

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

Absent: Fred Floru

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

Community Preservation Act – FY17 Project Submissions – Discussions

At 7:33 p.m., Chairman Morely welcomed Capital Improvement Advisory Committee (CIAC) Chairman Tom Travers to the Meeting. Mr. Travers stated the CIAC has not voted its recommendations yet, and he thought it would be helpful to share thoughts on the Park and Recreation projects.

Mr. Beagan explained Park and Recreation met with the CIAC last week to discuss whether the Featherland Tennis Courts should be considered as a capital improvement, or as a CPA article. He explained the CIAC requested an estimate from DPW Director Bill Place for the project. He sent Ms. Kablack and Mr. Morely an email asking if the Featherland Tennis Courts could be re-considered for CPA funding. Mr. Beagan stated the tennis courts need to be done and there is a vocal contingent in Town which supports the project. Mr. Beagan also stated the Davis Field project still needs a traffic study, and it does not seem to be the right time to go forward with this project.

Mr. Travers stated there is still no data on whether there is a need for tennis courts. He suggested it might be better for this project to be considered for CPA funds rather than as a capital exclusion needing to pass at the polls and at Town Meeting. Mr. Travers stated the CIAC will likely support the Town Center Landscaping, the Bruce Freeman Rail Trail \$150,000 design funds and the Goodnow Library archive project. He stated the CIAC does not have enough information regarding the Loring Parsonage project at this time.

Chairman Morely asked Mr. Travers if the CIAC assessed the condition of the tennis courts. Mr. Travers stated the CIAC did not, but it knows there is a group in Town who believes it is important. Mr. Beagan stated Park and Recreation heard from the public about the need when baseball fields were proposed for the area. He explained the Town currently has 12 tennis courts, but six of them are at the High School, and thus, they are not fully accessible. Mr. Beagan stated he contacted other communities and some mentioned courts on school property do post a scheduling problem.

Chairman Morely asked if the Selectmen have discussed this. Ms. Brown and Mr. Simon stated it has not.

Ms. Remington stated the CPC held a Public Hearing regarding the Davis project, but not for the tennis courts, and she does not believe it is fair to the public to not have input regarding projects. She stated this is why there are deadlines for project submissions.

Chairman Morely stated a Public Hearing could be scheduled before the Town Meeting. He also stated the deadline is the CPC's guideline and it is not a statutory requirement. Ms. Remington stated this would set a precedent, which she does not believe is a good one.

Chairman Morely informed Mr. Travers that CPA funds are very limited this year. Mr. Travers noted the CPA will not fund walkways because of pending legislation and the CIAC is considering walkway funding as a capital expense. Ms. Brown asked if the CPA can keep walkway funds previously appropriated, but not yet spent. Chairman Morely stated the Town is waiting on this decision at this time. It was noted Town Counsel should advise going forward.

Ms. Quirk stated it is not necessarily a negative thing for a project to go before Town Meeting and the ballots.

Chairman Morely stated there needs to be more data regarding the need for the tennis court project. He stated the project needs to be ready to be approved when it is presented.

Ms. Cline stated she believes it would set a bad precedent to add the project to the CPA list this year. However, she further stated that, if there are CPA funds next year, it could be presented again.

Ms. Brown suggested having some of the tennis advocates help to collect the data needed.

Mr. Travers stated that, without good data, the CIAC is not ready to recommend the Featherland project this year.

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

At 8:00 p.m., Chairman Morely welcomed Sudbury Historical Society representatives Sally Hild and Stewart Hoover to the Meeting regarding the Loring Parsonage project.

Ms. Kablack noted the Town Account has verified that there is \$222,000 of Historic Reserves which she has added to the revised CPA budget. Copies of the “FY17 CPC Financials,” and Draft 2016 CPC Articles were distributed to the Committee tonight.

Chairman Morely stated he spoke with Ms. Hild and Mr. Hoover today to review estimated costs.

Mr. Friedlander asked why the CIAC does not have enough information to support the project. Ms. Kablack stated the project is supported by the Permanent Building Committee and the Selectmen.

Chairman Morely stated if \$400,000 of CPA funds were available to be recommended, he would want it specified that the money would be used for the building and not for ancillary items.

Ms. Cline stated she believes with the removal of several CPA projects there would be enough funds available for the Loring Parsonage project.

Ms. Kablack noted the Board of Selectmen voted last night to submit a Warrant article for the Wayside Inn proposal (copies of the draft article were distributed to the Committee). Ms. Brown stated the Selectmen did not discuss the article last night, but the article needed to be submitted for the Warrant. She further stated Selectman Woodard and Town Manager Rodrigues are negotiating with the Inn. It was noted the Town is awaiting receipt of its review appraisal of the Wayside Inn property, and upon receipt,

the Selectmen will schedule an Executive Session meeting. It is anticipated the Selectmen will communicate with the CPC if any CPA funds are needed.

Ms. Warren stated the Sudbury Historical Commission unanimously voted its approval of the Wayside Inn proposal.

Ms. Remington and Mr. Beagan asked for clarification regarding the Historic Reserves. Ms. Kablack explained 10% of the annual estimated CPA budget (approximately \$202,600) must be designated for the Historic category each year. Ms. Cline suggested this seems to be a good year to use the reserves.

Chairman Morely asked who would manage the Loring Parsonage funds. Ms. Kablack stated it would likely be the Permanent Building Committee or Town Manager, but that these details could be finalized in the motion for Town Meeting. Ms. Kablack stated she would also review the language of the draft article as discussed to be amended tonight with Town Counsel.

On motion duly made and seconded, it was unanimously voted to submit the following article:

“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 Revenues.”

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

At 8:28 p.m., Chairman Morely opened a discussion regarding the Bruce Freeman Rail Trail (BFRT) Partial 75% Design proposal. It was noted Ms. Kablack had asked the consultants for a schedule update and she was informed the design phase had been expanded by two months and that it is anticipated that funds would run out prior to July 1, 2017. Ms. Kablack verified partial 75% design work could be started prior to receiving full MassDOT 25% design approval. It was noted structural analysis and bridge design could begin. It was also noted that approximately \$100,000 to \$150,000 could cover the anticipated costs.

Chairman Morely stated the money will eventually be spent on this project at some point.

Selectman Simon stated the survey work is ongoing currently, and if work continues through the winter the project should be back on track. He stated the Selectmen approved the project and the objective is to avoid a funding gap in the process. Selectman Simon stated he and Ms. Kablack spoke to VHB representatives.

Ms. Brown asked what would be purchased beyond the 25% design. Ms. Cline and Ms. Kablack stated a partial 75% design from the MassDOT handbook would be anticipated. Ms. Brown stated that when the 25% design is completed and goes to MassDOT for approval the project will not be able to be ranked for construction funding. Ms. Kablack stated the project appears to be an obvious one for approval, since it continues a 12 mile stretch already underway. Ms. Brown stated there is a risk to consider. Selectman Simon stated he believes the risk is low. He also stated Concord has asked, as it finishes its 75% design, if the design work needed along Powdermill Road to Route 117 could be expedited.

Mr. Friedlander stated that, to date, the BFRT project has not stayed on schedule and it may continue to have delays. Chairman Morely stated that, if this is the case, the money would not be spent. Mr. Friedlander suggested it might be better to wait and see how the project progresses. Ms. Remington stated it is important not to lose momentum with the project. Mr. Friedlander stated there are potential legal and wetlands issues, and he is not convinced that it is appropriate to work ahead without the MassDOT approval of the 25% design.

Ms. Quirk and Mr. Beagan questioned if the Committee should consider recommending a lesser amount than \$150,000.

Ms. Brown noted there is nothing in the draft Warrant article to state that the 25% design has to be completed before the additional funds can be spent. Ms. Kablack stated a Request for Proposal would be needed and that this article is intended as a safeguard against any production gaps.

On motion duly made and seconded, it was voted to submit the following article:

“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.

Mr. Friedlander opposed the vote.

COMMUNITY PRESERVATION FUND – SUDBURY HOUSING TRUST ALLOCATION

The Committee had unanimously voted at its last meeting to submit the following article and no revisions were made tonight:

“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 FUND – GOODNOW LIBRARY ARCHIVES

The Committee had unanimously voted at its last meeting to submit the following article and no revisions were made tonight:

“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.”

Later in the evening, Ms. Warren stated the Sudbury Historical Commission voted unanimously to support this project.

COMMUNITY PRESERVATION FUND – TOWN CENTER LANDSCAPING

The Committee had unanimously voted at its last meeting to submit the following article and no revisions were made tonight:

“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 FUND – DAVIS FIELD IMPROVEMENTS

At this time, this project is on hold.

Wayside Inn Proposal

Chairman Morely stated he would prefer that if funds need to be used for the Wayside Inn proposal that it be bonded and that cash is preserved.

Ms. Brown stated it would be helpful to have any idea from the Committee as to an amount which might be possible for her to share with the Selectmen.

Ms. Warren stated she has tried to research what was done for Nobscot and Pantry Brook. Chairman Morely explained open space is typically bonded so that the tax burden is spread over several groups of taxpayers for something which will be enjoyed into perpetuity.

Mr. Friedlander suggested an offer to use \$750,000 of CPA bonding capacity. Ms. Remington and Ms. Warren thought the number should be \$1 million of bonding, at a minimum. Ms. Quirk stated the number recommended needs to be meaningful.

Chairman Morely stated he hopes the Town will support a \$5.5 million request for the property. Mr. Beagan asked if citizens will support it at the ballot box. The consensus of the Committee is the residents will not want to see this property developed.

Ms. Quirk asked what the next big projects are which will be considered for CPA funding. Ms. Kablack stated there are still several large parcels of land which could be offered to the Town, and there is the restoration of the Town Hall.

Ms. Warren asked for clarification regarding the role of the CPC and whether it is only to determine if a project is CPA-eligible. She opined the entirety of the Wayside Inn land is far more significant than the Town Hall. Ms. Warren emphasized the amount of money recommended by the CPC for the Wayside Inn project gives a signal to voters at Town Meeting. Ms. Remington concurred, noting it is important to also let the voters know how limited the CPA funds are this year.

On motion duly made and seconded, it was unanimously

VOTED: To approve \$1 million of Community Preservation Act (to be bonded) for the Wayside Inn land preservation proposal, and to inform the Board of Selectmen that the Community Preservation Committee is extremely supportive of the project, and it is willing to discuss it further with the Board of Selectmen, if needed.

Ms. Brown stated she would share this information with the Selectmen's negotiating team for the project.

COMMUNITY PRESERVATION FUND - GENERAL BUDGET AND APPROPRIATIONS

On motion duly made and seconded, it was unanimously voted to submit the following article:

“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.”

On motion duly made and seconded, it was also unanimously voted to keep the Administrative Funds Budget at \$90,000. Ms. Kablack noted she added a sentence to the Committee's Report explaining how the Administrative Funds are used.

2015 Community Preservation Committee Annual Report

The Board was previously in receipt of a Draft 2015 Sudbury Community Preservation Committee Annual Report.

Chairman Morely suggested adding a sentence to the third paragraph, which he submitted to Ms. Kablack. It was also suggested the word “forecast” in the third sentence of the second paragraph be changed to read as “budget.” It was further suggested that the full amount received from the State for CPA matching funds and additional allocations be noted in the fourth paragraph.

On motion duly made and seconded, it was unanimously

VOTED: To approve and sign the 2015 Sudbury Community Preservation Committee Annual Report as reviewed and amended tonight.

CPC Future Meeting Schedule

Ms. Kablack stated no future meetings are scheduled at this time, and the Committee will meet as needed prior to Town Meeting.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:08 p.m.