



Town of Sudbury

Community Preservation Committee

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DRAFT MINUTES

November 15, 2023

VIRTUAL MEETING

Members Present: Chair Sherrill Cline, Vice Chair Kirsten Roopenian, Jan Costa, Justin Finnicum, Dave Henkels, Mara Huston, Lynn Remington, Jennifer Robert, Colin Wang

Members Absent: None

Others Present: Ryan Poteat, Community Preservation Coordinator; Emily Horgan and Matt Zajec, Cambridge Housing Authority; Lori Capone, Conservation Coordinator; and Dan Nason, Director of Public Works

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

Ms. Cline announced that this was the first of two public hearings on the applications and read the published notice into the record.

Review of Applications:

Sudbury Housing Authority - 21 Great Lake Drive and 8 Oakwood Ave.

Ms. Cline temporarily recused herself as the Chair of the Community Preservation Committee (CPC) and represented the Sudbury Housing Authority (SHA) and Vice Chair Roopenian was promoted to Chair.

Ms. Cline presented the application submitted by the Sudbury Housing Authority for the redevelopment of 21 Great Lake Drive and 8 Oakwood Ave. These properties are currently owned by the SHA and Community Preservation Act (CPA) funds of \$450,000 are being requested to bring said redevelopment to fruition. Ms. Cline explained that 21 Great Lake Driveways beyond repair and current plans were for demolition and rebuild of 2 (two) 2 (two) family homes.

Reginal Housing Services Office Membership Fee

Mr. Poteat presented the application for the Reginal Housing services Membership fee. This application is presented yearly and has not increased from the previous year. Mr. Poteat explained the benefits and value to the town that this application brings.

Community Garden Improvements – Lincoln Medows and Broadacres Farm

Ms. Capone presented the application for the Community Garden Improvements. Lincoln Medows is a 33-acre parcel donated to the town in 1965 and currently supports 70 30' by 30' garden plots. The only water source is a 30-40' well which is manual and the farmers are physically moving water by hand or bringing it in from off site. The Broadacres farm site is under the care and custody of the Conservation Commission and is a target for native plants growth.

There is currently no water source. There were minor concerns about security due to the proximity to the Bruce Freeman Rail Trail. If the funds requested for this/these projects is awarded it will be split between the two.

Wayside Inn Bridge

Mr. Nason presented the application for the Wayside Inn Bridge. The bridge was damaged due to an automobile accident in 2019. There were questions due to the safety and esthetics. The bridge is currently safe and not eligible for a small bridge grant. The ask for this project is to restore the historic nature of this bridge. Mass DOT has reviewed the project for safety alone and the bridge is in compliance.

Administrative Report

No Administrative report was presented at this meeting

Future Meetings

The next meeting will be held December 6, 2023 at 7:00 PM

Ms. Roopenian made a motion to adjourn the meeting. The motion was seconded by Ms. Roberts. Roll call vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Ms. Roberts – Aye, Ms. Remington - Aye, Ms. Huston – Aye, Mr. Finnicum - Aye, and Mr. Wang – Aye.

The meeting was adjourned at 8:55 pm