

Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter:

Submission Date:

Group or Committee Affiliation (if any):

Submitter's address :

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email & phone number:

Project Manager's email & phone number:

Project Name:

Project Description:

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2021			
2022			
2023			
2024			
2025			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (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.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

- 1) Each project request must be submitted to the Community Preservation Committee using the Project Submission Form as a cover sheet. Applications should be submitted in twelve (12) multiple copies and an electronic PDF file.
- 2) Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
- 3) Obtain written proposals, estimates, quotes and such other evidence to document project scope and cost.
- 4) If the request is part of a multi-year project, include the total project cost and allocations.
- 5) Describe the endorsement, support or other recommendation, if any, by other Town Boards, Committees and Departments.
- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.
- 7) For applicants that have multiple project requests, please prioritize projects.
- 8) Requests must be received by **Thursday, October 10, 2019** to be considered for recommendation at the May 2020 Annual Town Meeting.
- 9) Applicants must be present at a CPC meeting to answer questions. The CPC meeting schedule will be announced in October, 2019 and posted on the town's website.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found on the town's website at www.sudbury.ma.us, under Committees. The committee can be reached by email at cpc@sudbury.ma.us. If you are in doubt about your project's eligibility, after consulting these sources, you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the Project Submission Form and accompanying documentation to:

Community Preservation Committee
c/o Planning and Community Development Office
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
cpc@sudbury.ma.us

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

General Criteria

The Sudbury Community Preservation Committee will give preference to proposals that address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Receive endorsement by other municipal boards or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality, feasibility, urgency;
- 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
- Preserve or utilize currently owned town assets.

Category Specific Criteria

Open space proposals that address as many of the following specific criteria as possible will receive preference:

- 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;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan.

Historical proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Conform to the town's Housing Production Plan;
- Promote a socioeconomic environment that encourages a diversity of income;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; and
- Give priority to local residents, Town employees, and participants in the Sudbury METCO program.

Recreation proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- 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;
- Maximize the utility of land already owned by Sudbury (e.g. school property); and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

SUDBURY HISTORIC RESOURCE INVENTORY - PHASE IV

Project Description

This project respectfully seeks \$30,000 for additional historic surveys to be included in Sudbury's Historic Resource Inventory; this funding will allow for the surveying of an additional 30 individual properties and two area-wide surveys. This phase will focus on presently under-documented historic resources and buildings and structures facing development pressure.

Historic surveys are important in identifying properties eligible, either individually or as a group, for listing on the State Register of Historic Places, the National Register of Historic Places, and/or inclusion in a local historic district. These forms provide the legal basis for review by both the Historical Commission (demolition delay bylaw for full and partial demolition) and the Historic District Commission (design review). They are also frequently the only record of a building or resource once it is lost. Many of the current Sudbury Historic Resource Inventory forms were completed in the 1960's by untrained volunteers and are not up to current historic preservation survey standards. Some need to be re-surveyed, especially properties which are the most historically significant.

All surveys will follow Massachusetts Historical Commission (MHC) standards and methodology and will be submitted for inclusion on the Massachusetts Cultural Resource Inventory Survey database (MACRIS). MHC forms record architectural and historical significance — architectural description, photographs, key features, and information about the uses, people, activities and events associated with the resource over time.

Previous requests for historic preservation, and specifically historic survey funding, have been supported at Town Meeting and by the Community Preservation Commission.

- Phase I - completed before the adoption of the CPA in Sudbury
- Phase II - 2005, \$9,800
- Phase III - 2015, \$5,000 to survey approx. 8-10 additional structures

CPA General Criteria

This proposal is eligible for the Community Preservation Act (CPA) funding according to general the requirements described in the CPA legislation.

- The Sudbury Historic Resource Inventory aids in protecting and preserving Sudbury's historic, cultural, architectural and archaeological resources of significance, especially those that are threatened.
- Documenting and preferably preserving historical assets is consistent with the town's 2001 Master Plan.
- Thorough documentation via MHC inventory forms is identified as the first step in the preservation planning process, as recommended by the 2006 Sudbury Reconnaissance Report and Landscape Inventory.
- Assists in identifying areas for additional preservation protection and those that might be eligible for future CPA or other preservation-related funding.

Support

Historic resources can be a source of pride for a community, serve as a tangible link to our past, and provide a visual landscape of Sudbury's development in over time. The following Committees, Boards, Departments and organization all have a vested interest in the preservation and protection of Sudbury's historic buildings, structures, objects, and landscapes:

- Historical Commission
- Historic Districts Commission
- Planning Board
- Board of Selectmen
- Design Review Board

Similar CPC Funded Projects in Other Communities

2015

- Beverly, MA - \$12,500 to conduct a historic resource study involving an intensive-level community-wide survey of cultural, architectural and landscape resources of the City.
- Chatham, MA - \$75,000 to continue the town wide Historic Property Survey.
- Fall River, MA - \$10,000 to survey a neighborhood to facilitate the establishment of a local historic district.

2016

- West Springfield, MA - \$10,000 (total project cost \$20,000) to update historic property survey.
- Dracut, MA - \$15,000 (total project cost \$30,000) for town-wide historic survey.
- Easton, MA - \$35,000 to inventory properties and resources to objectively determine the historic significance of properties subject to demolition delay bylaw.
- Littleton, MA - \$20,000 to update cultural resources survey.
- Newburyport, MA - \$15,000 to update historic structure surveys so all contributing buildings within the city's National Register Historic District.

2017

- Bourne, MA - \$20,000 for ongoing town wide survey of historical properties
- Hudson, MA - \$20,000 to inventory cultural and architectural resources in the Town.

2018

- Easton, MA - \$30,000 to fund survey and inventory undocumented potential historic resources.
- Falmouth, MA - \$30,000 to update the Inventory of Historic Resources, including a development of a Survey Plan.
- Hanover, MA - \$28,380 for Phase II of the historic town wide survey.
- Maynard, MA - \$25,000 to complete the survey of all significant historic properties in Maynard.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SUD.O
Historic Name:	Maenpaa Farm - Haynes Farm - Broad Acre Farm
Common Name:	
Address:	
City/Town:	Sudbury
Village/Neighborhood:	Sudbury Center
Local No:	FO9-0002,0003,0004
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Agricultural; Horse Or Cattle Farm; Single Family Dwelling House
Significance:	Agriculture; Architecture; Commerce
Area(s):	
Designation(s):	
Building Materials(s):	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
 Massachusetts Historical Commission
 220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, October 10, 2019 at 7:55: AM

SAMPLE - HISTORIC RESOURCE INVENTORY FORM

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

F09-0002 and F09-0004	Maynard	O	348-352
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Photograph



Town SUDBURY

Place (neighborhood or village)

Name of Area Maenpaa Farm – Haynes Farm/Broad Acre Farm
82 Morse Road

Present Use Residential and Agricultural

Construction Dates or Period Early 20th century

Overall Condition Fair to Good in terms of retention of historic fabric

Major Intrusions and Alterations

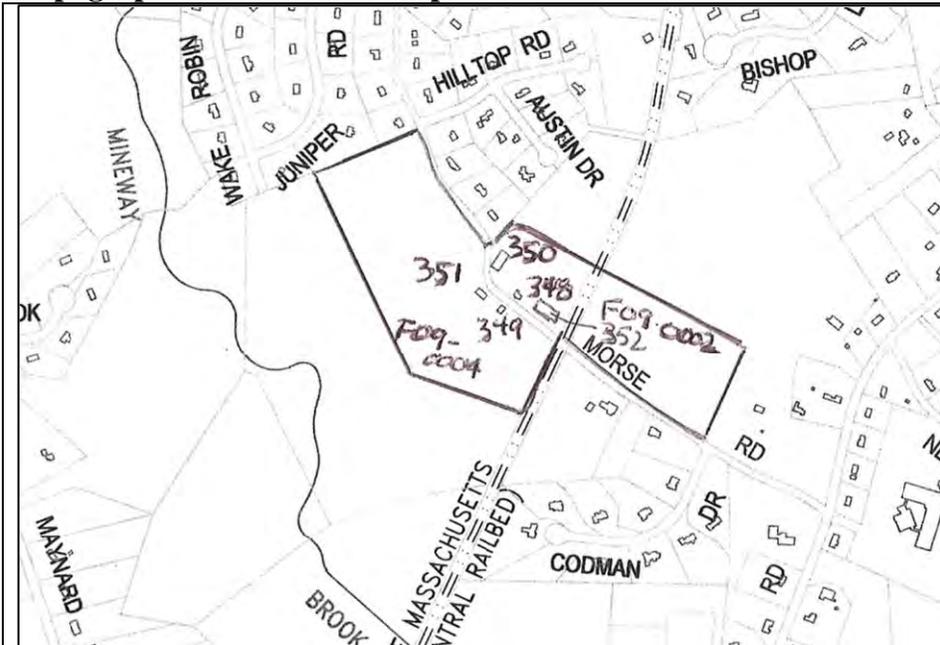
Acreage 24.51 acres

Recorded by Gretchen G. Schuler

Organization: Sudbury Historical Commission

Date (month/year) January 2007 / July 2007

Topographic or Assessor's Map



RECEIVED
NOV 19 2007
MASS. HIST. COMM.

N

see continuation sheet House #348 : UTM 19 301503E 4696119N (NAD27) ↑

INVENTORY FORM CONTINUATION SHEET

SUDBURY

HAYNES FARM, 82 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nod.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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___ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION *Describe architectural, structural and landscape features and evaluate in terms of other areas within the community*

Architectural descriptions and the historical development below refer to Broad Acres Farm or Haynes Farm, which historically was known as Maenpaa Farm. It consists of two separate parcels of land: one that is on each side of Morse Road west to Concord Road consisting of 24.31 acres and one on the north side of Morse Road that is 9.60 acres.

Setting

Broad Acres Farm retains its rural setting with buildings close to the road, pasture land along both sides of Morse Road (west of Concord Road), and wooded areas along the edges of the pasture land. Road side edges are defined by wood post and split-rail fences. Morse Road is a narrow meandering route that cuts through the middle of the farm in an east-west direction. The land on each side of the road is relatively flat from Concord Road to the buildings where the topography changes dramatically. The road has a distinct bend and rises to the western edge of the property. The old north-south Lowell & Framingham Railroad right-of-way cuts through the property east of the building clusters. Tall trees and some mature shrubs such as lilacs frame the house, in front of which there is a low dilapidated stone wall and a wood arbor marking the entrance to a path leading to the front entrance. In front of and along side of the barns are unpaved dirt barnyards that serve as entrances to and parking on the property. A public sidewalk passes along the south side of Morse Road between the road and the farm buildings and pastures.

The fields vary from east to west. The eastern end of the property on the north side of Morse Road is flat and has a riding ring laid out as a dressage ring. This field is separated from the large indoor ring by the railroad. On the south side of the road pasture land extends westerly from the railroad right-of-way, behind two barns and up the hill to the western edge of property.

Buildings

The main farm house is a modest two-story, three-bay hipped roof dwelling with an enclosed hipped roof entrance porch and a single-story shed roof rear ell. The house rests on a concrete foundation is covered in wood shingles and has an asphalt shingle roof. The three bay façade has paired windows up and down flanking the centered entrance at the first story and a single window over the entrance at the second story level. Windows have 2/1 sash set in flat wood frames. There is a single window at each level on each of the ends of the house. The hipped roof has a wide rake with a flat boxed cornice wrapping around the building. Three large skylights are centered on the front roof slope. A chimney rises from the rear roof slope and visible from the side views of the house. The enclosed hipped roof entrance has a single storm door and casement windows on the front and side. The low one-story rear ell has a shed roof and resembles an enclosed porch with a string of windows and an entrance door on the northwest side.

Outbuildings include a large modern indoor riding ring on the north side of the road, a small hipped roof shed also on the north side, a 1955 barn on an old barn foundation (also on the north side of the road) and two barns on the south side of the road opposite the house. The indoor facility, located to the southeast side of the house is an enormous gabled roof structure with vertical board walls and a wide band of translucent plastic providing light to the interior. Large sliding doors are located in the end facing the house. The small square hipped roof shed, probably built at the same time as the house is close to the road and opens on the rear side into a small horse paddock.

One barn on the south side of the road, although appears to be contemporaneous with the house, is reported to have been built ca. 1950. Its gable end faces the road and the long gabled roof barn faces into an enclosed paddock adjacent to the barnyard with wide sliding doors at the center of this northwest side. Constructed of wood on a concrete block foundation the barn has a door and window in the gable end with a haydoor above, windows on the side elevation and a cupola straddling the gabled roof. The other barn on this side of the road is a dilapidated wood and corrugated metal structure that appears to be pasture shelter.

INVENTORY FORM CONTINUATION SHEET

SUDBURY

HAYNES FARM, 82 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nod.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

O	348-352
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HISTORICAL NARRATIVE *Explain historical development of the area. Discuss how this relates to the historical development of the community.*

Morse Road was named for the late 19th century family who farmed in this area and owned a large tract of land west of Concord Road. In the late 19th century Calvin J. Morse farmed here where Martin Moore had farmed in the early 19th century. The large family house was up on the hill west of this property and an old banked barn once stood on the north side of the road just east of this farmhouse. However, none of the existing buildings date to that period. The Framingham & Lowell Railroad was laid through the farmland in 1870 with a depot at South Sudbury by 1871 and at North Sudbury in the later 1870s.

By the 1920s Victor Maenpaa owned a 74-acre farm here and probably built the present farmhouse which dates to ca. 1920. By the 1930s Albany Maenpaa also lived at Victor's house and was a farmer. In 1949 Victor and Linda Maenpaa sold their Maenpaa Farm to Willis B. and Janet E. Fellows in two parcels: a 14+acre parcel on the north side of Morse Road; and a 59+ acre parcel on the south side of the road. This sale of 74 acres in two parcels also included all of the house equipment, farm tools and equipment, water, power and light systems. The farm soon passed to George A. and Virginia Morse who then sold a 57-acre farm (still known as Maenpaa Farm) to Honora Haynes in 1954. A couple of lots were subdivided from the original farm accounting for the smaller acreage.

When Ms. Haynes took over this property more than 50 years ago, buildings included the farmhouse, a large three-story banked cow barn and the small red board and batten barn directly across from the house. The large cow barn burned in 1955 and Haynes constructed on the old stone cellar hole the existing barn with horse stalls and an upper level with clerestory windows providing light into the barn built into the foundation. Ms. Haynes reports that the previous owner (Morse) had constructed the small board and batten barn with cupola on top. In later years Haynes built the shed-like barn (wood and corrugated metal) as turn-out shelter. The large indoor riding ring was constructed in the early 1990s. Known as Broad Acres Farm this horse farm comprises the ca. 1920 hipped roof dwelling, one shed, two barns, the large indoor facility, and paddocks and pastures on approximately 30 acres. The property continues to operate as a horse farm.

The farm has been reduced in size by the division of the pasture land south of Morse Road where there is a large 31-acre parcel that was part of this farm and now is owned by the Town of Sudbury's Conservation Commission. This parcel is not included in this area form.

MHC #	Structure	Date	Style or Form
348	Maenpaa Farmhouse	ca. 1920s	Colonial Revival
349	Small barn	ca. 1950	
350	Barn over cellar hole	ca. 1955	
351	Shed-like barn	1960s	
352	Indoor Riding Ring	1990s	

BIBLIOGRAPHY and/or REFERENCES

Directories: Framingham (1926, 1930/31).
 Oral History: Owner, Honora Haynes.
 South Middlesex Registry of Deeds: Book 8249, Page 342, Book 7754, Page 417.

SAMPLE - HISTORIC RESOURCE INVENTORY FORM

INVENTORY FORM CONTINUATION SHEET

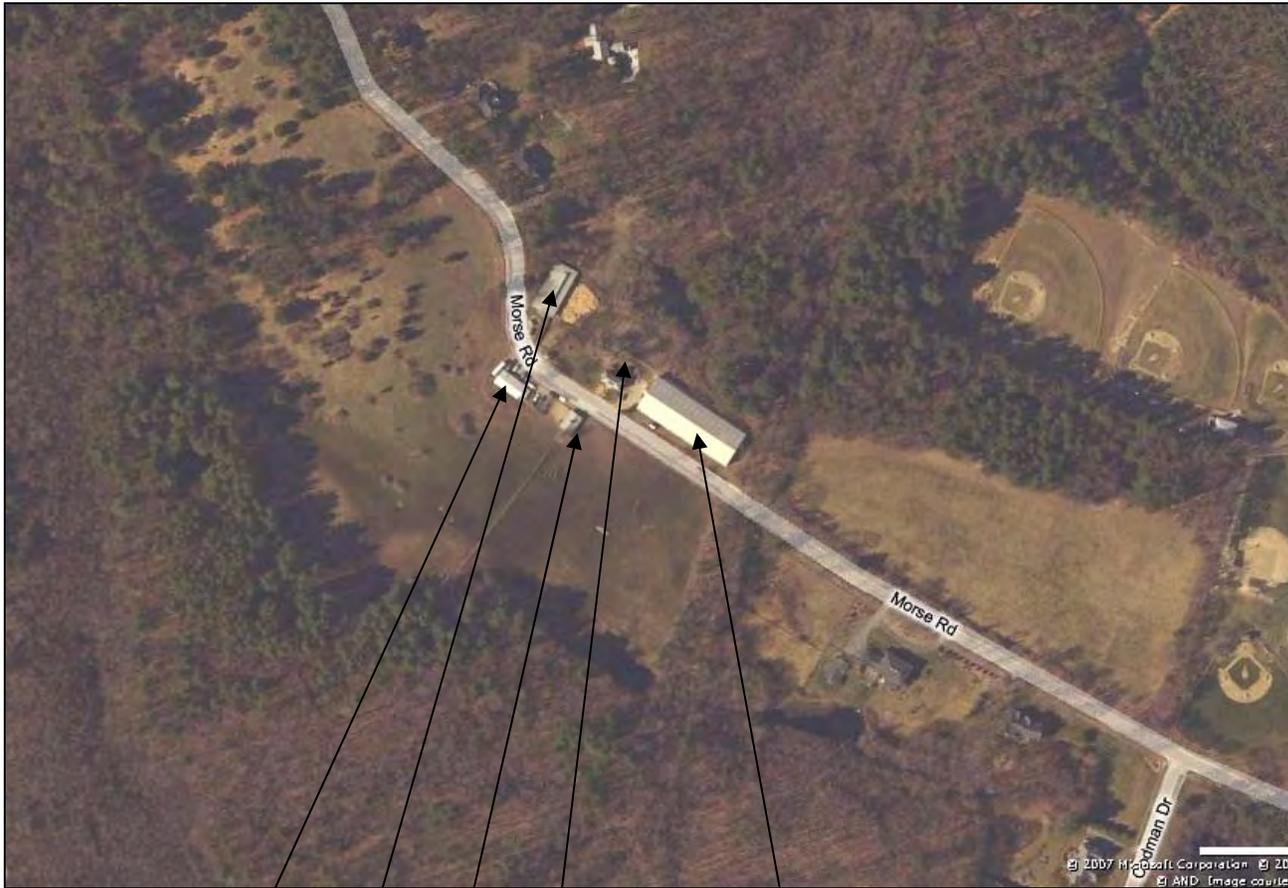
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUDBURY

HAYNES FARM, 82 MORSE ROAD

Area Letter Form Nod.

O 348-352



From: www.local.live.com

#351 #350 #349 #348 #352

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUDBURY

HAYNES FARM, 82 MORSE ROAD

Area Letter Form Nod.

O	348-352
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#350 – Barn over Cellar Hole on north side of Morse Road



#349 – Small Barn on south side of Morse Road