



Town of Sudbury

Community Preservation Committee

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CPC MINUTES

September 4, 2024

VIRTUAL MEETING

Members Present: Chair Sherrill Cline, Vice Chair Kirsten Roopenian, Granger Atkeson, Dan Carty, Jan Costa, Justin Finnicum, Dave Henkels,

Members Absent: Colin Wang

Others Present: Applicant for CPC at Large Seat Sam Markuse, Community Preservation Coordinator Ryan Poteat

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

Introductions

Ms. Cline began the meeting with introductions. Vice Chair Kirsten Roopenian, a 33-year resident in an at large seat, Ms. Costa, a 43-year resident representing the Historical Commission, Justin Finnicum representing the Planning Board, Granger Atkeson, a 3-year resident representing Parks and Recreation, Dave Henkels, a 23-year resident representing the Conservation Commission, Dan Carty, a 25-year resident representing the Select Board, and Chair Sherrill Cline representing the Housing Authority.

Interview of Mr. Sam Markuse for CPC Seat at Large

Ms. Cline asked Mr. Markuse to introduce himself and ask what sparked his interest in the Community Preservation Committee. Mr. Markuse thanked the group for having him and stated he had the lowest tenure at 2 and a half months as a resident. Mr. Markuse grew up in Bedford and is a graduate of the University of Massachusetts, has a passion for the outdoors and deliberately chose Sudbury for its open space and proximity to Boston. Mr. Markuse was the student representative on the Bedford School Committee as well as serving on a committee assessing open space in the San Francisco Bay Area. Mr. Markuse stated he believed he was a good fit to be a member of the CPC. He found the Town's efforts to provide housing to individuals of less means refreshing. He works for Nasdaq and works with individuals from all walks of life. Ms. Costa thanked Mr. Markuse for his enthusiasm and expressed her appreciation that he could bring the perspective of someone at a different stage of life. Ms. Roopenian agreed with Ms. Costa and her belief that diversity on the CPC brings interesting opinions and experiences. She also

mentioned that Bedford was the first town to adopt the Community Preservation Act. When asked why Mr. Markuse chose the CPC to apply for, he stated he had read the meeting minutes from the last 5 meetings, he likes what the committee stands for and the projects the CPC makes possible. He focused on open space and parks. Ms. Cline asked about the other areas the CPC represents. Open space, parks, rural old town feel, good schools and facilities, housing efforts and the preservation of history were all important to Mr. Markuse.

Ms. Roopenian made a motion to recommend to the Select Board the appointment of Mr. Sam Markuse to the vacant at large seat on the Community Preservation Committee. Mr. Henkels seconded the motion. Roll call vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Mr. Carty – Aye, Ms. Costa – Aye, Mr. Finnicum – Aye, Mr. Henkels - Aye.

Mr. Atkeson stated he would have voted aye but had not yet been sworn in.

Financials

Ms. Cline went over the financials. She explained we have a new director of finance and that the format was slightly different than what the committee may be used to. The materials presented were the bonding capacity, the project summary report, and FY 26 projected budget. Mr. Carty asked about the Sudbury Housing Trust and their finances. He would also like to see an additional column in the project summary report that showed the total CPA appropriation for each project of prior years in addition to how much of the appropriation is remaining. Mr. Carty would like to know how much money the Housing Trust had (of CPA funds). There was confusion as to why some of the Housing Trust allocations were listed on the summary and others were not.

Ms. Cline went over the projected budget. There was confusion over the new formatting, Ms. Cline stated the Finance Director offered to help explain the finances and could be invited to the next meeting. Several committee members stated that they would like finance director to attend the next CPC meeting.

Outstanding Minutes for Approval

Ms. Roopenian made a motion to approve the Minutes of April 3, 2024 as amended. Ms. Costa seconded the motion. Roll call vote: Ms. Cline – Aye, Ms. Roopenian – Aye, Mr. Carty – Aye, Ms. Costa – Aye, Mr. Finnicum – Aye, Mr. Henkels - Abstain.

FY26 CPC Project Submissions

Ms. Cline asked Mr. Poteat to explain why the project deadline had been moved up a month. Mr. Poteat explained this was done to create a buffer window between when applications could be submitted and when the CPC begins their review. In the past, applications have been due shortly before the first CPC meeting. These applications frequently are submitted with very little supporting information. The purpose of moving up the deadline was so staff could work with the applicants to gather information and develop their projects. During this approximately one-month period, studies, quotes, plans and other substantive information will be added to the application so that when the CPC begins their review, they are looking at a well thought out application and not just an idea.

Mr. Poteat gave a brief summary of this year's project submissions and their estimated cost.

Fairbanks Community Center – Ask is for \$600,000 (pavilion and landscape master plan)
Friends of the Bruce Freeman Rail Trail – Ask is for <\$10,000 (floral beautification)
Hop Brook Watershed – Ask is for \$50,000 (remediation of water chestnuts)
Hosmer House Envelope and Grounds – Ask is for \$500,000 (grounds and misc. exterior building repair)
Hosmer House Wooden Roof – Ask is for \$386,000 (replace the failing roof with historically correct)
Hosmer House Collection – Ask is TBD
Housing Trust Allocation – Ask is for \$750,000 (continue mission and operation)
Housing Trust Appropriation – Ask is for \$426,835.85 (return of reversion appropriated to Nobscot)
Metal Sculpture on the BFRT – Ask is for \$10,000 (metal sculpture made from rail materials)
Regional Services Housing – Ask is for \$43,000 (membership fee)
Housing Authority Allocation – Ask is for \$450,000 (resubmission of IP'd FY25 request)

Future Meeting Schedule

Ms. Cline stated that the next meeting would be held on October 16th at 7:00 PM. Ms. Cline asked that everyone bring their calendars to the next meeting as the CPC and Planning Board have several conflicting meetings this year and may not be able to stick to the normal first and third Wednesday of the month.

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

The meeting ended at 8:26 PM