

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

Absent: Jim Hill and Sherrill Cline

At 7:34 p.m., Chairman Morely called the meeting to order. He explained the Committee would deliberate the presentations previously heard for the project submissions received for requests for FY16 Community Preservation Act (CPA) funding.

### **2014 Community Preservation Committee Annual Report**

The Board was previously in receipt of a Draft 2014 Sudbury Community Preservation Committee Annual Report.

On motion duly made and seconded, it was unanimously

VOTED: To approve and sign the 2014 Sudbury Community Preservation Committee Annual Report as reviewed tonight.

### **Minutes**

Chairman Morely presented an edit for page 6 regarding who attended a meeting regarding the Davis Field project. Mr. Beagan also suggested an edit for page 6 to clarify that it was the Gale proposal estimate which seemed high to Chairman Morely.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of January 7, 2015, as amended by Chairman Morely and Mr. Beagan tonight.

### **FY 16 CPC FINANCIALS & REVIEW AND VOTE ON FY16 PROJECT REQUESTS**

#### **COMMUNITY PRESERVATION FUND – GRIST MILL, CARDING MILL POND and STEARNS MILL POND INVASIVE WEED HARVESTING**

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized regarding the request to see if the Town will vote to appropriate an amount not to exceed \$45,000 of Community Preservation Act funds from FY16 Revenue, as recommended by the Community Preservation Committee, for the purpose of habitat restoration of Grist Mill Pond, Stearns Mill Pond and Carding Mill Pond, or act on anything relative thereto. All appropriations will be allocated to the Open space category and funded from FY16 Revenue.

**COMMUNITY PRESERVATION FUND – SUDBURY HOUSING TRUST 10% ALLOCATION**

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized regarding the request to see if the Town will vote to appropriate an amount not to exceed \$218,000 of Community Preservation Act Funds from FY16 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 FY16 Revenue.

**COMMUNITY PRESERVATION FUND - PROJECT SUBMISSION FORM – TOWN-WIDE WALKWAYS**

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized regarding the request to see if the Town will vote to appropriate an amount not to exceed \$100,000 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 FY16 Revenue.

**COMMUNITY PRESERVATION FUND – HISTORIC PROJECTS**

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized regarding the request to see if the Town will vote to appropriate an amount not to exceed \$22,000 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of completing the following three projects as proposed and recommended by the Sudbury Historical Commission: to purchase/build an information kiosk and to produce a historical sign in the vicinity of the Hearse House, Town Pound and Revolutionary War Cemetery in the historic Town Center; to continue the Survey of Old Homes, as required by the Massachusetts Historical Commission; and restoration of signage within the Town cemeteries; or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic Reserves or FY16 Revenue.

**COMMUNITY PRESERVATION FUND – DAVIS FIELD IMPROVEMENTS**

Ms. Kablack stated she revised the draft warrant article to reflect “parking and other amenities” in the fourth sentence, and that the appropriation would be funded from unrestricted reserves.

Mr. Beagan announced the project will be able to be done by the Department of Public Works (DPW) for approximately \$1.2 million, and \$1 million in CPA funds is being requested. He further stated approximately \$200,000 is expected from user groups and a Park and Recreation State grant will be applied for.

Chairman Morely noted the DPW estimate does not include irrigation.

Park and Recreation Chair Jim Marotta stated it is possible the DPW may be able to help with some of the irrigation, noting the cost is variable. He also stated it is possible the irrigation could wait to be done until Fall of 2016.

Chairman Morely stated it is important to fund enough money so the project does not run out of funds. He also stated that, if a grant is received, the equivalent funds would be returned to the CPA, and/or it could be requested at a later time to assist with the irrigation needs.

Ms. Kablack stated a project should not be funded if it cannot be finished. It was noted the irrigation could be done later in the process.

Mr. O'Kelly noted the DPW has lowered the cost of the project, however, the CPA request has not been lowered. Mr. Beagan stated the Commission felt CPA funding was the best option for this project rather than a debt over-ride. Chairman Morely highlighted there is an additional cost of approximately \$20,000 to coordinate a Town-wide ballot vote.

Ms. Remington asked how sure the anticipated grant is. Mr. Marotta stated Nancy McShea is very confident a grant will be awarded.

Ms. Brown asked when the Commission would know whether the grant was awarded. Mr. Kupfer stated the awards would likely be announced in the late Fall.

Ms. Kablack read aloud some of the parameters for the small town grant awards. It was discussed that due to the size of this project, an application could be applied for a larger grant than the small town grants.

Mr. O'Kelly stated the voters at Town Meeting need to know the details of the project.

Mr. Kneeland asked how much the irrigation is expected to cost. Chairman Morely stated estimates have been between \$100,000 and \$400,000. Mr. Kneeland stated he supports the project, but he is concerned about tapping the CPA reserves for \$1 million. Chairman Morely stated the Committee has always been conscious of conserving money for open space purchases.

Mr. Beagan emphasized the Davis Field improvements have been talked about for ten years, and it is one of the Commission's highest priorities.

Ms. Remington asked Ms. Kablack to review the overall CPA financials, which she did. If unrestricted reserves are used for this project, the CPC would be dipping into cash reserves for approximately \$830,000 if all the projects are funded this year.

Mr. Friedlander stated he believes the project is worthwhile because it represents a considerable Town constituency.

Chairman Morely stated the Committee is supportive of the project, but is concerned about the impact it will have on the CPA finances.

It was suggested the Committee review the other pending projects.

Ms. Brown stated the Selectmen are in favor of a project request of \$300,000 for the Mass. Central Rail Trail.

Ms. Kablack explained the CPA would still have \$4 million in bonding capacity in 2016. Mr. Kneeland stated this information diminishes his level of concern regarding tapping reserves.

Mr. O'Kelly stated he believes it is an important project for the Town's youth, but he is concerned that it will take \$1 million from the reserves' bottom line.

Sudbury resident Joe Laferrera, 47 Windmill Drive, stated he believes there are a number of open questions regarding the project, which he believes was primarily presented in September and has gone through many changes in the interim. He questioned why the Melone property has not been more investigated for this need. Mr. Laferrera questioned why there is such a rush to move forward.

Mr. Beagan explained why the Commission is not pursuing the Melone property for recreation uses at this time, and why it views Davis Field as a recreational asset for its current and near-term issues. He further stated the project has been well vetted over the past few years, and it was only slowed due to the priority identified with the girls' softball field.

Mr. Marotta stated the Commission's needs are now, and it has researched other locations in Town for another grass field.

Mr. Laferrera stated the Gale study spoke favorably of the Melone property, and it suggested only one Little League Field is needed rather than four.

Chairman Morely noted there are many complications which will take years to sort through regarding Melone (wetlands, partial ownership by Concord, and a private home in the center of the parcel). He also noted the CPC is not a policy Committee, and these issues would need to be addressed at Town Meeting, but not by this Committee.

Chairman Morely suggested discussing the other projects before voting on Davis.

**COMMUNITY PRESERVATION COMMITTEE – PROJECT SUBMISSION FORM – MASS  
CENTRAL RAIL TRAIL– PHASE 1**

Chairman Morely stated the Selectmen voted tonight to support the original request for \$300,000 of CPA funds for engineering, design and construction of a 1.8 mile Mass. Central Rail Trail between Dutton Road and Union Avenue to local and Massachusetts Department of Conservation and Recreation (DCR) standards.

Mr. Beagan asked about the NStar pending project. Ms. Kablack summarized the options for starting to spend the funds, if they are appropriated.

Ms. Brown stated the Selectmen felt they did not have enough information about NStar's intentions at this time to allow it to be a considerable factor in their decision.

Mr. Friedlander asked why there is urgency for this project this year versus waiting another year.

Mr. Kupfer explained that for a design build process, the Town would need to initiate a Request for Proposals. That is when a construction cost figure would be available. Mr. Kupfer stated it is possible NStar will allow the Town to use its survey data, which could be a cost savings.

Mr. Friedlander stated it is not yet known whether this is a \$300,000 project, he believes little information is known and it is possible what work might be done could be bulldozed by NStar at a later date. He believes there are significant obstacles to be overcome for the project.

Chairman Morely stated he believes the \$300,000 should not be spent unless NStar definitively states it is not going to proceed.

Ms. Remington came back to Mr. Friedlander's position of why the Town should proceed at all at this point.

Ms. Kablack stated the Planning Department did not recommend the \$300,000 project, and it suggested a design/bid/build process for \$110,000, which would fund the design of the trail, so as not to waste the entire year. Work could be delayed until NStar makes a final decision.

Mr. Beagan asked if the Selectmen were unanimous. Ms. Brown stated the vote was 3-2.

Ms. Brown stated the Board felt this project has been discussed for a long time and it is a way to get something started right away.

Chairman Morely reiterated his belief that the Town should first hear that NStar will not proceed with its project before it spends funds.

Mr. Friedlander stated this request for \$300,000 impacts decisions to be made for other projects tonight, including Davis Field.

Mr. Beagan asked if the Committee has to support the project just because the Selectmen do. The answer was it does not.

Sudbury resident Dan Carty, 15 Stonebrook Road, asked what exactly is being built and whether it will be ADA compliant, since there will be nowhere to access the trail. He asked for information regarding phases 2 and 3, which will include three bridges and 14 culverts. He questioned whether the Town is opening up a financial "can of worms" it fully understands. He urged the Committee to not rush a decision for Phase 1, noting the NStar pending project should be considered fully.

Mr. Kneeland stated he is concerned the proposed project cannot be built for \$300,000. He further stated that, although the NStar information is new, it cannot be ignored, and it would be problematic at a Town Meeting if asked about NStar's plans. Mr. Kneeland believes the project should be delayed.

Chairman Morely asked Mr. Kupfer to describe the Planning Department's project recommendation for \$110,000, which would delay the project by approximately nine months.

In response to a question from Ms. Brown, Ms. Kablack stated NStar has plans for permitting by the end of 2015. Ms. Kablack also described her Department's recommendation to start the design for \$110,000 and not waste the entire year. However, Ms. Kablack also stated she believes the Town should wait to learn more about NStar's plans.

Ms. Remington stated she sees no reason not to wait on NStar. Mr. Friedlander concurred, stating the Committee should make its decision now so as not to interfere with funding the Davis Field project.

Mr. Beagan stated he was initially in favor of the MCRT project. However, he is concerned about using the CPA reserves, and he does not want to risk funding for the Davis Field project.

Sudbury resident Dick Williamson, 21 Pendleton Road, stated there is a real question regarding what the MCRT will cost. He stated he favors the design/bid/build approach recommended by the Planning Department.

Mr. O'Kelly stated he views the project as having many uncertainties, and thus he is not in favor of recommending \$300,000 in funding.

Chairman Morely asked if the Committee would be willing to compromise to support a \$110,000 project.

Mr. Carty referenced the State MCRT website, and he estimated the cost will be \$5,678,000 for the MCRT 4.6 miles in Sudbury, which does not include bridges and culverts.

Mr. Beagan asked which Selectmen voted against the \$300,000 project. Ms. Brown stated Selectmen Simon and O'Brien voted in opposition.

Chairman Morely emphasized everyone on the Committee supports rail trails, and the hesitations expressed relate to the limited CPA funds available this year.

**COMMUNITY PRESERVATION FUND – SUDBURY HISTORICAL SOCIETY MUSEUM – LORING PARSONAGE PROJECT**

Chairman Morely stated Facilities Director Jim Kelly has stated this project submission is premature.

Ms. Kablack stated she has researched whether the Town held Rice funds could be used. She also stated funds cannot be used by the Sudbury Historical Society for its operations. Ms. Kablack explained the project is at a pre-development funding stage and she explained the maximum Mass Historical Commission grant available to them is \$30,000 (50% reimbursable).

Chairman Morely stated he is concerned what the funds would be used for at this point. He also stated The Sudbury Foundation has given the project a good start with its award.

Mr. Beagan asked if the Historical Commission has taken a position on the project.

Ms. Kablack stated the Commission supports the concept, but not the timing of the request.

Chairman Morely stated the consensus of the Committee has been that the project is a great idea, but that its implementation needs to be coordinated with the Town Hall restoration project.

On motion duly made and seconded, it was

VOTED: To not approve the Sudbury Historical Society's request for \$400,000 for the Town Museum and Loring Parsonage Project

**COMMUNITY PRESERVATION FUND – PROJECT SUBMISSION FORM – MASS CENTRAL RAIL TRAIL– PHASE 1**

On motion duly made and seconded, it was

VOTED: To not approve the request for \$300,000 of CPA funds for engineering, design and construction of a 1.8 mile rail trail between Dutton Road and Union Avenue to local and Massachusetts Department of Conservation and Recreation standards.

Chairman Morely and Ms. Brown opposed the vote.

**COMMUNITY PRESERVATION FUND – PARK AND RECREATION COMMISSION – DAVIS FIELD RE-DEVELOPMENT**

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized to see if the Town will vote to appropriate an amount not to exceed \$1 million from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of redeveloping the property to create no less than two multi-purpose rectangular fields, four Little League fields, parking and other amenities to Davis Field, or act on anything relative thereto. All appropriations will be allocated to the recreation category and funded from unrestricted reserves.

**COMMUNITY PRESERVATION FUND – PROJECT SUBMISSION FORM – TOWN CENTER LANDSCAPE RESTORATION – PHASE 2**

Chairman Morely asked that the article language be revised to reflect that it is historic landscaping.

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized to see if the Town will vote to appropriate an amount not to exceed \$100,000 from the Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of funding the remainder of the historic landscaping and historic restoration phase of the Town Center Improvement project, or act on anything relative thereto. All appropriations will be allocated to the Open Space and recreation category and funded from FY16 Revenue.

**COMMUNITY PRESERVATION FUND – AMEND ARTICLE 26 OF THE 2012 ANNUAL TOWN MEETING – HISTORIC PROJECTS**

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized to see if the Town will vote to amend Article 26 of the 2012 Annual Town Meeting by allowing the installation of a fire detection and/or fire suppression system at the Hosmer House, as recommended by the Community Preservation Committee, or act on anything relative thereto, subject to the amount being determined.

**COMMUNITY PRESERVATION FUND – GENERAL BUDGET AND APPROPRIATIONS**

Ms. Kablack reviewed the proposed CPC FY16 Administrative Budget for \$86,850, and she distributed copies of a “Proposed CPC FY16 Admin. Budget dated January 28, 2015” and a “CPC Admin. Budget Comparison” for FY12-FY16. She mentioned there will be additional administrative costs this year due to the need to conservation restrictions for the Libby and Dixon properties. SVT requires a stewardship fee for any CRs it holds.

Chairman Morely noted the Committee does not typically spend all of the Administrative Funds allowed each year.

On motion duly made and seconded, it was unanimously:

VOTED: To approve and recommend that the draft Warrant Article for the Annual 2015 Town Meeting be finalized to see if the Town will vote to appropriate \$90,000 Community Preservation Act funds, as recommended by the Community Preservation Committee, for the FY16 Community Preservation Act budget; or act on anything relative thereto.

**CPC Future Meeting Schedule**

The Committee does not have a next meeting scheduled at this time.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:28 p.m.