

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Maureen Valente, Town Manager

Submission Date: October 29, 2014

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

Submitter's address and phone number:

278 Old Sudbury Road
Sudbury, MA 01776
(978)638-3382

Purpose (please select all that apply):

- X Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: Valentem@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)
2015	\$2,900,000	\$1,000,000	\$1,900,000 Debt exclusion
2016			
2017			
2018			
2019			
Total	\$2,900,000	\$1,000,000	\$1,900,000

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.

- Planning Board – will review
- Conservation Commission – will review
- Park and Recreation Commission – will review
- Sudbury Valley Trustees –will seek support and written correspondence shortly

For Community Preservation Committee Use:

Form Received on: _____
Reviewed by: _____

Project Presented to CPC on: _____
Determination: _____

Project Description:

The Board of Selectmen request \$1 million of CPA funds for a portion of the cost for the acquisition of the Johnson Farm property. Due to the limited amount of CPA funds available at the current time, the high annual debt service payment currently borne by the CPA fund, and the need to preserve funding ability for other potential CPA projects, the Selectmen have voted to combine CPA funds with a debt exemption for this project.

The parcel of land is located at 189 Landham Road, owned by Madison Place Sudbury LLC. The property is approximately 35 acres in size, of which the Town seeks to purchase 33 acres for conservation and passive recreation purposes. The 33 acres contains extensive wetlands and vernal pools, old farm fields, and forested land, 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. 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 property has been permitted for 56 units of townhouse style construction under a Comprehensive Permit granted in 2012. That permit is under appeal at the Land Court. An alternative plan for 68 rental units has been proposed by the owner, accepted by the Sudbury Conservation Commission, and is currently under adjudicatory review by DEP. There was significant opposition voiced by the residents for development of the property during application review. Although permits were issued in 2012, the owner has offered the property to the Town for acquisition by the Town which will eliminate the need for continued litigation.

This proposal contemplates the fee simple purchase of the back 33 +/- acres of land, along with a 20' wide access easement along the northern property line from Landham Road to the rear of the property. The 33 acres will be required to be placed under a perpetual Conservation Restriction, and discussion with Sudbury valley Trustees has commenced as the holder of the restriction. There is approximately 2 acres of buildable land located at the front of the parcel along Landham Road which will be retained by the owner and developed into 2 single family lots in order to defray the total acquisition cost.

Attachment: Plan of Property

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 the support of the Board of Selectmen and the Sudbury Valley Trustees. Additional support letters will be submitted upon actual votes of 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 demonstrates feasibility and urgency. The proposal is urgent due to litigation deadlines.
- Alternative funding mechanisms have been explored, and a mixture of funds are recommended to complete the purchase, including CPA funds, debt exemption and private fundraising.
- Additional public and/or private funds will be used to combine with and leverage CPA funds.

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; and
 - 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 the Johnson 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 33 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.

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.

GENERAL NOTES:

1. LOCUS OWNERS: JOHNSON LIVING TRUST, MARIAN & PETER C. JOHNSON TRUSTEES.
2. DEED REFERENCE: BOOK 50339, PAGE 398.
3. MIDDLESEX COUNTY REGISTRY OF DEED DISTRICT.
4. ASSESSORS REFERENCE: MAP L10, LOT 0500.
5. FEMA REFERENCE: ZONES "X & AE" SHOWN ON COMMUNITY PANELS 25017C0506E & 25017C0507E, DATED JUNE 4, 2010.
6. LOCUS IS ZONED SINGLE RESIDENCE - A (SRA)
7. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

FEMA NOTE:

1. FEMA ZONE AE = BASE FLOOD ELEVATIONS DETERMINED.

PLAN REFERENCES:

1. 1975 COUNTY LAYOUT OF LANDHAM ROAD PLAN #598 OF 1975.
2. 1969 COUNTY LAYOUT OF LANDHAM ROAD PLAN #1358 OF 1969.
3. DEFINITIVE PLAN OF LAND BROOKSIDE FARM IN SUDBURY, MA; PREPARED BY SULLIVAN CONNORS AND ASSOCIATES; PREPARED FOR TERRA HOLDINGS, LLC; DATED JAN. 21, 2005, LAST REVISED AUGUST 3, 2005; RECORDED AS PLAN #1415 OF 2005.
4. DEFINITIVE SUBDIVISION PLAN OF STAGECOACH ESTATES IN SUDBURY, MA; PREPARED BY THOMAS LAND SURVEYORS, INC.; PREPARED FOR JOE D. & GLORIA SCHRAGER; DATED MAY 15, 1991, LAST REVISED SEPTEMBER 13, 1991; RECORDED AS #404 OF 1992.
5. COMPILED PLAN OF LAND IN SUDBURY, MA; PREPARED BY JOHN R. SNELLING ASSOCIATES; PREPARED FOR ANDREW DONOVAN; DATED JUNE 5, 1996; RECORDED AS PLAN #762 OF 1996.
6. KAYLA COURT DEFINITIVE SUBDIVISION PLAN OF LAND IN SUDBURY, MA; PREPARED BY ACTON SURVEY & ENGINEERING; PREPARED FOR ANDREW DONOVAN; DATED DECEMBER, 2002; RECORDED AS PLAN #381 OF 2005.
7. DEFINITIVE SUBDIVISION PLAN CUTLER FARM LAND IN SUDBURY, MA; PREPARED BY ELIGIUS LAND COMPANY; PREPARED FOR CUTLER TRUST; DATED MARCH 29, 1993, LAST REVISED JANUARY 15, 1994; RECORDED AS PLAN #462 OF 1994.



TETRA TECH
www.tetra-tech.com
One Grant Street
Framingham, MA 01701
PHONE: (508) 903-2000 FAX: (508) 903-2001

MARK	DATE	DESCRIPTION	BY	MARK	DATE	DESCRIPTION
1	10-4-11	NOTICE OF INTENT FILING		6	6-6-12	ENG. DESIGN FOR 60 UNIT TOWNHOUSE
2	10-4-11	UPDATED COMPREHENSIVE PERMIT PLANS		7	6-25-12	GENERAL REVISIONS
3	2-3-12	REV. PLANS PER TOWN, MEPA & DEP COMMENTS		8	7-16-12	GENERAL REVISIONS
4	3-9-12	REV. PLANS PER PEER REVIEW COMMENTS		9	9-15-12	ADRESSED TOP COMMENTS
5	3-21-12	REV. PLANS PER PEER REVIEW COMMENTS		10	1-27-14	PROJECT RE-DESIGN SUBMISSION TO DEP

Client: Madison Phase Sudbury LLC
The Residences at Johnson Farm
Landham Road, Sudbury

Topographic Plan of Land

Project No.: 127-14331-11001
Designed By: G.K.D.
Drawn By: J.L.P.
Checked By:

C-1.1

Bar Measures 1 inch

4/25/2014 11:46:53 AM - P:\14331127-14331-11001\CAD\DWG\1.1 EXISTING CONDITIONS.DWG - PAPPAS, JUD