



# Town of Sudbury

## Community Preservation Committee

cpc@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

www.sudbury.ma.us/cpc

### MINUTES

NOVEMBER 6, 2019

**SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA**

**Members Present:** Chair Sherrill Cline, Vice Chair Lynne Remington, Pat Brown, Thomas Friedlander, John Hincks, Mara Huston, Eric Poch, Anuraj Shah, and Diana Warren

**Members Absent:** None

**Others Present:** Director of Planning and Community Development Adam Duchesneau

At 7:04 p.m., Ms. Cline called the meeting to order.

#### **Further Preliminary Review of Applications Submitted for May 2020 Annual Town Meeting and Public Hearing Schedule**

##### *Historic Resource Inventory Survey*

Ms. Warren explained the lists the Applicant had compiled and distributed copies to the Community Preservation Committee (CPC). She indicated the first list of parcels were the high priority properties built before 1940, but not listed on the Massachusetts Cultural Resource Information System (MACRIS) list. Ms. Warren explained the second list included properties that had never been surveyed. She noted the third list included old surveys that were performed by non-professionals and the properties needed to be surveyed again. The fourth list contained properties which did not need any surveys.

Ms. Warren stated the list totaled approximately 110-130 properties. The funding requested was for the next stage which was the third stage of surveying over the last two decades.

Ms. Brown asked which properties on the list were planned to be surveyed and in what order.

Mr. Shah asked if there was a proposed schedule for the surveys.

Mr. Hincks felt there was an impact to the houses/properties surveyed either positive or negative. He also felt there should be a list of priority properties. There was discussion regarding whether and what the strategy, process, and priority was for surveying the houses and the areas. Mr. Friedlander opined the CPC did not need this level of detail to approve or deny the application.

Ms. Cline explained the Applicant would use the funding allocation to survey as many properties as possible on the list.

Ms. Cline clarified the CPC wanted the Applicant to articulate what properties were the priorities and the strategy for surveying them. The CPC would then need to determine whether the application fit within the state and local guidelines.

*Removal of Invasive Species from King Philip Woods*

Mr. Duchesneau stated the CPC had asked the Applicant to be prepared to explain how this request fell into the historic category of the Community Preservation Act (CPA).

At this time, Mr. Poch arrived at the meeting.

*Library Historic Room Conversion*

Ms. Cline noted the Applicant was requesting \$130,000 to cover the cost of refurbishing the Historic Room at the library which would include shelving, locking cases, tables, lighting, and outlets. It was noted the individual costs for these items was included in the application.

Mr. Shah stated he had recently visited the library and understood the need for the enclosed shelving, but he was not sure how the requested tables and chairs fell under the CPA. Ms. Huston asked to schedule a site visit to view the room. Ms. Warren stated most of the room was visible through the windows.

The CPC then discussed the validity of the request. Additional questions were raised for the Applicant to answer at the public hearing.

Ms. Huston asked if the CPC could determine how much, and the specific project items, the funding could be spent on. Ms. Cline stated the CPC could determine what aspects of the project were deemed allowable and allocate the funding accordingly. She also noted the CPC could specify in the Warrant Article what the allocation could be spent on.

Ms. Cline stated the CPC would request further clarification regarding what was going to be stored in the bookshelves and filing cabinets, the age of the maps, how the maps will be stored, and how the tables, chairs, and rugs qualify under the historic category of CPA. The questions were raised as to whether furnishing an historic room qualified for funding under the historic category.

*Design of Wayside Inn Road Bridge Over Hop Brook*

Mr. Shah asked if the bridge was on the State Register of Historic Places. Ms. Warren stated it was because the Wayside Inn Historic District encompasses the bridge. Ms. Cline noted the bridge would be restored to a historic design and therefore would qualify as a “rehabilitation” of an historic structure. Ms. Brown asked how historic the bridge was before it had been rebuilt in 2003.

Mr. Hincks asked who was the consultant for the project and inquired as to how they were selected. Ms. Huston stated the Department of Public Works had a competitive bidding process. Mr. Hincks asked for this be confirmed by the Applicant.

Ms. Huston asked that the Applicant provide a brief history of the bridge at the public hearing. Ms. Cline noted a question for the Applicant was whether the bridge was “historic”.

*Remediation of Water Chestnuts from Hop Brook Pond System*

Ms. Cline asked the CPC if there were any additional questions for the Applicant. Mr. Duchesneau noted the Applicant had modified the application to indicate the project fell into the category of open space.

Mr. Friedlander stated the use of herbicides would be a matter for the Conservation Commission. He noted it would be a long process requiring research before the Conservation Commission would be ready to decide on the permit and the issue was not on the Commission’s agenda for the next two meetings. Mr.

Duchesneau noted that was discussed at the last meeting. The Applicant responded they were aware of the need for Conservation Commission approval and were working with the Conservation Coordinator. The Applicant asked whether it was necessary to get permission before the public hearing. The CPC did not think it was necessary and noted that if the application was approved by the CPC, the funding would be contingent on Conservation Commission approval.

Ms. Cline noted the Hop Brook Association could still proceed with harvesting using the funds previously appropriated. Whether the Association could convert the previous appropriation to this new process was probably a question for Town Counsel.

*Sudbury Housing Authority Acquisition, Creation, Preservation, and Support of Affordable Rental Housing*

Ms. Cline noted the Sudbury Housing Authority (SHA) had provided additional information and asked the CPC if there were any additional questions for the Applicant, but none were raised.

*Regional Housing Services Office (RHSO) Membership Fee*

Ms. Cline asked the CPC if there were any additional questions for the Applicant, but none were raised.

**Administrative Report**

Ms. Huston advised the CPC she had been following up on the pledge from the Lincoln-Sudbury High School to contribute \$10,000.00 to the Featherland Park tennis courts. She was advised by the Interim Town Manager the pledged amount could not be used because it was not stated in the Warrant Article. There were several CPC projects funded in part by private donations or funding, and this issue had never been faced before. Ms. Huston asked if the CPC had any guidance regarding using private funding sources for ongoing CPA projects. There was enough money left in the CPC allocation to complete the project, but it was hoped that the Lincoln-Sudbury High School pledge could be used first, thus allowing any excess CPC allocation to be reverted or used for other allowable expenses. Ms. Cline stated the matter should be referred to Mr. Duchesneau, Town Counsel, and Finance Director Dennis Keohane.

Mr. Duchesneau stated the 2019 Town Forum was scheduled for November 21, 2019 at the Town Hall, 322 Concord Road, to discuss possible future uses for the Broadacres Farm property.

Ms. Brown asked whether we had any insight as to when the CPA matching funding amounts would be known.

On motion by Ms. Cline, seconded by Mr. Hincks, it was voted unanimously to adjourn the meeting at 8:02 p.m.