether there is a Town policy to do so. Mr. Place stated walkways have been created within two miles of schools to a large extent. However, he noted there are difficult places due to wetland and easement issues in the Haynes vicinity.

Chairman Morely opined that, sadly, many children are driven to school rather than using the walkways or bus system. Several in attendance concurred.

Mr. Drobinski stated the neighborhood petition process has made obtaining easements easier.

Mr. Beagan asked if there are other financial sources for walkways in addition to CPA funds. Mr. Place explained some funds are received from developers, when and if appropriate, but CPA funds are the primary source. Ms. Kablack stated there are no other funding resources available for walkways.

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

Project Submission Form - Carding Mill Pond/Stearns Pond Invasive Weed Removal Harvesting
Present: Hop Brook Protection Association member and Sudbury resident Frank Lyons and Ponds and Waterways Committee Chair and Sudbury resident Anne Slugg

Hop Brook Protection Association member and Sudbury resident Frank Lyons, 157 Wayside Inn Road, described the request for funds to harvest Stearns Mill Pond and Carding Mill Pond. He explained the previously approved appropriation from 2011 was not fully expended and is being requested this year to be re-designated. Mr. Lyons described the work done at Carding Mill Pond to regain open water and restore the area's wildlife habitat. Progress has been made, and there is interest in doing a dredging feasibility study.

Mr. Lyons also described the first effort made last year to harvest Stearns Mill Pond, which made a significant difference to regain open water. He stated he has discussed with DPW Director Bill Place, who is supportive, the idea of raising the water level to facilitate the weed harvesting of a portion of the west side. Mr. Lyons stated the cost to move the harvester between ponds is approximately \$1,500.

Chairman Morely asked if there had been odor problems at Stearns Mill Pond as there had been at Carding Mill Pond. Mr. Lyons stated it is possible there were, and he explained potential causes of the odors.

Chairman Morely stated the annual harvesting has helped tremendously. He also stated the Town of Lincoln has had success lowering the dam and letting the water out, and he asked if this approach could be used at Stearns Mill Pond.

Mr. Drobinski noted that, from an engineering perspective, it may not be possible.
Mr. Lyons stated the idea could be researched.

Mr. Hill asked to what depth Carding Mill Pond would be dredged, and if the historical depth is known. Mr. Lyons stated engineering consultants have suggested going down a yard everywhere. He also described that ice used to be made and harvested here.

Mr. Drobinski noted the quality of the sediment must be considered. Mr. Lyons stated the Army Corps of Engineers has looked at the sediments and concluded there is not much in the line of heavy metals present.

Ponds and Waterways Committee Chair and Sudbury resident Anne Slugg, 14 King Philip Road, stated her Committee supports the request for additional funding for these projects.

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

Project Submission Form – SWEET Invasive Plant Container – submitted by

Present: Sudbury resident Rebecca Chizzo

Sudbury resident and Sudbury Weed Education and Eradication Team (SWEET) volunteer Rebecca Chizzo, 21 Whitetail Lane, explained the request for \$6,500 to purchase a 15-yard steel rollaway container with a locking lid, for disposal of invasive plants removed from Town properties. Ms. Chizzo shared a PowerPoint presentation highlighting the work SWEET has done at various locations in Town to remove harmful and invasive weeds. She also emphasized SWEET's intention is to educate the public.

Ms. Chizzo stated SWEET is comprised entirely of volunteers, who have been working since 2009. She thanked several Town groups, including the Sudbury Historical Commission, the DPW and the Conservation Commission for assisting SWEET in its efforts.

Chairman Morely noted the CPC wondered whether this project could be considered with those being presented by the Sudbury Historical Commission (SHC). He further stated the SHC is open to this suggestion. Mr. Hill confirmed this to be accurate.

Ms. Chizzo stated the existence of invasive plants in Town has been explosive, as evidenced in photographs since 1989 she shared. She emphasized that some of these plants are poisonous and could be very dangerous when located near schools and recreational facilities used by children. Ms. Chizzo stated the SWEET volunteers have worked on several Park and Recreation sites.

Ms. Chizzo displayed photographs of several examples of invasive plants, and she described their potential harms and dangers. She also stated there is a logistical difficulty to disposing of bags of the removed weeds.

Ms. Chizzo stated the proposal's objective is consistent with the Town's Master Plan to protect open space and Sudbury's agrarian history, and is rooted in the idea of sustainability. She displayed additional photographs to highlight the need for a larger disposal container with a lockable lid. It was noted the DPW supports this request.

Conservation Coordinator Debbie Dineen stated the Commission supports this project request. Ms. Dineen emphasized all of SWEET's work is done on Town-owned land, which improves Sudbury's roadsides, vistas and public spaces. She stated the Town should be grateful SWEET has tackled this problem because there are not funds within the Town budget to do the work.

Chairman Morely stated this volunteer effort is most laudable.

Mr. Hill asked if a disposal container with an incinerator should be considered.
Ms. Chizzo stated it is not necessary at this time.

Mr. O'Kelly asked under which CPA-eligible category is this project being submitted. Ms. Kablack stated she has researched this with the Community Preservation Coalition, which believes it is eligible as preservation of historic landscaping.

Ms. Chizzo noted SWEET has worked at historic locations in Town as well as at the High School and several Park and Recreation sites.

Chairman Morely suggested that Ms. Chizzo contact these other Town groups to solicit their support of a Town Meeting article.

Mr. Beagan asked what the Town does to support this type of work, and if the DPW does anything when it is performing other roadside work. It was noted SWEET works with the residents, teachers, the Conservation Commission regarding permitting issues and with the DPW regarding disposal issues. Ms. Dineen stated the Town is cognizant of the problem, but there is no manpower available to address it. It was also noted there are plans for a future education program for DPW workers.

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

Project Submission Form –Park and Recreation Davis/Featherland Field Design

Present: Park and Recreation Commission Chair Thaddeus Gozdeck and Commission members Dick Williamson, Bob Beagan, and Paul Griffin, Lincoln-Sudbury Regional High School (LSRHS) Superintendent Scott Carpenter and L-SRHS District School Committee member Gerald Quirk

Park and Recreation Commission Chair and Sudbury resident Thaddeus Gozdeck, 12 Barbara Road, shared a PowerPoint presentation describing the multi-year project submitted by Director of Park and Recreation Nancy McShea for \$336,000 for the LSRHS Women's Softball Field, Featherland Park, and Davis Field Development. Mr. Gozdeck stated the funds would improve the overall softball field conditions to meet certain standards at LSRHS, reconfigure the design of Featherland Park to include two mid-sized diamonds and associated amenities, and a complete design and permitting of full potential build out at Davis Field to include adult softball, baseball and multi-purpose rectangular fields for lacrosse and soccer. It was noted the projects benefit a wide variety of users and increases the utilization of existing Town assets.

Mr. Gozdeck stated a full project description and a four-page executive summary of the recent Field Master Plan is available on the Commission's website. He noted the project is consistent with the Commission's Capital Plan for FY2014-FY2023 and is supported by the 2012 Assessment which was commissioned by the Friends of Sudbury Park and Recreation. He stated the recent field study indicated existing fields are being overused, and that additional fields are needed to meet current demand.

Mr. Gozdeck reviewed the estimated total project costs for FY14 as \$406,000, noting \$70,000 would be raised from other sources, and \$336,000 is being requested from CPA funds. He described the Featherland Park redesign proposal and the Davis Field Design proposal. It was later clarified these proposals are estimated to respectively cost \$40,000 and \$60,000.

Mr. Gozdeck summarized the LSRHS women's softball field improvement proposal. He noted the field is currently in poor condition, and that this proposal offers an opportunity for the Town to expand its inter-municipal agreement (IMA) with LSRHS.

Lincoln-Sudbury Regional District School Committee member and Sudbury resident Gerald Quirk, 20 Scotts Wood Drive, stated he believes there is support for expanding the inter-municipal agreement to include the softball field. However, he noted that the inclusion of any other LSRHS facility, other than the women's softball field, would require a discussion with the Town of Lincoln to determine its position and to be sure that costs are allocated appropriately.

Mr. Drobinski asked if there have been any incremental costs to LSRHS to date with the use of the Community Field. He believes this would be important for the public to know at a Town Meeting.

LSRHS Superintendent and Sudbury resident Scott Carpenter, 308 Concord Road, stated there is a lot of non-school use of the fields, which adds wear and tear to the resources.

Mr. Gozdeck opined that the costs are likely a wash when considered with how much LSRHS uses Town fields.

Chairman Morely noted this is an important issue to ensure costs are in the appropriate budget, and that the outcomes can be supported with a rationale.

Park and Recreation Commission member and Sudbury resident Paul Griffin stated this is an important question to address.

Mr. Quirk stated it is important to ensure that LSRHS is not financially burdened by any expansion to the inter-municipal agreement.

Sudbury resident Jeff Dade, 325 Peakham Road, stated the Friends of Softball sponsors car washes to help cover expenses.

Ms. Cline referred to the 11/7/12 project proposal, and she asked a few questions to clarify project costs, noting the numbers seem to reflect different totals. She expressed surprise that the upgrades need to be so costly. Ms. Kablack and Mr. Morely concurred that they had similar trouble reconciling the proposed costs with the stated projects.

Mr. Gozdeck stated preliminary plan numbers were submitted to meet the project submission deadline, but the numbers are subject to change. He stated additional cost information provided by Gale Associates, Inc. is available, and he and Mr. Griffin could provide this to Ms. Kablack at a later date. Chairman Morely requested a more thorough breakdown of costs be submitted to the CPC prior to its January 16, 2013 meeting to assist in its deliberation of the proposal.

Representing the Friends of LSRHS Softball, Sue Pardus-Galland, 44 Kendall Road, stated the total cost for the softball field is estimated at \$300,000, of which \$250,000 is being requested from CPA funds. She also explained how the project quotes were derived.

Chairman Morely asked how fundraising efforts are progressing. Ms. Pardus stated the Friends have just received tax-exempt status, it has \$25,000 in its account, and \$8,200 is in the LSRHS softball field account.

Chairman Morely stated it is important to get in writing prior to Town Meeting an agreement which reflects what is already occurring.

Mr. Quirk reiterated that any discussion regarding the inclusion of other resources in the inter-municipal agreement would require discussions with Lincoln. He also noted there is an anticipated need in the near future for an approximate \$800,000 upgrade to the LSRHS turf fields.

Mr. Drobinski stated the Town, LSRHS and Sudbury Public Schools (SPS) are currently discussing capital project needs, including the LSRHS turf fields.

Mr. Quirk stated upgrades to the softball field is very much needed and important and LSRHS does not want to impede approval of the proposal. He emphasized that it is imperative for LSRHS should be included in any capital funding discourse with the Town and SPS.

Chairman Morely urged all parties to work prior to the 2013 Annual Town Meeting to prepare a good faith statement of the funding and responsibilities.

Mr. Beagan stated Park and Recreation would like this proposal to move as far along as possible leading up to Town Meeting.

Mr. Griffin emphasized any expansion of the inter-municipal agreement is not intended to increase Town access, but rather to more broadly open up the "investment gate." He also noted that all parties have demonstrated they can work well together.

Mr. Quirk stated if it is treated as a community field, then LSRHS needs assurance that it will be helped with capital resources in the future.

Ms. Cline asked if CPA funds can be used on private property, since LSRHS is its own separate legal entity. Ms. Kablack stated they can be so used.

Ms. Cline asked why the women are relegated to playing on the inferior fields, and she asked if the men's fields could be reconfigured to accommodate them. Ms. Pardus stated reconfiguration of another field is not possible, given the different size specifications for men and women.

Chairman Morely stated the CPC needs more financial detail prior to its next meeting. Ms. Pardus referenced the notebook prepared regarding the LSRHS softball field project, stating financial details are in the first section.

Chairman Morely asked if anyone has approached Lincoln for its use of CPA funds. Mr. Quirk stated Lincoln's deadline for CPA fund proposals has passed, but it is possible it could be involved for a second project phase.

Chairman Morely asked Mr. Gozdeck if any conservation problems are anticipated at Davis Field. Mr. Griffin stated a meeting six years ago regarding Davis Field and the Melone property suggested there could be mitigation at another Town property offered for expansion of the Davis recreation fields.

Mr. Bell noted Park and Recreation has not discussed this matter with the Conservation Commission in the past six years. Chairman Morely suggested a discussion between the two groups occur before Town Meeting.

Sudbury resident Mary Gorman, 11 Magnolia Road, stated she got involved as a parent because she too initially had price sticker shock regarding these projects. However, she has learned how costly these resources are.

Park and Recreation Commission member Dick Williamson, 21 Pendleton Road, stated the Davis Field proposal is linked to the Featherland proposal, and it is linked to the Melone property, and all of these should be considered together. He noted that, if a recreational field could be put on the Melone property, it would lessen the proposal submitted for Featherland. Mr. Williamson stated Davis Field is an ideal location for other recreational activities, which are not field-related. He urged the community to keep these other recreational uses in mind when considering the Park and Recreation Davis Field proposal. Mr. Williamson expressed his support for the womens' softball field proposal going forward.

Mr. Gozdeck stated the Davis Field proposal is only for design to explore the best use of the site for the whole community.

Chairman Morely opined that moving forward with a decision for the use of the Melone property by the Selectmen would better inform some of these other projects.

Mr. Griffin noted any decision on the Melone property will take a long time to come to fruition. He believes the Town should move ahead with projects which are more doable.

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

Project Submission Form – Sudbury Historical Commission Historic Multi-Project Submission

Present: CPC and Sudbury Historical Commission (SHC) Vice-Chair Jim Hill and SHC member Diana Cebra

Mr. Hill described the five projects submitted this year by the Sudbury Historical Commission, requesting \$52,300 for the proposals as follows:

Hosmer House Exterior Painting and Minor Window Restoration - \$24,000
Historic Map Restoration and Document Preservation - \$12,000
Town Cemetery Signage - \$6,500
Invasive Plant Removal in Town Center - \$6,800
Temporary kiosk for use at Hearse House - \$3,000

Mr. Hill noted the Hosmer House holiday open houses were very well attended. Chairman Morely stated the house looked beautiful.

Mr. Drobinski shared a brief historical perspective regarding how CPA funds have taken the burden off the Town's operating budget to complete these types of projects.

In response to a question from Mr. Drobinski, Mr. Hill stated it is possible he may be able to contact colleagues to assist with a donation towards the invasive plant disposal container.

Ms. Cline asked a few questions to clarify project costs.

Chairman Morely asked for additional information regarding the kiosk project.

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

Project Submission Form – Town Center Landscaping and Historic Restoration

Ms. Kablack summarized the request by the Town Manager for \$200,000 for the historic landscaping and restoration for the construction phase aspects of the Town Center project, stating it is the same proposal submitted last year, which was Indefinitely Postponed at the 2012 Town Meeting. She explained the project would include landscaping, stone wall construction, decorative walkways, ornamental lighting, and other site improvements to enhance the historic nature and open space qualities of the area. Ms. Kablack explained the Town pursued a State MassWorks grant which was denied. She stated the entire Town Center improvement project is estimated to cost \$1.87 million, which includes \$500,000 of Chapter 90 funds to be allocated to the project. Thus the requested Town Meeting appropriation would be approximately \$1.17 million plus this \$200,000 landscaping request. Ms. Kablack stated it is possible this article could be pulled again this year by the Selectmen if funding for the full project is not approved.

Mr. Drobinski stated the Selectmen have not yet discussed the project, and he is uncertain of the Board's position. He explained that last year the project was pulled because the High School was requesting a tax override, and the Selectmen were concerned about asking residents for this funding too. Mr. Drobinski stated it will depend on what the three cost center budgets look like, and he has heard it might be possible the High School will be requesting assistance again.

CPC and Finance Committee member Bill Kneeland stated there has been mention that L-SRHS may not be able to comply with the suggested financial guidelines this year.

Ms. Cline expressed her preference for the Town Center project to move forward while there is consensus for a plan from First Parish. She also asked why more Chapter 90 funds cannot be designated to the project. Ms. Kablack explained that she and the Town Engineer are researching to make sure that all the improvements will be eligible if two years of Chapter 90 funds are earmarked.

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

Minutes

Ms. Cline asked that page 4 of the minutes be corrected in the first line to delete the word “Chair” prior to Kaffee Kang’s name. She also asked that the first sentence of the fifth paragraph on page four be revised to delete the words “State housing authority” and to replace them with the word “entity.”

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of December 5, 2012, as amended by Ms. Cline.

Mr. Drobinski and Mr. Kneeland abstained from the vote.

Miscellaneous

CPC Future Meeting Schedule

The next CPC meetings are scheduled on January 16, 2013 and January 30, 2013.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:45 p.m.