

## CPC Meeting Minutes August 28, 2018

Present: Chairwoman Sherrill Cline, Scott Smigler, Nancy Kilcoyne, Diana Warren, and Mara Huston. Eric Poch arrived at 7:47 PM

Staff: Director of Planning and Community Development, Meagen Donoghue, Environmental Planner, Beth Suedmeyer by telephone

Absent: Tom Friedlander, Lynne Remington, and Pat Brown

At 7:40 p.m., Chairwoman Cline called the meeting to order.

### **Meeting Schedule**

Chairwoman Cline announced the following meeting schedule:

October 3 if needed to discuss the Broadacres Farm article.

October 17 and November 7 to review the applications. (Ms. Donoghue will issue a public notice on September 4 that the applications for CPA funds are due in her office by October 4)

December 5 and December 19 for public hearings on the applications.

January 2 and January 16 to deliberate and finalize the warrant articles.

January 30 if necessary to complete the warrant articles.

Additional meetings between then and Town Meeting will be called as necessary

### **Approve minutes of May 2, 2018**

Minutes were approved as submitted (after correcting the spelling of Ms. Huston's name) with Diana Warren and Mara Huston abstaining. Mr. Poch arrived after the vote but stated that he also approved.

### **Administrative Report**

Ms. Suedmeyer reported on the progress made by the intern hired by the Planning Department with Administrative Funds provided by the CPC. She reported that he made great progress over the summer on the Open Space and Recreation Plan and will continue one day a week through the fall semester. He has made progress on producing maps and compiling data that will be presented at a public meeting when the Town will be soliciting input from the public, boards, and committees to prioritize open space properties for acquisition.

### **Status Report on CSX Legislation**

Chairwoman Cline reported that she had spoken with Representative Gentile about the status of the legislation he submitted to allow Sudbury to acquire the portion of the rail line owned by CSX with CPA funds. She advised that the legislation is currently pending before the Joint Committee on Municipalities and Regional Government. Representative Gentile remained optimistic that the legislation would be acted on favorably. Once through this Committee, there were a few more committees that had to approve the legislation. Ms. Cline reported that Rep. Gentile hoped to have an answer in the fall.

Ms. Suedmeyer confirmed that was her understanding of the status of the legislation but that the timeline was uncertain.

Ms. Suedmeyer also reported that the Town would be awarded a Recreational Trails Grant to acquire the first quarter mile of the line which would go from Chiswick Park to Boston Post Road. This would be the first phase of working with CSX. In exchange for the grant, the Town would clear the path and create a stone dust surface while waiting for more progress with negotiations with CSX. She reported that the new Mayor of Framingham was also interested in seeing the rail trail completed. The representatives from Sudbury and Framingham were scheduled to meet the following day to discuss advancing the project.

### **Discuss Warrant Article on Broadacres Farm for 2018 Special/Fall Town Meeting**

The Committee had before it the original application for funding submitted in the fall of 2017 and the Warrant Article approved in spring of 2018 with minor changes.

Ms. Suedmeyer reported that the Town was continuing to work with the Owner and their representatives but still have not agreed on a purchase price. The Town has completed its appraisal. Ms. Suedmeyer is optimistic that there will be an agreement ready to present at the October Town Meeting scheduled for October 15. Therefore, she is asking the CPC to approve a placeholder article. The CPC would need to meet again to vote on the portion of the price to be recommended from CPA funds. She confirmed that she expected to know by Town Meeting what the uses of the property would be and may need to amend the article to reflect CPA uses in addition to Open Space and Recreation.

Ms. Warren asked whether the purchase would include the structures on the property, to which the answer is yes. In that case, she raised the question whether the 100-year-old house was listed as an historical property under either the Town's inventory or the Massachusetts Historical Commission's Massachusetts Cultural Resource Information System (MACRIS) listing of properties. She will look into that. However, even if it does qualify, she is not sure at this point whether she would advocate that the 10% of CPC funds allocated to historic preservation be used for this purpose.

Chairwoman Cline suggested that there were lots of questions regarding the condition of the house including whether it would be suitable for affordable housing and when the current owner would vacate the property. Ms. Suedmeyer confirmed that no representative of the Town had inspected the house and that it had not been included in the appraiser's evaluation.

Ms. Suedmeyer stated, referring to the three parcels as noted on the map of the property, that one parcel was most suited for recreation, one parcel was most suited for open space, and the use for the parcel with structures on it was not yet determined. There was the potential for reuse as storage for Park and Rec Department. The riding arena could also be used for indoor recreation. She also pointed out that the Town could allocate non CPA funds for portions of the property if the intended use was outside of CPA approved uses.

Mr. Smigler raised the issue of whether the article was properly worded to express two primary purposes of the purchase – both open space and recreation. As currently written, it seemed to focus on the conservation restriction on all or part of the land with recreation mentioned only in the last sentence. There ensued a lengthy discussion as to whether and how to rewrite the article.

Mr. Poch suggested approving the article as a placeholder but get clarification from Town Counsel to make the article clear that it was promoting two primary purposes and that active recreation would not be allowed on the portion designated for open space. Ms. Suedmeyer confirmed that the Conservation Restriction would not allow for active recreation.

After discussion, it was agreed to approve the article and ask Town Counsel to review. Therefore Chairman Cline **moved**:

To approve the language as submitted with a request to Town Counsel to clarify early on in the article that the primary purposes of the purchase are for Open Space and Recreation.

Second – Mr. Smigler.

Voted to approve unanimously.

Three members of the public, including Charlie Russo, Juniper Rd, abutter, stated that they were there to show neighborhood support for the preservation of Broadacres Farm.

Meeting adjourned at 8:29 PM.