



# Town of Sudbury

## Community Preservation Committee

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### MINUTES

JANUARY 4, 2023

### VIRTUAL MEETING

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

**Members Absent:** None

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

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

#### **Deliberation and Potential Vote on Applications Submitted for May 2023 Annual Town Meeting**

Ms. Cline read into the record that Mr. Wang had been absent from the November 16, 2022 meeting, but had viewed the meeting recording and submitted a Mullin Rule Form. Ms. Cline read into the record that Ms. Roberts had been absent from the December 7, 2022 meeting, but had viewed the meeting recording and submitted a Mullin Rule Form.

#### **Housing Trust Allocation**

Ms. Cline requested this project be held for further discussion.

#### **Indigenous Cultural Landscape Study**

Ms. Remington requested this project be held for further discussion.

#### **Regional Housing Services Office Membership Fee**

Ms. Roopenian made a motion to bring forth the Regional Housing Services Office Membership Fee CPC application to the May 2023 Annual Town Meeting to seek \$33,000 of funding for the proposed project. Mr. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

#### **Bruce Freeman Rail Trail CSX Extension to Route 20**

Ms. Huston stated she would like to table discussion regarding the Bruce Freeman Rail Trail CSX Extension to Route 20 application.

#### **SudburyTV Video Digitization and Archival Project**

Ms. Cline stated an opinion had been received from Town Counsel regarding whether this project qualified for funding under the Community Preservation Act.

Ms. Roberts made a motion to release the option of Town Counsel to the public. Mr. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Costa – Aye, and Mr. Wang – Aye.

Ms. Cline stated the opinion of Town Counsel was that this project did not qualify for funding because, in part, the TV videos had not been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the town as required by the Community Preservation Act. Ms. Costa stated the Historical Commission had not discussed this topic. Ms. Costa stated the Historical Commission would discuss this at their next meeting which would be held one day prior to the next Community Preservation Committee meeting.

Hop Brook Watershed Based Plan

Ms. Huston requested this project be held for further discussion.

Broadacres Community Garden

Mr. Henkels requested this project be held for further discussion.

Frank Feeley Field Park Improvements Phase II

Ms. Remington requested this project be held for further discussion.

Hosmer House Cultural Landscape, Building, and Collections Study

\*After discussion the Community Preservation Committee decided to change the intended meeting format and discuss each project.

Ms. Cline suggested weighing each project on their merit instead of their cost or category.

Housing Trust Allocation

Ms. Cline suggested breaking this project into two pieces. The first would be a 10% allocation to the Housing Trust to continue with their normal operations and the second to be used only for 67-73 Nobscot Road research, acquisition and development.

The request of \$730,000 submitted by the Sudbury Housing Trust will be moved forward but as two (2) separate warrant articles. The first will be for \$292,000 for normal operation. The second warrant article will be for \$438,000 to be used only for 67-73 Nobscot Road. There will be a grant agreement with the Sudbury Housing Trust for both allocations.

There was discussion by the Community Preservation Committee regarding exceeding their past precedent of not exceeding the annual income received from the Community Preservation Act surcharge.

Ms. Huston made a motion to bring forth the Housing Trust Allocation CPC application to the May 2023 Annual Town Meeting to seek a \$292,000 allocation of funding to be used to for the creation and support of affordable of housing. Mr. Hincks seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Costa – Aye, and Mr. Wang – Aye.

Mr. Henkels made a motion to bring forth the Housing Trust Allocation CPC application to the May 2023 Annual Town Meeting to seek a \$438,000 allocation of funding to be used to for the development, creation, and support of affordable of housing at 67-73 Nobscot Road. Ms. Remington seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Mr.

Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, Ms. Costa – Aye, and Mr. Wang – Aye.

#### Indigenous Cultural Landscape Study

Ms. Remington expressed concern about the amount of research and studies being brought forward and whether the information would be overwhelming. Ms. Costa spoke to the plan and vision and that part of the request was for an expert who is skilled and trained in recording and documenting all information. Ms. Roberts asked about staffing and the load put on both the Historical Commission and Town Planning Department.

Mr. Hincks made a motion to bring forth the Indigenous Cultural Landscape Study CPC application to the May 2023 Annual Town Meeting to seek \$35,000 of funding for the proposed project. Ms. Roopenian seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

#### Hop Brook Watershed Based Plan

Ms. Huston stated the Park and Recreation Commission was interested in this project due to the possible recreational opportunities on the Stearns Mill Pond.

Ms. Roopenian made a motion to bring forth the Hop Brook Watershed Based Plan CPC application to the May 2023 Annual Town Meeting to seek \$78,600 of funding for the proposed project. Mr. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

#### Broadacres Community Garden

Ms. Roopenian expressed concern about the management of this project. She thought the project needed to be under the control and responsibility of a town department. Ms. Roberts stated she was generally supportive of community gardens, but had concerns about management, the parcel itself, costs, and requested further discussion with the Conservation Commission and Town Departments. Mr. Henkels expressed concern about future costs and who would be responsible for them. Ms. Cline stated she did not believe the application should be moved forward.

Ms. Huston made a motion to bring forth the Broadacres Community Garden CPC application made by a Sudbury resident to the May 2023 Annual Town Meeting to seek \$50,000 of funding for the proposed project. Ms. Roberts seconded the motion. Roll Call Vote: Ms. Cline – Nay, Ms. Roopenian – Nay, Ms. Costa – Nay, Mr. Henkels – Nay, Mr. Hincks – Nay, Ms. Huston – Nay, Ms. Remington – Nay, Ms. Roberts – Nay, and Mr. Wang – Nay.

#### Frank Feeley Field Park Improvements Phase II

Ms. Huston indicated the Park and Recreation Commission had voted to spend \$100,000 from their Meadow Walk mitigation funds allocation for irrigation, but that they did not have the budget to fund the entire irrigation project. Ms. Cline pointed out the Community Preservation Committee could approve the project in its entirety or approve it without the irrigation regardless of alternative funding from the Park and Recreation Commission. The inground irrigation system was estimated to be \$210,000 of the project cost requested. If the inground irrigation system was removed from the project, the project would need a portable irrigation system at a cost of \$30,000. Mr. Hincks expressed concern about the irrigation and its cost. Ms. Costa spoke to the benefits of an automated system. Ms. Roberts expressed concern about not

installing irrigation now and what the future repercussions could be. Ms. Huston stated that Feeley Fields need to be brought up to the same quality as other fields in town. She clarified that this is the center for the softball community and spoke to the importance of women and girls' sports. Mr. Hincks asked if it were more feasible to move softball to another field; Ms. Huston stated Featherland field was the other place that had one softball field and that softball cannot be played on a baseball diamond as softball requires a diamond specific to the sport.

Ms. Huston made a motion to bring forth the Frank Feeley Field Park Improvements Phase II CPC application to the May 2023 Annual Town Meeting to seek \$799,668 of funding for the proposed project. Ms. Roberts seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

### Hosmer House Cultural Landscape, Building, and Collection Study

Ms. Huston pointed out that the project cost is below the 10% Historical Resources allocation. Mr. Wang stated he did not believe this project was time sensitive and that it could possibly be delayed. Ms. Roberts expressed her support for this application. In response to the time sensitivity for the project, it was noted the Hosmer House had not had significant or comprehensive work completed that would address existing problems.

Ms. Roberts made a motion to bring forth the Hosmer House Cultural Landscape, Building, and Collection Study CPC application to the May 2023 Annual Town Meeting to seek \$130,000 of funding for the proposed project. Mr. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

### 2022 Annual Report

There were no questions or edits to the draft 2022 Annual Report.

Mr. Hincks made a motion to approve the 2022 Community Preservation Committee Annual Report. Mr. Henkels seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

### Administrative Report

There was no administrative report presented at the meeting.

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

The meeting was adjourned at 9:30 PM.