



Town of Sudbury

Community Preservation Committee

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MINUTES

APRIL 6, 2022

VIRTUAL MEETING

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

Members Absent: Dave Henkels, Mara Huston, and Diana Warren

Others Present: Peter Benton of Heritage Strategies, LLC, Director of Planning and Community Development Adam Duchesneau, and Environmental Planner Beth Suedmeyer

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

Historic Preservation Plan Discussion with Peter Benton of Heritage Strategies, LLC

Mr. Benton discussed the overview of the progress made on the Historic Preservation Plan and noted he was working to develop draft recommendations. He indicated the two main points were raising public awareness and building collaborations with the Town boards, committees, and commissions. Mr. Benton noted a town-wide survey had been completed with over 190 responses. He also indicated he had been working with Diana Warren and Chris Hagger from the Historical Commission, as well as others, to put the plan together and hoped to have recommendations by the end of the April, and a final plan sometime in June.

Mr. Hincks inquired about the results of the survey. Mr. Benton stated he was crafting his recommendations towards those which were widely supported. He also indicated he would like to see specific language and good information provided to Town boards, committees, and commissions to enable them to make good decisions based upon their priorities. Mr. Benton noted he also saw a need to identify historic resources in the community and was interested in a town-wide Interpretive Program.

Ms. Cline asked if the approximately 200 responses were reflective of a good number for Sudbury. Mr. Benton stated the number of responses was about average for a community of Sudbury's size and noted he had not reviewed the survey responses thoroughly.

Mr. Benton also stated he would like to meet with the Select Board. Ms. Roberts indicated it would be helpful for him to meet with the Select Board preferably after the May 2022 Annual Town Meeting.

Update regarding Bruce Freeman Rail Trail Design and Construction North of Mass Central Rail Trail Funding Application

Ms. Suedmeyer provided the Community Preservation Committee with an update on Phase 2D of the Bruce Freeman Rail Trail and explained the current request for \$500,000.

Ms. Suedmeyer explained the design funding included graphic design consultation, and hardscape and artistic design. She also indicated the construction funding included construction oversight by the Town consultants for the Massachusetts Department of Transportation (MassDOT) construction, construction costs for utility connections not covered by MassDOT, and emergency funds. Ms. Suedmeyer indicated the bathroom, pavilion, trail art, and connection of the rail trail parking and trail head to Featherland Park would not be covered in MassDOT funds and will only be included in the construction at the Town's expense if the emergency funds aren't used. There are ongoing conversations with MassDOT regarding the number of kiosks, mile markers, benches and bike racks that MassDOT will pay for.

Ms. Nam questioned if there were numbers associated with the various items. Ms. Suedmeyer noted the construction oversight by the Town's consultant and the construction costs for the utility connections were the essential priorities and were more than half of the \$500,000. She said the bathroom and pavilion would each be over \$100,000 and the exact numbers are still in fluctuation. MassDOT had a 10% contingency fund, but if cost overruns exceeded 10%, the Town could have to cover the balance. However, this is under review on a statewide basis due to increased construction costs on all MassDOT projects.

Ms. Suedmeyer also indicated the graphic design consultation and hardscape and artistic design elements were items included in the grant request of \$60,000 to the Sudbury Foundation.

Ms. Cline clarified the essential items that were covered by the \$500,000 request were construction oversight, construction costs for utility connections, and emergency funds. She also confirmed the bathroom, the pavilion, and other trail accessories would not be funded unless funds were remaining after the trail was built, and that the graphic design consultation, and hardscape and artistic design would be funded by a grant from the Sudbury Foundation.

Mr. Hincks asked what the grant guidelines were and what else the funding might cover. Ms. Suedmeyer stated there may be a future request to assist in covering the installation of trail side art, as opposed to the design and development of the interpretive panels that is covered in the current grant.

Ms. Roopenian asked Ms. Suedmeyer if she was aware of the need for an emergency funds contingency at the beginning of the process or did that need arise within the last year. Ms. Suedmeyer stated they were aware of the 10% MassDOT contingency threshold, but that the current construction uncertainties have raised the need for the Town's emergency funds. It's unclear how much emergency funding will be necessary as the cost estimates continue to be updated and MassDOT continues to reevaluate costs. Ms. Roopenian questioned whether MassDOT would pare down the quality of the rail trail if costs became too excessive. Ms. Suedmeyer said that cost savings would not come from the quality of the product, but elimination of accessories like bike racks.

Ms. Roberts inquired about funding for the other add-on items and if maybe there were groups that could conduct fundraising. Ms. Suedmeyer indicated there was potential to have sponsors such as businesses and the Friends of the Bruce Freeman Rail Trail.

Ms. Remington asked if there was a possibility MassDOT would consider shortening the length of the Bruce Freeman Rail Trail due to the economic situation. Ms. Suedmeyer stated she did not believe that would be an option.

Ms. Nam asked Ms. Suedmeyer to explain a related Rail Trail article requesting \$15,000 for lease and temporary easements from abutters to the trail. Ms. Suedmeyer explained that there were seven easements

involved and six of the properties were in agreement. She said the term “eminent domain” was included in the article because there were some ownership questions remaining on one of the properties.

Review and Approval of May 2022 Annual Town Meeting Warrant Articles and Reports

Reversion of Funds Warrant Article

Mr. Duchesneau explained the proposed changes to the Reversion of Funds Warrant Article. He noted the reimbursement amount had been received from the Massachusetts Historical Commission for the completion of the Historic Resource Inventory Survey. Mr. Duchesneau indicated the revision of funds from this project was \$14,997.50 plus the \$5.00 remaining from the original project fund , account for a grand total reversion of funds of \$15,002.50 for the project. As such, the total amount of funding to be reverted as part of the Warrant Article would now be \$68,880.75.

Ms. Roopenian made a motion to approve the updated wording of the Reversion of Funds Warrant Article and Report. Mr. Hincks seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Ms. Roopenian – Aye.

Approval of Meeting Minutes: January 5, 2022 and January 19, 2022

Ms. Remington made a motion to approve the minutes of January 5, 2022 as amended. Ms. Roopenian seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Ms. Roopenian – Aye.

Ms. Roopenian made a motion to approve the minutes of January 19, 2022 as amended. Ms. Remington seconded the motion. Roll Call Vote: Ms. Cline – Aye, Mr. Hincks – Aye, Ms. Nam – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Ms. Roopenian – Aye.

Administrative Report

Mr. Duchesneau reminded the Community Preservation Committee the 2022 Annual Town Meeting would be held starting on May 2, 2022. Ms. Remington asked if all of the Community Preservation Committee’s Warrant Articles were on the Consent Calendar. Mr. Duchesneau indicated many, but not all, of the Warrant Articles would be on the Consent Calendar.

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

The meeting was adjourned at 8:25 PM.