

CPC Meeting Minutes 1/17/18

Present: Chairwoman Sherrill Cline, Lynn Remington, Pat Brown, Diana Warren, Scott Smigler, Nancy Kilcoyne, Thomas Friedlander, Eric Poch (arrived at 7:55pm)
Staff: Director of Planning and Community Development, Meagen Donoghue, Environmental Planner, Beth Suedmeyer
Absent: Bobby Beagen

At 7:35 p.m., Chairwoman Cline called the meeting to order and requested the Committee go in reverse order with the agenda.

Minutes:

The Board was previously in receipt of copies of the Community Preservation Committee's December 20, 2017 Meeting Minutes.

Chairwoman Cline requested members to send any amendments to the Minutes to her and she will work with Ms. Donoghue to correct the minutes and get back to them on another occasion for approval.

Annual Report

On motion duly made and seconded, it was unanimously

VOTED: To approve the 2017 Annual Report for the CPC.

Review and Vote on Warrant Articles for 2018 Annual Town Meeting

1. Playground modernization for Sudbury Public Schools

Mr. Smigler asked whether the appropriation would be reverted if the project didn't go forward. He additionally asked if the money allocated would be retained until additional money is received for the project. Chairwoman Cline explained that once approved at Town Meeting, the applicants can start drawing down when the Fiscal Year begins upon submission of receipts.

On motion duly made and seconded, it was

VOTED: To approve the Warrant Article as submitted.

2. Pond Harvesting from Grist Mill, Carding Mill, and Stearns Ponds

Discussion ensued to clarify that the appropriation would be limited to a maximum of \$15,000 per year for FY 19, FY20, and FY21. This amendment to the Committee report was accepted.

On motion duly made and seconded, it was

VOTED: To approve the Warrant Article as amended.

3. Wayside Inn Removal of Invasive Plant Species

Discussion ensued about the Wayside Inn's project increasing to a total of \$18,500 (the original request being \$12,500). The additional cost of the project totaling \$6,000 would be incurred by the Wayside Inn. Mr. Smigler asked if the Wayside Inn's expenses came in under the \$6,000, would the CPC be entitled to a reduction in the amount of the appropriation of \$12,500. Ms. Warren stated the Warrant Article was not written in that way.

Mr. Friedlander stated the amount of \$12,500 was an estimate for the removal of the invasive species and requested that the wording of the Warrant Article be amended to clarify that the Inn will fund the additional cost of the restoration of vegetation in select areas at an estimated cost of \$6000.

Ms. Cline stated that Ms. Warren's point was that the Wayside Inn was committing the additional money. Ms. Warren referred to a previous year's allocation to the Loring Parsonage noting if an applicant utilizes his or her organization's own money, it demonstrates a partnership. Ms. Warren further noted it is a two-part project in which the CPC is handling the removal and the Wayside Inn is pledging up to \$6000 for restoration of vegetation.

Discussion ensued about which CPA category best suited the application. It was agreed that this qualified as an Historic Preservation project.

On motion duly made and seconded, it was

VOTED: To approve the Warrant Article as amended.

4. Acquisition of Broadacres Farm

Mr. Smigler asked if the CPC had to vote on this today, and based on the progress of the negotiations can the language be changed.

Ms. Cline noted Town Counsel approved the language of the article. However, the CPC can withdraw the article if the CPC does not approve of the final proposal from the Board of Selectmen, or amend it as long as it stays within the four corners of the article.

Mr. Smigler asked about funding source. Ms. Poch noted the CPC could put in a percentage, and other sources can cover the potential gap. This will change the language of the article.

Ms. Cline noted the CPC will be meeting again to discuss funding the project prior to Town Meeting; possibly in March. Mr. Poch noted that changes could be discussed at Town Meeting on the floor. This article is just a placeholder for the time being.

Mr. Poch noted that the current article would have to be approved by the Board of Selectmen. He added the CPC should discuss the thresholds that would lean toward funding the entire property.

Ms. Cline noted this appropriation related only to the southern portion of the property. Mr. Smigler asked if we could make this article more flexible, meaning if there are changes before the Warrant is

finalized, could the CPC make the change. He added, if it changes after finalization the CPC might have to IP the article and have a special town meeting.

Ms. Suedmeyer discussed the “meeting within a town meeting” process in order to change it. Ms. Suedmeyer noted that the hope is to have movement on the sale of the entire property within 4 years.

Ms. Suedmeyer commented on the flexibility regarding the last line of the article noting it could be categorized under Open Space and Recreation.

Discussion ensued regarding the whether the funds should be allocated to the open space or recreation category or both. It was agreed to allocate 50% to each category.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Warrant Article as amended.

5. Regional Housing Services Office

There was no discussion on this Article.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Warrant Article as submitted.

6. Sudbury Housing Trust Allocation

Mr. Smigler asked for clarification of the “multi-pronged nature” of the Sudbury Housing Trust’s efforts to create and preserve affordable housing. Chairwoman Cline clarified that the Housing Trust subsidizes the home ownership of houses in Sudbury for low and moderate-income families and assists in providing small grants for homeowners who meet a certain criteria.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Warrant Article as submitted.

7. CSX Alternative Acquisition Funding Reversion of Funds for FY19

Ms. Brown asked if Town Counsel had approved both the warrant article and committee report. Ms. Suedmeyer discussed the changes from Town Counsel including issues with regard to the legalities.

Ms. Brown said if we do not include the information in the Committee Report, the CPC should discuss the legal issues regarding the use of CPA funds to purchase the CSX corridor on the Town Meeting floor. Ms. Suedmeyer said if the article is not reconsidered or IP’d, she would be doing outreach in advance by way of a press release. Ms. Brown disagreed with the use of a press release as a means of explaining the issues surrounding this Article

On motion duly made and seconded, it was

VOTED: To approve the Warrant Article as approved by Town Counsel.

8. Reversion of Funds for FY19

Mr. Poch stated that the Committee Report should include an explanation that the walkway construction could not proceed following a Court decision prohibiting the use of CPA funds for such purposes. Ms. Cline agreed, and added the language.

Mr. Smigler asked for clarifications of several of the reversions and pointed out a typo in one of the numbers. That was corrected.

Chairwoman Cline noted that she had contacted the proponents of the various articles, including the proponent of the war memorial restoration, and confirmed that the projects had been completed. Ms. Warren stated information about each article should be ready to explain at Town Meeting.

Mr. Friedlander asked if CPC articles can be amended at town meeting as he thought they could not be. Ms. Donoghue agreed to ask Town Counsel.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Warrant Article as amended.

9. General Budget & Appropriations

Ms. Smigler asked if all numbers checked out. Chairwoman Cline said the Director of Finance reviewed the figures stated in the Article earlier this week.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Warrant Article as submitted.

Administrative Report

Ms. Cline asked if Mr. Poch had his previous budget question answered from the Finance Director? Mr. Poch indicated he would send the response from the Finance Director to the Committee.

Chairwoman Cline stated the CPC successfully concluded its review of the FY19 applications and there would be no meeting on January 31, 2018.

Meeting adjourned at 8:42 p.m.