

Present: Christopher Morely (Chairman), Seamus O’Kelly, Bob Beagan, Jim Hill, Sherrill Cline and Director of Planning and Community Development Jody Kablack

Absent: John Drobinski, Lynne Remington, Bill Kneeland and Richard Bell,

Ms. Kablack introduced new Committee member Bob Beagan, representing the Park and Recreation Commission.

**Special Town Meeting Article 3 – Community Preservation Fund – Additional Funds for Purchase of 15 Hudson Road**

Ms. Kablack summarized the article, which will ask the Town to vote to appropriate a sum of Community Preservation Act Funds for the purpose of increasing the appropriation for the purchase of property located at 15 Hudson Road. She explained the Selectmen had previously agreed to forgive property taxes owed on the property. However, Ms. Kablack further explained the Town does not have the authority to do this past the abatement date of each fiscal year, only the State does. Thus, the Town has filed an application of hardship to the Department of Revenue (DOR), but, given preliminary discussions, it is not optimistic about the outcome.

Chairman Morely asked what the timeframe is to hear from the DOR. Ms. Kablack expects the Town will have an answer soon.

Ms. Kablack stated the article has been submitted as part of the Special Town Meeting Warrant as a safeguard. In addition, she has broached the idea of suggesting a lower purchase price to the owners, even though there is a signed Purchase and Sale Agreement.

Mr. Hill asked if the CPC could approve the estimated \$16,000 to be paid from CPA funds to the Town, and then the Town could eventually reimburse the CPA account. Ms. Kablack stated this could be problematic, since property tax funds are usually deposited to the Town’s General Fund. However she will look into this.

Ms. Kablack noted there is currently not a clear title due to the tax lien on the property, and there has been concern expressed regarding the potential for a claim to be made by an heir. As lawyers, Mr. O’Kelly and Ms. Cline both expressed their belief that this scenario would be highly unlikely, if at all possible, especially given that the current owners are alive.

Ms. Cline asked when the closing is scheduled for the property. Ms. Kablack stated there is an extension until September 28, 2012.

Ms. Kablack stated it is possible the owners might be willing to split the deficit, and she has communicated this to one owner. Chairman Morely and Mr. O'Kelly opined the owners have little motivation to accept this proposal in light of a signed Purchase and Sale Agreement. Chairman Morely suggested asking Town Counsel Kenny to render an opinion.

A brief discussion ensued regarding possible scenarios for handling payment of the property taxes owed.

Mr. Beagan asked what happens if the article does not pass at the Special Town Meeting. It was suggested the purchase could still be executed without paying the taxes.

Several members noted the issue seems moot when the same entity, i.e., the Town, holds the lien and plans to purchase the property.

In response to a question, Ms. Kablack stated all appropriations would be allocated equally to the Open Space and Historic categories and funded from FY13 revenue.

Mr. Beagan asked the value of the property and how much land there is. Ms. Kablack stated the approximate acre was appraised a year ago for \$275,000.

On motion duly made and seconded, it was unanimously:

VOTED: To recommend that the purchase price for the Annual 2012 Town Meeting Article 31 appropriation for 15 Hudson Road be increased by an amount not to exceed \$18,000.

### **Park and Recreation Commission – Update**

Mr. Beagan reported the Commission has worked with consultants to complete a study of the Town's recreational field needs. He stated a meeting is scheduled for October 9, 2012, when the consultant, Gale Associates, will present its report.

Chairman Morely stated the Park & Rec Commission should take into consideration that, in the near term, there will be less CPA money available for projects than has been the case for a while.

Mr. Beagan asked what is available for CPA funding. Ms. Kablack reviewed what was used from the CPA reserves to fund the acquisition of Pantry Brook Farm, stating approximately \$2.7 million remains in reserve. She and Chairman Morely further explained approximately \$2 million in new revenue is received each year, of which approximately \$1.2 million is used for debt service. The eligible project categories were reviewed, noting the Committee tries to keep project recommendations within the 10%

allocations. It was also explained that, typically, only large open space projects are bonded.

Ms. Kablack noted the recent revisions to the CPA legislation open up opportunities for improvements to existing recreational fields. It was also noted that some members of the Finance Committee may have questions regarding additional field projects, as a result of the amount of money spent on the High School field.

### **CPA FY14 Projects**

Ms. Kablack stated forms are now available for CPA FY14 Projects. She stated a few small projects have been broached with her, some of which may not be eligible.

Ms. Cline asked if anything has been suggested for the Melone property. Ms. Kablack stated a valuation study was presented at last week's Selectmen's meeting. She stated a lot of useful demographic information regarding Sudbury was included, and the report is on the website.

Mr. Hill stated the Sudbury Historical Commission plans to submit a few small project requests for funding.

Ms. Kablack stated it has not yet been decided if a Walkways Construction funding request will be submitted this year.

Mr. O'Kelly asked if there has been any progress on installing walkways in his neighborhood on Peakham Road. Ms. Kablack stated easements have been obtained from Robert Best Road to French Road.

Mr. Beagan asked if Dutton Road is under consideration for a walkway. Ms. Kablack stated it is on the list, however 75% of the requisite easements and neighbor approval have not been obtained.

Chairman Morely opined that obtaining easements is difficult, even though real estate professionals often state sidewalks increase property values.

### **CPC Future Meeting Schedule**

Ms. Kablack stated meetings would be scheduled ordinarily on the first and third Wednesday of the month during the Committee's work season. The next meeting will be scheduled for late October, and CPC members will be notified in advance.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:06 p.m.