

IN BOARD OF SUDBURY SELECTMEN
MONDAY, AUGUST 24, 2010
EXECUTIVE SESSION
(10:34 P.M – 10:43 P.M.)

Present: Chairman John C. Drobinski, Vice-Chairman Lawrence W. O'Brien, Selectman Robert C. Haarde, Town Manager Maureen G. Valente, and Director of Planning and Community Development Jody Kablack

Land Acquisition – Fairbank Farm – Offer to Purchase Development Rights

The Board was previously in receipt of materials regarding the opportunity to purchase development rights on approximately 33 acres of land located on Old Sudbury Road known as the Fairbank Farm, for \$750,000, including a letter from owner William Fairbank received August 9, 2010, an appraisal prepared by the Keystone Consulting Group dated July 12, 2010, and a memorandum to the Board from Director of Planning and Community Development Jody Kablack dated August 12, 2010.

Ms. Kablack reported that conversations between Town staff and the property owners have occurred over several years, since the property has been held by the Fairbank family for approximately 100 years. She stated that the parcel is actively farmed, but not pristine. Ms. Kablack further stated that Sudbury has a commitment to its farming heritage. In addition, she highlighted that the property has been identified in many Town documents as desirable for acquisition; and the offering price is reasonable.

Ms. Kablack explained that the Town has been offered the opportunity to purchase development rights on approximately 33 acres of land located on Old Sudbury Road known as the Fairbank Farm, with the allowance for one home, for \$750,000. It is anticipated that an Agricultural Preservation Restriction (APR) would restrict the future development of residential homes, but allow the property to be farmed and used as it currently is (large and small barns, several small accessory agricultural structures and a farm stand), similar to what was done with the Cutting property. Ms. Kablack opined that a thorough and full appraisal has been submitted on the remaining land rights, including the single-family dwelling. She further explained that a current restriction on the parcel expires in 2014, which could significantly increase the value of the land, but the owner does not want to wait. It is believed that the single family dwelling would be lived in by the current owner.

Ms. Kablack stated that she wanted to bring the opportunity before the Board as soon as possible, since no Town actions can move forward without the consent of the Selectmen.

Vice-Chairman O'Brien believes the Town should pursue acquiring the property because the price is attractive and it could remain as a farm. Chairman Drobinski concurred.

Ms. Kablack proposed sharing the information and appraisal with the newly- developed Land Acquisition Review Committee to better ascertain if there is broad public support for purchasing the property. She further proposed convening a meeting of the Committee and submitting a placeholder for the project with the Community Preservation Committee (CPC) for consideration in its upcoming funding- recommendation process. Ms. Kablack further stated that work could commence on negotiating the terms of the APR. In response to a question from the Board, she stated that the parcel would be preserved with a deed restriction into perpetuity.

Selectman Haarde supported the Town proceeding with efforts to purchase the property.

The consensus of the Board was that Ms. Kablack should proceed as proposed by convening a meeting of the Land Acquisition Review Committee to evaluate the potential purchase of development rights on approximately 33 acres of land located on Old Sudbury Road known as the Fairbank Farm, with the

allowance for one home, for \$750,000, to submit the proposal to the CPC for funding consideration and to commence work on the negotiation of terms for an Agricultural Preservation Restriction

There being no further business, the meeting adjourned at 10:43 p.m.

Attest: _____
Maureen G. Valente
Town Manager-Clerk