

BOARD OF SELECTMEN NEWSLETTER

TOWN OF SUDBURY

STEARNS MILL POND DAM AND DUTTON ROAD BRIDGE

By Selectman Susan Iuliano

Stearns Mill Pond is a beautiful pond located adjacent to and west of Dutton Road. Stearns Mill Pond Dam detains Hop Brook upstream to create the pond (previously known as Pratt's Mill Pond). The Dam is important to Sudbury for historic, environmental, and public safety reasons. The Dam is believed to have been first constructed in 1677 as part of the lumber and milling industry in town. It was rebuilt in 1790 and 1915. The first water-powered mill in Sudbury was established at this location. The last active use was as a Box Mill in the 1930s. Sudbury acquired the Dam and a key adjacent parcel to preserve this historic structure.

The Dam is currently in disrepair, with undermining, sinkholes, and infiltration. The Dam has been rated as a significant hazard dam by the Massachusetts Department of Conservation and Recreation Office of Dam Safety. A recent inspection resulted in the Town receiving a Notice of



Canoeing on Stearns Mill Pond
(photo by D. Muffitt)

Noncompliance from the ODS. The Town must next perform a Phase II analysis, involving hydraulic and hydrological calculations, a topographic survey, and wetland delineation, and produce a remedial design to stabilize the structure and correct the safety deficiencies cited by the state. The Town estimates that the planning & design, permitting, and construction will cost \$750,000. Repair of this Dam is essential to protect this sensitive area and to prevent any impact to Dutton Road.

The nearby culvert under the Dutton Road Bridge also requires critical repairs. Of the 200 culverts currently being

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assessed, the Department of Public Works has identified the Dutton Road Bridge culvert as being in the worst condition. Further, Dutton Road serves as a major road in town, connecting Hudson Road to the Route 20 area. The culvert has much undermining, cracked concrete and piping, and sagging pipes. Stones are breaking loose and erosion is occurring on the banks under

the bridge. This important project is estimated to cost \$1.1 million. The Town has applied for a \$500,000 grant from the Massachusetts Highway fund, which may be received only upon completion of the project.

These large projects to repair vital structures have been targeted in the Town's long-term capital planning. The Board of Selectmen

agrees that these projects need to move forward. The projects have been combined in Article 24 for consideration at the Annual Town Meeting. Later in May, voters will be presented with a Debt Exemption to authorize the borrowing of funds for these and other capital items.

LIVABLE SUDBURY COMMUNITY

By Chairman Bob Haarde

What is a livable community? As defined by the Partners for Livable Communities, livability is the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities. Many studies have shown that a key factor in long-term health and happiness is maintaining strong and healthy relationships with other people. A livable community fosters healthy relationships among and between residents of all ages by providing opportunities for educational, social, cultural and economic engagement.

Sudbury is currently undertaking many different initiatives to promote livability by engaging residents of all ages, encouraging adults and children

to enjoy, explore and access the resources for staying involved with friends and neighbors. As defined by the World Health Organization, livable communities not only promote health but also sustain economic growth.

Sudbury has joined a global network of livable communities including 17 towns and cities in Massachusetts to share best practices and explore new ways to make our communities more livable for residents of all ages. Sudbury has teamed with the Center for Social & Demographic Research on Aging at UMass Boston to conduct a nine-month needs assessment study to identify areas where Sudbury should focus our efforts to create a more livable community. Sudbury won a Massachusetts Community



Compact grant this year to update the town master plan which will include our vision as a livable community. The Board of Selectmen is creating a Transportation Committee to explore new ways to provide transportation for our residents. In fact, Sudbury just launched a Sudbury Shuttle on April 12th which stops at Stephen Anthony's, Longfellow Glen, Whole Foods, Shaw's, Sudbury Farms, Musketahquid Village, Coolidge at Sudbury, and Panera

Bread. The final stop is Stop & Shop in Wayland. This new shuttle is a significant new service for Sudbury residents and is the beginning of a new effort to use transportation to engage our residents and foster relationships and social activity. Sudbury is also

in the planning phases of a multi-generational community center at the current Fairbank Recreation Center, which will be a center where residents of all ages can engage in social, fitness, cultural, educational and recreational activities.

Throughout all of these activities, both planned and in progress, Sudbury is leading by example in the effort to create livable communities. To learn more, please visit <https://sudbury.ma.us/livable>.

WHAT'S HAPPENING WITH THE BRUCE FREEMAN RAIL TRAIL?

By Vice-Chair Len Simon

Three months ago, the town took the first steps toward getting control of the entire railroad corridor in Sudbury for the Bruce Freeman Rail Trail.

The corridor north of Station Road is owned by MassDOT, while the area south of Station Road (Phase 3) is owned by CSX. The design of the MassDOT portion is under way, but not the part owned by CSX. Last February, Sudbury submitted a \$100,000 grant application to the Dept. of Conservation and Recreation (DCR) to purchase the northernmost ¼ mile of the CSX corridor, from Station Road to Route 20. Note, from Rt. 20 the CSX corridor extends southward about another mile in Sudbury to the Framingham line and then toward Rt. 9 in Framingham.

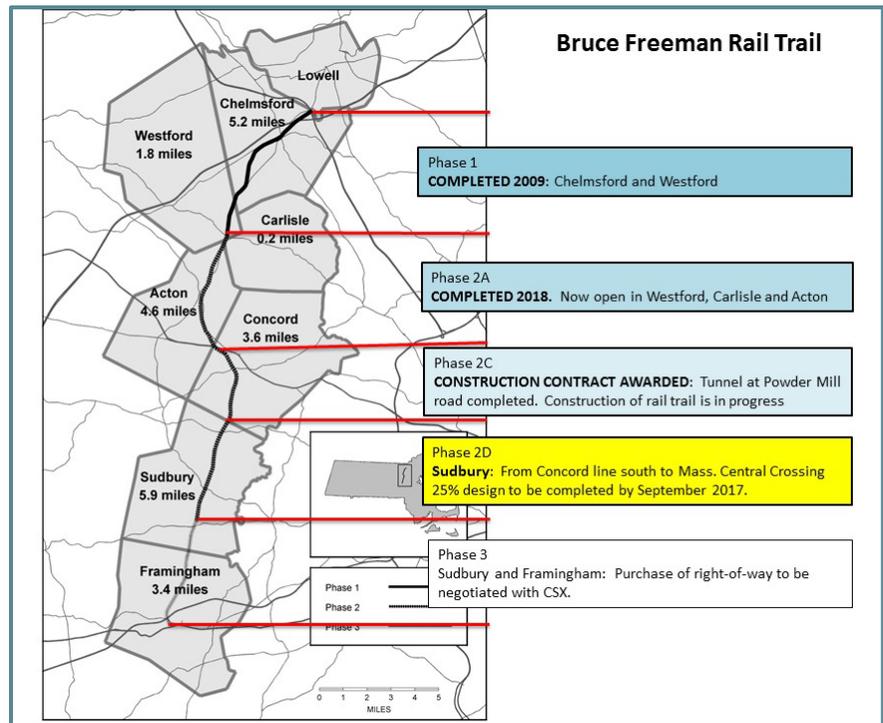
Recently, two developments came together to put the CSX corridor within Sudbury's reach. First, the DCR Recreational Trail Program has allowed Sudbury to apply for funding to acquire part of the corridor. Second, CSX submitted a letter supporting the grant application, and, further,

said it now wants to sell the corridor to Sudbury for a recreational trail. This is a major change from CSX's prior position.

The Town Manager, Melissa Murphy-Rodrigues and the Environmental Planner, Beth Suedmeyer, did a tremendous job in preparing the DCR grant application. Senators Eldridge and Barrett, Representative Gentile, and others provided letters of support for the grant. A

decision from DCR is expected in a few months.

Purchase of the CSX corridor has longstanding and widespread support from the town. In May 2008, Town Meeting unanimously supported a \$420,000 appropriation of Community Preservation Act funds to purchase the CSX corridor. The money has been sitting there, earning interest, but CSX was not ready to sell, and a



resident threatened to block the sale because of a legal loophole. Remedial legislation is being prepared by Representative Carmine Gentile to close the loophole to allow CPA funds to purchase the CSX corridor.

An article at this year's Annual Town Meeting, if passed, would reverse the unanimous 2008 Town Meeting vote which approved the use of CPA funds

to acquire the CSX corridor. At a Community Preservation Committee meeting last December, Environmental Planner Beth Suedmeyer and I asked the CPC not to put this article on the warrant for the 2018 Town Meeting. The reason advanced for including this article is that "time has elapsed" since 2008 and the funds have not been spent.

Circumstances have changed and the prospects for purchasing the CSX corridor are much improved. It will be up to Town Meeting to say whether the unanimous 2008 Town Meeting vote to use the already existing funds to purchase the CSX corridor will stand or be reversed.

MEADOW WALK UPDATE

By Selectman Dan Carty

Spring is in the air, but development work at Meadow Walk has been in full swing throughout the winter. While Whole Foods has been bustling for months, the four remaining retail buildings in the complex are nearly complete and will soon be open for business. Once landscaping, final paving, and other minor site work are completed, the first retail tenants will begin moving in. The Oak Barrel Tavern is expected to open in June or July, followed by Mooyah Burgers, Peet's Coffee, and Paani Pure Indian Cuisine, which is relocating from further down Route 20.

At about the same time, final paving of Route 20 and Bay Drive – the main access road to Meadow Walk – should be completed. Now that the Commonwealth Department of Transportation's winter work



Meadow Walk rendering – Route 20 view

moratorium has ended, that phase of the project has restarted in earnest. Recently all wires – Eversource, Sudbury Fire Department, Comcast, and Verizon – have been transferred from old poles to new, and the old poles have been removed. Soon the concrete jersey barriers will be replaced by barrels, and once the concrete sidewalks and granite curbing are in place on the south side of Route 20, the

existing pavement will be ground down and final paving along the length of the project, from Chiswick Park to the western entrance to Meadow Walk, will be performed. The developer will work with the Police and Fire Departments to minimize impact to residents, commuters, and tenants during this time. Traffic lights are installed, but once paving is complete they will be

connected to loop detectors in the streets and driveways to allow signals to operate as efficiently as possible.

AvalonBay's first residential buildings are nearly finished; they have opened a marketing trailer near Whole Foods and have begun signing tenant leases. The clubhouse and management office will open in the first week of May and the first residents will be moving in the first or second week of May. Avalon anticipates opening two or three new residential buildings each month throughout the rest of 2018. The Bridges Memory Care assisted living community is also nearing completion. Besides working

with the Sudbury Historical Society to create a "history wall" of local historical photos, staff will begin occupying the building in June in order to hire and train staff, and the first residents will move in sometime in July. Pulte Homes is close to finishing their first age-restricted condominiums towards the rear of the Meadow Walk development. Their marketing office and model homes should be open for tours in May, while construction of the townhome and apartments will continue through early 2019.

In other news, the Retail Design Institute, the industry's largest association for retail design professionals, has recognized the Whole Foods

Market Sudbury for excellence in design and execution. The project will be inducted into the RDI's "Class of 2017" at the 47th Annual Awards Gala taking place May 23, 2018 in New York City. Congratulations are due to Whole Foods, National Development and their design team.

For further information and updates, please visit www.meadowwalksudbury.com and <https://sudbury.ma.us>.

Thank you to Steve Senna of National Development, Sally Hild of the Sudbury Historical Society, and Meaghan Donahue of the Sudbury Planning Department for information and updates.

UPDATE ON THE FAIRBANK COMMUNITY CENTER PROJECT

By Selectman Pat Brown

Since the last update on the Fairbank Community Center project, the Task Force has received and posted the responses from both the Town and the consultant concerning the Fairbank Report. The Task Force has been focused on coming to agreement on what to recommend to the Selectmen to present at May 2018 Town meeting.

At its April 5 meeting the Fairbank Task Force agreed that it is not ready to stand before May Town Meeting to request funding for the design presented this spring. The Task

Force agreed that town-wide education is necessary before bringing this project to Town Meeting, but also believes that the Task Force was never charged with this mission and lacks the expertise to carry it out. Instead, the Task Force will present its recommendations to the Board of Selectmen on April 24.

The Task Force agrees that a greatly expanded Fairbank

FAIRBANK COMMUNITY CENTER
FEASIBILITY STUDY

Sudbury
 Sudbury Senior Center

FEBRUARY 2018
 TOWN OF SUDBURY

Community Center similar to that proposed in the Fairbank Report is required to meet the needs of Sudbury's citizens over the next decades. However, the Task Force also believes town residents need to understand both the advantages of such a center and the expenses it would entail. What would the new space look like, what new services would it permit, what are the costs and expected revenues of such a facility? The Task Force would like to turn this responsibility over to a new entity better fitted to deal with it, with the goal of having the Selectmen present the project to Town Meeting in the fall of 2018.

The Town Manager's office has partnered with FlashVote

to obtain citizen input on municipal questions without requiring lengthy meetings or surveys. Find out more about the program here: <https://sudbury.ma.us/townmanager/2018/04/12/sudbury-partners-with-flashvote/>. The first one-minute survey of this partnership will be about the proposed Fairbank Center.

We look forward to seeing other public education and outreach over the remainder of the spring, summer and fall.

Why not move forward with the request for Fairbank design funds for the May Town Meeting? Basically, the Task Force believes that the community needs to understand not just the costs but the benefits of the proposal—and that the

community deserves full information before it chooses. The Fairbank Report and the additional answers to our questions were not available till early March.

It's very clear that "doing nothing" is not an option. Space is excruciatingly tight for both our senior and our recreation programs. The building—particularly the roof—becomes more problematic over time. The space is not suited to its current use. The Task Force is well aware that the need is Now, and that there is no time to waste.

We'd like an informed decision from the Town as soon as possible. We believe that is at Fall Town Meeting.

See you there.

Do you have one minute a month to help make Sudbury better?

YES

NO

Don't miss the next FlashVote survey, sign up now!

<https://sudbury.ma.us/flashvote>

TOWN OF SUDBURY COMMUNITY "GREEN"UP

SATURDAY, MAY 19, 2018



ANNUAL ROADSIDE CLEANUP

*Join Sudbury civic groups,
businesses and residents in the
Annual Roadside Cleanup
and general beautification of
business districts, public areas
and parks.*

To "Adopt a Street" please visit:
<https://sudbury.ma.us/RoadSideCleanup/>

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