

Present: Chairman Sherrill Cline, Lynne Remington, Diana Warren, Thomas Friedlander, Scott Smigler, Nancy Kilcoyne, Pat Brown and Environmental Planner Beth Suedmeyer.

By Phone: Bobby Beagan and Director of Planning and Community Development, Meagen Donoghue.

Absent: Eric Poch

At 7:37 p.m., Chairman Cline called the meeting to order.

Public Hearing: Community Preservation Act – FY19 Project Submissions – Part 2

At 7:40 p.m., Chairman Cline opened the Public Hearing to hear four presentations for the project submissions received for requests for FY19 Community Preservation Act (CPA) funding. Chairman Cline explained the CPC will hold two Public Hearings this year and the Committee will hear the remaining presentations tonight. She stated tonight's Hearing was duly noticed, and it allows the community to hear about projects from the applicants. She also announced that member Bobby Beagan and the Director of Planning and Community Development were calling in via teleconference.

PROJECT SUBMISSION FORM – POND HARVESTING/HOP BROOK PONDS FOR THE HOP BROOK PROTECTION ASSOCIATION

Present: Susan Collins

The proposal was submitted by The Hop Brook Protection Association, requesting \$45,000 over three years to fund the harvesting of three ponds from the category of Recreation for FY19.

Chairwoman Cline welcomed Susan Collins, the harvesting coordinator of the Hop Brook Protection Agency, to the meeting. Ms. Collins stated she is seeking \$45,000 over a three-year period; \$15,000 per year over the next three years, starting in 2018 to harvest the three ponds. The Hop Brook Association has been harvesting the three ponds since 2004 and first applied to the CPC in 2006 for \$8,000 per year, used over the course of four years. In 2011, the group was approved for another \$4,000 per year for four years. In 2015, they were approved for \$15,000 per year for three years.

Ms. Cline clarified that the funds were for FY19. Ms. Collins indicated she understood, and hopes to begin the project over the summer of 2018.

Ms. Cline asked the Committee if they had any questions. Ms. Collins noted she did bring copies of the 2016 harvesting reports. Ms. Cline questioned the category of

Recreation. Ms. Cline asked if the idea was if the ponds are clear, people could recreate on ponds. Ms. Collins stated that was correct.

Ms. Cline recognized Frank Lyons, President of the . Hop Brook Protection Association, Wayside Inn Rd. Mr. Lyons indicated the Town of Sudbury owns and has significant interest in properties at both the Carding Mill and Stearns Mill Ponds. Mr. Lyons added they have been clearing Grist Mill Pond as much as possible over the last few years with volunteer effort from US Fish and Wildlife because they are unable to put the harvester in at this location. At Carding Mill Pond, the weeds removed go to a farmer in Framingham for use as fertilizer. He intends to talk to Town about the harvesting the Stearns Mill and Carding Mill Ponds that the Town owns and the cost requested from CPA would then be reduced.

Ms. Cline opened the Hearing to public for comment and questions. There were none.

PROJECT SUBMISSION FORM – REMOVAL OF INVASIVE PLANT SPECIES FOR THE WAYSIDE INN

Present: Mark Kablack of Wayside Inn Board of Trustees

Chairwoman Cline welcomed Mark Kablack, representing the Wayside Inn Board of Trustees (the Board) for the application to remove invasive plant species. Mr. Kablack introduced himself and Inn Keeper Steve Pickford and provided a summary of the project, stating the Wayside Inn is a charitable, non-profit entity and has been so since Henry Ford owned it nearly 65 years ago. Mr. Kablack explained that although there are occasional donations from donors, the revenue generated from the lodging and restaurant funds the maintenance of the facilities. He further noted the campus comprises nine buildings on 125 acres. He stated the income from the Inn cannot support in long-term fashion the maintenance of the campus. Mr. Kablack indicated there is much work to be done and the Board is seeking other funding opportunities to help maintain the campus. Mr. Kablack informed the Committee that the CPC provided funding several years ago for signage. Currently, there are several efforts underway to improve the campus and branding of the Inn and other elements of the property.

The Board identified four areas which are particularly encumbered by invasives slated for removal. Mr. Kablack referred to a map shown on the projection screen illustrating fields, woods, wetlands, and roadways. He pointed out the four target areas, including:

- 1-south of route 20 near Inn trail with bittersweet, poison ivy, other invasives
- 2-along route 20 beside the muster field
- 3-along the Mill Pond stream that drains under route 20 and into a trout pond; this is a jurisdictional resource under the Conservation Commission
- 4-near the Grist Mill off of Wayside Inn Road

Mr. Kablack stated there is a need to restore the stream by planting native vegetation. He stated this a modification to the application after receiving input from the Chair of the Conservation Commission, Mr. Friedlander, and the Conservation Agent, Debbie Dineen, who commented on both the removal of invasives, and the function of prospective new plantings to mitigate future invasive growth. He further explained this modification increases funding to \$18,500 with the cost differential of \$6000 to be covered by Wayside Inn.. The Wayside Inn is still requesting \$12,500 from the CPC as originally proposed.

Mr. Friedlander asked Mr. Kablack if there was a bid out for a contractor. Mr. Kablack responded the Wayside Inn submitted an estimate with the Dennis Tree Company (included in the application packet). However, the Inn will work with the Conservation Agent to select an appropriate company. They have not signed a contract to date with the Dennis Tree Company. Mr. Friedlander stated he and Ms. Dineen met with Mr. Kablack and Mr. Pickford to garner support from the Commission. Mr. Friedlander noted that the Commission has not received the NOI yet, and they anticipated the Wayside Inn would be coming before the Conservation Commission in the spring. In meantime, Mr. Friedlander suggests attendance at the January 8, 2018 meeting to gain the support of the Conservation Commission.

As Mr. Friedlander understands the project, the Wayside Inn will be considerate of the environment, as there will be hand cutting only and no chemicals.

Mr. Smigler asked if this work is considered “maintenance” every so many years, or is it one and done? Ms. Cline clarified the last application from the Hop Brook Association was not one and done, but believes that project falls under rehabilitation and restoration of land for recreational use and asked Mr. Kablack if this was the case with regard to this application as well.

Mr. Kablack noted this is both a request under Open Space and Recreation and responded to the question that the project could also fall under Historic. He agreed that it could fall under all three categories. He stated the Wayside Inn mirrored this application with the Hop Brook Association’s submittal; falling under a similar vein. Mr. Kablack noted this project is more likely to be one time only as the Wayside Inn plans to stay on top of the areas with restoration and control that will not require additional application.

Ms. Brown asked if the need for restoration will be evaluated in other areas and will the Inn come before the CPC in the future. Mr. Kablack responded that these are the most visible and encumbered areas now and said they hope to have an on-going conversation with the CPC when looking at other areas in the future. He noted that as volunteerism

comes and goes, they are building their endowment to look at other issues in other areas of the campus.

Ms. Remington asked how far along the Wayside Inn has got in their fundraising efforts. Mr. Kablack explained the Wayside Inn's Annual Gift Campaign this time of year which raises 10,000 to \$15,000, which he notes is not sustainable. The Inn has recently hired a development coordinator to "ramp up" their fundraising efforts.

PROJECT SUBMISSION FORM – LIBERTY LEDGE CONSERVATION RESTRICTION

Proponent: Mark Taylor, Owner and Property Manager

The Committee was previously in receipt of copies of an email from Mark Taylor, dated November 29, 2017.

Chairman Cline announced this project request has been withdrawn.

Ms. Suedmeyer briefly commented on the Liberty Ledge application. She indicated although the application was withdrawn, she previously met with Mr. Taylor and will continue to do so to work with him to find collaboration opportunities and to determine if there is further interest in obtaining a portion of the property which would not interfere with the current activities of the camp and would allow for conservation. She noted that the discussion is premature and will need time to determine how to move forward with the property.

PROJECT SUBMISSION FORM – BROADACRES FARM (REVISED)

Present: Beth Suedmeyer, Environmental Planner

Chairwoman Cline welcomed Environmental Planner Beth Suedmeyer, who submitted the revised application for Broadacres Farm requesting funding for the conservation of open space.

Ms. Suedmeyer introduced the project by stating the property consists of a farm that falls under Chapter 61. She indicated she does not have an estimated value of the project, but is currently in early negotiations at this time with the owners. She wanted to bring the project the CPC's attention, given its significant priority for conservation and in past planning efforts. She added that if the negotiations proceed quickly, the Town may have a value by the spring. Thus, the application to the CPC this year as a placeholder for the Spring Town Meeting Warrant.

Ms. Suedmeyer described the property at 82 Morse Road as an active horse farm and pasture with an indoor riding arena and homestead. She reiterated that the property is

under Chapter 61 for agricultural use. She explained that is a program offered by the state as a tax deferment program for landowners in agriculture, conservation or recreation restrictions. The program allows landowners to keep those land uses in place on their properties and pay a lower tax rate.

The property is located on both sides of Morse Road, a designated scenic road in Sudbury. It abuts several properties of interest including Wake Robin Woods Conservation Land, Featherland Park and the proposed Bruce Freeman Rail Trail (BFRT). Ms. Suedmeyer pointed out via a projected aerial view of the property, that the east parcel adjacent to Featherland Park comprises 9.6 acres. To the north east of Morse Road, and to the left (west) of the proposed BFRT, there is a 5 acre parcel where the homestead is located. There is a total of 19.2 acres to the south east of Morse Road, and to the left of the BFRT.

Ms. Suedmeyer further explained that this property was a priority parcel identified in the 2009-2015 Open Space and Recreation Plan (OSRP). The property contains three vernal pools and it is listed as a Critical Concern in the Heritage Landscape Inventory.

She noted there is strong support for the property from the Land Acquisition Review Committee who voted unanimously to support the acquisition of the property at their 12/12/17 meeting. The Conservation Commission also voted unanimously to support the conservation of the property (with particular conservation interest on the portion south of Morse Road) at their 12/18/17 meeting.

Ms. Suedmeyer further showed wetland and floodplain illustrations as well as two categories of zoning which will have an effect on the highest and best use valuation of the property.

Ms. Cline asked the Committee if they had questions.

Mr. Friedlander added that the Conservation Commission supports the project. He asked if there is any indication of cost and is it the intent of the Town to have the project paid entirely with CPC money, or a combination of other funding sources.

Ms. Suedmeyer stated it is premature at this time to talk about a specific price or value. She also noted the Town is still discussing with the owner whether the whole property would be available for acquisition, or just a portion of the land. She also stated the project could consist of a phased acquisition. The most recent conversation with the property owner indicates they are most interested in selling the parcel south of Morse Road to the Town and would like to maintain the operations of the horse farm. The status is that the property owner had wetlands delineated on the south parcel and has an overlay of a subdivision plan that they have developed.

Ms. Suedmeyer recalled when the Town Manager requested administrative funds from the CPC a few months ago to conduct an appraisal of the property. With this additional information, this will help address negotiations with the purchase of the property.

Ms. Suedmeyer returned to discussing Chapter 61, stating the Town has the right of first refusal to acquire the property if the owner intends to transfer to a different use or sell the property. When the owner first made the Town aware of its intention to sell the property, the Town began the conversation with the owner. With the right of first refusal, there is a 120-day process to come up with a counter offer, based on the previously agreed to purchase price from a third party buyer. The Town felt it was necessary to negotiate early in the process so as not to have to negotiate with a future developer against the 120-day deadline. This gives the Town flexibility to come to a more desirable outcome.

Mr. Friedlander referred to Ms. Suedmeyer's comment about the subdivision overlay on the south side by asking how many lots are proposed.

Note: These minutes are being transcribed from video via Sudbury TV. At this point in the recording, there was technical issue and a break in the recording occurred.

Mr. Smigler questioned if the creation of a subdivision would be consistent with the character of Sudbury or not. Ms. Suedmeyer noted that Sudbury has been consistently interested in preserving significant parcels of farms and agricultural space. She added if the entirety of the property were up for negotiation, there would be a difficult conversation regarding the acquisition of buildings and potential use for recreation for the land that abuts Featherland Park. She added the land south of Morse Road, given its undisturbed state, scenic view, connectivity with other recreation and conservation lands, and adjacency to other flood plains, makes for a nice opportunity for preserving the ecosystem and scenic aesthetic. She noted that the addition of single-family homes is also something that needs to be weighed in terms of services to and from the Town.

Mr. Smigler asked if there is a vision for the use of the entire property. Ms. Suedmeyer stated she's had conversations with other Town Departments, such as Park and Recreation, but at this time, there is no plan for land use. She added that the property owner right now is just interested in selling south of Morse Road. She noted the Town will not be doing a master plan for the property at this time, but there may be room for development of such a plan if a phased acquisition were to happen.

Ms. Brown asked if the property is sold for continued agricultural use, does that still trigger Chapter 61? Ms. Suedmeyer was under the impression that any purchase and sale or change in use triggers Chapter 61. She noted she would look into it further.

Mr. Smigler asked for clarification on the conservation fund. Ms. Cline stated the Conservation Fund aspect was withdrawn. Mr. Smigler sought further clarification on the

financial request. Ms. Cline said what is being requested is when there is a dollar figure, the Committee will decide if they want to recommend the purchase of the land, possibly through bonding, but the decision will be based on the Committee's priorities at that time.

Ms. Suedmeyer explained that the property owners would still like to maintain the horse farm and business, but would at this time like to sell off the southern parcel of land. She further explained the intention of coming before the CPC is to keep the option open to receive funds if the Town were to obtain the appraisal and come to an agreed upon purchase price before Town Meeting. Mr. Smigler asked when the Town anticipated getting the appraisal. Ms. Suedmeyer stated she hopes to receive the appraisal in a couple of months and she is also looking for clarification to see if a specific value needs to be listed on the Warrant Article before the January deadline.

Ms. Brown stated having a dollar amount makes it easy to come to a decision when weighing all of the other applications.

Ms. Cline opened the Hearing to the public for comments.

Charlie Russo, a direct abutter to the property, wanted to add to Ms. Suedmeyer's presentation that this decision is not a "top-down" approach. He noted when the Town Manager made the administrative request two months ago, there were a number of Sudbury residents/neighbors present in support of the proposal. He added this property was featured prominently on the Town's website for a number of years. He stated some aspects that make this property different includes the recent traffic counts conducted for the BFRT, noting there were as many as 2500 cars that drive past. For all of these people that drive by, this could be branded as "your public land; please come enjoy it." Mr. Russo added if purchased for conservation reasons, 75% of the land would have to be used for conservation. He noted that this is the one and only chance that the Town could do this.

Mr. Smigler asked if the Town would be looking to fund this project through other sources of capital. Ms. Cline noted that it could be a debt override through the town. Mr. Smigler asked if it would be helpful to get feedback from the Town. Ms. Cline stated that Ms. Suedmeyer is looking into the various options to fund, but first and foremost is defining the cost of the purchase of land.

Ms. Cline closed the Public Hearing for the FY19 CPA Funds Requests.

OTHER BUSINESS:

ADMINISTRATIVE REQUEST FOR FUNDING THE 2018 OPEN SPACE AND RECREATION PLAN

Ms. Cline once again welcomed Ms. Suedmeyer who clarified that she will not be using the original CPC application, but instead is requesting administrative funds for the 2018

Open Space and Recreation Plan (OSRP). Ms. Suedmeyer provided a history of when the last OSRP was written in 2009 and extended in 2013 by the Office of Energy and Environmental Affairs, until 2015. She added the State's standards have changed from a five year to a seven year plan. Ms. Suedmeyer stated a new OSRP was broached in 2015 by the former Assistant Town Planner, James Kupfer, who conducted research and engaged the public for the next iteration of the OSRP. However, Mr. Kupfer left and the previous Director of Planning was unable to work on it. Now that the department is at full staff, the project, as well as the Master Plan is being picked up again.

Ms. Suedmeyer said one of her biggest challenges with the project is the mapping exercises, data compilation and potentially other aspects. Therefore, she is looking for a consultant to conduct these aspects for the OSRP. As a result, she estimates \$15,000 for consulting fees at this time to be used either for a professional consultant or a graduate student to assist with the GIS and mapping component.

Ms. Cline asked for clarification from Ms. Suedmeyer's request of funds from the FY18 CPC budget. Ms. Cline stated that the FY18 funds were depleted by the \$25,000 requested by the Town Manager for the two appraisals of Liberty Ledge and Broadacres Farm. Ms. Cline stated now that there is no longer a need to appraise Liberty Ledge, she assumes that \$12,500 would be available. She asked for clarification if both appraisals were to be split 50/50. Ms. Suedmeyer stated the request was made from the Town Manager's office and she was not sure.

Ms. Suedmeyer was under the impression that the Administrative Budget still had sufficient funds in it. She indicated that Ms. Cline was correct in assuming that the funds that were to be used for Liberty Ledge could be directed towards this project.

Mr. Friedlander asked how the previous OSRP was funded under James Kupfer. Ms. Suedmeyer stated it was done in-house and to a large extent, this iteration would be as well, but she does not have the time to dedicate to the more labor-intensive work in a timely fashion.

Ms. Remington asked if there will be a request for volunteers. Ms. Suedmeyer said she will be doing the bulk of the work, but will be asking the assistance of volunteers from Parks and Recreation, Conservation Commission, and other boards and commissions. She may form a stand-alone committee made up of volunteers.

Ms. Brown asked how long the project will take. Ms. Suedmeyer would like to fast-track it with the coordination of public engagement and committee meetings along with writing the document. She said six months would be the fastest track, but ambitious.

Ms. Brown asked if the project is governed by a schedule. Ms. Suedmeyer outlined the process for mapping depending of the approach taken.

Ms. Cline stated that in the memo provided by Ms. Suedmeyer, there is a link to the State's Office of Energy and Environmental Affairs on OSRPs and there is an extensive explanation of what to include within the document. She noted it is not just a "cut and paste job." She further noted that if the Town were to apply for any LAND grants, such as for Broadacres Farm, the Town would need an updated OSRP. She stated there is a balance of \$4,800 in the FY18 CPC administrative budget. However if the previous request for appraisals is down to \$12,500, that changes the balance.

Ms. Suedmeyer stated she will be having a conversation with the Town Manager regarding the previous administrative requests for two appraisals and looking further into the opportunities to request administrative funds from FY19.

Ms. Cline asked if Ms. Suedmeyer could table the conversation until the next meeting so she could further conduct her research. Ms. Cline asked for it to be put on the next agenda.

STATUS OF THE CSX LINE

Ms. Cline once again welcomed Ms. Suedmeyer who presented on the status of the CSX Line.

Ms. Suedmeyer stated there is a long history with the Town and the CSX Line. At one point there were negotiations and the Town reached an agreement with CSX to acquire the rail corridor that goes from Station Avenue to the Framingham Town Line. The Bruce Freeman Rail Trail that is currently in design and is funded by the state and federal funding, extends from the Concord border to Station Avenue. South of that, the rail line is still owned by CSX. The portion that is currently in design is owned by the MassDOT Rail Division, and that is why it is eligible for the construction of a rail trail. The Town continues to negotiate with CSX for the remaining rail line. In 2010 at the Annual Town Meeting, a vote was passed to have CPA funds allocated towards the acquisition of the parcel/rail corridor. There have been questions raised since the Town Meeting vote regarding of the appropriateness of the use of CPA funds towards the purchase of the CSX rail corridor. Ms. Suedmeyer noted that there is a reversionary clause required with the acquisition of a rail corridor. Although it may never happen, there is the potential that the land could be returned back to the previous owner for the purpose of rail use or transportation related purposes.

Ms. Suedmeyer stated it does create a problem regarding the use of CPA funds when there is no guarantee that the land will be available for approved uses in the future. The Town has continued to maintain the funds with the hope that, at a future date, something would change that would allow CPA funds to be appropriately used. Options include a change in the CPA statute or a change in the opinion by the Department of Revenue regarding this particular issue. She said the Governor has placed a tremendous amount of interest on multi use and recreational use paths and the connectivity associated with them. Governor Baker created a Trails Team to meet the goals of the administration to help

municipalities with issues associated to trails. Ms. Suedmeyer attended a Trails Team meeting and raised the issues that Sudbury is experiencing related to the limitation of using CPA funds for the design and acquisition of the rail corridor. She noted the Governor's Office was favorable to Sudbury's requests for assistance and is currently sorting through the options of whether it would be a legislative request for a change in the statute, or revisiting the Department of Revenue opinion.

Ms. Suedmeyer is optimistic given the Governor's engagement and wanted to provide the CPC with the update. She wanted to request that though these funds of \$420,000 may not be needed in the immediate time-frame, that they be allowed to stay in the existing allocated funds in the event that the Town determines that we can move forward with the purchase.

Mr. Friedlander asked when the original vote was? Ms. Suedmeyer responded with 2010. Mr. Friedlander recollected that there was an intent to spend it within a certain amount of time. He directed a question to the CPC asking whether there a reason to hold the funds with the possibility of using the funds years from now, when there are other projects that need to be funded now? Or should the CPC ask Town Meeting whether there should be a reversion, given the time that has passed?

Ms. Brown stated that the Town renews the request every year that the rail line not be abandoned. This was requested and granted again in 2017. The Town received an appraisal in 2016 of the value of the rail line. She asked if Ms. Suedmeyer knew the outcome. Ms. Suedmeyer believed it was approximately \$700,000. Ms. Brown stated that would be equal to the \$700,000 purchase price authorized in Chapter 79 of the Acts of 2014. The State authorized money for this purchase, but never appropriated it. She noted the State has been aware of this and one could argue that the State ownership is another way to go. She noted the Department of Revenue's opinion may change and it is possible that the legislation can change, and that the value of the corridor may not be covered by the \$420,000. She explained why the CPC money was allocated twice: the first vote in 2008 by bonding, and the second in 2010 to use cash. There have been other issues where the Town has appropriated money but the money cannot be spent, such as walkways. She recommends reverting the money.

Mr. Len Simon of Meadowbrook Circle and member of the Board of Selectmen spoke on the 2018 Board of Selectmen Goal Setting Session. He passed out the list of goals determined by the Selectmen. Mr. Simon stated the Bruce Freeman Rail Trail/CSX Rail Trail item on the Selectmen's Goals should be considered as one project. He noted the Board is still supportive of both the Bruce Freeman Rail Trail and continuing it along the CSX Rail Line. What is in question is the ability to use the CPA funds as permitted by law. He reiterated the options Ms. Suedmeyer spoke of previously, restating the legislative options and noted that State Senator Jamie Eldridge and State Representative Carmine Gentile were both in favor of supporting a change in the CPA law to allow for the purchase with CPA funds for that rail line. He stated the Brue Freeman Rail Trail

received repeated support at Town Meeting over the course of a four-year period. He also stated the City of Framingham has been speaking with CSX to acquire their portion. They have come up with an argument to reduce the price, centering on a raised culvert. Mr. Simon continued by stating the project is a work in progress and has picked up steam and is on track. To abandon the funds, he opined, would be sending a wrong message to Framingham and would be inconsistent with what the residents of Sudbury had said over the years.

Mr. Friedlander clarified his earlier statement by stating that if the CPC votes to revert the funds, then it makes money available for other projects. However, he added, Town Meeting will make the final decision. In the meantime, however, the money is sitting there that could be used on other meaningful projects.

Ms. Brown agreed that the Board of Selectmen is in favor of the CSX Rail Trail, but has not come to a consensus on the funding source. She noted that at last Town Meeting, \$330,000 required to complete the 75% design of the BFRT did not come from CPA funding, but used free cash. She stated the CPC received the application for \$330,000, but after conferring with Town Counsel and a meeting in Executive Session, the Selectmen decided to use free cash. She added that the Community Preservation Act granted the Department of Revenue the power to write regulations but did not grant anyone enforcement powers. Therefore, when there is an argument with the use of CPA funds, it is taken to court as happened when Norwell used CPA funds for walkways. The Board of Selectmen is taking this into consideration. Town Counsel felt that there is a legal risk in using CPA money and moving forward with a purchase of property which includes the reversionary clause.

Mr. Simon stated last year's Town Meeting decision to use free cash was to move forward quickly. Now we have some time to clarify the issue with the two options presented. He believes the State will do whatever it can to fund rail trails and the previous authorization shows the intent of the legislature..

Ms. Brown disagreed with the justification of timeliness for last year's Town Meeting vote and stated that if the CPC uses CPA money for the 75% design, it leaves the CPC open to a lawsuit. Mr. Simon's recommendation is to wait on reverting the funds and work with the legislature, moving forward.

Ms. Suedmeyer explained the CPC differentiates between the use of funds for design versus the acquisition of a rail corridor. She noted that Town Counsel's opinion when we enter into a lease with MassDOT for the BFRT that is currently in design, that if the Town ensures the terms of the lease will enable the use of CPA funds then we can use CPA funds. There is a possibility that the negotiation of the lease with MassDOT may help free up the CPA funds for design, but not acquisition. However the Governor's Office is willing to discuss using CPC funds for the acquisition of the rail line.

Dan DePompei of 35 Haynes Road spoke of purchasing Ms. Carole Wolfe's property with the use of state grant funds and CPC money. He stated that state grant money was available to protect the well area near the CSX line and that is when the negotiations began with CSX. When it was found out what Sudbury was going to use the grant for: to purchase this property, it was refused. The state has refused to give us a grant that we had planned to use to purchase this property for the reason we're talking about tonight. He opined that he is not certain that the CPC should reserve money for something to wait for a change in legislation. He stated that it is hard to change legislation. He says he supports the purchase of the property, but that we should not reserve the funds. He also disagreed calling it one trail, because that would require environmental review of the trail as one project and because the state defines the trail design in two pieces.

Mr. Smigler asked if the \$420,000 was collecting interest. Ms. Cline said yes.

ADMINISTRATIVE REPORT

There is none at this time.

APPROVAL OF MEETING MINTUES FROM 12/6/17

Minutes

The Board was previously in receipt of copies of the Community Preservation Committee's December 6, 2017 Meeting Minutes.

Chairman Cline requested the first line on Page 2 be revised to read as follows: "Chairman Cline stated the proposal was for level funding for", the sixth line of page 3 be revised to read "additional affordable housing units", rather than "additional permitted housing units", the sentence in the second paragraph of page 3 be revised to add "by the Town" after submitted, the first line of the third paragraph on page 4 to be revised to change "shade area" to "shade cover", and in the first line of the last paragraph of page 11 be revised to "Mr. Poch stated he is inclined" rather than "included".

On motion duly made and seconded, it was unanimously:

VOTED: To approve the Community Preservation Committee's December 6, 2017 Meeting Minutes, as revised tonight by Chairman Cline.

CPC Future Meeting Schedule

Chairman Cline reviewed the proposed CPC Meeting schedule as follows: January 3, 2018 – Deliberate and Vote on Applications, and January 17, 2018 – Finalize Warrant Articles

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:30 p.m.