

Present: Chairwoman Sherrill Cline, Lynne Remington, Pat Brown, Eric Poch  
Nancy Kilcoyne, Thomas Friedlander, Scott Smigler, Mara Huston and  
Acting Director of Planning and Community Development, Beth  
Suedmeyer  
Absent: Diana Warren

At 7:00 p.m., Chairwoman Cline called the meeting to order.

**Public Hearing: Community Preservation Act – FY20 Project Submissions –  
Part 2**

At 7:00 p.m., Chairwoman Cline opened the Public Hearing to hear the remaining presentations for the project submissions received for requests for FY20 Community Preservation Act (CPA) funding. Chairwoman Cline read the hearing notice into the minutes. Chairwoman Cline explained the CPC holds these hearings each year, and the Committee heard four presentations at its December 5, 2018 Public Hearing. Chairwoman Cline stated the Committee is familiar with the projects and it has had questions answered already by some proponents.

Tonight's presentations are another opportunity for Committee members and the public to ask any questions they have.

**PROJECT SUBMISSION FORM – FEATHERLAND MULTISPORT COURT  
RECONSTRUCTION - PHASE 2 -**

Present: Bobby Beagan, Park and Recreation Commission, Chairman and Mara Huston, Park and Recreation Commission representative.

The proposal was submitted by Park and Recreation Commission, requesting \$220,000 to construct Phase 2 of the project at Featherland. Lincoln Sudbury High School (LS) has pledged \$10,000 toward the project and the Park and Recreation Commission is also looking for funds from free cash.

Ms. Huston summarized the history of the Featherland Courts which were originally built in two phases in 1961 and 1965. The fencing and posts around the courts were damaged by snowplows in 2014-2015. The fencing and post were dismantled and removed without the knowledge of the Park and Recreation Commission. The entire project was approved in the amount of \$220,000 at Annual Town Meeting 2017. The initial funds were not sufficient to complete the four courts as originally planned. Ms. Huston emphasized that the project was not proposed to be done in phases, but the initial estimate was quite insufficient. Out of the \$220,000 allocated, \$13,769.88 was spent on Survey, Bid and Design fees, \$170,000 was used for Construction Fees and \$36,230.12 remains available for Phase 2.

Phase 1 consisted of the first two tennis courts and four pickleball courts. The courts opened in October, 2018.

Ms. Huston stated the DPW was happy with the work the contractor performed on Phase 1. Ms. Huston stated once approval is received from the CPC to move forward they will then have the DPW go out to bid and secure a quote. DPW has a signed contract with a company to do the bid and that will then determine a more accurate number for funding requested.

Ms. Huston explained that Phase 2 will consist of two fenced in tennis courts and four half-court basketball courts. The basketball courts will have T and 3-point lines. The gates and ramps will be wheelchair accessible and have a paved entry from the parking lot.

T. Friedlander questioned the October 4, 2018 submittal which shows a “to be determined” amount. He asked how much the request was to the CPC given that the total project cost was \$220,000 and there was \$36,230.12 remaining from last year and \$10,000 from Lincoln/Sudbury and some amount also being requested for the Town’s free cash.

Ms. Huston stated there are no firm numbers yet. They will be going out to bid in March but the CPC amount requested is \$220,000. Mr. Beagan promised to provide additional information on firm amounts of cost and contribution, and stated they would have a firm number by Town Meeting.

Mr. Beagan asked Ms. Murphy-Rodrigues if she knew when and how much the free cash would be available. Ms. Melissa Murphy-Rodrigues, Town Manager, clarified that the capital budget is being worked on and the Board of Selectmen will have it finalized between January 15-31, 2019.

Mr. Smigler asked what were the top user groups that are driving this need. Ms. Huston stated the biggest would be the JV tennis. Mr. Beagan stated the top two user groups are the girls and boys Varsity and JV tennis teams, and the general residential users.

Ms. Brown, stated that though she appreciated the donation from LS, she thought the contribution of \$10,000 from LS was too small compared to the usage by LS. Mr. Beagan stated they will bring that opinion back to LS.

*Public Comment:* Ms. Gerry Terrini, 5 Cobblestone Place spoke to the Committee voicing her support for the project from the perspective of the tennis team as her son was on the tennis team. Ms. Terrini also has a letter of support from the varsity coach which she has submitted to Ms. Huston and will submit to the Committee.

Mr. Mark Taylor of Liberty Ledge asked if the basketball hoops were a fixed height? Mr. Beagan stated yes, the hoops are a fixed height. Mr. Taylor suggested they look into maybe having a couple of the hoops be adjustable. Mr. Beagan stated they can look into the option of adjustable hoops.

PROJECT SUBMISSION FORM – SPLASHPARK

Present: Mara Huston

Chairwoman Cline stated the Splash Park application was withdrawn. Ms. Huston explained the proposal was withdrawn as the Park and Recreation Commission wanted to construct a splash park adjacent to Fairbank Community Center but is unsure what the future is for the Fairbank Community Center and would not want to make the capital investment at this time.

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

PROJECT SUBMISSION FORM – TOWN HALL RENOVATION/RESTORATION

Present: Melissa Murphy-Rodrigues, Town Manager and Craig Blake of Permanent Building Committee (PBC)

Ms. Murphy-Rodrigues is requesting \$7.2 - \$7.6 million to renovate the Town Hall.

Ms. Murphy-Rodrigues, through a PowerPoint presentation, explained the necessary renovations and that the project comes from a report received from the Town Hall Blue Ribbon Committee. Ms. Murphy-Rodrigues explained that the plans included a new accessible front door to be added to access the parking lot in unison with the surrounding buildings. Ms. Murphy-Rodrigues also pointed out the existing front door on the Town Center will be made compliant with ADA regulations.

Ms. Murphy-Rodrigues explained the first floor would add a public vestibule near the Clerk's office that would be accessible 24 hours a day for posted notices. There would be men's and women's restrooms added as well as an elevator. The second floor is to be restored so that it will be a usable space for assembly. A chair lift would be installed in the front hall. The basement renovation would have a catering/warming kitchen and additional storage which would house the election equipment. The rear entrance would be enclosed and sloped with 24 hour access to the area where the postings will be but no further access to the building.

Mr. Blake explained there would be changes to the parking lot to reroute pedestrian and car traffic for safer entry.

Ms. Murphy-Rodrigues stated if the CPC were to fund the entire project at the cost of \$7.3 million, the soonest that could be accomplished would be in 2023 with the commitment to use the mandatory 10% restricted historical funds to pay the cost of the bond for approximately 8 years thereafter., Without the commitment to use the 10 percent historical funds, it would be closer to 2025 to have the adequate capacity to fund the project.

Ms. Murphy-Rodrigues explained the CPC currently has between \$2- 2.5 million in debt capacity. The Board of Selectmen may choose to move forward with bonding a portion of the project and ask CPC to bond the balance Ms. Brown asked if that were a 20 year bond. Ms. Murphy-Rodrigues stated yes. Mr. Friedlander asked what the debt cost would be on a 20 year bond. Ms. Murphy-Rodrigues explained it is usually \$100,000 per year per \$1 million.

Chairwoman Cline asked if Ms. Murphy-Rodrigues could share what the other capital projects are that are slated for the future. Ms. Murphy-Rodrigues stated the capital projects for which the BOS had discussed a time line are the Fire station for October Town Meeting and the Fairbanks building for May Town Meeting funding requests. Chairwoman Cline asked which fire station. Ms. Murphy-Rodrigues stated both stations are being looked at to do the living quarters.

Chairwoman Cline asked if the Town Hall would be pushed off to 2023. Ms. Murphy-Rodrigues explained the Board of Selectmen will further discuss the Town Hall at their meeting January 8, 2019 to decide whether they want to use debt capacity and ask CPC to fund a portion or wait until 2023 and ask CPC to fund the entire project.

Ms. Murphy-Rodrigues stated the Board looked at the 6 priority goals that are:

- The Town Center
- The Rail Trails
- Fire Station
- Camp Sewataro
- Fairbanks Building
- Capital Funding

Mr. Friedlander asked what the approximate cost of the building would be by 2023. Mr. Blake stated they anticipate a 4-5 percent increase per year in construction costs which would bring the cost to \$8.5-9 million.

Ms. Remington confirmed that the plan to fund the project entirely from CPA funds in 2023 would require that no other project be bonded in the interim.

Ms. Huston asked if the Town Hall would bring in revenue. Ms. Murphy-Rodrigues stated the plan would be to rent it out for events. Ms. Brown asked if the revenue would go into general revenue. Ms. Murphy-Rodrigues stated the best way would to have a revolving account for building maintenance.

Public Comment: Janie Dretler, 286 Goodmans Hill Road asked about the condition of the Town Hall roof. Mr. Blake explains the existing roof is slate and is in need of repair. The roof will be tied into the proposed addition and repairs would be done at that time.

Chairwoman Cline asked if there were an estimate to the length of life left on the existing roof and is the roof in danger of leaking imminently. Mr. Blake stated it does not leak currently as it is being maintained but to protect a capital asset it will have to be addressed in the future.

Mr. Smigler asked whether Mr. Blake would estimate the money saved in maintenance over the next 20 years in comparison to the cost of renovation now. Mr. Blake could not make that comparison as the cost of renovation now included the value of a fully restored capital asset with greater value for the town.

Mr. Smigler asked what the benefits are to the Town with this renovation. Mr. Blake stated the renovation is to increase the use so it will be a building that can then be utilized by the town and making the capital asset it is not currently.

Ms. Murphy-Rodrigues states the goal of the Blue Ribbon Committee was to bring the building back to be the gem of the Town it was at one time. She added that it would also provide much needed space for the Clerk's office.

Ms. Remington asked whether there was a proven need for additional meeting space. Mr. Blake stated that all the committees he spoke with voiced the need for additional space.

Ms. Huston asked whether it was necessary to actually have a woman's and a men's bathroom or could there be one gender neutral bathroom. Ms. Murphy-Rodrigues stated that could be looked into and the building would be ADA compliant. There were no further questions or comments from the Committee or the public at this time.

#### PROJECT SUBMISSION FORM – RHSO MEMBERSHIP FEES

Present: Melissa Murphy-Rodrigues, Town Manager

The proposal was submitted by Ms. Murphy-Rodrigues. Ms. Murphy-Rodrigues stated the annual membership fees are \$60,000. They are requesting \$30,000 to pay a portion to the Regional Housing Services Office membership. The Sudbury Housing Trust is providing \$30,000 in funds toward the membership fees.

Ms. Murphy-Rodrigues explains that the RHSO membership aids in the administration, LIP monitoring, inventory management, and related housing services. Ms. Murphy-Rodrigues stated the RHSO helps the Town to maintain the 10 percent requirement for affordable housing. She emphasized that the services provided were critical to meet this need and that without the RHSO, the town would have to pay staff to perform these functions.

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

PROJECT SUBMISSION FORM – CAMP SEWATARO.

Present: Melissa Murphy-Rodrigues, Town Manager

Ms. Murphy-Rodrigues presented the proposal which is requesting the consideration of the purchase of Camp Sewataro, a 46 acre parcel located at 1 Liberty Ledge. The request is for \$5,000.00 in administrative funds to have a current appraisal performed on the property.

Ms. Murphy-Rodrigues noted this property is a large open space and recreation opportunity for the community. There are 32 approved single family housing lots on the property and property taxes in the amount of \$209,000 are paid currently.

Ms. Murphy-Rodrigues stated the owner informed the town in the fall that the family is planning to sell the property. The Board of Selectmen made this project a high priority and appointed a Board member to work with a Broker.

The last appraisal done on the property was in 2012 and showed that if the 32 lots were sold to a developer, they would be worth \$8.85 million. If there were an Owner managed sale of the subdivision, the value would be \$10.25 million. The 2015 appraisal update showed a developed subdivision with a value of at \$10.6 million and an Owner managed sale was valued at \$12.3 million.

Ms. Murphy-Rodrigues stated that the BOS had determined in December that they would like to complete their due diligence by April, make a determination as to whether to proceed to purchase the property by June, and submit an article on the October Town Meeting for purchase. However, the Seller has said that he wants a decision by May Town Meeting. The BOS will discuss this timeline in January.

Ms. Murphy-Rodrigues stated that the purchase price would come from tax dollars and the BOS would have to prioritize the capital projects.

Mr. Smigler asked when the RFP would be published. Ms. Murphy-Rodrigues stated they are working with the broker and the RFP would be out late winter, early spring to which the Town would have to respond. Mr. Smigler asked when will the decision be made on who will be awarded the RFP.

Mr. Mark Taylor, 5 Liberty Ledge Road, an owner of Liberty Ledge, LLC and Camp Sewataro stated the RFPs will go out in January with a return date in March. They have not set a closing date. Mr. Taylor stated they would like to get onto the spring meeting

warrant for the Town to purchase the property. There is no guarantee the Sellers would hold off until October an acceptable offer were made by a developer for the purchase of the property.

Ms. Huston asked how the Town would maintain the staff and the grounds. Ms. Murphy-Rodrigues stated the Town's camps are self-sufficient and make a profit. She said the business model for the Town is very similar to that of Camp Sewataro. Sudbury Summer camp would be moved to Camp Sewataro. She also envisioned renting the Fairbank pool to others.

Chairwoman Cline asked when the feasibility study be done. Ms. Murphy-Rodrigues stated as soon as possible. The study would be funded from the Town's operating account.

Ms. Lynne Remington asked if there were an option to find someone to lease the camp. Mr. Taylor believes that is an option. People have expressed interest in the camp but the land has to be sold with the camp. He suggested the town could purchase the land and sell the camp with the town maintaining the rights to use it. Ms. Murphy-Rodrigues stated a camp manager could be hired to oversee the camp. All this will be taken into consideration in the feasibility study.

Ms. Huston asked if the existing houses on the property could be considered into the feasibility study for affordable housing. Ms. Murphy-Rodrigues stated the property is very isolated and the Town would have to make it handicap accessible. They would have to consider the other uses and users of the property.

Mr. Taylor confirmed there are 5 existing residential structures.

Mr. Smigler asked how would the transition of the camp work going from a private owner to the Town running it. Ms. Murphy-Rodrigues stated the Town would have to go through the same permitting process and would have to meet the same State standards.

Ms. Liz McGinnes of Graystone Lane suggested reaching out to Concord to see if they would be interested in the use of Camp Sewataro and sharing the costs.

Janie Dretler, Board of Selectmen, voiced her concern about the accelerated timeline from putting this on October Town Meeting to a May Town Meeting. She also voiced concern about the loss of approximately \$200,000 in tax revenue.

Judy Mara of 377 Lincoln Road, wondered how the camp could potentially be developed for other uses during the rest of the year. She also suggested that although residential housing could bring in tax revenue, it was important to consider the financial impact on the Town in connection with the schools and other service.

Morgan Malloy 377 Lincoln Road, stated the tax revenue can be offset by fees and also noted this is not a new issue; Mr. Taylor's mother had talks with the Town in the past to try and figure out options for the camp. Mr. Malloy also expressed Mr. Taylor's willingness to work with the town.

Ms. Huston asked if the Parks and Recreation Commission will be involved in the feasibility study. Ms. Murphy-Rodrigues stated the P & R Department staff will be involved because they currently run the Sudbury camps and their financials and attendance will be looked at. She will want to see which of the current camps can be moved to Camp Sewataro.

Mr. Taylor pointed out that 275 Sudbury children go to the camp every year. He pointed out that many of the voters attended Camp Sewataro. He also suggested that the same arguments that resulted in the purchase of Broadacres Farm held true for this property.

Mr. Smigler asked what the criteria were that the RFP will have to meet. Mr. Taylor stated this was going to the development community and is not limiting the proposal. Mr. Taylor is not sure what he will receive back but wants the right fit for the community and the neighborhood.

Mr. Todd Forgie, 210 Haynes Road, noted he relocated to Sudbury partly because of Camp Sewataro and last year the camp changed his son's life.

Ms. Patty Gannon, 191 Graystone Lane, stated she got the sense at the last week's town meeting that it was clear that the residents did not want any further development.

Ms. Brown asked if the Committee needed to take a vote on the request for Administrative funds. Ms. Cline stated that can be done at the January 2, 2019 meeting.

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

#### ADMINISTRATIVE REPORT

Ms. Beth Suedmeyer stated there was no report at this time. She stated she is hoping to have an update on the financials from Mr. Keohane for the next meeting. Ms. Suedmeyer did have an update of the Administrative Funds account which has a balance of more than \$44,000 which could support the \$5,000.00 request.

On motion duly made and seconded, it was unanimously:

VOTED: To close the Public Hearing regarding the FY20 Community Preservation Act proposals for funding requests submitted to the Community Preservation Committee.



MINUTES

Ms. Huston looked into the answer regarding Mr. Friedlander's question about the builder's allowance of \$1.6 million for the Coolidge Phase II project. Ms. Huston stated Mr. Kanson-Benanav, Project Manager had stated it's the funds that allows B'nai B'rith continued to do their work and he explained that it pays their salaries. Ms. Huston asked for that to be added to the November 7, 2018 minutes.

On motion duly made and seconded, it was unanimously:  
VOTED: To amend and approve the Meeting Minutes of November 7, 2018.

On motion duly made and seconded, it was unanimously:  
VOTED: To adjourn the meeting at 8:34 p.m.



Mara Huston &lt;[REDACTED]&gt;

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**Featherland Tennis courts**

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jon murch &lt;[REDACTED]&gt;

Mon, Sep 24, 2018 at 12:56 PM

To: "jeritarini" &lt;[REDACTED]&gt;

Cc: salim chraibi &lt;[REDACTED]&gt;, [REDACTED]

Here's what I can give you- I hope it makes sense, I'm straight out today, so only had a short time I could devote to it:

As the L-S Varsity tennis Coach, I am writing to implore the town to continue with their original proposal to fund 4 courts at Featherland. The loss of the 4 courts for the past couple of years has been logistically difficult for our program and has impacted our ability to provide competition for all of our athletes.

When Featherland was still used, both the boys JV and Varsity could practice simultaneously, taking advantage of all 10 courts. With the loss of those 4 courts at Featherland, we have had to stagger our practices which has meant many of our student-athletes have been forced to stick around LS late into the day, waiting for the other team to finish and then finally getting out on the courts. This is not ideal for our students, who would benefit from getting home earlier, not to mention the benefit of getting to all practice together. 2 courts added back to Featherland does not help our program, as we need the 4 court minimum to get everyone out practicing at the same time and then home at a reasonable hour to continue their studies.

The addition of the 4 courts instead of 2 will also allow us to make less cuts. Between JV and Varsity at present, we are at our limit for the number of players we can reasonably have on the courts. Adding back 4 courts would allow us to keep more players.

Finally, the biggest disappointment to losing the Featherland courts previously was how it impacted our JV program's ability to host matches. Presently we send the JV to Feeley for matches, while the Varsity plays at the school, but this is not ideal for several reasons. First, many programs don't want to send the JV program off to a 2<sup>nd</sup> site because it takes additional time and especially the programs traveling from distance don't want to add time to their long commute home. Those that do send teams are forced to play abbreviated matches to accommodate the travel schedules. Right now the JV plays ½ the number of matches as the varsity. Secondly, there is a fluidity to figuring out the JV matches in terms of numbers. It's nearly impossible to get a straight answer from other teams on how many they are bringing with them. Many times we will add and subtract from the varsity to get kids into matches. Because only 7 athletes actually play in a match for the varsity on a given day and we can't substitute kids in, my youngest players (who cannot drive themselves over to Feeley) end up sitting around on match day. If we had Featherland courts, we could figure out the match situation and get more kids out to play.

Sincerely,

Jon Murch

[Quoted text hidden]