

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

Absent: Diana Warren

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

**PUBLIC HEARING: Community Preservation Act – FY17 Project Submissions –
Part 2**

At 7:35 p.m., Chairman Morely opened the Public Hearing to hear the remaining three presentations for the project submissions received for requests for FY17 Community Preservation Act (CPA) funding. Six other project presentations were heard at a Public Hearing held on November 18, 2015. Chairman Morely explained the CPC holds these hearings each year. The Committee will deliberate and finalize its recommendations for projects at its January 6, 2016 and January 20, 2016 meetings (and on January 27, 2016, if needed). Tonight's presentations are another opportunity for Committee members and the public to ask any questions they have. He also noted the Project Submission Forms are posted on the Town website.

**PROJECT SUBMISSION FORM – FEATHERLAND TENNIS COURT/MULTI-SPORT
RECONSTRUCTION**

Present: Sudbury Park & Recreation Commission Chairman Jim Marotta and Commission Member Paul Griffin

Sudbury Park & Recreation Commission Member Paul Griffin stated the Sudbury Park & Recreation Commission has decided to withdraw its request for \$175,000 to reconstruct the tennis courts at Featherland Park, and it is looking for other funding sources. Copies of an email from Bob Beagan dated December 1, 2015 were distributed to the Committee.

There were no questions or comments from the Committee or public at this time.

PROJECT SUBMISSION FORM – DAVIS FIELD ATHLETIC FIELD RE-DEVELOPMENT

Present: Sudbury Park & Recreation Commission Chairman Jim Marotta and Commission Member Paul Griffin

Ms. Kablack stated the Sudbury Park & Recreation Commission has submitted a revised Project Submission Form and copies were distributed to the Committee tonight along with a handout entitled, "Sudbury Park & Recreation Commission Athletic Field Q & A – December 2, 2015," and an email from Sudbury resident Meagen Boyle, 799 Concord Road, dated December 2, 2015.

Park and Recreation Commission member Paul Griffin stated projects to improve Davis Field have been discussed for nearly a decade. Mr. Griffin stated the Commission made a large request last year for a major renovation which was defeated at Town Meeting. Since that time, the Commission has reached out to the community to address feedback received. Mr. Griffin stated the Commission has revised its request to \$148,400 for a scaled down project. He stated the revised project would be a step towards meeting the Town's field needs and it would be less intrusive for the community. Mr. Griffin noted the Town purchased Davis Field in 1974 with the intent of using it as a recreation facility, even though its current use is as a multi-purpose facility. He stated the need for project work has been qualified by outside consultants and the

Commission hears anecdotally of a need for more and/or improved fields. Mr. Griffin explained some fields are overused, and thus they need to be rested. He also stated improvements to Davis would allow the Field to be used more in the spring season.

Mr. Griffin stated the revised project would be primarily a grading exercise for four proposed field areas totaling approximately five acres, and no fill would be brought to the site.

Chairman Morely asked about drainage and if the same loam currently at the Field would be used. Mr. Griffin stated the same loam would be used, and a separate proposal for drainage exists, but it is not included in the requested project. He also stated the revised plan allows for Park & Recreation to continue to share the space with other non-athletic users.

Chairman Morely asked who is the primary user of Davis. Mr. Griffin stated it is Sudbury Soccer.

In response to a question from the Committee, Mr. Beagan provided some statistics regarding team use of the Field, noting it is busy with soccer and passive recreation users. He shared his observations that the Field seems to be used well by a variety of users, and he has not witnessed parking issues or heard of any complaints. Mr. Beagan stated the Field might also be used for lacrosse in the future.

Chairman Morely asked for clarification regarding increased use of the field in the spring as a result of the regrading. Mr. Griffin stated it is anticipated that the Field would be used incrementally more. He also noted a traffic study is being planned.

Mr. Griffin displayed a few slides, depicting aerial views of Haskell from 2008-2015 to illustrate the need to rest fields.

Chairman Morely noted it would be costly to have to rebuild Haskell Field, and he asked Mr. Griffin to further describe the concept of resting fields, which Mr. Griffin did.

Mr. Beagan explained fields are rotated each year to extend their useful life. He emphasized there are not a lot of field options in Town to relocate activities in order to rest fields. Mr. Beagan stated the ideal time needed to rest a field is approximately one year.

Mr. Griffin emphasized the Commission listened to feedback from the community and tried to revise the project accordingly.

Park and Recreation Chairman Jim Marotta stated there are approximately 15-20 weeks of organized sports use of the Field per year.

Mr. Friedlander asked how much of the area is planned for fields. Mr. Griffin and Mr. Beagan stated the configuration of the fields might vary from season to season, but it would be for approximately the same square footage as is currently used.

Mr. Friedlander asked where the five-acre area falls in relation to the wetlands. Mr. Griffin stated it is outside the wetlands buffer, and no issues are anticipated. He also noted no irrigation is planned.

Chairman Morely asked if public and private contractors are being considered, and the answer was yes for both.

Ms. Brown asked how soon the fields could be used if the project is approved. She also asked how much extra spring time use it might provide. Mr. Griffin stated it would depend on how harsh the winter is and how soon the grass roots. He also stated approximately five to six extra weeks of use in the spring could be a result of the project.

Ms. Cline asked how the current passive recreation users would be impacted, noting this was a concern at last year's Town Meeting. Mr. Griffin stated it is anticipated use would be similar to what it is currently, but it would depend on the user. It was noted radio flyers could not use Davis during organized sporting events, but others could.

Chairman Morely highlighted that, if approved, the CPA funds would not be available until July 1, 2016.

In response to a question from Ms. Cline, Mr. Griffin stated the areas to be regraded would use material from reducing the high areas by about two feet to fill in the lower areas.

Ms. Remington asked if small baseball/softball fields are included, and Mr. Griffin stated they are not. Mr. Beagan explained the Commission is researching other locations in Town for those needs.

Ms. Quirk asked if the project is eligible for CPA funds. Chairman Morely and Ms. Kablack explained legislation was passed which now makes restoration of recreation fields eligible.

Mr. Floru asked if the same number of users is expected around 5:00 to 6:00 p.m. Mr. Griffin stated the use is expected to be similar, but there could be more users. Mr. Floru asked why a traffic study is needed, if use is expected to be similar to the current situation. Mr. Marotta stated the Commission wants to do the study, since it was an issue broached at last year's Town Meeting. Mr. Griffin stated the study results could be helpful. Ms. Quirk noted the project request indicates the traffic study would be paid for by youth athletic groups. Chairman Morely stated the project cost is estimated to be \$158,400, but only \$148,400 of CPA funds are being requested. Mr. Beagan explained the Commission decided not to pursue the PARC grant.

Sudbury resident Liz Darley, 106 Thunder Road, stated she is glad the project's scope has been reduced. She stated she walks her dog off leash at Davis, and she and others would obviously not do so at times when the Field is busy with athletic events.

Sudbury resident Victoria Jacobson, 99 Cranberry Circle, asked if fields are off limits to everyone when they are rested or only to organized sports. Mr. Griffin stated all should avoid the area, but there is no one to police or monitor the situation.

Ms. Jacobson asked what the participation trend is for organized sports compared to ten years ago. It was noted it depends on the sport, but that some sport participation levels have declined. Chairman Morely suggested the Commission should be prepared to share these statistics at Town Meeting. Ms. Jacobson also requested the information be made available online. She also asked if a request for bleachers would be made in the future. Mr. Griffin stated there are no current plans for bleachers or scoreboards.

Sudbury resident Charlene Laferrera, 47 Windmill Drive, stated she observed more soccer games at Davis this year, and overall things went well for all users. She noted it has been stated the number of fields to be used could vary from four to seven to twelve, and she suggested this be clarified so traffic patterns could be fairly assessed. Ms. Laferrera stated she observed the parking lot as being very full in the fall.

Ms. Cline asked why money needs to be spent, if the current uses are working well. She believes the Field should be made usable for a variety of users, and she questioned if this would be impacted by extending hours for organized sports on weekends.

Sudbury resident Rich Landrigan, 22 Deacon Lane, thanked the Commission for listening to residents and altering the plans. Mr. Landrigan stated he believes most people do not want development at Davis because it is a unique Town resource, where people can come together and congregate. He believes it is important to give everyone an opportunity to enjoy outdoor spaces and not to just focus on the needs of organized sports. Mr. Landrigan suggested the Town could possibly allocate the requested \$150,000 to another project.

There were no other questions or comments from the Committee or public at this time.

PROJECT SUBMISSION FORM – WAYSIDE INN LAND PRESERVATION –

Present: Wayside Inn Board of Trustees' President Lily Gordon and Trustees' Vice-President Bob Hurstak

At 8:30 p.m., Chairman Morely welcomed Wayside Inn Board of Trustees' President Lily Gordon and Trustees' Vice-President Bob Hurstak to the Meeting. Copies of two letters from Ms. Gordon, both dated November 22, 2015 were distributed to the Committee.

Ms. Gordon thanked the CPC and The Sudbury Foundation for their assistance with funding to help hire LandVest, Inc. to complete a valuation report. She stated the Inn will celebrate its 300th anniversary in 2016, and the Trustees believe the property is the heart of the Town, and its history should be protected.

Chairman Morely noted the Committee has not yet had an opportunity to review the LandVest report.

Ms. Gordon stated the Inn's Board has submitted a project request for \$6,325,000 for the purchase of a Conservation Restriction (CR) to the CPC. She summarized assumptions which had been made by the appraiser which factored into the appraisal of the entire property. Ms. Gordon further explained it is not the Trustees' wish to carve out sections of the property. Thus, the offer to the Town is for the entirety of the Inn's campus of approximately 105-110 acres. It was noted the Inn's property is viewed by many in Town as a public park.

In response to a question from the Committee, Mr. Hurstak stated the Sudbury Valley Trustees (SVT) has a right of first refusal (ROFR) to purchase approximately 6.5 acres of the property for \$50,000, which is assumed that they would activate in the appraisal report. He explained the business model for the Inn for centuries has been for the restaurant revenues to cover all expenses. Mr. Hurstak stated the restaurant operations are no longer able to maintain the historic property and buildings.

Ms. Gordon referenced the Inn's past history, when over 3,000 acres were owned by Henry Ford, and she emphasized there is no endowment for its maintenance and that the Inn is a non-profit entity. She stated the Inn has a rich history, which has attracted visitors from around the world, and its legacy should be preserved.

Chairman Morely noted the Inn's Trustees have taken steps in recent years to research options to provide stability. He also noted many of the Trustees are now residents of Sudbury, which was not always the case. Chairman Morely asked what SVT's role would be if the project were to proceed, and if it would hold the CR. Ms. Gordon stated the SVT owns land in close proximity to the Inn, and the Inn's property would provide connectivity to other preserved properties (Nobscot). She also stated trails around the Inn have been marked, and the Trustees hope to create interpretative trails, which incorporate the natural habitat of the site.

Ms. Kablack stated the SVT has been integral in similar projects in the past, but its role has not yet been defined.

Chairman Morely stated defining the CR role can be a complicated and lengthy process, and he asked if there is enough time before Town Meeting to complete the required work. Ms. Kablack stated it would be helpful to know more about the type of uses the Trustees desire for the acreage surrounding the Inn, so the Town could begin to envision what the CR provisions would entail. Chairman Morely stated specific detail would be expected to draft the CR. Mr. Hurstak stated the Inn is not currently planning for expansion. He emphasized the immediate objective is to create enough of an annual income to maintain the property and to be used for emergency repairs. Chairman Morely encouraged the Inn to think about future expansion needs and to think long-term.

Ms. Gordon stated the Trustees are committed to promoting its educational mission, noting it has received recognition and a grant from the National Endowment for the Humanities. She stated the Inn has worked closely with the Town's schools and with other communities.

Chairman Morely noted the restaurant business is difficult, and the Inn did well to survive through the recession. Ms. Gordon concurred, and she credited the hard work of the current Innkeeper.

Mr. Friedlander asked how critical it is for the Inn to receive the requested funds all in one year. He questioned whether there will be enough definitive information regarding the CR provisions to approve such a large funding request all at once ready for Town Meeting. Mr. Friedlander stated the CR process can be long, and he wondered if the project request is premature by one year. Mr. Hurstak stated the general plan has been presented, a valuation has been completed and the Trustees believe their goal to present the offer at the 2016 Town Meeting can be achieved. He stated they believe the work needed for the CR can be done, with help from the SVT. Mr. Friedlander stated he supports the concept of the project, but he wonders if the roles and responsibilities and details will be fleshed out in time for the 2016 Town Meeting.

Ms. Kablack stated the project is being presented a bit late, but she is hoping the Selectmen will review it soon, and then the Town can see how much can be accomplished in the next four to eight weeks. She stated she has spoken with the Town Manager to begin the process to obtain a review appraisal quote, which will function as the basis for a negotiating price. Ms. Kablack stated she does not anticipate this CR being as complicated as the Nobscot or Pantry Brook Farm CRs. She stated it is possible, with the help of the SVT, to get through the CR provisions. Ms. Kablack emphasized the actual CRs are never finalized and ready for Town Meeting, but the basic idea would be able to be presented, with the major factors of the price and CR having been negotiated by the Selectmen.

In response to a question from Ms. Quirk, Ms. Kablack stated the LandVest appraisal is primarily based on the highest and best use for five-acre, single-family house lots.

Chairman Morely asked if LandVest confirmed the buildability of all the lots. Ms. Kablack stated the Town will also perform an independent appraisal and review of the land plan, but her initial sense is that the lots presented are feasible.

Ms. Remington asked if soil tests have been performed, and Ms. Kablack stated they have not, but soil data is included in the LandVest report.

Chairman Morely stated an important factor for consideration is the CPA account's ability to fund the project. He suggested parties may have to work together to agree to payments for the project over time.

In response to a question from Mr. Friedlander regarding who will hold the CR, Ms. Kablack stated the Town cannot own and hold a CR on the same property, but it can hold one or the other. She also stated the State laws are limited to three options for deed restrictions in perpetuity: Historic Preservation, Agricultural Restriction and Conservation Restrictions.

Ms. Quirk asked what the CPA bonding capacity is. Chairman Morely stated it is slightly over \$3 million.

Ms. Cline asked if the Inn has pursued other funding. Ms. Gordon stated they established an historic preservation fund.

Ms. Kablack asked Ms. Cline if the SVT would be able to assist with funding. Ms. Cline stated the SVT is already committed to a large project in Wayland, and she does not think SVT could assist at this time.

A few possible scenarios were discussed, including multiple payments spread out over a few years, or a combination of some CPA funds and a debt exclusion.

Mr. Floru asked if the Inn pays real estate taxes. Ms. Gordon stated it does not, but a payment is made to the Town in lieu of taxes.

Mr. Friedlander asked if the Trustees have a long-term plan and a vision for how the \$6 million would be spent. Mr. Hurstak stated some renovations to the buildings would be made using only the interest received from the money, which would be invested, and noting principal would be retained. Mr. Friedlander then asked if receiving \$250,000 a year for 20 years would be an option. Ms. Gordon stated that, in this case, granting a CR to the Town would not be as desirable of an option.

Chairman Morely noted the Inn considered during past difficult economic times to possibly sell parcels of land, which is something the Town would not want to occur.

There were no further questions or comments from the Committee or public at this time.

FY17 CPC Budget & Financials & CPA Bonding Capacity and Review of FY17 Project Submissions for the Annual 2016 Town Meeting - Discussion

At 9:20 p.m., Ms. Kablack distributed copies of a revised handout entitled, "FY17 CPC Financials," dated December 2, 2015.

Chairman Morely stated the Selectmen voted to increase the request for the BFRT Partial 75% Design project to \$150,000. Ms. Kablack stated she is checking with the Town's consultant to see if the 25% design will be completed by December 2016, or whether it is still behind schedule. She is unsure if additional funding is needed prior to the Annual 2017 Town Meeting. Chairman Morely asked what the status is of the legal issue which was appealed. Mr. Friedlander provided a brief summary of why the Conservation Commission's Order of Conditions was appealed.

Mr. Beagan noted there is still \$85,000 in the Town's Walkway Fund from last year, with no new walkways being planned for construction at this time.

Ms. Kablack stated she believes the Wayside Inn would be willing to work with the Town on a payment structure, and plans for payouts over several years should be considered. She stated she would share the Inn's information with the Board of Selectmen and Town Counsel.

A brief discussion ensued regarding how the Inn could solicit other funds. Ms. Brown noted there was a passionate group of abutters and neighbors who last year objected to Buddy Dog's plans for its property near the Inn. She suggested this group would likely be supportive of the Inn's plans for preservation of its land and buildings.

Mr. Beagan asked if a rectangular field could be requested from the Inn as part of the negotiation process. Ms. Kablack stated the Town can ask for whatever it wants. However, Mr. Friedlander noted adding conditions might complicate the deal, and he believes there should be a clear vision of the plan to present to Town Meeting.

Chairman Morely noted that an article could be prepared for the Warrant and it could be pulled prior to Town Meeting, if it were necessary to do so. Ms. Kablack noted the purchase price does not have to be listed in the Warrant.

Wayside Inn Appraisal – Administrative Funds Request

Ms. Kablack discussed the need to set aside CPA administrative funds for the Town's appraisal for the Wayside Inn. Although the Board of Selectmen has not yet given this directive, due to the meeting schedules Ms. Kablack thought it was prudent to request the funds tonight, and then discuss this with the Selectmen at their Dec. 15, 2015 meeting. Ms. Brown asked for clarification regarding what should be on the Selectmen's agenda. Chairman Morely stated the Selectmen will need to decide if the acquisition of the land should be negotiated. Ms. Kablack stated the Selectmen also need to let Town staff know this is a project which they want to proceed. She stated that, if the Selectmen decide the proposal should go forward, there are sufficient CPA Administrative Funds left to order an appraisal as soon as possible. She stated the Town would order a review appraisal, for an estimated cost of \$5000-\$7000.

Chairman Morely emphasized the Town would want an appraisal on the entire property.

Mr. Floru stated he is concerned about the funding of the Inn's request, and he wondered how much could be given per year to make their proposal work. He stated he believes the Town might have to be involved in some sort of combination of funding.

Ms. Kablack stated she would provide the Committee with possible bonding scenarios at the next meeting.

Mr. Beagan asked if there are any other large projects coming down the road for which money should be saved. Ms. Kablack stated she has received a number of inquiries.

On motion duly made and seconded, it was

VOTED: To approve up to \$7,000 of Community Preservation Act Administrative Funds for the purpose of an appraisal for the Wayside Inn property, subject to the condition that the Board of Selectmen decide to proceed with negotiations for the proposed project.

Minutes

Ms. Brown asked for the first sentence of the last paragraph on Page 4 of the minutes to be revised to include the word “to” after the word “migrate.” Ms. Kablack also suggested a minor edit be made on page six regarding the Bruce Freeman Rail Trail Design discussion.

On motion duly made and seconded, it was

VOTED: To approve the minutes of November 18, 2015, as amended tonight.

Miscellaneous

Ms. Brown asked if there are CPA Historic Reserves which could be used for the Loring Parsonage project request. Ms. Kablack stated there are approximately \$113,000, and she would check with the Town Accountant.

CPC Future Meeting Schedule

The next Committee meetings are January 6, 2016 and January 20, 2016 in the Silva Conference Room, on the second floor of the Flynn Building, to continue deliberations and to vote the Warrant articles. A meeting is also tentatively scheduled for January 27, 2016, if needed.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 10:58 p.m.