



# Town of Sudbury

## Community Preservation Committee

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### CPC MINUTES

**November 15, 2023**

### VIRTUAL MEETING

**Members Present:** Chair Sherrill Cline, Vice Chair Kirsten Roopenian, Jan Costa, Justin Finnicum, Dave Henkels, Mara Huston, Lynne Remington, Jennifer Roberts, and 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 Drive was beyond repair and current plans were for demolition and rebuild of 2 (two) two-family homes.

Matt Zajac, Deputy Director and Emily Horgan, Project Manager of Cambridge Housing Authority are working with Sudbury Housing Authority on the project and were available to answer questions.

Ms. Huston ask when there would be more information regarding the architectural design to confirm that they could meet the budget. Ms. Horgan stated that as part of this project they would be hiring an architect. When they reached that step, more information would be available.

Mr. Finnicum raised questions regarding prefabricated homes being used to replace the existing homes. He stated the budget should reflect that if prefabricated homes are used, they need to fit in with the style and feel of the neighborhood. Ms. Horgan answered that this was already being done and that they had taken the character of the neighborhood into account when they looked into what kind of prefabricated homes were available.

Ms. Roberts asked for clearer explanation of what a prefabricated home was. Ms. Horgan explained that this home type was built off site and assembled on site. Mr. Finnicum has seen this come before the Planning Board but that this type of home is rare in Sudbury.

Ms. Costa mentioned the historic nature of this area and would like to see that architectural style incorporated in the new construction.

Ms. Remington commented on there not being a lot of funds available this year. Ms. Horgan stated they are always looking for funding from other sources and if successful, these funds would be reverted. Mr. Zajac stated they had completed a NOFA preapplication. If accepted by the state, this would just be an invitation to fill out the full application.

Ms. Huston wanted to make sure there would be a grant agreement in place with the Housing Authority and the CPC.

Ms. Roopenian asked what the life cycle of prefabricated home. Mr. Zajak said the life cycle of these types of homes is the same as traditionally built homes. Ms. Roopenian asked what the \$238,895 previously allocated was. Ms. Cline stated it was available CPA funds previously awarded.

#### **Public Comment**

Kay Bell, 348 Old Lancaster Road, inquired about the time line. The construction is scheduled to start in 2025 per Ms. Cline's response.

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

Ryan Poteat, Community Preservation Coordinator presented the application for the Regional 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. This year's request is \$33,000 to fund a portion of the Towns FY2025 RHSO Membership fee. The RHSO provides high level administrative work to support the Town's goal to provide affordable housing.

Ms. Costa asked about Incentive Senior Development. This is cluster development and was designed to try to keep seniors in town. These are income and age restricted. There is a waiting list for these properties and the RHSO does a lot of work verifying eligibility and maintenance of these lists.

#### **Public Comment**

Kay Bell, 348 Old Lancaster Road, asked what high level administration was. Mr. Poteat explained that they run housing lotteries, verify eligibility (tax records, financials and other things that the town staff do not have access to). They also assist with the Small Grants Program, Mortgage Assistance Program and Rental Assistance Program and creation of affordable housing.

#### **Community Garden Improvements – Lincoln Meadows and Broadacres Farm**

Lori Capone, Conservation Coordinator was present to discuss the application for the Community Garden Improvements. Lincoln Meadows 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 20-40' well which is manual and the gardeners are physically moving water by hand or bringing it in from off site. The request is for \$40,000 to dig an artesian well, install a pump and build a shed. This request is supported by the gardeners at Lincoln Meadows. Her intent is also to create a nursery along the edge of the community garden plots to produce

native plants which the Conservation Commission can use at other conservation properties to curb invasive species.

The Broadacres Farm site is under the care and custody of the Conservation Commission. This is a 20 acre parcel that was purchased by the town in 2019 for conservation and agricultural purposes. The DPW has recently removed two barn/shed structures where a parking lot could be for a potential community garden bordering Morse Road and the BFRT.. There is currently no water source. There is also the possibility of leasing the land to a farmer for active agricultural use. That could only be done if there is a well on the property. The cost of this well is also \$40,000.

Ms. Roberts asked how an artesian well differs from the pump well that is currently there. Ms. Capone explained that the current well is very shallow and frequently runs dry. An artesian well taps into the aquifer and would have a pump and hose spigots like you would find at your home.

Ms. Roberts asked if the Broadacres land could be used for anything else. This land is conservation land, it may only be used for wildlife viewing, walking trails, agriculture and passive recreation.

Ms. Roopenian asked how many plots would be put at Broadacres Farm? Currently the plan is for 20-30 plots and expanding that number as demand dictates. She also asked about security as this would be positioned near the Bruce Freeman Rail Trail. Ms. Roopenian also asked if there had been any consideration to increasing fees. Ms. Capone said that fees may increase to new farmers but there wasn't an intent to increase fees to the farmers who currently use the Lincoln Meadow plots. The issue of security was not addressed.

### **Wayside Inn Bridge**

Dan Nason, Public Works Director presented the application for the Wayside Inn Bridge. The bridge was damaged due to an automobile accident in 2019. A temporary bridge was put in its place. The request for this project is to restore the historic nature of this bridge. The current design was approved by the Historic Districts Commission and meets the crash standard requirements.

Ms. Huston asked what the past request for funds was intended for. Mr. Nason noted it was for the design of this bridge.

Mr. Finnicum stated that this is a popular spot for cyclists and the bridge in its' current state is a safety concern and inquired about the possibility of widening the bridge. Mr. Nason explained that doing this would be a completely different project as the added weight could damage the superstructure as well as disrupt the historic nature of the bridge.

Ms. Remington inquired if there were any other funding sources. Mr. Nason stated it was not eligible for a small bridge grant, as this is for aesthetic purposes rather than structural.

Ms. Roopenian asks when work could begin if the project was funded. Mr. Nason said they could begin immediately but would have to go out to bid. Mr. Nason stated that contractors get very busy at certain times of year and that could affect costs and when they begin.

Mr. Roberts asked how durable the stone veneer is if there were another accident on the bridge. Mr. Nason stated it is possible to damage the veneer but that the veneer would not impact the crash rating of the bridge.

**Community Preservation Committee Annual Reports**

Nothing to report at this time.

**Administrative Report**

There was no administrative report presented at this meeting.

**Future Meetings**

December 6, 2023  
December 20, 2023  
January 3, 2024  
January 17, 2024

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