



Town of Sudbury

Community Preservation Committee

cpc@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/cpc

CPC MINUTES

December 4, 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, Director of Finance Victor Garofalo

Ms. Cline called the meeting to order at 7:00

Ms. Cline read the following public hearing notice into the record:

In pursuant to MGL Chapter 44B, Section 5(b)(1) the Sudbury Community Preservation Committee will hold three (3) Public Hearings as Virtual Meetings if allowed under the Open Meeting Law or, if not permitted, the meetings will be held in the Lower Town Hall, 322 Concord Road, Sudbury, Massachusetts, to consider Fiscal Year 2026 applications for funding through the Community Preservation Act among the three categories of Open Space & Recreation, Historic Resources, and Community Housing projects. The Public Hearing dates are as follows: Wednesday, November 20, 2024 at 7:00 PM, Wednesday, December 4, 2024 at 7:00 PM, Wednesday, December 18, 2024 at 7:00 PM. A brief presentation will be given by invited applicants. At the above Public Hearings, any interested persons will have the opportunity to be heard. Written comments may also be submitted to the Planning and Community Development Department, Flynn Building, 278 Old Sudbury Road, Sudbury, MA 01776. Applications may be reviewed during regular business hours in the Planning and Community Development Department, Flynn Building, 278 Old Sudbury Road, Sudbury, MA. Meeting agendas and applications are also available online at: www.sudbury.ma.us/cpc

Public Hearing Format

Ms. Cline stated each applicant would be given 10 minutes to present their application, followed by questions by the committee members, then members of the public, then returning to the committee members for any further questions. The expectation is that each application will take approximately 30 minutes. Public comments are limited to 3 minutes per person. Questions requesting a response are accepted and the applicant will answer the question if possible. No member of the public may request the floor more than one time. The public hearing will end at 9:00 each night. Questions and Comments should only be applicable to whether or not an application is eligible and/or appropriate for CPA funding. The Community preservation Committee is not a policy making committee but is charged with whether or not an application is CPA eligible.

Fairbank Community Center and Haskell Field Discussion

Combined Facilities Director Sandra Duran presented on the Fairbank Community Center and Haskell Field projects, focusing on master planning, design, and early action items. The discussion included the need for a landscape designer and the potential for a pavilion and multi-sport court.

Sandra explained the budget allocation for these projects. This \$500,000 request covers design efforts, construction documents, and early action items like the pavilion and multi-sport court. Preliminary estimates of specific amenities were funds for a second multi-sport court (\$200,000) and Pavilion (\$150,000). Accessible pathways, electrical upgrades and data considerations are not included within these specific early action item estimates. The remaining funding request is for the design and cost estimating effort. Ms. Duran went on to show the potential locations of the amenities on the Fairbank/Haskell property.

Questions from the committee addressed concerns about project costs. Concerns were mostly focused on the design costs of this project which included a topographical survey, engineering plans, drawings and general construction designs and plans. The committee as a whole expressed their desire to see actionable items completed.

Hosmer House Envelope and Grounds Application

Sandra presented on the Hosmer House envelope and grounds application, emphasizing the priority of the roof which will be presented to the committee on December 18, 2024. If approved, this request would address deteriorated trim, clap boards, missing and damaged shutters, deteriorated brick sidewalls, overgrown trees and historic gardens.

There were multiple stated concerns with this project and with the Hosmer House in general:

Mr. Cardy noted the CPC had funded a study to assess the needs of the Hosmer House, recommended treatments, maintenance and conservation strategies. This report should offer guidance including the order the projects should move forward. This report/study has not been released to the CPC in its entirety. Mr. Cardy noted that the projects should not proceed before the consultant's report was available. Ms. Duran stated she had seen drafts of the report and that these projects are based on this study. When the full report is complete, the CPC will be given a copy and this will be before they are to vote on recommending this project. Mr. Carty expressed frustration that he asked for a copy of the full draft report and it was not sent and repeated his request. Mr. Poteat informed Mr. Carty that he would send him a copy of the complete draft report. Mr. Costa informed Mr. Carty that a copy of the report as it is now could be sent to him.

There has been concern expressed several times about the building being closed to the public. Ms. Duran stated the issue of mold in the Hosmer House has been an ongoing concern of the Historical Commission. The building being closed means there is very little air circulation. Combined with inadequate HVAC, a large number of fabrics, and the nature of old homes, the issue of mold spores has been exacerbated. Ms. Duran continued stating there is no visible mold and there is nothing that the environmental scientists, the remediation team, the board of health

or herself is concerned about nor was closing the building a recommendation made by any of those parties. The Hosmer House is closed because the Historical Commission has decided to close it. Ms. Costa confirmed that the closing was based on the concern of the Commission and the docents who work in the Hosmer House. Mr. Carty felt the mold should be dealt with as soon as possible.

Ms. Costa inquired about the ramifications of not moving forward with the Hosmer House projects. Ms. Duran stated the exterior of the building and the grounds could be dealt with in another year. The cost could increase or decrease and the building would continue to deteriorate. She stated again her priority was the roof. If she can put a good roof on it, she can preserve the building. She noted the building would look strange with a beautiful roof and unaddressed envelope. Ms. Costa asked about the structure and stated the last in-depth structural analysis was done almost 20 years ago. Ms. Duran responded that the structure of the Hosmer House is sound. There would be no catastrophic damage to the building should the projects not be funded but, from a cost standpoint, it makes more sense to do everything at once.

Mr. Markuse cited CPC regulations that allow for purchase of HVAC units to prevent a building from injury, harm or destruction. Ms. Duran thought this may be a stretch as the building itself was not at any risk. Mr. Markuse asked if the Historical Commission had any plan to open the building to the public after investing ~\$1.5M of tax payer money in its renovation. The Hosmer House is standardly open to the public once a month, Memorial Day, July Fourth, and one December weekend.

Ms. Cline asked if the proposed project included any HVAC. Ms. Duran said it does not.

Ms. Roopenian asked if Ms. Duran had been in contact with the Historical Commission. Ms. Costa stated the answer was a resounding yes, and further stated the Historical Commission strongly supports all of the Hosmer House projects.

Public Comment:

Chris Hagger 233 Nobscot Rd., Chair of the Historical Commission stated he will reach out to the consultants working on the Hosmer House report and see if he can get them to complete it. Mr. Hagger stated that there were plans to have the Hosmer House open on November 17th, December 7&8 but all had been canceled due to mold spores on surfaces and the house needing to be cleaned. Ms. Cline thanked Mr. Hagger for his efforts in expediting the final Hosmer House report and asked Mr. Cardy if he could wait until the report was available to all.

In closing Mr. Garofalo stated that he has seen projects in other communities use CPA funding for HVAC.

Hosmer House Collection

Chris Hager presented on the Hosmer House collection management, highlighting the need for a triage archivist to manage the extensive art collection, family photos, letters and other items in the house. The discussion included the need for proper storage and light control to preserve the

collection, as well as the development of a collections management policy and strategic management plan.

Chris outlined the immediate priorities based on a consultant's recommendations, focusing on urgent and high-priority tasks.

Review of November 20 Minutes

The minutes from the previous meeting were approved with amendments, including the withdrawal of a sculpture project.

Mr. Cardy made a motion to approve the minutes of November 20, 2024 as amended. 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.

Administrative Report

There was no administrative report presented

Future Meetings and Scheduling

The next public hearing will occur on December 18th beginning with Hop Brook Watershed, followed by the Hosmer House Wooden Roof and ending with the Housing Authority Allocation request.

Ms. Roopenian made a motion to adjourn. Mr. Henkels 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.