



Town of Sudbury

Community Preservation Committee

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MINUTES

April 5, 2023

VIRTUAL MEETING

Members Present: Chair Sherrill Cline, Vice Chair Kirsten Roopenian, Jan Costa, Dave Henkels, John Hincks, Mara Huston, Colin Wang

Members Absent: Lynne Remington and Jennifer Roberts

Others Present: Director of Planning and Community Development Adam Duchesneau

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

Review and Approval of May 2023 Annual Town Meeting Warrant Articles and Reports

Ms. Cline stated there were two items requiring discussion, the Bruce Freeman Rail Trail Extension and 67-73 Nobscot Road.

Rail Trail

Mr. Duchesneau stated the Task Force had been waiting on an opinion from the Advisory Committee. They voted to recommend to the Select Board to bring this to Town Meeting. The Select Board voted to move the project forward as a TIP project. The project has an estimated cost of \$7,000,000. \$6,000,000 would be paid by Massachusetts Department of Transportation and the Town of Sudbury would pay \$1,000,000 in costs associated with the plan and design of the project. There was discussion about the project terminating on Eaton Road in Framingham and whether or not the town of Sudbury could build past town lines. Framingham would be working with the Town of Sudbury to get the project to completion. The estimated time of completion is approximately two (2) years or around January of 2025.

Ms. Roopenian made a motion to bring this Warrant Article to Town Meeting. 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, and Mr. Wang – Aye.

67-73 Nobscot Road

Mr. Duchesneau discussed 67-73 Nobscot Road and stated the analysis has gone well. The scale of the project has not yet been determined and could be as little as 6 units or as many as 24. Cambridge Housing Authority has been looking at the feasibility and financing of this project and has yet to determine the ratio of units that could be rented or purchased.

Mr. Henkels made a motion to bring the 67-73 Nobscot Road Warrant Article to Town Meeting. Ms. Costa seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, Mr. Hincks – Aye, Ms. Huston – Aye, and Mr. Wang – Aye.

CPA Project Annual Reports

Ms. Cline stated two more annual reports were received, one for the Wayside Inn Bridge and one for the Goodnow Library, both the projects are still active but not complete. There are two annual reports outstanding both of which the Facilities Department needs to provide.

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There was discussion about writing a letter to delegation about changing the language (law) pertaining to the definition of what qualifies as a historic resource. Ms. Costa spoke about what is considered historic and stated that homes built before 1940 or homes of an indiscriminate age would be considered historic. She added other towns use a 50-year ruling vs. a hard-set date. Ms. Costa will inquire about this topic at the next Sudbury Historical Commission meeting and update the Community Preservation Committee.

Approval of Meeting Minutes: January 25, 2023, if presented

Ms. Roopenian made a motion to approve the January 25, 2023 minutes as presented. 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, and Mr. Wang – Absent at this time.

Future Meeting Schedule

- Fall of 2023

Administrative Report

There was no administrative report presented at this meeting.

There was a discussion about how or why items are selected for the consent calendar vs. going to the floor of Town Meeting. This is decided by the Select Board normally for items that are straight forward or repeating annual items but residents may request any Warrant Article be brought to the floor of Town Meeting; for this reason, all proponents need to be prepared to make a brief presentation if asked.

Closing comments

Mr. Hincks spoke about the Science Club for Girls and invited anyone to reach out to him if they had questions or were interested.

Mr. Hincks made a motion to adjourn. 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, and Mr. Wang – Aye.

The meeting was adjourned at 8:37 PM.