



# Town of Sudbury

## Community Preservation Committee

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### MINUTES

**NOVEMBER 16, 2022**

**VIRTUAL MEETING**

**Members Present:** Chair Sherrill Cline, Vice Chair Kirsten Roopenian, Jan Costa, David Henkels, John Hincks, Mara Huston, Lynne Remington and Jennifer Roberts

**Members Absent:** Colin Wang

**Others Present:** Director of Planning and Community Development Adam Duchesneau and Community Preservation Coordinator Ryan Poteat

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

Ms. Cline opened the meeting with an announcement that there would be three public hearing dates due to the number of applications submitted. This was the first (November 16, 2022), the next would be held on December 7, 2022 and there would be an additional public hearing held on December 21, 2022. Ms. Cline also announced that there would be four presentations and after each there would be an opportunity for public comments and questions.

### **Public Hearing for Applications Submitted for May 2023 Annual Town Meeting**

#### **Housing Trust Allocation**

Ms. Cronin presented the Community Preservation Act funding request for \$730,000 on behalf of the Housing Trust. She described the Sudbury Housing Trust goals and the programs as well as how they are funded. She explained that funds allocated to the Housing Trust are kept as if they were banked. Ms. Cronin stated that the Housing Trust was aware that their ask for a 25% allocation was high and that they did not expect to get it due to the large amount of Community Preservation Committee applications submitted.

Ms. Cronin explained that the Housing Trust intended to use the funds in three major areas, being the creation of affordable housing for first time home buyers through the Home Preservation Program, rental assistance, and development of new housing on the 67-73 Nobscot Road property. The feasibility of development of the Nobscot property is a joint venture with the Sudbury Housing Authority. There is an outstanding issue of the endangered species on the property and it is unclear when that issue will be resolved.

Several members of the Community Preservation Committee asked for a more specific breakdown of how the requested \$730,000 would be used. Ms. Cronin confirmed that she would provide that information as well as the current balance of funds held by the Housing Trust. She confirmed that there was \$146,000 remaining from the last allocation for rental assistance, but at this time, the Housing Trust was administering state and local American Rescue Plan Act funds for that program.

There were no questions from the public.

Indigenous Cultural Landscape Study

Ms. Kathryn McGrath presented the Community Preservation Act funding request for \$35,000 on behalf of the Historical Commission for the Indigenous Cultural Landscape Study. She explained that the study was recommended in the Town's Master Plan and the Historic Preservation Plan. It is also a priority with the Massachusetts Historical Commission. The Historical Commission is in the process of applying for a grant for reimbursement of 50% of the cost. She explained that by using community involvement, archival research, historical journals, photographs, oral history, archival data, historic maps and GIS analysis, the consultant would prepare a report regarding the interplay between the geological information and the use of land by Indigenous residents.

There was in depth conversation about this request. There was much curiosity and inquiries including what information could be learned, what would be the use of the results of the study, who the consultant(s) will be, whether the funds requested are sufficient, and whether a scope of work had been prepared, Ms. McGrath has not yet prepared a Request for Proposal (RFP) or the scope of work. Mr. Henkels expressed his support and his belief in the importance of this work.

Chris Hagger, Chair of the Historical Commission spoke as a member of the public to clarify that the Historical Commission had contacts with the local Native American tribes, that the study would be a useful educational tool and could be used by the Planning Board, that the Massachusetts Historical Commission had opined that the \$35,000 request was sufficient to complete the study, that the Massachusetts Historical Commission had a list of consultants in this area, and that the Massachusetts Historical Commission could provide scopes of work to be used by Sudbury. He pointed out that there is a huge gap in the knowledge of Sudbury's history predating 1630 and that Sudbury was fortunate to have a talented archeologist such as Kathryn McGrath to lead the project.

In response to other questions, Mr. Hagger explained that the State has strict requirements regarding protecting archeological sites and archiving artifacts.

Regional Housing Services Office Membership Fee

Mr. Poteat presented the Community Preservation Act funding request for \$33,000 for the Regional Housing Services Office Membership Fee on behalf of the Sudbury Planning Office. He explained how these funds are used and why the Regional Housing Services Office is essential in facilitating the needs of the community. Members of the Committee reiterated that this is a contractual amount for a service that Community Preservation Act has funded for 6 years.

There were no questions from the public.

Bruce Freeman Rail Trail CSX Extension to Route 20

Mr. Duchesneau presented the Community Preservation Act funding request for \$300,000 for Phase 3a of the Bruce Freeman Rail Trail CSX Extension to Route 20 on behalf of the Planning and Community Development Office. He spoke about the importance of this section of the rail trail and how it is an essential link extending Phase 2D of the Bruce Freeman Rail Trail to Rt 20. He stated that these funds would be used in conjunction with the \$300,000 received in FY23 and the \$240,000 Mass Trails Grant to further the design and construction of this quarter mile from the intersection with the Mass Central Rail Trail to Route 20. The consultants, Fuss and O'Neill, had advised that the full design and construction costs would be in the range of \$750,000 to \$1,000,000 and that this allocation plus another Mass Trails Grant could get Sudbury close to the funds necessary to hire a construction company to complete the

work. However, the consultants were still waiting for data necessary to complete the design which was necessary to get more accurate estimates of construction costs. He explained that using town funds (Community Preservation Act funds) would expedite the project and that using MassDOT Transportation Improvement Program funds could take 4-6 years before approval according to the advice of Fuss and O'Neill. The consultants did not believe that using MassDOT Transportation Improvement Program funds was the best value for Sudbury.

By allocating this additional \$300,000 the Town would be keeping its options open. The Town will apply for a second 80% reimbursement Mass Trails Grant by the deadline in February.

The Bruce Freeman Advisory Task Force is still weighing the pros and cons of state vs. local funding. Community Preservation Committee members voiced interest in getting their opinion on this topic, but also stated it was not Community Preservation Committee's role to make this determination. However, the Community Preservation Committee did ask for more definitive information on what funds had been spent and on what, what specifically would the FY24 funds be used for, and what were the ramifications of postponing this funding for another year. Mr. Duchesneau responded that the FY23 allocation, which was available in July, 2022, was being used by Fuss and O'Neill to do data gathering and analysis, wetland delineation and feasibility studies to the Framingham town line and to do design work to Route 20. The FY24 allocation would be for additional design, if necessary, and construction. The Mass Trails Grant(s) would also be available for design and construction. Mr. Duchesneau shared a chart the consultants had prepared showing a timeline for their work through FY23. He was asked to provide further information from the consultants showing the two scenarios, their timelines, and their costs.

In response to questions from the Committee, Mr. Duchesneau stated that even if this piece was not built by the MassDOT, the standards would be determined by Sudbury. He also explained that the state imposes construction standards as well as non-construction processes that are time consuming and occasionally unnecessary. The construction would be down to Route 20, but there would be at least preliminary designs of the Route 20 crossing.

Mr. Leonard Simon of 40 Meadowbrook Circle spoke from the public. He had previously submitted two memoranda to the Community Preservation Committee stating his opinion that the Town should have started the process to get on the MassDOT Transportation Improvement Program list last year. He stated his belief that the state would have expedited this project due to its small size, the issue of safety, and the conjunction with Phase 2D construction. However, he concluded by saying his primary goal is the safe passage of the public from the diamond to Route 20 and would support the fastest way to accomplish this.

### **Review of Project Annual Reports**

Ms. Cline went through the annual reports. The first was the 2014 Bruce Freeman Rail Trail 25% Design Plan which has now been completed so \$604.49 will be reverted. The second report was for Revolutionary War Cemetery submitted by the Historical Commission. This project is ongoing.

### **Approval of Meeting Minutes: October 24, 2022**

Ms. Huston made a motion to accept the minutes from October 24. Seconded by Mr. Henkels.  
Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye,  
Mr. Hincks – Abstained, Ms. Roberts – Aye, Ms. Remington – Abstained, and Ms. Huston – Aye.

### **Administrative Report**

There were no administrative reports presented at this meeting.

Mr. Henkels made a motion to adjourn the meeting. Seconded by Ms. Roopenian. Roll Call Vote:  
Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks - Aye,  
Ms. Huston – Aye, Ms. Remington – Aye, and Ms. Roberts – Aye.

The meeting was adjourned at 9:35 PM.