



Town of Sudbury

Community Preservation Committee

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MINUTES

DECEMBER 9, 2021

VIRTUAL MEETING

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

Members Absent: Mara Huston

Others Present: Director of Planning and Community Development Adam Duchesneau

At 7:02 PM, Ms. Cline called the meeting to order.

Deliberation and Potential Vote on Applications Submitted for May 2022 Annual Town Meeting

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

Mr. Henkels had several questions which he had submitted in writing to the Planning and Community Development Department. Ms. Suedmeyer had responded. Mr. Henkels read the questions and answers into the record. They were regarding:

- 1) Maintenance costs. Ms. Suedmeyer reported that different towns handled maintenance costs differently. She has been in close contact with the Department of Public Works and has encouraged them to assess their personnel and cost needs to be prepared when the trail opens. Ms. Suedmeyer also noted that the Department of Public Works has been closely involved in the design of the trail.
- 2) Is the \$500,000 for items which the Massachusetts Department of Transportation (MassDOT) will not fund? Ms. Suedmeyer responded that part of the funds are for soft costs which MassDOT will not fund, such as consultants for construction oversight and graphic designs, and for unexpected contingencies. MassDOT won't fund the planned electrical conduit at Broadacres. Some of the hard costs which were included in MassDOT approved plans include bathrooms, the pavilion, and water fillers. And there are some hard items that MassDOT will not pay for but would be added later, such as art, sculpture and interpretive signs.
- 3) Has the Department of Conservation and Recreation and the Recreational Trails Program been helpful in discussions regarding maintenance funding? Ms. Suedmeyer responded that she has communicated with the Department of Conservation and Recreation regarding low maintenance options.
- 4) What portion of the \$500,000 is for construction oversight? Ms. Suedmeyer responded that \$200,000 is for oversight. This may be less depending on whether the town has to hire an environmental monitor beyond what is provided by MassDOT.
- 5) Can the request for funds be divided into "must have" and "ancillary"? Ms. Suedmeyer responded not at this time. There may be further discussion before Town Meeting.

6) Do we need a financial guarantee to lock in the price of construction? Ms. Suedmeyer responded that MassDOT took care of construction arrangements.

7) Does Sudbury reap any benefits from salvage of the tracks? Ms. Suedmeyer responded that any salvage value was included in the contract negotiations between MassDOT and contractors.

Ms. Nam stated her opposition to the application. She stated it has always been represented that if the Town paid for design, the State would pay for construction. This is a request for funds for items that are not necessary for the construction of the Bruce Freeman Rail Trail. Representations that the additional elements fit within the Town's recreational plans can't be made as the current Open Space and Recreation Plan expired in 2013. In her view, the application does not meet the requirements usually required by the Community Preservation Committee in that there is not a clear list of items or a good faith estimate of costs. Therefore, it is not clear that any excess funds would be reverted.

Ms. Roberts stated her support for this application. She pointed out that the amenities are an important aspect of the rail trail experience. It is impossible to know at this time what MassDOT will pay for, but we do know that the Bruce Freeman Rail Trail has been a priority for the residents as evidenced by support for years. It is important to make sure that the trail is what the residents have been waiting for. Construction oversight is an important element of construction. The request is a safety net.

Mr. Hincks opined that this was an unusual request and should be approved despite the imprecise application. He suggested the Community Preservation Committee would have more information in 5 months and the application should be approved to give the voters the opportunity to decide. Several committee members agreed.

Ms. Warren was under the impression from meetings held by the Historical Commission that there would be historical interpretive signs and was disappointed to hear that they were not guaranteed.

Ms. Roberts pointed out that, as a member of the Select Board, she was aware of the robust discussions between the Town and MassDOT as to the amenities MassDOT would pay for.

Mr. Duchesneau confirmed that if this funding were approved, that construction of items not paid for by MassDOT could be done in conjunction with the trail construction and at a cost savings.

Ms. Cline stated that the Community Preservation Committee will meet shortly before Town Meeting to hear more details from the Town regarding the items and their costs. At that time, the Community Preservation Committee will consider whether to amend the article at Town Meeting.

Ms. Roopenian made a motion to bring forth the Bruce Freeman Rail Trail Design and Construction North of Mass Central Rail Trail CPC application to the May 2022 Annual Town Meeting to seek \$500,000 of funding for the proposed project. Ms. Roberts seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Mr. Henkels – Aye, Ms. Nam – Nay, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

Bruce Freeman Rail Trail Comprehensive Plan, Extension, and Park

The Committee discussed aspects of this application as well as aspects of the Town's application for the Bruce Freeman Rail Trail south of the diamond. Mr. Hincks opined that the feasibility study of the entire

1.1 miles should be done at one time. Ms. Roberts asked Mr. Duchesneau for confirmation that even if the feasibility study of the entire length was done at the same time, the construction of the quarter mile between the diamond and Route 20/Boston Post Road would not be delayed. Mr. Duchesneau confirmed that the plan was to proceed as soon as possible with the quarter mile in question. The permitting and environmental issues of the trail south of Route 20/Boston Post Road would be held until such time as construction was possible.

Based upon the adjustments which had been made to the Bruce Freeman Rail Trail Design and Construction South of Mass Central Rail Trail application, Mr. Simon asked the Community Preservation Committee to withdraw his Bruce Freeman Rail Trail Comprehensive Plan, Extension, and Park application without prejudice.

Ms. Roopenian made a motion to accept the request to withdraw without prejudice the Bruce Freeman Rail Trail Comprehensive Plan, Extension, and Park CPC application. Mr. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Mr. Henkels – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

Bruce Freeman Rail Trail Design and Construction South of Mass Central Rail Trail amended to Bruce Freeman Rail Trail Project Expansion to Former CSX Corridor

Ms. Roopenian made a motion to bring forth the Bruce Freeman Rail Trail Project Expansion to Former CSX Corridor CPC application to the May 2022 Annual Town Meeting to seek \$300,000 of funding for the proposed project. Mr. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Mr. Henkels – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

Town Clock Restoration

Mr. Hincks made a motion to bring forth the Town Clock Restoration CPC application to the May 2022 Annual Town Meeting to seek \$16,000 of funding for the proposed project. Ms. Roopenian seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Mr. Henkels – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

Historic Districts Design Guidelines

There was discussion as to whether to vote on this application or not. Ms. Warren indicated she still had questions which had not yet been answered and would prefer responses to them before taking a vote on the application. Ms. Cline asked Ms. Warren to put her questions in writing and to send them to Town staff so they could be distributed to the Applicant for response. It was determined the matter would be tabled until the next meeting January 5, 2022.

Sudbury Housing Authority Funding Allocation

Ms. Roopenian made a motion to bring forth the Sudbury Housing Authority Funding Allocation CPC application to the May 2022 Annual Town Meeting to seek \$276,600 of funding for the proposed project. Ms. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr.

Hincks – Aye, Mr. Henkels – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

Regional Housing Services Office Membership Fee

Ms. Remington made a motion to bring forth the Regional Housing Services Office Membership Fee CPC application to the May 2022 Annual Town Meeting to seek \$30,000 of funding for the proposed project. Mr. Hincks seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Mr. Henkels – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Roopenian – Aye, and Ms. Warren – Aye.

Open Space & Recreation Plan and Athletic Fields Needs Assessment Updates

Ms. Cline indicated at the request of Ms. Huston, who was unable to attend the meeting, this matter would be tabled until the meeting January 5, 2022.

Administrative Report

Mr. Duchesneau read Ms. Huston's comments into the record on the Bruce Freeman Rail Trail Design and Construction South of Mass Central Rail Trail CPC application. She was supportive of conducting the feasibility study while prioritizing the quarter mile from the diamond to Route 20/Boston Post Road.

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

The meeting was adjourned at 8:27 PM.