



Town of Sudbury

Community Preservation Committee

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MINUTES

DECEMBER 18, 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, and Diana Warren

Members Absent: Anuraj Shah

Others Present: Director of Planning and Community Development Adam Duchesneau

At 7:03 PM, Ms. Cline called the meeting to order.

Deliberation and Potential Vote on Applications Submitted for May 2020 Annual Town Meeting

Ms. Cline opened the discussion to deliberate and potentially vote on the applications received requesting FY2021 Community Preservation Act (CPA) funding.

Ms. Cline reviewed the Community Preservation Committee's (CPC) financials for FY2021 with the CPC members. Ms. Cline explained the remaining revenue for new projects was \$1.3 million which was the uppermost limit for spending. She indicated the total project funding requested for this year was \$701,000 and therefore the CPC had enough money to potentially fund all of the application requests. Ms. Cline noted the CPC would deliberate and focus on whether the applications met state and local CPA requirements.

Historic Resource Inventory Survey

Ms. Cline asked the CPC members if they felt the project met the CPA requirements.

Ms. Huston stated she believed the application met the requirements.

Mr. Friedlander, while supporting the effort, did not feel the proposal met the requirements of the historic resources CPA category and he felt the CPC should get Town Counsel's opinion on the matter.

Ms. Remington stated her understanding of the Community Preservation Coalition's documents and felt the inventory survey met the CPA requirements.

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

Ms. Warren stated she believed the proposed project fell within the historic resources CPA category.

Ms. Brown noted homes listed in the old home survey were covered by the Demolition Delay Bylaw and asked if people were alerted of this information when their homes were surveyed. Ms. Warren indicated

that if a building was constructed prior to 1940, it was subject to the Demolition Delay Bylaw, regardless of whether it was surveyed or not.

Mr. Friedlander asked whether the CPC could get Town Counsel's opinion. Ms. Cline pointed out that the Sudbury Historical Commission had received funding for phases of this project on three previous occasions. She felt the purpose of the survey was the preservation of historic resources from destruction. She also noted that Sudbury had local criteria for each category which the proponents are asked to consider. The proponent of this application had explained how the application met several of those criteria.

Mr. Hincks agreed with Mr. Friedlander that the survey was a list of properties, but it helped the Town prioritize properties to be preserved. He felt this was a means to an end. He also felt the purpose of the CPC was to determine whether the applications were worthy and felt this application qualified for funding.

Ms. Remington made a motion to bring forth the Historic Resource Inventory Survey CPC application to the May 2020 Annual Town Meeting to seek funding for the proposed project. Ms. Warren seconded the motion. The vote was 7-1 with Ms. Cline, Ms. Remington, Ms. Brown, Mr. Hincks, Ms. Huston, Mr. Poch, and Ms. Warren in favor, and Mr. Friedlander against.

Removal of Invasive Species from King Philip Woods

Ms. Remington felt the proposed project met the requirements of both the open space and recreation, and historic resources CPA categories. Mr. Friedlander and Ms. Huston agreed with Ms. Remington.

There was a discussion about allocating the funding between the two categories.

Mr. Duchesneau pointed out the "open space and recreation" activities were all one CPA category.

Mr. Friedlander made a motion to bring forth the Removal of Invasive Species from King Philip Woods CPC application to the May 2020 Annual Town Meeting to seek funding for the proposed project, with half of the funding coming from the open space and recreation category, and the other half from the historic resources category. Ms. Brown seconded the motion. The vote was unanimous, 8-0.

Design of Wayside Inn Road Bridge Over Hop Brook

Mr. Friedlander felt this proposed project did fall into the historic resources CPA category.

Mr. Hincks stated he would like to see incentives to design the bridge at a minimal cost solution.

Mr. Poch felt the Department of Public Works Director's main concern was safety over cost. It was agreed that the Director would get multiple bids for construction and, in the end, the cost of construction would have to be approved at Town Meeting.

Mr. Friedlander made a motion to bring forth the Design of Wayside Inn Road Bridge Over Hop Brook CPC application to the May 2020 Annual Town Meeting to seek funding for the proposed project in the historic category. Ms. Warren seconded the motion. The vote was unanimous, 8-0.

Remediation of Water Chestnuts from Hop Brook Pond System

Mr. Friedlander he was in receipt of all the submitted documents. He indicated a Notice of Intent may be filed for the Conservation Commission meeting on January 13, 2020. The Conservation Commission has not yet discussed the application and he cannot predict whether the CC will approve the use of herbicides on the water. He stated the CC may require hand pulling and therefore Mr. Friedlander would not restrict the funding to one specific method of plant removal to allow maximum flexibility to the applicants.

Mr. Duchesneau indicated additional materials had been submitted.

Ms. Huston stated the CPC's approval should be contingent upon approval by the Conservation Commission.

Ms. Cline noted the Applicant had asked for a five year grant and the CPC should consider whether to extend the grant for that length of time. Ms. Cline stated the applicant has stated they would not be attempting mechanical harvesting or hand pulling. Therefore, the options were the chemical management plan or let the chestnuts grow in. Mr. Friedlander said he couldn't say whether hand pulling was effective but it would be safer than using chemicals.

Mr. Hincks asked whether it was within the Conservation Commission's scope to tell applicants which methodology to use. Mr. Friedlander stated the Conservation Commission's Bylaws require alternate options be presented, if at all possible.

Mr. Friedlander supported the application but for a three year period and not limited to any methodology. Mr. Poch suggested that if it was a multiyear award, it should be contingent on the CC's permitting.

Ms. Cline felt the funding grant should be for three years. She also stated she believed the motion to approve should be subject to the Conservation Commission's approval and not limit the project to a certain chemical compound. There was a discussion as to how to structure the funding, i.e. whether it should be a flat sum to be used within a certain time frame or whether it should be a maximum amount per year. Mr. Friedlander stated that the CC's permits were valid for 3 years.

Ms. Cline indicated the Applicant had asked for \$155,000 over the next three years. Ms. Remington stated the CPC should allocate \$60,000 per year.

Ms. Cline noted the additional \$120,000 brought the total CPA funding request to \$821,000.

Ms. Remington made a motion to bring forth the Remediation of Water Chestnuts from Hop Brook Pond System CPC application to the May 2020 Annual Town Meeting to seek funding for the proposed project of \$180,000 over three years (\$60,000 per year) subject to the approval of the Conservation Commission to be funded from the open space and recreation category. Ms. Huston seconded the motion. The vote was unanimous, 8-0.

Library Historic Room Conversion

Ms. Cline informed the CPC the Applicant had not yet meet with the Historical Commission. Ms. Warren stated their next meeting was tentatively scheduled for January 7, 2020.

Ms. Warren asked if the CPC had received a breakdown of how the \$150,000 would be spent on the project.

Mr. Duchesneau stated the total project cost was now \$200,000 with \$50,000 coming from the Goodnow Library Foundation. Ms. Cline listed the breakdown of the project costs which included permitting, site protection, labor demolition and trash removal, staging and machine set-up, and furnishings.

Ms. Huston suggested that the money available from the Goodnow Library Foundation could be used for items that would not be covered under CPA funds.

Mr. Friedlander felt that aspects of the project did not meet the requirements for the historic resources CPA category and felt the removal of the shelving especially did not meet this standard.

Ms. Huston felt the proposed project met the historic resources CPA category criteria for the display of historic artwork in place of the shelves.

Mr. Hincks referred to an opinion from Town Counsel regarding renovations to the Town Hall which indicated the proposed work would meet the criteria of the historic resources CPA category.

Mr. Poch felt making the space and artifacts available to the public would allow the project to meet the criteria for the historic resources CPA category.

Ms. Warren believed restoration of the historic library would qualify for funding, but questioned whether the books and materials qualified as historic. Mr. Hincks questioned whether that mattered given that CPA allowed renovations of historic structures. Ms. Warren also questioned whether they would be using architects with historic preservation experience. The MHC had not been part of the three year review by the committee referenced by Ms. Greene.

Ms. Cline stated she wanted to hear the opinion of the Historical Commission.

The CPC determined they wanted to continue the discussion of this application to their next meeting on January 15, 2020.

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

Ms. Cline asked the CPC members if there were any comments on the application and there were none.

Mr. Hincks made a motion to bring forth the Sudbury Housing Authority Acquisition, Creation, Preservation, and Support of Affordable Rental Housing CPC application to the May 2020 Annual Town Meeting to seek funding for the proposed project. Mr. Friedlander seconded the motion. The vote was unanimous, 8-0.

Regional Housing Services Office (RHSO) Membership Fee

Ms. Cline asked the CPC members if there were any comments on the application and there were none.

Ms. Huston made a motion to bring forth the Regional Housing Services Office Membership Fee CPC application to the May 2020 Annual Town Meeting to seek funding for the proposed project. Mr. Hincks seconded the motion. The vote was unanimous, 8-0.

At this time Mr. Hincks left the meeting.

Approval of Meeting Minutes: November 20, 2019

Ms. Brown and Ms. Huston suggested amendments to the minutes which were accepted.

Ms. Huston made a motion to approve the minutes of November 20, 2019 as amended. Ms. Brown seconded the motion. The vote was unanimous, 7-0, with Mr. Hincks absent from the vote.

Review of 2019 Annual Reports for Projects and Activities Funded by the Community Preservation Committee

Ms. Cline stated a fair number of the Annual Reports had been received. She indicated she would reach out to the people whose reports were still outstanding. Ms. Cline also noted a few small items could be reverted back into the CPA fund.

Meeting Schedule

Ms. Cline indicated the next two meetings of the CPC would be on January 15, 2020 and January 29, 2020. Both of these meetings were scheduled to be held in the Silva Room of the Flynn Building, 278 Old Sudbury Road.

On a motion by Mr. Friedlander, seconded by Ms. Huston, it was voted unanimously, 7-0, with Mr. Hincks absent from the vote, to adjourn the meeting at 8:15 p.m.