

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

Absent: John Drobinski, Lynne Remington, and Bill Kneeland

At 7:39 p.m., Chairman Morely called the meeting to order.

### **FY13 Financial Report from Town Finance Director**

The Board was previously in receipt of copies of the “Town of Sudbury CPA Cash & Investments as of June 30, 2013” spreadsheets.

In response to a question from Ms. Cline, Ms. Kablack stated Finance Director Andrea Terkelsen’s figures include appropriated project funds not yet spent.

On motion duly made and seconded, it was unanimously:

VOTED: To accept the FY13 Financial Report as provided by Finance Director Andrea Terkelsen, and reviewed tonight.

### **FY14 Financial Projections**

Ms. Kablack distributed copies of the following spreadsheets: “CPA Projects FY14 Expense Tracking”, CPA Analysis Brief – October 2013”, and “CPA Bonding Capacity 10/2/13”. She summarized FY15 information, noting revenue of \$1,600,000 in local surcharges, state match of \$425,000 and \$50,000 in interest has been estimated. Ms. Kablack explained she has prepared the information based on a 26% match from the State, but this figure is likely to increase from the additional \$25 million in funds the Governor designated for the CPA program pursuant to the amended legislation.

Ms. Kablack stated the Town’s CPA balance to begin FY14 is \$2,392,219. She noted \$4,472,500 in cash reserves was paid out for the Pantry Brook Farm purchase. In FY14, the Committee spent slightly over its available fiscal year funds at 103.51%.

Ms. Kablack highlighted that, since the inception of the Town’s CPA program, \$23,947,500 of open space has been purchased, which to date has cost the Town approximately \$14 million in debt service payments.

Ms. Kablack briefly reviewed the debt service for FY14. The FY15 debt services payment will be just over \$1.2 million, and will include the Pantry Brook Farm payment for the first full year. She emphasized the Town’s refunding plan has aided the Committee’s funding capacity from what had been previously anticipated by decreasing the debt payment of the older bond issues. However, Chairman Morely noted that it is still a good ten years off before significantly large amounts could be bonded.

### **CPA FY14 Potential Projects**

Ms. Kablack stated that, at this time, only the customary Sudbury Housing Trust (SHT) 10% appropriation and the \$100,000 walkway construction proposals are confirmed for submission.

Ms. Kablack further stated it is possible the Park and Recreation Commission will submit a proposal. Mr. Beagan stated the Commission has submitted a \$1.8 million capital project, much of which is the construction of the Featherland and Davis field projects previously discussed. He noted Gale and Associates has been chosen for design work for these 2 areas. Mr. Beagan also noted the L-S Softball field project progressed well, and sod is in the process of being installed.

Ms. Kablack stated it is possible a proposal will be submitted by Rachel Goodrich for a restoration project for Town monuments. Overall, Mr. Hill stated the Sudbury Historical Commission (SHC) supports such a project, but the Commission has not yet been asked to formally support the project. Mr. Hill later stated the SHC may submit proposals for cemetery project work and a project related to historical houses.

Ms. Kablack stated it is not known at this time whether purchase of 233 Concord Road would be a project submission. She also distributed copies to the Committee of a letter received from Sudbury resident Suzanne E. Kellogg, dated September 23, 2013 about this property. She explained the Board of Selectmen will deliberate on October 22, 2013 whether the Town should exercise its Right of First Refusal (ROFR). Mr. Hill stated the SHC discussed the topic, and it questioned whether the Town would have access to the property if it were purchased. Ms. Cline asked if there is conservation value to the property. Chairman Morely and Ms. Kablack explained there is a Conservation Restriction on the rear 1/3 of the lot, leaving approximately one-acre of buildable land. Chairman Morely emphasized that, if a home were to be built, it would be situated very close to the road. He also stated the Planning Board suggested to neighbors that private funds be raised to contribute towards the purchase costs.

Mr. O'Kelly stated he believes the parcel is a buildable lot, and he questioned what value the residents of Sudbury would receive from a purchase. Mr. Beagan stated Park and Recreation voted it was not interested in the parcel for its needs. Mr. Bell stated the Conservation Commission voted to recommend the Town exercises its ROFR.

Ms. Kablack noted the Board of Selectman has discussed a rail trail at recent meetings. It is possible design funds might be requested in a project submission. She noted the project is estimated to cost \$11 million, and the Town must pay for 10% of the total costs to be eligible to receive State and Federal funds.

Ms. Kablack also mentioned there could be interest in a History Museum project proposal. She encouraged the Committee to be mindful of larger projects in the pipeline, such as the renovation of Town Hall. In response to a question from Mr. Beagan, Ms. Kablack stated she would check to see if a Fairbank Community Center project would be eligible for CPA funds, although she believes it is unlikely.

Ms. Cline asked if the Department of Public Works has enough funding to complete the Town Center improvements, given the unexpected Landham Road construction project which occurred this summer. Ms. Kablack stated budget adjustments have been made to cover the Landham Road costs, and work on the Town Center has progressed as planned.

Ms. Kablack urged the CPC to be cognizant of large open space parcels which could become available. She listed examples of these parcels, noting that, in some cases owners are elderly, and the Town could be approached as a potential buyer at any time.

Chairman Morely stated he believes the Committee should further discuss this year the need to begin to save money each year to build up its reserves for future open space purchases.

### **CPC-Funded Projects – Update**

Ms. Cline stated the Sudbury Housing Authority (SHA) is actively looking at houses to buy. She stated a Request for Quotation has been submitted for a home in the Pine Lakes area. Ms. Cline also stated the SHA would like to discuss further the CPA definition of maintenance versus preservation because it disagrees with the eligibility definitions previously provided.

### **Minutes**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of May 1, 2013.

### **Miscellaneous**

Ms. Kablack stated she is working to coordinate a housing sub-group to help initiate ideas to assist the Town in reaching its 10% affordable housing quota. She believes incentivizing private development is an option to be further pursued.

Ms. Kablack reported the Town Center project will soon go out to bid for a landscape architect.

Ms. Kablack distributed copies of an email from Sudbury resident Carole Wolfe dated September 19, 2013, updating the CPC on progress at Pantry Brook Farm. The consensus of the Committee was that Ms. Wolfe has accomplished a lot in a short time, and that a site visit should be coordinated to appreciate the scope of what has been accomplished to date.

Mr. Hill reported the Hosmer House is in the process of being painted.

### **CPC Future Meeting Schedule**

On motion duly made and seconded, it was unanimously:

VOTED: To set the following tentative meeting dates: November 6, 2013, November 20, 2013, December 4, 2013, January 15, 2014, and January 29, 2014 in the Silva Conference Room, on the second floor of the Flynn Building.

On motion duly made and seconded, it was unanimously:

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