

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

Absent: Tom Friedlander and Bill Kneeland

At 7:38 p.m., Chairman Morely called the meeting to order.

### **Preliminary Review of CPA Project Submissions for the Annual 2014 Town Meeting**

Ms. Kablack circulated copies of the FY15 CPC Financials and the Project Submission Forms submitted for nine projects and accompanying materials. She summarized the financials, noting the estimated total revenue of \$2,025,000 is on the low side.

Ms. Kablack explained additional funds should be received from a surplus distribution approved by the Governor. She stated the Town should have the actual amount and funds by November 15, 2013.

Ms. Kablack stated the Committee has approximately \$727,365 (this includes the mandatory 10% allocation for historic and housing) of this year's revenue remaining to fund new projects after funding debt service, and without utilizing reserves. She noted there are other potential funds available for the Committee to consider, including the \$420,000 previously appropriated, but not spent, for the CSX rail corridor acquisition, and \$25,000 previously appropriated, but not spent, for the rail trail concept work. Ms. Kablack stated she would like to consult with Town Counsel regarding releasing the CSX funds, given that negotiations are mandated to be ongoing in order to meet the requirements of the Surface Transportation Board. Given a legal determination from the Department of Revenue denying the use of CPA funds to purchase a rail bed, she explained the funds would likely not ever be used for the CSX acquisition.

Sudbury resident Dan Depompei, 35 Haynes Road, later explained a land purchase with CPA funds must have a clear title. Because a rail bed can always be resumed for rail purposes by law, the Town would never have a clear title for the CSX rail corridor.

The Committee briefly reviewed the funding requests made for each proposal as follows:

**Project Submission Form – FY15 233 Concord Road** – bookmarked by the Board of Selectmen requesting \$335,000 to purchase a 2.2 acre parcel of land located at 233 Concord Road for Open Space and Historic Preservation purposes.

Mr. Drobinski explained the Selectmen voted last night to reduce the amount of CPA funds requested to \$100,000. Ms. Kablack stated she added \$10,000 to the request for miscellaneous closing costs. Mr. Drobinski believes the Board is generally supportive of the project, but it had concerns regarding financing the full amount given other Town projects and limited CPA funds. Mr. Drobinski stated the Board suggested the project be a public/private partnership. He opined that, if the CPC were to determine there is enough money available for more funding than the requested \$100,000, he believes the Board would consider revising its request. Mr. Drobinski stated the Selectmen must make a decision whether the Town will exercise its Right of First Refusal (ROFR) for the property by December 17, 2013, and the Seller needs to be asked if they are willing to extend the timing of the purchase to be approved at the

Annual Town Meeting so that a Special Town Meeting does not need to be convened. He also stated the Board has the option to transfer its ROFR to another entity, such as the Sudbury Valley Trustees (SVT). It was noted there have been contrary reports regarding SVT's interest in the project. Mr. Drobinski stated the Selectmen will need direction from the CPC regarding the project to make its decision by December 17<sup>th</sup>. He also noted the Board had varying 3-2 votes on the project.

Mr. Morely stated the project is eligible as an Open Space project, and it will be considered, as all projects are, by the Committee according to how it fits with the Town's long-term CPA goals. He noted this year's requests total \$1,286,000 and there is only \$727,365 available. Chairman Morely also reminded the Committee of its discussion at the last meeting regarding building up the CPA reserves for future large purchases of open space.

Mr. Beagan asked if a Selectman voted against the \$100,000 because they wanted to request the full purchase price of \$335,000. Mr. Drobinski stated Selectman Haarde expressed this position, but Selectman O'Brien did not state why he opposed the funding request reduction.

Ms. Remington asked if there are other sources of funding for the balance of \$225,000. Ms. Kablack stated the Selectmen have suggested the neighbors fundraise privately for the remaining balance.

**Project Submission Form – FY15 Bruce Freeman Rail Trail Design** – submitted by the Board of Selectmen, requesting \$175,000 of a total project cost of \$250,000 for design funds to complete the 25% design plan for the full 4.4 mile rail trail in Sudbury to Massachusetts Department of Transportation (DOT) standards. The balance of \$75,000 will be \$58,000 donated by the Friends of the Bruce Freeman Rail Trail (FBFRT), and \$17,000 of previously appropriated CPA funds.

Ms. Kablack clarified the \$25,000 rail trail concept money previously appropriated has not yet been spent, and there is approximately \$27,600 from the funds previously appropriated for the base map which have not yet been spent. The consensus of the Committee was that the request of \$175,000 would likely be eventually reduced to approximately \$140,000 with the reallocation of previous funds for rail trail studies.

**Project Submission Form - Sudbury Housing Trust Fund Allocation - Production of Affordable Housing Units** – submitted by the Sudbury Housing Trust (SHT) requesting the FY15 annual 10% Community Preservation Act housing allocation of \$202,500, to be appropriated to the SHT, to continue its programs, particularly the Home Preservation Program.

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

**Project Submission Form – Town-wide Walkways** – submitted by the Department of Public Works, requesting \$100,000, for engineering, design and construction of priority Town walkways.

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

**Project Submission Form – FY15 Melone Planning** - submitted by the Board of Selectmen, requesting \$250,000 for development engineering and design funds to enable the Town to sell or lease the Melone property to a private developer for constructing the maximum number of housing units possible to count towards the Town's 10% affordable housing goal.

Mr. Drobinski recused himself from the discussion due to a potential professional conflict of interests.

Ms. Kablack stated the Selectmen voted as one of their goals on October 29, 2013 to make significant progress on reaching the Town's affordable housing 10% quota, and to specifically utilize the Melone property for this use. She explained this project proposes to hire consultants who would assist the Town in determining the best configuration of the 46-acre Melone property on Route 117 for high-density housing, and to complete engineering and design plans for this use. Ms. Kablack highlighted aspects of the property which make it a complex parcel. She emphasized wastewater disposal for a large development will be a major obstacle to overcome to meet Department of Environmental Protection (DEP) regulations.

Ms. Remington asked how many units are projected. Ms. Kablack stated the Selectmen have suggested 250 units.

Ms. Kablack stated the Town has accumulated a lot of information on the property, and she noted a market analysis in 2012 identified the property as most suitable for a high-density residential development market. It was also suggested the property could be sold at that time for approximately \$8-10 million.

Mr. O'Kelly opined the project sounds like too quick of a solution to the affordable housing issue.

Mr. Beagan asked how the funding request of \$250,000 was derived. Ms. Kablack stated she estimated the figure based on previous work done in Wayland for a similar development.

Ms. Remington asked whether Park and Recreation still had interest in the property.

Mr. Beagan stated the Department moved in other directions with available properties for their projects it thought a decision on Melone's use might take considerable time.

Chairman Morely suggested the costs should be estimated for a wastewater study to first determine if the property is suitable before spending significant funds on other aspects of the project. He believes the wastewater issue is a major hurdle which should be addressed before housing units are laid out. Chairman Morely also highlighted it will take considerable time to resolve the numerous land acquisition issues.

Ms. Remington suggested reaching out to the Sudbury Water District (SWD) to determine its interest in selling its portion of the property. Ms. Kablack stated the SWD was apprised of the Town's interest in this property long ago, and it has not expressed objections to date.

Ms. Cline believes the project should move forward as soon as possible as proposed for the \$250,000 request.

Sudbury resident Dick Williamson asked if a rectangular field is planned for Concord's portion of the land. Ms. Kablack stated she is unsure of the final disposition of the Concord portion of the property.

**Project Submission Form –FY15 Flynn Building Painting** - submitted by the Facilities Department, requesting \$36,000 to paint the exterior of the Flynn Building.

Sudbury Historical Commission (SHC) Vice Chair Jim Hill stated the building is historic, and he trusts Jim Kelly's recommendation that it needs to be painted. Mr. O'Kelly concurred.

**Project Submission Form – Sudbury Historical Commission – Gravestone Restoration** – submitted by the Sudbury Historical Commission (SHC).

SHC Vice-Chair Jim Hill stated the SHC is requesting \$200,000 to restore approximately 150-200 damaged and deteriorating gravestones in Sudbury's cemeteries over a four-year period. Mr. Hill distributed copies of maps of the Old North and Wadsworth Cemeteries and a listing of the damaged gravestones to the Committee tonight for review.

Chairman Morely asked how old the stones are which will be restored. Mr. Hill stated most of them are dated prior to 1930 and prior to when the Town's perpetual care program existed.

**Project Submission Form – Sudbury Monument Restoration Project** – submitted by the Sudbury Military Support Network and Rachel Goodrich, requesting \$12,500 to restore and preserve all of Sudbury's military monuments to allow them to properly honor those who have served and died for their country, to increase awareness and highlight the monuments and to establish an annual inspection/maintenance program to preserve the monuments.

Mr. Hill stated Ms. Goodrich has not formally asked the Sudbury Historical Commission (SHC) to support the project, but he assumes the SHC would be supportive. He further stated he encouraged Ms. Goodrich to work with DPW Director Bill Place and Sudbury Historical Society Chair Lee Swanson regarding the project, since both gentlemen have experience for many years with the monuments.

Ms. Kablack circulated a copy of the "01776 Sudbury MA War Monuments" brochure to the Committee for review.

Chairman Morely disclosed he had a conversation with Ms. Goodrich months ago, and he encouraged her to pursue the project. He highlighted the Town Center Improvement project, noting work related to Town Center monuments should be coordinated with the larger project to ensure funds and efforts are not needlessly duplicated.

**Project Submission Form – Musketaquid Village Tub Surround Replacement** – submitted by the Sudbury Housing Authority (SHA), requesting \$200,000 for replacement of the failing ceramic tile tub surrounds with new fiberglass tub surrounds at Musketaquid Village.

Mr. Hill asked how many bathrooms will be restored, and he questioned whether the project is for maintenance.

Ms. Cline stated two units are in the process of being restored as emergency situations, and 62 additional units are proposed. She explained the SHA believes this is eligible for CPA funding because the project "preserves the structural integrity" of the affordable housing, and it is an "upgrade of a dangerous plumbing service," deemed as preservation by the Department of Housing and Community Development (DHCD).

Mr. Beagan asked where funds could come from, if CPA funds were not available. Ms. Cline stated a request would need to be made to the DHCD.

**Minutes**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of October 2, 2013.

**CPC Future Meeting Schedule**

The next Committee meeting is scheduled for November 20, 2013. Ms. Kablack will coordinate a Public Hearing for this meeting for half of the proposals discussed tonight. The remaining proposals will be discussed at a Public hearing on December 4, 2013. She will also contact Sudbury TV for videotaping of the meetings.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:49 p.m.