

Present: Bob Beagan, Jim Hill, Sherrill Cline, Christopher Morely,
Seamus O'Kelly, Thomas Friedlander, Lynne Remington, John
Drobinski, Bill Kneeland and Planning and Community Development
Staff Member Sally Hild

At 7:30 p.m., Chairman Morely called the meeting to order.

FY15 Budget and Proposed FY 15 Annual Town Meeting CPC Warrant Articles –Vote Articles

The Board was previously in receipt of copies of the FY 15 CPC Financials dated January 24, 2014, the draft CPC Warrant Articles for the Annual 2014 Town Meeting, an email from Ms. Kablack dated January 24, 2014 stating the Sudbury Housing Trust (SHT) voted to reduce its request to \$100,000, an email from Ms. Cline dated January 20, 2014 with responses to the Committee's questions regarding the Sudbury Housing Authority's (SHA) request for \$200,000, an email from Sudbury Historic Commission Chair Lyn Maclean dated January 17, 2014, urging support for the cemetery project request, and an email from Selectman Leonard Simon dated January 16, 2014, urging support for the full amount requested for the rail trail project.

The Committee deliberated each project funding request, and voted the draft articles as follows:

COMMUNITY PRESERVATION FUND – BRUCE FREEMAN RAIL TRAIL DESIGN

The Committee was in previous receipt of copies of emails from Sudbury residents Dan DePompei, 35 Haynes Road, and Andrew Sullivan, 28 French Road, both dated January 29, 2014.

Mr. Kneeland recused himself from the discussion and vote, since he could be perceived as an abutter to the project. Mr. Friedlander asked if the Committee was going to further discuss this project in light of the information provided by Mr. DePompei and Mr. Sullivan.

Chairman Morely stated the Committee is not a policy-making group. He believes the issues raised in the two communications are policy issues which should be discussed at Town Meeting.

Mr. Drobinski stated a lot of information regarding a rail trail needs to be verified, and there will be more public discussions as the project goes forward. He stated the Town still needs the engineering study to be completed to determine if either option is viable. He believes the issue should be taken to a Town Meeting vote.

Mr. Friedlander stated the Town would still have the contribution of \$58,700 from the Friends of the Bruce Freeman Rail Trail and a smaller study could be completed. He does not view the concerns raised by Mr. DePompei and Mr. Sullivan as policy issues. Mr. Friedlander noted the Town's Conservation Commission Coordinator has stated the rail trail may not be permittable, and he questions spending \$150,000 if this is the case. It was noted no project for a rail trail has been brought before the Conservation Commission. Mr. O'Kelly concurred, stating to his knowledge, there is no project before the Commission.

Chairman Morely stated the Committee serves to determine if projects are eligible for Community Preservation Act (CPA) funding and if funds are available within the CPA budget.

Mr. Beagan asked what would happen if the Committee recommends the project for \$150,000 and the Selectmen change their mind. Mr. Drobinski stated the Board could pull the article at a later time.

Chairman Morely stated the project falls within the realm of topics to be discussed at Town Meeting. He further explained that balancing the CPA budget is not a legal requirement, but rather a goal of the Committee.

The Committee briefly discussed the budget. Chairman Morely stated he believes the projected number for the State match is low, and approximately \$60,000 of unused CPA funds will be returned to the budget this year.

Mr. Hill stated the Sudbury Historical Commission voted to reduce its cemetery project request by \$50,000.

On motion duly made and seconded, it was:

VOTED: To approve and recommend the draft Warrant Article for the 2014 Annual Town Meeting as follows: appropriate an amount not to exceed \$150,000, as recommended by the Community Preservation Committee, for the purpose of preparing the 25% design plan for the full 4.4 mile Bruce Freeman Rail Trail in Sudbury to MA DOT standards, and to redirect remaining funds in the amount of \$27,684.56 from Article 24 of the 2007 Annual Town Meeting (BFRT Base Map) and \$25,000 from Article 27 of the 2009 Annual Town Meeting (BFRT Concept Plan) to be used for this purpose, or act on anything relative thereto. All appropriations will be allocated to the Recreation category and funded from FY15 Revenue.

Mr. Friedlander opposed the vote.

COMMUNITY PRESERVATION FUND – MELONE PROPERTY ENGINEERING

Mr. Drobinski recused himself from the discussion and vote due to a potential perceived business conflict.

Ms. Cline suggested, and the Committee concurred, that the words “high-density residential” be replaced with the word “rental.” She also suggested the wording be made consistent regarding the name of the CPA category as Community Housing.

Ms. Remington expressed she still has concerns regarding the project and if it is sold to a developer who then has trouble making a profit.

Mr. Kneeland asked about whether a possible \$1 million Mining Fund the Town has related to this property could be used instead of CPA funds. Selectman Len Simon stated this was discussed last night by the Selectmen, but according to State statute the fund could not be used this year.

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014 Annual

Town Meeting as follows: appropriate an amount not to exceed \$150,000 of Community Preservation Act funds from FY15 Revenue, as recommended by the Community Preservation Committee, to complete a Master Plan for the Melone property for development of rental housing which counts towards the Town's 10% affordable housing goal, as well as complementary and/or accessory open space and recreation uses, or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY15 Revenue.

COMMUNITY PRESERVATION FUND – SHA PRESERVATION PROJECT

It was noted the Committee did not receive a draft CPC report for this article to review.

Ms. Cline summarized the requirements for the potential State grant for this project, noting the State requires local funding to be in place first.

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014Annual Town Meeting as follows: appropriate an amount not to exceed \$200,000 of Community Preservation Act funds from FY15 Revenue, as recommended by the Community Preservation Committee, for the purpose of replacing the ceramic tile tub surrounds in 62 units of housing at Musketahquid Village which is necessary to preserve the structural integrity of the building, or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY15 Revenue.

On motion duly made and seconded, it was also unanimously:

VOTED: To instruct Ms. Kablack to prepare a Community Preservation Committee Report for this article.

COMMUNITY PRESERVATION FUND – SUDBURY HOUSING TRUST 10% ALLOCATION

Chairman Morely stated the Sudbury Housing Trust voted to reduce its request to \$100,000.

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014Annual Town Meeting as follows: appropriate an amount not to exceed \$100,000 of Community Preservation Act Funds from FY15 Revenue, as recommended by the Community Preservation Committee, for the purpose of providing funds to the Sudbury Housing Trust in support of its efforts to provide for the preservation and creation of affordable housing, or act on anything relative thereto. All appropriations will be allocated to the Community Housing category and funded from FY15 Revenue.

COMMUNITY PRESERVATION FUND – TOWN-WIDE WALKWAYS

Chairman Morely stated this project request has been reduced to \$50,000.

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014Annual

Town Meeting as follows: appropriate an amount not to exceed \$50,000 from the Community Preservation Act funds, as recommended by the Community Preservation Committee, for the purpose of constructing new walkways within the Town, such design and construction to be guided by the spirit and intent of the Town of Sudbury 2001 Master Plan, the February 2000 Report of the Walkway Committee, the July 2005 Sudbury Board of Selectmen directive regarding public works projects on Scenic Roads, and by recommendation of the Town of Sudbury Planning Board, the Director of Planning and Community Development, and the Director of the Department of Public Works, or act on anything relative thereto. All appropriations will be allocated to the Recreation category and funded from FY15 Revenue.

COMMUNITY PRESERVATION FUND – HISTORIC PROJECTS

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014 Annual Town Meeting as follows: appropriate an amount not to exceed \$162,500 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of completing the following projects as proposed and recommended by the Sudbury Historical Commission: restoration of approximately 150 gravestones in Sudbury cemeteries and restoration and preservation of the historic war monuments in Sudbury, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic Reserves or FY15 Revenue.

COMMUNITY PRESERVATION FUND – AMEND ARTICLE 43 OF THE 2006 ANNUAL TOWN MEETING, SUDBURY HOUSING AUTHORITY UNIT BUY-DOWN

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014 Annual Town Meeting as follows: amend Article 43 of the 2006 Annual Town Meeting by removing the deadline for completion of the project, as recommended by the Community Preservation Committee, or act on anything relative thereto.

COMMUNITY PRESERVATION FUND – REVERSION OF FUNDS

Chairman Morely suggested, and the Committee concurred, that a total of the funds returned should be included in the article.

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014 Annual Town Meeting as follows: to return the unused balances from prior article authorizations voted at prior Town Meetings, which projects have been completed, or otherwise, into the CPA unrestricted reserves account:

2006 ATM Article 41	Hearse House Relocation and Restoration	\$2,213.57
2008 ATM Article 27	Hosmer Painting Appraisal	\$2,800.00
2008 ATM Article 34	Nobscot Preservation Phase 2	\$11,699.93
2009 ATM Article 22	Land Preservation, 79 Lincoln Lane	\$25,000.00

2009 ATM Article 25	Historic Preservation Projects	\$390.00
2010 ATM Article 30	Tomb Door Restoration	\$21,125.00
Total =		\$63,228.50

COMMUNITY PRESERVATION FUND GENERAL BUDGET AND APPROPRIATIONS

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend the draft Warrant Article for the 2014 Annual Town Meeting as follows: to appropriate from Community Preservation Act funds, as recommended by the Community Preservation Committee, for the FY15 Community Preservation Act budget; or act on anything relative thereto.

FY 2014 Community Preservation Committee Annual Report

The Board was previously in receipt of a Draft 2013 Sudbury Community Preservation Committee Annual Report. Chairman Morely stated he submitted some minor revisions to Ms. Kablack. Mr. Kneeland suggested the report could be better organized to present FY13 and FY14 information in a less confusing manner.

On motion duly made and seconded, it was unanimously

VOTED: To approve and sign the 2013 Sudbury Community Preservation Committee Annual Report, as amended.

Minutes

Ms. Cline requested the acronym for the Sudbury Housing Trust be corrected to be "SHT" in the second to the last paragraph on page three.

On motion duly made and seconded, it was:

VOTED: To approve the minutes of January 15, 2014, as amended.

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

CPC Future Meeting Schedule

The Committee's next meeting will be determined at a later date, and it is likely to be held before the Annual Town Meeting

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:25 p.m.