

1. COMMUNITY PRESERVATION FUND – SUDBURY HOUSING TRUST ALLOCATION

To see if the Town will vote to appropriate an amount not to exceed \$202,600 of Community Preservation Act Funds, 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 FY17 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This article requests an appropriation to fund the Sudbury Housing Trust using ten percent (10%) of anticipated FY17 CPA revenue that the Act requires be set aside for affordable housing. The Trust was created at the 2006 Annual Town Meeting, provided with start-up funding at the 2007 Annual Town Meeting, and has been funded with no less than the ten percent CPA allocation each year since 2008. These appropriations will go toward implementing the Housing Trust's multi-pronged housing strategy. The goal of all these community housing efforts is to create and retain affordable housing options for Sudbury residents, make progress toward the state-mandated number of affordable housing units in town, and to provide an increased diversity among Sudbury's housing options. The CPC understands that as long as progress is not made toward that goal, the Town suffers a lack of control over not only the location, but also the construction parameters of multi-unit housing (40B developments) anywhere in town.

2. COMMUNITY PRESERVATION FUND – GOODNOW LIBRARY ARCHIVES

To see if the Town will vote to appropriate an amount not to exceed \$40,000 of Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of funding a new electronic platform for the Goodnow Library Historic Archives, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from FY17 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This article requests funding to update the existing Goodnow Library Historic Archives digital platform, consisting of over 15,000 documents of historic importance to the Town's history. The documents in the Goodnow Library Archives consist of content from the Library, the Sudbury Town Clerk's office, the Sudbury and Wayland Historical Societies, First Parish of Sudbury, the Sudbury Historical Commission, the Wayside Inn and the Sudbury Grange. Town Meeting records from 1639-1850 are included in the Archives. The new platform will enable more residents to access valuable historic documents, and will better preserve the records from tactile use.

3. COMMUNITY PRESERVATION FUND – TOWN CENTER LANDSCAPING

To see if the Town will vote to appropriate an amount not to exceed \$100,000 of Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of funding landscaping and historic restoration components of the Town Center Improvement project, or act on anything relative thereto. All appropriations will be allocated equally to the Open Space and Historic categories and funded from FY17 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This article request funding for the third and final stage of the Town Center Improvement project. Significant progress has been made with the initial \$200,000 of CPA funds previously appropriated to this project in 2013 and 2015 – a landscape design plan has been prepared, publicly reviewed and approved by the Historic Districts Commission; screening

vegetation has been planted in Grinnell Park; stone walls have been relocated; new, historically appropriate street lighting has been purchased (to be installed in the spring); major landscape changes have been implemented on the Town Common; and additional, internal walkways have been constructed in Grinnell Park. More improvements are planned and needed, including brick work at the Town Common, Town Hall and Grinnell Park, additional stone wall installation, additional landscaping and construction of an amphitheater in the expanded Grinnell Park. The landscaping and historic restoration work enhances the historic nature and open space qualities of the area, and adds a finishing touch to the intersection. For almost a decade, the Town has been engaged in the process of concept design, engineering and construction of the intersection. The final piece of this project is the historic restoration and landscaping of the Town Center to make it inviting and accessible by residents and visitors.

4. COMMUNITY PRESERVATION FUND – SUDBURY HISTORY CENTER AND MUSEUM AT THE LORING PARSONAGE

To see if the Town will vote to appropriate an amount not to exceed \$400,000 of Community Preservation Act Funds, as recommended by the Community Preservation Committee, for the purpose of funding the construction phase of the repurposing of the Loring Parsonage into a History Center and Museum, or act on anything relative thereto. All appropriations will be allocated to the Historic category and funded from Historic Reserves and FY17 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This article requests funding to repurpose the town-owned Loring Parsonage into a History Center and Museum. The design phase of this project is currently underway with funds provided by the state. That design process will produce an estimated cost of construction, which is currently estimated at approximately \$1 million. The funds requested under this article will be used for the construction phase of the project, and hopefully be combined with funds held in Trust by the Town for the construction of a Town Museum. No CPC funds will be expended until the balance of the construction funding has been raised. Restoration of the Parsonage will protect a town asset, constructed in 1730, from further deterioration, and preserve its architectural integrity, creating an active, vibrant community amenity in the Town Center. The Town anticipates entering into a long term lease of the building, with the Lessor taking responsibility for the building's upkeep and operation should the project proceed. Uses envisioned in the History Center and Museum include display of historic documents and artifacts, educational resources for Sudbury schools, archival areas, opportunities for research and study of historic objects and documents, and a welcome center for tourists.

5. COMMUNITY PRESERVATION FUND – BRUCE FREEMAN RAIL TRAIL PARTIAL 75% DESIGN

To see if the Town will vote to appropriate an amount not to exceed \$150,000 of Community Preservation Act funds, as recommended by the Community Preservation Committee, for the purpose of beginning the 75% design plan for the Bruce Freeman Rail Trail in Sudbury to MassDOT standards, or act on anything relative thereto. All appropriations will be allocated to the Recreation category and funded from FY17 Revenue.

COMMUNITY PRESERVATION COMMITTEE REPORT: This Article will fund an initial portion of the MassDOT 75% design process of the Bruce Freeman Rail Trail. The 25% design plan is anticipated to be completed in spring of 2017 (with funds approved in 2014). This article contemplates the several

months of time between the completion of the 25% design plan, and the July 1, 2017 availability of FY18 funds. The funds will create an interim phase that allows the project to progress without interruption. The Town has been supportive of creating a rail trail within this corridor. Over \$320,000 has been appropriated since 2005 for this project, including surveying the right of way, title examination, wetland mapping, wildlife survey, and preliminary engineering. It is anticipated that these funds, coupled with one additional expenditure at the 2017 Annual Town Meeting, will fulfill the Town's financial obligation for the project, and make it eligible for state construction funding.

6. COMMUNITY PRESERVATION FUND GENERAL BUDGET AND APPROPRIATIONS

To see what sum the Town will vote to appropriate from Community Preservation Act funds, as recommended by the Community Preservation Committee, for the FY17 Community Preservation Act budget; or act on anything relative thereto.

COMMUNITY PRESERVATION COMMITTEE REPORT: This article sets forth the entire FY17 CPA budget, including appropriations and reservations as required in connection with the administration of the CPA funds. The article appropriates funds for FY17 debt service obligations totaling \$1,266,198. These obligations arise from prior town meeting approval for the bonding of four projects: 1) purchase of the Dickson property utilizing the Open Space and Historic Preservation categories; 2) purchase of land and development rights as well as construction of a sports field on the Cutting property utilizing the Open Space and Recreation categories; 3) purchase of the Libby property utilizing the Open Space category; 4) purchase of development rights on the Nobscot Boy Scout Reservation phases I and II utilizing the Open Space category; 6) purchase of development rights on Pantry Brook Farm utilizing the Open Space category, and 7) purchase of the Johnson Farm property utilizing the Open Space category.

The article also appropriates funds for administrative and operational expenses of the CPC in the amount of \$90,000. The administrative fund are used by the CPC to pay for technical staffing and expertise, including the Town of Sudbury allocation of the Regional Housing Services Office fee (\$30,000), consulting services (e.g. land surveys and engineering), property appraisals, legal advertisements, publication fees and other administrative expenses. By statute the CPC can budget up to five percent (5%) of its annual budget for administrative expenses, or \$101,300 based upon the revenue projection of \$2,026,000 in FY17. Any funds remaining in the administrative account at fiscal yearend revert back to the CPA Fund Balance, as they have in past years, and need to be re-appropriated for administrative use in subsequent years. The CPC believes that having access to administrative funds is critically important, in that it allows it to conduct business on a time-sensitive basis - a vital component of the CPA.

The article may also reserve the requisite statutory minimum of ten percent (10%) of the CPA budget in each of the core CPA categories of Open Space, Community Housing and Historic Preservation. This minimum is mandated by the state CPA statute, and funds not spent in each of these three core categories must be reserved for future expenditure in those same categories. The actual amount reserved each year depends upon whether or not that Town Meeting has appropriated money totaling less than 10%, or not appropriated any money at all, in any of these three core categories. If there is a balance of unspent CPA funds from that fiscal year after such reservations and after Town Meeting has voted the CPA articles, it is budgeted in the unrestricted reserve account for future CPC projects in all three categories.