

Present: Christopher Morely (Chairman), Sherrill Cline, Jim Hill,  
Richard Bell, Lynne Remington, John Drobinski, Georgette  
Heerwagen, Bill Kneeland, and Seamus O'Kelly

Ms. Kablack introduced the Finance Committee's new representative to the CPC, Bill Kneeland, and he was welcomed by Committee members. Mr. Kneeland was provided a notebook of CPA background materials. Ms. Kablack noted that the Community Preservation Coalition's website is a great resource for updates on legislation and other related topics.

At 7:34 p.m., Chairman Morely called the meeting to order.

**Administrative Funds Request – Sudbury Housing Authority**

Present: Sudbury Housing Authority Vice-Chair Kaffee Kang

The Board was previously in receipt of a memorandum from Sudbury Housing Authority (SHA) Executive Director Jo-Ann Howe dated August 16, 2010, explaining a recent request to the Board of Selectmen for a waiver from paying an estimated \$32,598 in permitting fees for its redevelopment project of the demolition of four single-family homes to be replaced by duplexes, and the construction of one new duplex.

Sudbury Housing Authority (SHA) Vice-Chair Kaffe Kang summarized the project and location of the homes. She noted that the project has already received CPA and Mass Housing Partnership funds. In addition, funding will be sought from the Massachusetts Department of Housing and Community Development, and the SHA should know the outcome of that application by January 2011.

Ms. Kang noted that costs are estimated at \$32,600 for building, electrical, plumbing and septic permitting fees, which are based on the value of construction. She stated that the SHA asked the Selectman for a waiver of the fees. However, Ms. Kang further stated the Selectman suggested that the SHA pursue whether CPA Administrative Funds could cover all or a portion of the fees, prior to it approving a waiver of Town revenue during poor economic times. Mr. Drobinski stated that the Board supports the SHA project, but thought it was important to pursue other funding sources before waiving the fees.

Chairman Morely asked for what the grant money and mortgage money would be used. Ms. Kang stated both funding sources would be put towards construction costs. Chairman Morely noted that the Sudbury Water District voted to waive its fees, but he opined it is more financially able to do so. Ms. Kang stated that any financial assistance would be appreciated, but, if necessary, the SHA would plan to mortgage all costs for the project.

Ms. Kablack noted that, historically, the Town has waived such fees for the SHA and the Sudbury Housing Trust. However, given the challenging economy, the Town must consider whether waiving these fees, which provide revenue for the Town, should continue to be the practice.

Mr. Bell stated he has mixed feelings regarding the request. He stated he could consider covering a portion of the fees that the Town would need to expend on the project, but would have difficulty supporting anything more than that. The consensus of the Committee was that it would be difficult to differentiate the out-of-pocket costs incurred by the Town in the issuance of the building permit, versus profit derived.

Ms. Kablack stated there is not \$32,600 available in this year's Administrative Funds budget, which she reviewed. She explained that the Committee budgeted less than the allowable 5% for Administrative Funds, and of that amount, only \$20,000 was available for feasibility studies, appraisals and miscellaneous items. Ms. Kablack noted that the Committee will be presented with a \$3,800 request for Administrative Funds later tonight, and she estimated that approximately \$13,000 of the \$20,000 has been earmarked for potential use this year. In addition, Ms. Kablack stated that \$3,000 was already spent for a debt service payment on the borrowing for the CSX property.

Ms. Kang stated that, although the SHA reserves a financial cushion, it does so for unexpected emergencies. Chairman Morely noted that the SHA has an aging infrastructure and needs to be prepared for boilers that break, etc.

Ms. Cline opined that the Committee might only be able to consider a token gesture of support of \$1,000.

Chairman Morely stated he can understand the need for the Town to consider not waving revenue in this economy even though there has been a history of doing so. He questioned if now is perhaps the time to consider changing that pattern.

Mr. Drobinski stated that because the Town budget is tight, the Selectmen had recommended that the SHA consult with the Committee, but the Board did not know the status of the Administrative Funds budget.

Mr. Hill asked if the project would still be doable for the SHA if the permitting fees were added to the amount to be mortgaged. Ms. Cline stated that the anticipated amount to be mortgaged is approximately \$800,000. The consensus of the Committee was that adding the permitting costs would not significantly alter the anticipated monthly mortgage payment.

Chairman Morely stated that, although the Committee might be inclined to offer assistance, it does not appear as if it can afford to do so. Mr. Kneeland concurred, stating the funds do not seem to be available to support the request.

Mr. Drobinski asked if the amount of Administrative Funds available is likely to change within the year. Ms. Kablack stated no, since Town Meeting appropriated the budgeted amount for this year. However, she noted that the Committee may want to consider budgeting the full 5% allowable amount for next year.

At 7:51, p.m., Chairman Morely stated that the Committee is unable to support the SHA request for CPA Administrative Funds, and he concluded the discussion.

**Recreation Fields Construction – Melone Property - Proposal Presentation**

Present: Sudbury Babe Ruth Baseball President Scott McGavick, Sudbury Little League President Michael Walsh

At 7:52 p.m., Chairman Morely opened a discussion regarding a proposal to create recreation fields for use by Sudbury Babe Ruth baseball and Sudbury Little League on the Melone property on Route 117.

Sudbury Babe Ruth Baseball President Scott McGavick distributed to the Committee copies of a “Sudbury Babe Ruth and Sudbury Little League Proposal for Development of Recreational Fields at Melone Property dated September 7, 2010” for review. He stated that Sudbury Baseball approached the Park and Recreation Commission a year ago regarding the need for additional 90-foot and 60-foot baseball fields in Town. Mr. McGavick briefly reviewed the current Town fields, noting that Feeley is under the water table, and thus experiences scheduling problems following heavy rainstorms. Discussions ensued as to how to improve the Feeley Field, and at that time, it was also suggested that, if a new baseball field were created, it might qualify for CPA funding. He also mentioned that there are three beautiful fields at Featherland. He stated that Haskell Field has a great 90-foot baseball field, but is lacking in nearby appropriate amenities. In addition, Mr. McGavick stated that the Park and Recreation Commission has supported the use of the Melone property for recreation and Sudbury Baseball has a need.

Mr. McGavick summarized the proposal to create two 90-foot baseball fields and two 60-foot baseball fields, noting that the current 90-foot field at Haskell would no longer be used. He emphasized that the proposed complex would generate revenue through the use of concession stands and possible sponsorship and field-rental opportunities.

Mr. McGavick stated that the three Featherland fields generate \$30,000 a year from concession stands. The baseball proposal estimates \$35,000 in revenue over three seasons. He explained that the concept includes a ten-foot perimeter fence around the complex, allowing for tournament play, parking and possible space for other users on the property. Mr. McGavick opined that there is a market for tournament play and the proposal envisions a complex similar to the Lowell Memorial Stadium.

Mr. McGavick stated the proposal includes a budget of \$35,000 to hire a field administrator and concession stand staff, who would be paid from revenues generated.

The administrator would be responsible for all maintenance, rentals and sponsorship activities. He reviewed the proposed financial information presented over a ten-year period, suggesting that possibly 70% of net revenue could be returned to the Town and/or Schools. Mr. McGavick further stated that the proposal was created to be as cost-neutral as possible, and expenses for maintenance, fencing, and backstops have been included.

Mr. Hill asked if the figures presented would be ongoing. Mr. McGavick stated they would be ongoing; however, the figures could change depending on number of users and activities.

Mr. McGavick stated that Sudbury Baseball has discussed its proposal with the Selectmen twice and the Finance Committee for guidance. He stated that the Selectmen provided a lot of feedback and suggested that the proposal was perhaps not ready for consideration of a CPA proposal this year, but further suggested that the CPC be apprised of the project. Mr. McGavick also stated he spoke with the Sudbury Water District (SWD), which owns a portion of the Melone parcel, and will attend a SWD October meeting to explain the proposal. Through these discussions and others, Mr. McGavick stated Sudbury Baseball has come to the CPC tonight to determine if funds might be possible this year to cover cost of a design plan.

Chairman Morely stated that the Park and Recreation Commission is working on discussing the proposal with other recreational users who may also want to demonstrate a need for facilities. In addition, Chairman Morely noted that a portion of the parcel is located in Concord. Thus, there are many issues which need to be resolved prior to presenting the CPC with a project proposal this year.

Ms. Remington asked how much parking the proposal anticipates. She believes it is likely that the complex as described will require more space for parking than what has been presented. Thus, there may not be enough space remaining to accommodate the plan. Mr. McGavick stated that approximately 160-170 parking spaces have been suggested, but more research is needed.

Chairman Morely noted it is key when creating the type of venue proposed that paying customers are able to get in and out of the facility, which will also require adequate space.

Ms. Kablack stated that additional documentation needs to be provided to document the need for the proposal, the financial information and whether there are other recreational users who also have a need. In addition, Ms. Kablack is working on developing a timeline and process for evaluation of the project.

Mr. Drobinski stated that the Board of Selectmen have also highlighted that, although this is a great idea, it needs to be determined as to whether this is the best use of the property.

Mr. Bell stated he has concerns regarding the feasibility of the project from the Conservation Commission's perspective. Mr. Drobinski noted there are also stormwater issues. Later in the discussion, Ms. Remington encouraged Sudbury Baseball to discuss the project with the Commission and/or the Conservation Coordinator as soon as possible to obtain more information regarding what will need to be done on the property to comply with stormwater management regulations.

Chairman Morely stated there is a Sudbury Water District (SWD) well across the street from the property which may require safeguards from any development on the property. He also noted that the SWD will need to determine what is legally possible regarding its eight acres imbedded in the parcel. Chairman Morely emphasized the need to know more fully the resolution of the significant issues referenced this evening, and in other discussions, before spending money for a consultant to lay out fields which may not be possible on the land available. Ms. Kablack clarified that any project proposal for this property would have the same issues to resolve.

Chairman Morely stated that he understands the interest in moving ahead to a design stage; however, he reiterated there is a lot of work still to do to answer questions and resolve concerns before spending money on a concept plan. He noted that the property abuts a major swamp, was an operational gravel pit, and abuts a Town water resource and that there will be significant issues related to these matters.

Mr. O'Kelly stated that he has followed recent discussions regarding the proposal. He opined the project will require that many permitting and engineering issues be resolved. Mr. O'Kelly further stated that he deems the proposal as a big deal, when \$1.5 million of CPA funds are possibly being requested. He stated that traffic and parking ingress and egress issues are major on Route 117, one of the most heavily travelled roads in the area. He stated that a traffic and parking study would need to be completed to determine if the site could sustain the number of proposed users, without causing major disruptions to the flow of traffic on Route 117. Mr. McGavick stated that concern would possibly be offset by local businesses benefitting from the increased visitors to the community.

Mr. O'Kelly asked the acreage of the Melone property. Ms. Kablack stated that the proposal would focus on the estimated 25-30 useable acres located in Sudbury.

Ms. Remington asked how many people are expected to attend tournaments. Mr. McGavick estimated, depending on the event, approximately 300-500 people. Mr. O'Kelly asked how many children are enrolled in the Babe Ruth Baseball Program. Mr. McGavick stated there are approximately 150 children in the spring, 100 in the summer, and 80 in the fall.

Chairman Morely stated that the Park and Recreation Commission is working to canvass other user groups. Ms. Heerwagen stated it is possible lacrosse is interested in another

field. She later stated that the idea of tournament play and revenue generation was key to the Park and Recreation Commission's support of the project.

Selectman Bob Haarde, who was in attendance for this discussion, asked if the next stage of a concept design would include engineering, traffic, geothermal and other studies. Mr. McGavick stated he believes it would, and he referenced information received from Gale & Associates, which was the consulting firm for a sports complex renovation in Needham. Mr. McGavick has shared the Needham project description and budget estimates with Ms. Kablack, who shared it with Chairman Morely tonight. Chairman Morely stated that the Needham information took the project to the point of bidding documents, but that the CPC would look to progress more conservatively. Chairman Morely emphasized that it is important to first determine what the parcel can really support, what shape the land would need to be and what the parcel should be used for before significant money is spent laying out plans that may not be feasible.

Ms. Kablack stated that the environmental constraints of the property have not yet been articulated, nor is there an accurate survey. It was noted that the useable flat surface has not been determined and it is unknown at this time, what the Department of Environmental Protection (DEP) will allow on the eight acres owned by the Sudbury Water District. Ms. Kablack stated that previous studies done on the property were completed only for conceptual purposes. She further stated that the Board of Selectmen removed further evaluation of the property from its 2009 goals because it was evident the project would be costly and the Town had other economic challenges.

As the baseball proposal is considered, Sudbury Little League President Michael Walsh asked that the focus remain on the fields being created for Sudbury's youth, even if the facilities are used for other purposes.

At 8:42 p.m., Chairman Morely stated there is a lot of work to do to refine the proposal and he noted that the CPC has recommended that Sudbury Baseball meet informally with the Conservation Commission regarding some of its relevant issues. He further summarized that the Board of Selectmen would need to decide what the best use for the property would be and the Sudbury Water District must determine what can legally be done on its portion of the parcel. The discussion was closed.

### **Annual Committee Organization**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the nomination of Christopher Morely as Chairman of the Community Preservation Committee.

On motion duly made and seconded, it was also unanimously:

VOTED: To approve the nomination of Seamus O'Kelly as Vice-Chairman of the Community Preservation Committee.

Committee members thanked Mr. Morely for the excellent job he does as Chairman.

**Administrative Funds Request – Fairbank Farm**

Ms. Kablack explained that the Town has been offered the opportunity to purchase development rights on approximately 33 acres of land located on 135 Old Sudbury Road known as the Fairbank Farm, and has requested \$3,800 for the preparation of an appraisal. She noted the parcel is listed on the Town's 2009-2013 Open Space and Recreation Plan. Ms. Kablack further stated the Board of Selectman have approved moving forward with discussions for open space preservation, and she believes negotiations will move quickly and favorably.

Mr. Drobinski stated that, although the offering price cannot be disclosed at this time, the price is very favorable.

Ms. Kablack stated this land offer would likely be submitted as a CPA FY12 project proposal. She briefly described the property, which is comprised of two parcels, and noted that the offer is for development rights, which will be in the form of an Agricultural Preservation Restriction, since it is the preference of the Town that the property be preserved for farming.

Chairman Morely explained that an appraisal has been submitted by the owner, and by law, the Town must complete its own appraisal.

Mr. Hill asked what the advantage is to purchasing the property with an Agricultural Preservation Restriction versus purchasing the property outright. Chairman Morely and Ms. Kablack stated that the purchase price is typically 20-30% lower with a Restriction, as there is value to the underlying land. Ms. Cline stated that the owner is also precluded from developing the property. Ms. Kablack further noted that the owner wishes to own on the property and continue the agricultural operations, and this is the offer that has been presented.

Mr. Hill asked if the property could be bought and then leased back to the owner. He questioned what the benefit is to the people of Sudbury, who are paying for the purchase, if they are unable to use the property or have access to it. Ms. Kablack noted that the Town does not want to be in the business of owning homes. Ms. Cline noted abutting open space and conservation properties and opined that this entire stretch of Route 27 could be preserved forever. Mr. Hill reiterated his belief, and that of the Sudbury Historical Commission which he represents, that the Town's limited funds should not be

spent to support Restrictions rather than outright property purchases, which would allow taxpayers who pay for the property to also have access and use.

Mr. O'Kelly asked if an outright sale is an option. Ms. Kablack stated that the offer has only been made for development rights at this time, and that maintenance of agricultural land is different from forested land, which the Town does usually purchase outright. Ms. Remington questioned if the owner should be approached regarding an outright purchase.

Chairman Morely stated that many of the issues broached tonight would be considered at the time the language for the restriction is crafted. He also stated that the Land Acquisition Review Committee noted similar questions. Ms. Kablack stated that the Selectmen should also be apprised of the feedback. Mr. Drobinski stated he would share the information with the Board.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the request for \$3,800.00 of FY11 Community Preservation Act Administrative Funds for the purpose of completing an appraisal on the Fairbank Farm property located at 135 Old Sudbury Road.

### **Community Preservation Act Projects - Updates**

CPA Projects currently underway were briefly updated as noted below:

Mr. Hill briefly updated the Committee on the following Historic projects:

Cemetery Tomb Doors – Mr. Hill reported the doors have been completed and the project was completed for \$9,500, significantly less than other bids received. He noted that restitution reimbursement would be handled by Town Counsel.

Hearse House Relocation & Restoration – The hinge work on the doors is approximately 50% completed.

Loring Parsonage Exterior – Work continues on the restoration.

Hosmer House – the duct work for the air conditioning will be installed on October 4, 2010. Sill work was completed and the steps were restored.

Cemetery Radar Search – This project has not gone out to bid yet.

Chairman Morely noted, and Committee members concurred, that the work done in the Town cemeteries has noticeably improved these areas.

Sudbury Housing Authority (SHA) Reconstruction – In response to a question from

Ms. Remington, Ms. Cline reported that the SHA has submitted another application for the Department of Housing and Community Development's next round of funding at the end of this year.

Ms. Kablack provided the following project updates:

Town Center - Ms. Kablack stated that a process is now underway to resume this project and a report has been given to the Selectmen for a simplified intersection. Discussions also continue with First Parish. She stated that funds are already in place to complete a design plan.

CSX Parcel Acquisition - Ms. Kablack stated nothing new transpired over the summer.

Nobscot Phase II - Ms. Kablack stated the bonding options are being researched by Andrea Terkelsen for a bond to be issued by June 30, 2011.

Walkways - Ms. Kablack stated walkways are currently under construction on North Road.

79 Lincoln Lane – No update was available at this time.

Town Clerk Historic Documents - Ms. Kablack stated that several volumes have been restored.

Bruce Freeman Rail Trail Base Map – No update was available at this time.

Town Hall Vaults – Ms. Kablack stated this project has not gone out to bid yet.

### **Potential FY12 Projects**

Mr. Hill stated that there are several small historic projects that are under consideration, which would likely be combined into one project request. He stated this allows more flexibility for project bidding and completion. Projects mentioned related to Wadsworth Cemetery, the Town Animal Pound, and work on stone walls in two cemeteries.

Ms. Heerwagen stated that the Park and Recreation Commission may sponsor a Sudbury Baseball project request, as discussed earlier this evening, for design funds for the Melone property. Chairman Morely stated that a CPA request of \$1.5 million as proposed would be the largest recreation project funded. Ms. Heerwagen stated that Sudbury Baseball has been made aware of this. Chairman Morely opined that the proposal expenses appear to be underestimated and he does not believe there will be as much useable land as the petitioners do.

Ms. Remington asked if the Park and Recreation Commission agrees there is a need for this many fields. Ms. Heerwagen stated she believes there is a need. Mr. Drobinski noted

that all recreation users need to be consulted to plan what is needed short and long-term. Chairman Morely asked if Sudbury Baseball uses the High School baseball fields. Ms. Heerwagen stated Sudbury Baseball has been advised to consult with the High School regarding use of the facilities.

Chairman Morely also noted that tonight's discussion regarding the Melone property did not address the idea of housing on the parcel. He opined he had assumed the property would be appropriate for mixed uses. Ms. Kablack stated that it is believed that it would not be appropriate to have just a few units of housing there if a sports complex is constructed. Chairman Morely also suggested that Sudbury Baseball consult with other users regarding tournaments. In addition, he further suggested that the slope on the property be worked into design plans. Chairman Morely reiterated that there is a lot of work to be done by Sudbury Baseball before submitting a CPA project proposal.

The Town Clerk plans to submit another project proposal this year for approximately \$120,000 to preserve historic documents.

Ms. Kablack stated that funds for additional walkways will be depleted if she typically waits another two years to request a Town Meeting appropriation. She noted there is a lot of interest in neighborhood walkways, and thus, she will submit a CPA project proposal this year. Mr. O'Kelly asked if Peakham Road is on the list. Ms. Kablack stated that easements on Peakham Road still need to be resolved. Ms. Kablack stated it is likely an open space project proposal will be submitted for Fairbank Farm and there may be a few feasibility study project requests.

### **Department of Revenue – Update on State CPA Matching Funds**

Ms. Kablack reported that the Department of Revenue estimated in March that Sudbury's matching funds for FY11 would be approximately 31-32%, however, there has been no update since that time. She estimated that this would equate to approximately \$448,000, and she noted that the CPA revenue is estimated to be approximately \$1.8 million. A funds disbursement is expected on October 15, 2010. Chairman Morely opined that he believes the eventual match will be a higher percentage.

### **Minutes**

On motion duly made and seconded, it was:

VOTED: To approve the minutes of June 10, 2010.

Mr. O'Kelly abstained from the vote.

### **CPC Future Meeting Schedule**

Ms. Kablack explained that due to the scheduling of Town Meeting for the first week in May, proposals will be due later this year, by November 12, 2010. Committee meetings will be held on the first and third Wednesday of each month. She noted the October 20, 2010 meeting may not be necessary, if agenda items do not arise in the interim.

Ms. Kablack also highlighted that she has tentatively planned three meeting sessions for deliberations of FY12 CPA proposals, if needed.

On motion duly made and seconded, it was unanimously:

VOTED: To approve the following meeting schedule: October 20, 2010, November 17, 2010, December 1, 2010, December 15, 2010, January 5, 2011 and January 19, 2011.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 9:35 p.m.