



Town of Sudbury

Community Preservation Committee

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MINUTES

October 18, 2023

VIRTUAL MEETING

Members Present: Chair Sherrill Cline, Vice Chair Kirsten Roopenian, Jan Costa, Mara Huston, Lynne Remington, Jennifer Roberts, Colin Wang

Members Absent: Dave Henkels

Others Present: Ryan Poteat, Community Preservation Coordinator

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

Election of Chair and Co-Chair:

Ms. Cline advised that she was willing to run as Chair and Ms. Roopenian was willing to run as Co-Chair.

Ms. Roberts made a motion to nominate Ms. Cline as Chair and Ms. Roopenian as Co-Chair of the CPC for one year. Ms. Remington seconded. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

Approval of Meeting Minutes: April 5, 2023, if presented

Ms. Roopenian made a motion to accept the minutes as amended. Ms. Roberts seconded the motion. Roll Call Vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Ms. Costa – Aye, Ms. Huston – Aye, Ms. Remington – Aye, Ms. Roberts – Aye, and Mr. Wang – Aye.

Review of Applications Submitted

Members of the Committee reviewed the applications and raised questions for staff to relay to the applicants as follows:

- **Bruce Freeman Rail Trail – Phase 3 – Design and Construction**
 - What will the left-over allotments be used for?
 - How was this calculated?
 - Is there an expiration of the Mass. Trail grant?
- **Bruce Freeman Rail Trail – Parkinson's Field Driveway Access Improvements**
 - Is this project a BFRT project or is it Parks and Recreation?

- Will the existing easement be exercised?
- Is TI-Sales involved in this process and are they onboard?
- Can TI-Sales be invited to the next meeting as panelist?
- **Community Garden Improvements – Lincoln Meadows and Broadacres Farm**
 - Who will be managing this project if it is approved?
 - If approved and completed who will manage this project during its operation?
 - How is this project Historic?
 - Who will be responsible for upkeep, maintenance, operation, fees & utility costs?
 - Who will have access to this community garden?
 - Are the fees generated by the farmers at Lincoln Medows enough to cover maintenance of the well?
 - Will income generated from fees be held for major repairs should anything fail?
 - Has there been any research done indicating this is the ideal location for the well?
 - Is the well benefitting a private property owner? If it is, is this CPA eligible?
- **Hop Brook Watershed Water Chestnut Remediation**
 - There were no questions with this application – Warrant to be written with greater flexibility.
- **Housing Authority Allocation**
 - The questions asked were explained in the meeting
- **Housing Trust Allocation**
 - Is this a general request? What are these funds specifically going to be used for?
- **Regional Housing Services Office Membership Fee**
 - Not presented – estimated at \$33,000
- **Wayside Inn Road Bridge**
 - Can you provide more details about how these funds will be used and if there are other funding sources?
 - Are funds previously granted to this project for research and design still being used or will they be reverted?
 - Can you provide more detail on this project as a whole?
 - How long will this project be under construction?
 - What will be the impact to the community be? How will traffic be impacted?
 - Who will be building the bridge? The Town/DPW & Mass DOT?
 - Can pictures of other similar bridges be provided?

Review of Financials

There was a review of the bonding capacity, prior allocations and balances remaining, and budget for the year. The current applications total 2,536,221 which is approximately \$500,000 over this year's allocation.

Administrative Report

There was no administrative report presented at this meeting.

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

The meeting was adjourned at 8:12 PM.