

Present: Bob Beagan, Jim Hill, Christopher Morely (Chairman),
Seamus O'Kelly, Lynne Remington, Pat Brown, Bill Kneeland,
Director of Planning and Community Development Jody Kablack and
Assistant Planner Jim Kupfer

Absent: Thomas Friedlander and Sherrill Cline

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

FY16 CPC Financials

Ms. Kablack circulated copies of information regarding the FY16 CPC Financials, the FY15 CPA Administrative Expenses, the CPA Bonding Capacity spreadsheet dated October 28, 2014, the CPA Projects Report FY15 through September 30, 2014, the CPA Analysis Brief dated October 2014, and a Chart 1 reflecting Community Preservation Fund Allowable Spending Purposes (G.L. c. 44B, section 5), and she briefly summarized the information. She asked Committee members to bring all of this information to the next meeting on November 5, 2014 to use as references.

Ms. Kablack noted this Year's CPA match will be received around November 15, 2014. Chairman Morely noted it is unsure what the figure will be based on actual State figures. Ms. Kablack stated that, upon an initial estimate, the Committee would have approximately \$751,262 of CPA revenue remaining to spend on new projects (estimated total revenue of \$2,025,000 minus estimated debt service expenses of \$1,273,738), without dipping into reserves. She reviewed a list of some projects which might be submitted for funding this year, and answered a few questions from the Committee.

Preliminary Project Presentations

At 7:40 p.m., Chairman Morely stated a few project proponents have been invited to tonight's meeting to share initial information regarding their projects prior to the project submission deadline. He asked each invitee to keep their presentation to approximately five minutes.

SUDBURY GREENWAYS - MASS CENTRAL RAIL TRAIL

Present: Sudbury Greenways Founder and Sudbury resident Andrew Sullivan

Sudbury resident Andrew Sullivan, 28 French Road, distributed copies of an intended slide presentation to the Committee regarding the Mass. Central Rail Trail (MCRT) – Phase 1.

Mr. Sullivan stated he has been working with Ms. Kablack, Mr. Kupfer and the Board of Selectmen on a Phase 1 MCRT proposal.

Ms. Kablack stated the Selectmen voted to submit a CPA funding project submission placeholder for this proposal.

Mr. Sullivan referenced a map of the trail, and he described the Phase 1 location in Sudbury as the 1.8 mile section between Union Avenue and Dutton Road. He noted this is the estimated lowest cost section to build. Mr. Sullivan stated a conceptual cost estimate of \$300,000 has been discussed with the Town's Planning

Office, Conservation Commission and the Department of Public Works Director. Mr. Sullivan also noted the MCRT would connect south-side neighborhoods and provide an alternative access to the Route 20 business district.

Chairman Morely asked Mr. Sullivan to be prepared in his next presentation to the Committee to describe how this trail compares to other rail trails and what savings it provides.

Mr. Sullivan stated a Department of Conservation and Recreation (DCR) approved recreational trail is estimated at \$120,000-125,000 per mile, whereas a Mass, Department of Transportation (DOT) bike trail is estimated to cost \$1.2 million per mile. He believes the greenways option will be quicker to construction than a conventional DOT trail.

Chairman Morely opined nothing in the Greenways proposal would preclude future updates, including paving, from occurring. Mr. Sullivan confirmed this to be true, stating his proposal also looks to build an environmentally-friendly trail.

Ms. Kablack stated the proposal includes proposed savings from the salvage value of the rails. She further stated DCR is allowing the Town to use this value, which has been initially estimated at \$160,000 for the 1.8 mile segment. Ms. Kablack emphasized there is still significant work to be done regarding the proposal, and she noted the project would go out for a competitive bid.

Mr. O'Kelly stated he will need to know more information about the project, and he asked for clarification of the estimated \$300,000. Mr. Sullivan stated the estimate is the total cost to design this section of the trail, as well as to construct it.

Ms. Remington asked what the estimated cost is for the entire MCRT in Town.

Mr. Sullivan stated the entire 4.6 mile trail in Sudbury could cost approximately \$850,000. He answered a few questions from the Committee, noting other parts of the trail have more wetlands and bridge construction aspects. However, Mr. Sullivan further stated there is a \$60,000 contingency included in the estimated \$300,000.

Chairman Morely opined the Phase 1 project could eventually inform the Town regarding construction of the entire MCRT in Sudbury.

Ms. Remington asked what the anticipated maintenance costs would be, and she suggested Wenham officials be consulted for relevant information. Mr. Sullivan stated this information would be determined by the DPW. Chairman Morely suggested

Mr. Sullivan includes maintenance cost information in his next presentation to the Committee.

Mr. Sullivan includes maintenance cost information in his next presentation to the Committee.

Mr. Beagan stated he would be interested in information regarding parking at Dutton Road.

Ms. Brown suggested the meeting minutes of a meeting held in July with DCR be distributed to the Committee. Mr. Kupfer stated he could also include a copy of the letter of support from DCR for the Committee to review.

CONSERVATION FUND

Present: Sudbury resident Dan DePompei

Chairman Morely welcomed Sudbury resident Dan DePompei, 35 Haynes Road, to the Meeting.

Mr. DePompei explained he submitted the exact same article at last year's Town Meeting but the article could not go forward because it had not been voted on by the CPC. Thus, he is now presenting the proposal again to the CPC and will plan to submit an article again for the Annual 2015 Town Meeting. The Committee was previously in receipt of an email from Mr. DePompei dated October 16, 2014 and an accompanying draft article.

Mr. DePompei explained that he perceived the advantage of a Conservation Fund as being similar to that of the Sudbury Housing Trust, in that funds would be deposited there specifically for open space uses, without having to get Special Town Meeting approval for time-sensitive funding.

Chairman Morely asked if he has discussed the proposal with the Conservation Commission. Mr. DePompei stated he had last year, and the Commission supported the idea at that time. However, he further noted he will resubmit the idea to the Commission next month.

Mr. O'Kelly asked if Town Counsel's opinion should be sought. Mr. DePompei stated Town Counsel had opined the article was acceptable last year, but it was only rejected because it had not been voted by the CPC, as required. Mr. O'Kelly stated he would like to further review the relevant statute.

Ms. Kablack asked if Mr. DePompei would be submitting a CPC Project Submission Form before the October 31st deadline.

It was noted the Conservation Committee would administer the Conservation Fund, and that its choice in the past had always been to bring issues before Town Meeting, even though it is not required by the statute.

Chairman Morely stated he is inclined to believe the proposal is a "solution in search of a problem."

SUDBURY HISTORICAL SOCIETY HISTORY MUSEUM – LORING PARSONAGE

Sudbury Historical Society President Stuart Hoover

Chairman Morely welcomed Sudbury Historical Society President Stewart Hoover to the Meeting.

Mr. Hoover stated Sudbury is one of the few towns in the State without a museum. He stated the Society was prompted to pursue the idea of a museum when discussions regarding Town Hall renovations began, which could result in the Society being relocated from their space in the upper Town Hall. Mr. Hoover stated a museum at the Loring Parsonage would have numerous advantages, including raising Town-wide awareness of Sudbury's history, providing a place to archive artifacts and providing a place to offer educational programs for children and adults. Mr. Hoover emphasized the Town has a rich and broad history which extends far beyond that of just the Wayside Inn.

Chairman Morely stated he attended a Society presentation with the proposed project's architects. He stated he was impressed with how well the plans have been prepared to date and how far along in the process the design plans are.

Mr. O'Kelly asked how much funding would be needed. Mr. Hoover stated the entire project is estimated at \$2 million. However, he noted the Society is planning to submit a request for \$200,000 of CPA funding, which would help to obtain matching funds from another entity. Mr. Hoover also stated the Society is cognizant of the fact that much of the project's funding would need to be privately raised. He also stated it has been discussed with the Board of Selectmen whether a lease for the Parsonage space might be obtained from the Town.

Ms. Kablack asked that the next project presentation to the Committee includes information regarding the State program for matching funds which will be pursued and the timing for a potential award.

Chairman Morely also requested that the next presentation to the Committee includes the Society's plans for fundraising.

It was noted the Board of Selectmen should be asked to formally provide its support to remove encumbrances on approximately \$250,000 of funds currently in place, which could potentially be used for the project.

PARK AND RECREATION COMMISSION – DAVIS FIELD UPGRADES

Present: Park and Recreation Commissioner Paul Griffin and Park and Recreation Commission Chairman Jim Marotta

Park and Recreation Commission Chairman Jim Marotta explained that the CPC provided funding last year for the design of Davis Field. Mr. Marotta stated that working with Gale Associates, the project is now at 50% design, and copies of the latest plan were distributed to the Committee. He also stated a proposed cost estimate was received from Gale Associates for \$3.6 million for redevelopment of the field to include natural turf fields and 4 small baseball fields, and it is hoped this estimate can be reduced. Mr. Marotta further explained that the Park and Recreation Commission proposes the funding sources for the project include a \$2 million debt exclusion from taxpayers, \$1 million in CPA funds, a State PARC grant for \$400,000 and private fundraising.

Ms. Kablack asked if this would be the Commission's only project submission to the CPC this year, and Mr. Marotta responded affirmatively.

Mr. O'Kelly asked for a summary of the project's objectives, which were provided.

Mr. Marotta stated it is intended to level the field to create two more grass rectangular fields, construct 4 small baseball fields, and to increase parking.

In response to a question from Ms. Kablack, Mr. Beagan stated there are currently ten little league fields town-wide and this plan would replace four of them.

Mr. Griffin stated the vision is to improve what already exists at Davis Field, to level the area and to create a similar look when you approach the field.

Mr. O'Kelly asked if the field is used by other users. Mr. Marotta stated all other activities would still be able to use the Field.

Ms. Kablack asked if the scale of the plan is accurate, and she asked Mr. Beagan to check with Gale Associates. She will also check with Conservation Coordinator Debbie Dineen.

Chairman Morely asked if there will be money contributed from user groups and how much. Mr. Marotta stated they are working to finalize a figure.

Mr. Marotta stated the proposal does not solve every need, but it will address many of them.

Ms. Kablack requested that the project proposal includes where funding will come from.

Mr. Griffin stated efforts will continue to reduce the project costs.

Ms. Kablack also suggested reaching out to the Town Manager regarding how much the DPW will be able to assist. She noted all project bids are coming in higher than estimates.

Chairman Morely asked why not consider asking for the whole amount as a debt exclusion. Mr. Griffin stated they are open to any suggestions to obtain a successful voting result.

Ms. Kablack and Chairman Morely stated the proponents will also need to work with the Finance Committee. Chairman Morely noted the CPA program is not "as rich" as it has been in the past.

Ms. Remington asked if the proposal will satisfy the need for full-size fields, and she referenced earlier suggestions for the Melone property. Mr. Griffin clarified the Melone suggested plan was from Sudbury Baseball and not the Park and Recreation Commission.

COMMUNITY PRESERVATION COMMITTEE – PROJECT SUBMISSION FORM - JOHNSON FARM

Chairman Morely opened a discussion regarding Johnson Farm. Copies of a relevant press release from the Board of Selectmen, and the Project Submission Form and accompanying map were distributed to the Committee.

Ms. Brown referenced the press release, noting it reflects well the rationale of the Selectmen. She stated the property owner had requested \$3.7 million, but a lower price of \$2.9 million was creatively reached. Ms. Brown also noted how much time

Ms. Kablack has devoted to the negotiations. She stated the Selectmen are requesting \$1 million of CPA funds towards the purchase cost. They also hope residents who have been vocal about the Town pursuing acquiring the property will also contribute privately.

Ms. Brown explained the time sensitivity of the project, noting the closing is scheduled for February 28, 2014, and funding is needed by this date.

Chairman Morely asked why the Board did not consider asking the taxpayers to fund the entire purchase.

Ms. Brown stated the Selectmen believe this is an important project and it hoped to spread the cost out over several resources. The Board believes the \$1.9 million debt exclusion can pass and they hope the neighbors can raise a significant amount.

Ms. Kablack stated the \$1.9 million debt exclusion would equate to approximately \$22 a year on the average tax bill in the first year and decrease every year after. She highlighted the residents will be asked for many things this year and there is the need to fund capital projects. Ms. Kablack referenced the Johnson Farm map, and she emphasized the project is for preservation. In response to questions from the Committee, she stated the property owner is close to obtaining approvals for 56-68 units of rental housing, 25% of which would be affordable, but all of which would count towards the Town's 10% quota, and that the price of the land reflects the amount of money the owner has already spent on permitting.

Mr. Kneeland opined a Chapter 40B developer will likely win any case and be able to build whatever the proposed development. He stated Sudbury residents will need to understand there is sometimes a premium to be paid in order to preserve land.

Ms. Kablack stated it will be important to establish this rationale for the public and note that case law shows comprehensive permits win almost all the time. She further opined, residents will need to weigh the risks.

A brief discussion ensued whether the Town should purchase the property when it has not yet reached its 10% affordable housing goal. It was noted the Raytheon site is a very viable Chapter 40B future location.

Ms. Kablack stated the Committee could discuss the Johnson Farm Project Submission request again at its next meeting on November 5, 2014, and she and Ms. Brown encouraged Committee members to read the press release.

Mr. Kneeland stated Johnson Farm is on the Town's Open Space Plan and it has always been wanted by the Town for preservation. He urged the Town to prepare a good argument for purchasing the property.

Chairman Morely opined it makes sense to him to consider Johnson Farm for CPA funds because it is to preserve open space. He further opined that, perhaps, Park and Recreation should consider asking for its funding completely from a debt exemption.

Mr. Kneeland opined it might be easier to present to the public that CPA funds are being used to preserve open space, and have the other projects presented as debt exclusions.

Mr. Beagan stated Park and Recreation's perspective will be that it has definite needs which are eligible for CPA funds.

Chairman Morely stated he is concerned about having CPA reserves available for a random property which might arise down the road and it might not have the public support that a Johnson Farm or a Park and Recreation request has to pass a public vote. A brief discussion ensued regarding the CPA bonding capacity. Ms. Brown emphasized the Selectmen struggled with the notion of leaving the CPA account with insufficient funding. Mr. O'Kelly stated it is important to have money in the bank. He also noted there are other Town projects which are needed and are also eligible for CPA funding.

Ms. Brown noted it would be helpful for the Committee to better explain to the public the difference between buying a property and buying just the development rights.

The consensus of the Committee was to vote on the Johnson Farm Project Request at its next meeting.

Administrative Fund Request – Johnson Farm

The Committee was previously in receipt of copies of a memorandum from Ms. Kablack dated October 29, 2014 regarding a request for up to \$5,000 from FY15 Administrative Funds to complete the Johnson Farm acquisition, including title and legal work.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request for up to \$5,000 from FY15 Administrative Funds to complete the Johnson Farm acquisition, including title and legal work.

Minutes

On motion duly made and seconded, it was

VOTED: To approve the minutes of April 30, 2014.

Ms. Brown abstained from the vote.

Miscellaneous

Ms. Remington asked what the status was on the Town Hall renovation project. Ms. Kablack stated this project needs significant work to be done and it would not be submitted this year. She noted the Committee should keep this in mind as it considers the Historical Society's request for a museum at the Parsonage and that the two projects should proceed in concert.

Hosmer House Fire Suppression System

Mr. Hill described two possible fire suppression systems for the Hosmer House, neither of which is ideal and handles all needs. He and Sudbury Facilities Director Jim Kelly have researched alternatives, including an early warning system. This may be a viable solution, since the Hosmer House is in such close proximity to the Fire Station. Mr. Hill asked if the Committee thought the previously appropriated funds could be used for this purpose or whether a new article would need to be submitted to Town Meeting.

Chairman Morely suggested Town Counsel be consulted and an opinion be provided to the Committee.

CPC Future Meeting Schedule

The Committee's next meetings are scheduled for November 5, 2014, November 19 and December 17, 2014.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:20 p.m.