



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

OCTOBER 20, 2021

VIRTUAL MEETING

Members Present: Chair Sherrill Cline, Vice Chair Lynne Remington, John Hincks, Mara Huston, Jean Nam, Jennifer Roberts, Kirsten Roopenian, and Diana Warren

Members Absent: Dave Henkels

Others Present: Director of Planning and Community Development Adam Duchesneau

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

Election of Officers (Chair and Vice Chair)

Ms. Cline opened the discussion. She indicated if the Community Preservation Committee was so inclined, she would be honored to remain as Chair and she also nominated Mr. Hincks to be Vice Chair.

Ms. Remington made a motion to nominate Ms. Cline for Chair and Mr. Hincks for Vice Chair of the Community Preservation Committee. Ms. Roberts seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Remington – Aye, Ms. Huston – Aye, Mr. Hincks – Aye, Ms. Nam – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

Preliminary Review of Applications Submitted for May 2022 Annual Town Meeting and Public Hearing Schedule

Ms. Cline noted that she may have a conflict of interest regarding the application by the Town Facilities Department for funds to restore the Town clock and the application by the Conservation Commission for funds to pay Sudbury Valley Trustees for monitoring the Libby/Dickson Conservation Restrictions. She advised that she would follow up with Town Counsel before the next meeting.

Ms. Huston advised that she had a conflict of interest regarding the Bruce Freeman Rail Trail north of the intersection with the Mass Central Rail Trail.

Ms. Cline noted that the preliminary review presented an opportunity for members to solicit additional information from the proponents prior to the public hearings.

Bruce Freeman Rail Trail Comprehensive Plan, Extension, and Park

Ms. Cline explained the application submitted by Leonard Simon for \$164,000 was to design an extension of the Bruce Freeman Rail Trail from the diamond (the intersection of the Bruce Freeman Rail Trail and the Mass Central Rail Trail) to Route 20 including the purchase of the abandoned gas station and design of a park. There appears to be an overlap between this application and one submitted by Beth Suedmeyer on behalf of the Town seeking \$125,000 for design from the diamond to the Framingham border.

Ms. Huston asked if the Town and the resident petitioner could work together to combine the two Bruce Freeman Rail Trail South funding requests into one article. Mr. Duchesneau indicated he would relay that suggestion back to Town staff. He explained there were elements of the Town staff application which did not include certain items that were requested in Mr. Simon's application.

Ms. Warren questioned Mr. Simon's representation that the Department of Conservation and Recreation had secured funding for the paving of the service road. Ms. Warren pointed out that there was ongoing litigation regarding the abandonment of the Mass Central line before the Surface Transportation Board and communications between the Historical Commission and the Army Corps of Engineers regarding numerous historical aspects along that line. Ms. Nam agreed with the need for clarification of these issues.

Ms. Cline questioned the funding numbers for the consultant and the appraisal.

Ms. Cline noted that the Committee's conversation included review of the application from Ms. Suedmeyer for design funds for the portion of the Bruce Freeman Rail Trail south of the diamond.

The Community Preservation Committee requested the following questions be passed along to Mr. Simon and Ms. Suedmeyer:

- Could the project be combined/melded with the Bruce Freeman Rail Trail Design and Construction South of Mass Central Rail Trail application?
- Has the Department of Conservation and Recreation secured funding for the Mass Central Rail Trail project and paving of the service road? What is the source of this information?
- The Community Preservation Committee was a bit unclear as to the details surrounding the diamond/trail intersection location (abandonment of Mass Central Rail Trail right of way, ownership of land, etc.). Please clarify.
- What is the status of the Surface Transportation Board decision regarding the Central Mass Railroad right of way and when will that be resolved?
- Please provide more information as to how you arrived at the funding amounts for the consultant and the appraisal.
- Regarding the gas station property at the intersection of Nobscot Road/Route 20, is it known if this property is for sale?
- Please confirm the southern termination point of the Bruce Freeman Rail Trail which is currently in design and scheduled to begin construction in 2022.
- What is your view on the likelihood of the southern portion of the Bruce Freeman Rail Trail from the diamond/trail intersection location southward becoming a MassDOT project in terms of construction? What is the long-term plan to pay for the construction of this section of the Bruce Freeman Rail Trail?
- Is there a way to segment out the application to get the full Bruce Freeman Rail Trail all the way down to Route 20 as part of the current project?

Bruce Freeman Rail Trail Design and Construction North of Mass Central Rail Trail

Ms. Huston recused herself from the discussion of this application.

Ms. Cline stated the application was seeking \$500,000 of funding for work north of the diamond.

Ms. Nam inquired about the 75% design and requested a timeline as to how the money had been spent. Ms. Roberts reported that the funds had been spent and the design was mostly completed. Mr. Duchesneau stated it was unclear at this time what trail elements MassDOT will/will not pay for and therefore this application was presented. Ms. Cline requested an explanation as to how the Applicant arrived at this requested funding amount.

Ms. Roopenian inquired what “construction oversight by town’s consultant” meant.

Ms. Nam suggested that the application should be divided into 2 requests; one for the funds needed to complete the 100% design and a second for funds for trail amenities.

At this time Ms. Huston returned to the discussion.

Libby-Dickson Monitoring Funds

The Community Preservation Committee had no additional questions or comments.

Historic Districts Design Guidelines

Ms. Warren noted the funding request was for \$35,000 which she thought was excessive. The request was based on an analysis of guidelines from three different communities. Ms. Warren would like the Applicant to provide the guidelines for Fall River, MA and Falmouth, MA. The guidelines for Wellesley, MA were provided and formulated by the same Historic Preservation Consultant who is doing Sudbury’s Historic Preservation Plan.

The Community Preservation Committee requested the following question be passed along to Ms. Trexler:

- Please provide copies of the Fall River, MA and Falmouth, MA design guidelines which are referenced in the application materials.
- Are there intentions to apply for a Massachusetts Historical Commission reimbursement grant for this project?
- Please describe some of the challenges that are currently being dealt with due to the current Historic District Design Guidelines. Why are the current design guidelines not working or insufficient?

Town Clock Restoration

Ms. Cline stated the request was for \$16,000 for the clock dial restoration and re-gilding. The Community Preservation Committee had no additional questions or comments.

Sudbury Housing Authority Funding Allocation

Ms. Cline indicated the funding request was for the 10% community housing allocation of the Community Preservation Act revenues in FY2023. The Community Preservation Committee had no additional questions or comments.

Regional Housing Services Office Membership Fee

Ms. Cline stated the funding request was for \$30,000 for part of the annual Regional Housing Services Office membership fee. The Community Preservation Committee had no additional questions or comments.

Open Space & Recreation Plan and Athletic Fields Needs Assessment Updates

Ms. Cline stated the funding request was for \$100,000 to update the Town's Open Space & Recreation Plan and to conduct an Athletic Fields Needs Assessment.

Ms. Huston and Mr. Duchesneau advised that the Town was not eligible for state grants because the current Open Space & Recreation Plan had expired years ago. Ms. Huston also noted that the Department of Park and Recreation wanted the field assessment as a guide to current and projected uses of the fields and other town owned land.

Ms. Cline inquired about the amount of the funding request which appeared to be more expensive relative to other town planning documents and the costs cited for similar plans in other towns. Mr. Duchesneau noted the ADA assessment component to the Open Space & Recreation Plan added a significant amount of cost to the project. It was also unclear what the true cost would be so the application erred on the side of a large request.

Ms. Nam recommended an ADA Grant from the Massachusetts Office of Disability be sought to possibly reduce the amount of Community Preservation Act funds.

Update and Discussion regarding Use of Community Preservation Act Administrative Funds for Staff Person (Community Preservation Coordinator)

Mr. Duchesneau discussed the job description for the proposed Community Preservation Coordinator position. He indicated he had received positive feedback from the Town Manager and Assistant Town Manager regarding the proposed position.

Ms. Remington felt the tasks listed in the job description were a lot to ask of one person. She asked if Mr. Duchesneau was at liberty to divulge the suggested salary range for the proposed position. Mr. Duchesneau indicated nothing had been solidified but it might be in the range of somewhere between \$40,000 and \$60,000 per year.

Ms. Roberts asked if the \$30,000 the Town paid as part of the annual Regional Housing Services Office membership fee would go down if this position were to be implemented. Mr. Duchesneau stated that there would be a reduction in the total fee paid and there would be a discussion in the future determine how much would be paid by the Town and the Trust.

Review of Financial Projections for FY 2023

Ms. Cline reviewed the financial spreadsheets with the Community Preservation Committee.

Approval of Meeting Minutes: August 4, 2021

Ms. Huston made a motion to approve the minutes of August 4, 2021 as amended. Ms. Roberts seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Abstain, and Ms. Warren – Aye.

Administrative Report

Mr. Duchesneau indicated he would try to get responses from the Applicants before the Community Preservation Committee's next meeting. He also noted the public hearings for the Community Preservation Act funding applications had been scheduled for November 17, 2021 and December 1, 2021.

Mr. Duchesneau made note of the 2021 Town Forum which would be held on October 21, 2021 at 7:00 PM.

Ms. Remington made a motion to adjourn the meeting. Ms. Roberts seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

The meeting was adjourned at 8:37 PM.