

Present: Bob Beagan, Christopher Morely (Chairman), Lynne Remington,
Pat Brown, Thomas Friedlander, Director of Planning and
Community Development Jody Kablack

Absent: Seamus O'Kelly, Sherrill Cline and Jim Hill

At 7:33 p.m., Chairman Morely called the meeting to order.

Community Housing Activities – Update

Present: Community Housing Coordinator Elizabeth Rust

At 7:33 p.m., Chairman Morely welcomed Community Housing Coordinator Elizabeth Rust to the meeting to provide an update to the Committee. The Board was previously in receipt of a handout from Ms. Rust entitled, "Sudbury Community Housing Update, Community Preservation Committee, June 17, 2015."

Ms. Rust showed a few pages from the new Regional Housing Services Office (RHSO) website, which was launched in May. She stated the website has information about the seven member towns, including housing inventories, resident services and waiting list options. Ms. Rust stated there are plans to enhance the website next year.

Ms. Rust reviewed the information from her memo. She stated the Town's housing activities are supported by the Department of Planning and Community Development, the Sudbury Housing Trust (SHT) and the Sudbury Housing Authority (SHA). Operations are also supported by the Regional Housing Services Office (RHSO), of which Sudbury is a member. Ms. Rust stated the RHSO is entering its fourth year in FY16, and it was administered for three years by Sudbury and is now administered by Concord.

Ms. Rust stated the SHT activities and programs are well established and are largely funded each year through a Town Meeting appropriation of Community Preservation Act (CPA) funds. She stated the purpose of the SHT is to provide for the preservation and creation of affordable housing for the benefit of low and moderate income households. Ms. Rust emphasized the SHT has no jurisdiction over private Chapter 40B developments and that all units produced by the SHT have perpetual deed restrictions.

Chairman Morely stated it is important in relation to Sudbury's CPA intent that the restrictions never revert.

In response to a question from Mr. Friedlander, Ms. Rust stated the CPA appropriation each year is the bulk of the SHT revenue, and there is also revenue from lottery services generated, which she described, noting information is available on the website.

Ms. Kablack stated the SHT is a certified lottery agent and the money received from this activity covers 100% of related staff costs. It was noted the Town is the monitoring agent for private 40B developments in Sudbury. Ms. Rust noted the Trust brings in external revenue from its successful lottery agent functions (\$52,000 budgeted for FY15), which helps to fund its Small Grant Program. This Program helps senior citizens and other moderate homeowners fund health and safety home repairs. The Program has awarded \$118,000 for 43 grants to date, and 74% of the awards were for senior households.

Applications are on the Town website. Ms. Rust also summarized the Home Preservation Program, stating seven units have been created by the Trust, (one per year). Smaller, older homes are preserved and converted to affordable housing. She noted the average subsidy for this Program is \$187,000 per unit. Ms. Rust also noted the Trust has undertaken two small development projects, which created five new affordable units (the Habitat for Humanity duplex and the Maynard Road homes). It was noted the groundbreaking for the Maynard Road homes should be in about two weeks.

Ms. Rust summarized a few other Town housing activities, including the WestMetro Home Consortium HOME Program, acting as the Monitoring Agent for private 40B projects, and other assignments as requested and required. The Coolidge development was mentioned as another successful project. Chairman Morely suggested Committee members schedule a tour for themselves of Coolidge, noting he found it to be very well done.

Ms. Rust noted the SHT financials are available on the Town website. In response to a comment from Ms. Brown, Ms. Kablack and Ms. Rust explained the breakdown of funding, including the annual payment to the RHSO from CPA administrative funds and why Sudbury has historically handled funding as it has.

A brief discussion ensued regarding the success of the Habitat for Humanity project, and how much time and effort is required from the Town and volunteers to bring these projects to fruition.

At 8:04 p.m., the Committee thanked Ms. Rust for her presentation, and the discussion was concluded.

Administrative Fund Request – Wayside Inn

Present: Wayside Inn Board of Trustees' members Gary Christelis and Mark Kablack

At 8:05 p.m., Chairman Morely opened a discussion regarding a request for CPA administrative funds from the Wayside Inn Board of Trustees. The Committee was previously in receipt of copies of a memorandum from The Wayside Inn Board of Trustees dated May 20, 2015, and accompanying proposal for advisory services from LandVest dated January 30, 2015 and a letter of award from The Sudbury Foundation dated March 16, 2015. In addition copies of a memorandum from Ms. Kablack dated September 9, 2014, a "Disclosure of Appearance of Conflict of Interest as required by G.L. c 268A, section 23 (b) (3)" form as submitted by CPC member Jim Hill, recusing himself from this discussion and vote and a conceptual lotting plan were distributed tonight.

Ms. Kablack referenced her memo, explaining that she has disclosed her husband, Mark Kablack, is a volunteer Trustee for the Wayside Inn. However, Ms. Kablack believes she can fulfill her official duties and has chosen not to recuse herself, based on the advice from Town Counsel and the State Department of Ethics.

Wayside Inn Board of Trustees Vice-President Gary Christelis stated he has lived in Town 20 years, and he is passionate about the Inn and its importance to Sudbury.

Mr. Christelis stated the Board is trying to guide the Inn through a transition period from a time when some poor decisions were made. He stated there are new members on the Board, and every Trustee is committed to putting the Inn on a better course.

Mr. Christelis stated the Inn will celebrate its 300th anniversary next year. He described it as a non-profit, historic landmark, with a rich history and many artifacts leading back to the 1700s. Mr. Christelis stated

there has been a significant decline in restaurant revenues which have primarily, in the past, supported the 125-acre property and its nine historic buildings. However, he emphasized it is no longer possible for the restaurant to support the property. The Board believes the Inn's legacy requires an endowment fund and it hopes to develop a strategic plan to create an historical preservation fund. Mr. Christelis stated future plans would include increased fundraising and could offer a large portion of the acreage as a Conservation Restriction. He explained the Board would like to hire LandVest to evaluate the Inn's land holdings and to analyze their value with, and without, Conservation Restrictions. Mr. Christelis emphasized there is no plan to develop any portion of the property at this time, and the endeavor is viewed as a multi-phased project. He stated the Board is requesting \$9,000 of CPA administrative funds to be matched by a recently awarded grant from The Sudbury Foundation, to conduct the comprehensive analysis and appraisal of its real property holdings for planning and preservation purposes.

Mr. Christelis answered several questions from the Committee regarding the past history of the property, and the anticipated number of lots. He also stated it is a remarkable site with tremendous potential to do more in the way of education and recreation, and to provide more expansive function facilities. However, Mr. Christelis noted the Inn has struggled with infrastructure maintenance issues due to outdated systems, and repairs are costly.

Chairman Morely stated he noticed in the LandVest proposal that their information is not intended to be shared. He questioned this condition, given the Town would be possibly contributing \$9,000 of CPA funds. Chairman Morely stated that, at some point in the process, information, including the subdivision potential and appraisal values, would need to be vetted by the Town. He suggested the report should be shared with the Town.

Mr. Christelis stated the Trustees want the process to be transparent and collaborative, and he does not foresee a problem with sharing information, as appropriate.

Mr. Friedlander asked if the Town would obtain its own independent appraisal.

Ms. Kablack stated the Town would commission its own appraisal if this proceeds as a CPA project, but it often relies on such reports in order to test the assumptions provided. She mentioned this was done with the Nobscot property.

Ms. Brown stated that it appears as if everyone is committed now to working together. However, she highlighted that, at some point in the process, the Town and the Inn will have their own interests to negotiate, and she asked how this would be handled. Ms. Kablack stated the CPC does not negotiate projects, and that role is handled by the Board of Selectmen.

Ms. Remington stated it is to the advantage of the Town to have the Conservation Restriction because there always remains the option that the Inn could sell the lots.

Mr. Christelis stated the Trustees are investigating ways to better monetize the Inn, including the cell tower lease in the Martha Mary chapel steeple.

Mr. Friedlander asked if the property is on the Town's open space list. Ms. Kablack stated it is the highest priority property on the list.

Chairman Morely stated the consensus of the Committee seems to be supportive. However, he emphasized CPA funds are currently limited.

Mr. Christelis stated the Trustees are determined to increase the engagement of the Inn with the Town, and many new activities are being planned.

Mr. Beagan asked what the estimated cost would be for the eventual project. He noted there are some people in Town who question the amount paid for Conservation Restrictions.

Chairman Morely stated it is important to understand the full benefits of Conservation Restrictions before drawing conclusions. He emphasized the Town has an interest in the property in perpetuity. Ms. Brown concurred, noting it would be helpful for people to know what it would cost to purchase the land outright versus buying the CR.

Ms. Kablack further noted that, often, the property owners are not interested in selling, and in these CR instances, the Town does not have to maintain the property.

Ms. Remington stated the CR provides the Town with the best of all situations.

Ms. Kablack noted the zoning around the Inn is five-acre lots, and thus the lots will be more expensive than typical 1 or 1.5 acre lots, but there would be fewer of them for consideration.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request for \$9,000 from FY 16 Administrative Funds to cover the costs as requested by the Wayside Inn Board of Trustees to conduct a comprehensive analysis and appraisal of its real property holdings for planning and preservation purposes, subject to the analysis being shared with the CPC/Town.

Project Updates from CPC Representatives

The Board was previously in receipt of copies of a handout entitled “Sudbury Park & Recreation Commission Athletic Field Q & A- June 23, 2015.”

Mr. Beagan stated the Park and Recreation Commission realizes it did not get the support it needed for the Davis Field project at Town Meeting, and that too many questions were left unanswered. He further stated the Commission recently voted in favor of continuing efforts to address the Town’s playing field shortage, and to pursue a project to level the playing surface at Davis Field and remove the Little League fields. He emphasized there is the opportunity for a PARC grant of \$400,000, which has an application deadline of July 15, 2015. Ms. Kablack stated award decisions are expected in October 2015 and funding would need to be secured by the end of the year. Thus, a Special Town Meeting would need to be called before the end of the year. Mr. Beagan stated the Commission will present its revised plans to the Board of Selectmen on June 23, 2015. He also thanked Ms. Kablack for her assistance with the questions and answers recently compiled.

Ms. Remington asked about whether a traffic study will be completed because she believes the project could make a bad traffic situation on Route 117 worse. Ms. Kablack stated the Commission will do traffic analysis, if it is needed, during site plan review. Mr. Beagan and Ms. Kablack stated it is not anticipated that the revised plan would significantly alter current traffic patterns. Chairman Morely stated the traffic experts will evaluate this and let the Town know.

Ms. Kablack stated DPW Director Bill Place is developing new costs estimates, which will include irrigation.

Mr. Friedlander stated someone at Town Meeting suggested the project should be vetted more by the CPC. He asked if this is the Committee's role, and if it should have done more during the last review cycle to not advance it to Town Meeting. The consensus of the Committee seemed to be that its only role is to vet the funding for the project and its CPA-eligibility.

Ms. Remington stated it was noted at Town Meeting that Sudbury's school enrollments are declining. Some Committee members did not think this accurately reflects the Town's reality.

Ms. Kablack announced the Conservation Commission's Order of Conditions for trimming vegetation on the Bruce Freeman Rail Trail to be done for survey work has been appealed by an abutter.

Ms. Kablack reported the Town's Monument Restoration Project will soon be underway, and the Town Center Landscaping group is working on its final plan.

Ms. Kablack stated a Town Walkway Forum will be held in the Fall, and it will advertise that neighborhood coordinators are needed. A brief discussion ensued about a few walkway project locations and the difficulty in general of obtaining easements. It was the consensus of the Committee that it would be a bad precedent to begin to pay for easements. Ms. Kablack stated the way the Town currently constructs walkways is the most economical way, even at approximately \$50 per linear foot.

Minutes

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of May 5, 2015.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:19 p.m.