

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Maureen Valente, Town Manager

Submission Date: October 11, 2006

Group or Committee Affiliation (if any): Town of Sudbury

Submitter's address and phone number:

278 Old Sudbury Road
Sudbury, MA 01776
(978)443-8891, ext. 385

Purpose (please select all that apply):

- X Open Space
- X Community Housing
- Historic
- Recreation

Submitter's email address: Valentem@town.sudbury.ma.us

Project Name: Johnson Property Purchase

Project Description: See attached

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2007	\$600,000	\$600,000	
2008			
2009			
2010			
2011			
Total	\$600,000	\$600,000	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? See attached

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

- Conservation Commission – will review shortly
- Community Housing Committee – will review shortly
- Park and Recreation Commission – will review shortly
- Sudbury Valley Trustees – supports and will submit written correspondence shortly

For Community Preservation Committee Use:

Form Received on: _____
Reviewed by: _____

Project Presented to CPC on: _____
Determination: _____

Project Description:

The parcel of land is located adjacent to 189 Landham Road, owned by Eric Johnson. The property is approximately 35 acres in size, with approximately 1 acre of buildable land located at the front of the parcel along Landham Road. The remaining acreage contains extensive wetlands and vernal pools, and is adjacent to over 150 acres of permanently protected open space (owned by the Sudbury Valley Trustees and the Town of Sudbury) and Town of Sudbury Park and Recreation Land (Feeley Field). The adjacent property also contains public water supply wells owned by the Sudbury Water District. Zoning in this area is A-Residential.

We envision the land to be capable of sustaining a small affordable housing development on Landham Road, and the majority of the parcel preserved as permanent open space. Trails exist on the abutting properties and are maintained by the Sudbury Valley Trustees. This parcel can expand a trail network through the area, linking the eastern side of Landham Road, through the protected portion of the former Lettery property, to lands owned by the US Fish and Wildlife Service. The housing development may be either a town sponsored homeownership project (which would be sold to a developer), or a rental project developed by the Sudbury Housing Authority. The Housing Authority has indicated a preliminary interest in this parcel. Discussions have been on-going with the Community Housing Committee and non-profit developers who have an interest in developing affordable housing in Sudbury. There is great need, and interest, in securing a small parcel of land for a multiple-unit development in town.

Currently, the property is assessed for \$742,800 for the entire holdings of Mr. Johnson, which includes his adjacent 1.7 acre lot and home. An appraisal dated August 9, 2006, completed with the use of CPA funds, values the vacant property at \$1,485,000, with an additional value of \$485,000 for the Johnson lot and dwelling. This proposal contemplates only the purchase of the vacant land (lot 2). The appraisal is based on the value of the land for one oversized, estate lot with a large house in the rear of the lot. A riverfront area would need to be crossed, however the existence of a cart path over the riverfront would allow this type of development. No subdivision potential has been factored into the appraisal due to lack of adequate frontage along Landham Road and the need for waivers from the Planning Board rules and regulations.

Preliminary soil testing has been completed on the property and indicates suitable soils along Landham Road for residential septic systems. The property is not within Zone II of the Water Resource Protection District, therefore there are no significant constraints on the density of the land. Comparing this land to other attached housing developments in Sudbury approved under Chapter 40B (for density purposes), it is possible that up to 8 units might be possible on the front 1 acre of land. A true 40B development is not contemplated here. It is anticipated that all units constructed on the parcel will be available to low and moderate income households within the income guidelines allowed under the Community Preservation Act (up to 100% of the area median income).

The Conservation Commission, Sudbury Housing Authority, Community Housing Committee and Planning Board are all aware of this potential project. Official support letters will be sought once the purchase price has been determined.

General CPC Criteria

- This project is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- This proposal is consistent with the town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Community Housing Plan,
- This proposal has received preliminary support of the Board of Selectmen, Planning Board, Sudbury Valley Trustees, Sudbury Conservation Commission and Sudbury Community Housing Committee. Support letters will be submitted upon actual votes of these boards and committees.
- This proposal preserves the essential character of the town as described in the Master Plan. It will protect an additional 33+/- acres of land adjacent to several hundred acres of conservation land.
- This proposal will serve a currently under-served population – low and moderate income households. Sudbury's percentage of affordable housing is still below 4%.
- This proposal will serve more than one CPA purpose.
- This proposal demonstrates feasibility and urgency. Soil testing conducted on the property by the owner indicates the presence of suitable soils for the construction of a septic system. The proposal is urgent due to the landowners desire to sell the property.
- Demonstrate that the project can be implemented expeditiously and within budget;
- Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and

Open Space Criteria

- This proposal will permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Sudbury; or
 - preserve habitat for threatened or endangered species of plants or animals;
- This proposal will preserve Sudbury's rural and agricultural character. The rear of the parcel, proposed for open space, contains old farm fields that were farmed for over 50 years by Mr. Johnson's family.
- This proposal will provide opportunities for passive recreation and environmental education. Walking trails traverse the property, and connect to adjacent SVT trails.
- This proposal will protect and enhance wildlife corridors, promote connectivity of habitat, and prevent fragmentation of habitats. This 35 acre parcel is a missing link in a larger open space habitat.
- This proposal will provide connections with existing trails.
- This proposal will help to protect drinking water quantity and quality. The rear portion of this property is tributary to the town's drinking water supply wells.
- This proposal will provide flood control/storage. It is in close proximity to Hop Brook.
- This proposal will preserve important surface water bodies, including wetlands, vernal pools or riparian zones.

Community Housing Criteria

- This proposal will contribute to the goal of 10% affordability. Any units developed on the property will be sold or rented to households making 80% or less of the area median income.
- This proposal conforms to the town's Community Housing Plan;
- This proposal promotes a socioeconomic environment that encourages a diversity of income. If not developed into affordable housing, an additional market rate unit would be built on the property.
- Provide housing that is harmonious in design and scale with the surrounding community;
- This proposal will ensure long-term affordability of all units. The new universal deed rider will apply to all units.
- Any unit developed by this proposal will give priority to local residents, Town employees, participants in the Sudbury Metco program and employees of local businesses.

Recreation Criteria

- This proposal will jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property.
- This proposal will maximize the utility of land already owned by Sudbury by connecting trails on the property.