



# Town of Sudbury

## Community Preservation Committee

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### CPC MINUTES

**October 30, 2024**

### VIRTUAL MEETING

**Members Present:** Chair Sherrill Cline, Vice Chair Kirsten Roopenian, Granger Atkeson, Andrew Bettinelli, Dan Carty, Jan Costa, Dave Henkels, and Sam Markuse

**Members Absent:** Justin Finnicum

**Others Present:** Community Preservation Coordinator Ryan Poteat

Ms. Cline called the meeting to order at 7:01

#### **Review of Statute and Committee Responsibilities**

Ms. Cline began the meeting by reviewing the statute governing the Community Preservation Committee, highlighting allowable expenditures in each of the categories of open space, historic resources, and community housing. Ms. Cline pointed out that the statute does specifically exclude maintenance for community housing.

There was discussion on the legal definition of maintenance vs preservation and their relevance to current applications.

#### **Minutes of October 16<sup>th</sup>**

Ms. Roopenian made a motion to approve the minutes of October 16<sup>th</sup>, 2024 as amended. Ms. Costa seconded the motion. Roll call vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Mr. Atkeson – Aye, Mr. Bettinelli – Aye, Mr. Carty – Aye, Ms. Costa – Aye, Mr. Henkels – Abstain, and Mr. Markuse – Aye.

Ms. Cline stated that there will be no public comments during this meeting.

#### **Fairbank Community Center**

Mr. Atkeson gave an update on the Smile playground. He stated that the project is safety driven, the ground is uneven and the flooring and old play structure needs to be removed. This project is separate from the Fairbank Community Center application which is centered around the ground around the Community Center itself. Sandra Duran provided an update on the Fairbank Community Center project, detailing the timeline and budget for the pavilion, basketball court, and landscape study.

Discussion followed on the project's phases and the potential for early action items. The landscape design and oversight are estimated to cost \$100,000; the pavilion is estimated to cost \$150,000; the basketball

court is estimated to cost \$200,000 and other costs are estimated to be \$150,000. The projects will be under construction simultaneously.

### **Hop Brook**

Questions asked at previous meeting have been responded to. Ms. Cline asked if the committee was satisfied with the responses. There were no objections or further questions.

### **Hosmer House Projects**

Mr. Carty asked for clarification on the order of the project and stated he believed the grounds should be a stand-alone project. Sandra Duran discussed the Hosmer House Roof and Envelope and Grounds projects, explaining the prioritization of the roof due to its critical role in preserving the structure. The relationship between the roof and envelope projects was clarified, with the roof being the priority. Ms. Duran stated that the grounds could be a separate project. Mold issues at the Hosmer House were addressed, with Sandra detailing the remediation process and current status.

Mr. Henkels asked about smoke detection and whether or not the building would need to be retro fitted for a modern system. Ms. Duran stated because of the building's historic nature, it does not but that the building has a very sensitive early detection system. A new maintenance system is also being implemented to track maintenance and help with the completion of preventative maintenance.

Mr. Markuse asked about public access to the Hosmer House and whether, with such a substantial ask of taxpayer funds, there will be any changes to how often the building will be open. Ms. Costa stated that there are limited funds for operations, cleaning, historic artifact restorations and other costs associated with maintaining and opening the Hosmer House. There are also fewer volunteers due in part to a limited number of commissioners and aging demographics (volunteers). The house is generally open once a month and during Memorial Day, July Fourth and in December. There is potential to have a broader range of events there in the future. Mr. Bettinelli asked if there were any other funding sources available for the Hosmer House. Ms. Costa stated that there is a private fund which is funded solely through donations, and this fund is not tax payer money. There are also town funds annually allocated at Town Meeting to the Historic Commission. A portion of these fund are allocated for the cleaning of the Hosmer House, as the Hosmer House is a town owned building.

### **Hosmer House Collection**

Ms. Cline asked if there were questions about this application. There were additional questions about the mold situation in the Hosmer House. Mr. Carty pointed out that there was conflicting information about the status of the mold in this application as it stated the collection was in immediate need of restoration because of the mold outbreak in 2023 and he requested a consistent answer. Ms. Duran confirmed this has been mitigated. The mold is a "non-issue". Ms. Costa pointed out that the application had been updated and now includes a financial breakdown.

### **Housing Authority Application**

A discussion was had on the Housing Authority's application for \$450,000, including a cost estimate for renovating 21 Great Lake Drive. The Housing Authority's mission was questioned and clarification was requested on whether they "provide" or "create" housing. It was pointed out that the cost estimate provided for 21 Great Lake Drive did not include any information about the state of the septic system and did not include an estimated cost to repair or replace it if needed. Questions were raised about the

decision to build a duplex versus renovating and purchasing additional properties in the Great Lakes neighborhood. Mr. Markuse pointed out that the cost estimate was for making 21 Great Lake Drive “habitable” and the economies of scale of repairing an aging building. Mr. Carty asked what the long-term cost of ownership would be and if a cost benefit analysis has been done.

### **Housing Trust Applications**

The Housing Trust's applications for \$750,000 and \$426,835.85 were discussed, with questions about past property purchases and future plans. Mr. Carty asked for confirmation that the Housing Trust does not have jurisdiction on the reversion of funds from the Nobscot project. Mr. Markuse asked if the CPC were to recommend these requests, do they have a mechanism to revert the funds later? Ms. Cline stated Nobscot was a stand-alone project and had a specific use associated with it, the CPC broke up the Housing Trusts larger request in 2023 and put a restriction on ATM 23-41 which stated the funds could be used only for the Nobscot project. The CPC does not have a mechanism to do this with a normal SHT allocation.

### **Metal Sculpture for Bruce Freeman Rail Trail**

Ms. Costa read the law regarding what defines a historic artifact. The application for a metal sculpture was discussed, with the Historic Commission needing to determine its eligibility for CPA funding.

### **RHSO Budget Request**

The RHSO's request for additional funding to train a successor was reviewed, with clarification on the budget and contributions from member towns.

### **Public Hearing Schedule and Format**

The schedule for upcoming public hearings was proposed, with discussions on the format and time allocation for public comments.

The applicants will be given 10 minutes to present, followed by questions and comments from the CPC, then members of the public, and end with CPC member’s further questions. It is anticipated there will be a large public audience, and as such, attendees are encouraged to have a spokesperson assigned to ask questions/comments on behalf of a group. Public comments are limited to three (3) minutes per person. Questions requesting an applicant response will be answered if possible. No member of the public may request the floor more than one (1) time. Questions/comments must be applicable only to whether or not an application is eligible and/or appropriate for CPA funding and should not be anyone’s personal opinion about a project. The public hearings will end at 9:00 PM

### **Administrative Reports and Adjournment**

No administrative reports were presented.

Ms. Roopenian made a motion to adjourn. Mr. Markuse seconded the motion. Roll call vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Mr. Atkeson – Aye, Mr. Bettinelli – Aye, Mr. Carty – Aye, Ms. Costa – Aye, Mr. Henkels – Aye, and Mr. Markuse – Aye.