

# Town of Sudbury

## Housing Trust

Flynn Building  
 278 Old Sudbury Road  
 Sudbury, MA 01776  
 978-639-3387  
 Fax: 978-443-0756

HousingTrust@sudbury.ma.us

www.sudbury.ma.us/housingtrust

November 4, 2020

To: Sudbury Housing Trust

From: Liz Rust

RE: 2020 CPA request

The Trust has asked for 15% of CPA annual revenue, equating to approximately \$388,500, using 2019 revenue of \$2,259,000.

This is planned for two programs:

1. Create one unit of affordable housing through the Home Preservation program for approximately \$275,000. The average Trust subsidy for a unit of housing in this program was \$191,000, using past examples from the 8 homes in the program, the most recent from FY16. Given the home price increases in the last 5 years, this might be more realistically up to \$275,000.

	Example 3BR Home	7 homes on Zillow today under \$575k
Seller's Price	\$550,000	
Transaction Costs	\$22,130	
Total cost	\$572,130	
Buyer Price	\$300,000	
Trust Subsidy	\$272,130	

2. Assist 3 to 4 extremely low income rental households with rental assistance, for a total of approximately \$113,500 – the approximate amount available after the Home Preservation. Building on the Emergency Rental Assistance Program, extend rental assistance to extremely low income household with rental assistance. This program aligns with the purpose of the Trust, which is to provide for the preservation and creation of affordable housing in the Town of Sudbury for the benefit of low and moderate income households.

This program would provide the different between 30% of the tenant income and the 'affordable' 80% rent, similar to Section 8 voucher program. The program would commit to those funds for 2 years for each household awarded, for an approximate amount of \$31,000 per household.

2 Bedroom 80% AMI rent	\$2,166	Low Income gross rent – Avalon, Cold Brook
2 Bedroom 30% AMI rent	\$865	Extremely Low Income
Monthly Rent Subsidy	\$1,301	Estimate
Annual Rent Subsidy	\$15,612	
Two Years	\$31,224	
Number of vouchers for \$113.5k	3.64	

Sudbury Lottery and Monitoring Contracts

Project Name	Contracting Entity	Project Location	Type	Program	# Units	Per Unit	Gross	Mktg Expenses	Net	Status	Marketing Start Date	Completion Date
Lexington - Lexington Meadows	RHSO Town	Lexington	Lottery - Initial Sale	LIP LAU	1	\$10,000	\$10,000	\$2,500	\$7,500	0 - Proposed		
High Meadows	Private Developer	Westwood	Lottery - Initial Sale	LIP LAU	3	\$4,000	\$12,000	\$1,500	\$10,500	1 - Proposed		
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	2	\$3,000	\$6,000	\$1,000	\$5,000	2 - AFHMP		
Brook School	RHSO Town	Weston	Lottery - Initial Sale	LIP LAU	6	\$1,000	\$6,000	\$1,500	\$4,500	2 - AFHMP		
Post Office Crossing	RHSO Town	Acton	Lottery - Initial Sale	LIP 40B	3	\$5,500	\$16,500	\$2,000	\$14,500	3 - Active	Jun-18	20-Nov
Pine Hill Village	Private Developer	Harvard	Lottery - Initial Sale	MH 40B	6	\$3,800	\$22,800	\$2,000	\$20,800	3 - Active	May-20	
Medford - Wellington Woods	Private Developer	Medford	Lottery - Initial Sale	LIP LAU	20	\$1,750	\$35,000	\$2,500	\$32,500	3 - Active	May-20	
Postmark Square	Private Developer	Reading	Lottery - Initial Sale	40R	10	\$2,500	\$25,000	\$2,000	\$23,000	3 - Active	Mar-20	
Fields at Sherborn	Private Developer	Sherborn	Lottery - Initial Sale	MH 40B - MWCD	8	\$2,500	\$20,000	\$2,000	\$18,000	3 - Active	May-19	
Trail Ridge2	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	6	\$4,000	\$27,000	\$2,000	\$25,000	3 - Active	Aug-18	
Corey street	Private Developer	Melrose	Monitoring	Recertification	4	\$500	\$2,000	\$0	\$2,000	4 - Annual		
Messenger Woods	Private Developer	Plainville	Monitoring		6	\$250	\$1,750	\$0	\$1,750	4 - Annual		
Village at Bedford Woods	RHSO Town	Bedford	Lottery - Initial Sale	MH 40B	6	\$2,500	\$15,000	\$2,000	\$13,000	5 - On Hold		
Village on the Green	Private Developer	Holliston	Lottery - Initial Sale	MH 40B	4	\$3,000	\$12,000	\$2,000	\$10,000	5 - On Hold		
Chamberlain St	Private Developer	Hopkinton	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$1,500	\$6,000	5 - On Hold		
Pleasant Street	Private Developer	Ipswich	Lottery - Initial Sale	MH 40B - MWCD	2	\$3,000	\$6,000	\$2,000	\$4,000	5 - On Hold		
212 Central	RHSO Town	Acton	Lottery - Resale		1	\$3,367	\$3,367	\$0	\$3,367	Complete	Apr-17	FY17
442 Mass Ave #1	RHSO Town	Acton	Lottery - Resale		1	\$5,600	\$5,600	\$0	\$5,600	Complete	Oct-16	FY17
14 Wampus Ave #22	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$2,940	\$2,940	\$0	\$2,940	Complete	May-15	FY14
Blanchard Place	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete	May-14	FY14
Faulkner Mills	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete	Sep-15	FY16
Parker Village	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$1,000	\$1,000	\$0	\$1,000	Complete	May-14	FY14
Robbins Brook	RHSO Town	Acton	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	May-13	FY14
Pine Hill Crossing	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	4	\$3,000	\$12,000	\$2,000	\$10,000	Complete	Feb-19	Apr-20
Evergreen	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$2,000	\$5,500	Complete	Feb-18	FY19
Fox Run	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete	Mar-17	FY18
Cottages at Depot Crossing	RHSO Town	Bedford	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete	Mar-17	FY18
Bedford Woods	RHSO Town	Bedford	Lottery - Resale		1	\$2,500	\$2,500	\$150	\$0	Complete	May-14	FY15
Oakley Neighborhood	Private Developer	Belmont	Lottery - Initial Sale	40R	3	\$3,000	\$9,000	\$1,000	\$8,000	Complete	Apr-11	FY13
294 Codman Hill Rd	Other Town	Boxborough	Lottery - Resale	DHCD LIP	1	\$1,800	\$1,800	\$125	\$1,675	Complete	Jul-08	FY09
Brookside Square	RHSO Town	Concord	Lottery - Initial Lease	LIP LAU	8	\$2,250	\$18,000	\$1,500	\$16,500	Complete	Oct-14	FY15
Black Birch II	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU - AR	2	\$3,000	\$6,000	\$2,000	\$4,000	Complete	Aug-19	Mar-20
Black Birch I	RHSO Town	Concord	Lottery - Initial Sale	AR	3	\$6,000	\$18,000	\$2,500	\$15,500	Complete	Mar-16	FY17
Finigan's Way	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU	6	\$2,500	\$16,000	\$1,000	\$15,000	Complete	Oct-09	FY12
Lalji Woods	RHSO Town	Concord	Lottery - Initial Sale	DHCD LIP	6	\$2,500	\$16,890	\$1,000	\$15,890	Complete	Jun-10	FY11
Millstone Concord	RHSO Town	Concord	Lottery - Initial Sale	LIP LAU	1	\$5,000	\$5,000	\$1,500	\$3,500	Complete	Dec-15	FY17
Riverwalk	RHSO Town	Concord	Lottery - Initial Sale	Special Permit	1	\$5,000	\$5,000	\$0	\$5,000	Complete	Sep-11	FY12
10 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	May-11	FY12
1249 Elm Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,945	\$2,945	\$0	\$2,945	Complete	Sep-13	FY14
14 Dunbar Way	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$4,000	\$4,000	\$0	\$4,000	Complete	Dec-07	FY08
329 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,638	\$3,638	\$0	\$3,638	Complete	Jun-13	FY14
333 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,600	\$7,200	\$0	\$7,200	Complete	Feb-14	FY14
4 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$500	\$500	\$0	\$500	Complete	Jan-08	FY08
7 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	May-10	FY11
8 Emerson Annex	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	Sep-09	FY10
87 Elm Brook	RHSO Town	Concord	Lottery - Resale	Special Permit	1	\$4,000	\$4,000	\$0	\$4,000	Complete	Mar-08	FY08
95 Conant Street #205	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,320	\$6,640	\$0	\$6,640	Complete	Mar-14	FY14
95 Conant Street #319	RHSO Town	Concord	Lottery - Resale	DHCD LIP	2	\$3,000	\$6,000	\$0	\$6,000	Complete	Dec-13	FY14
329 Walden Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,600	\$3,600	\$0	\$3,600	Complete	Feb-17	FY14
1284 Elm Street	RHSO Town	Concord	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	TBD	FY14
Brookside Square	RHSO Town	Concord	Monitoring		8	\$100	\$800	\$0	\$1,000	Complete	Aug-16	FY18
Elm Court	RHSO Town	Concord	Monitoring	MassHousing NEF 40B	2	\$1,050	\$8,400	\$0	\$8,400	Complete	Aug-08	FY14
Assessor Contract	RHSO Town	Concord	Other		0	\$2,625	\$2,625	\$0	\$2,625	Complete	Jan-11	FY11
Emerson Green	Other Town	Devens	Lottery - Initial Sale	DHCD LIP	1	\$5,000	\$5,000	\$2,000	\$3,000	Complete	Oct-16	FY14
Montage/Danforth Farm	Private Developer	Frammingham	Lottery - Initial Sale	LIP LAU	17	\$2,500	\$42,500	\$7,500	\$35,000	Complete	Oct-14	FY16
Trail Ridge1	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	3	\$4,000	\$12,500	\$2,000	\$10,500	Complete	Aug-14	FY15
Trail Ridge	Private Developer	Harvard	Lottery - Initial Sale	MH 40B - CHAPA	2	\$4,000	\$8,000	\$2,000	\$6,000	Complete	Jul-14	FY13
Wedgewood	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	2	\$3,000	\$6,000	\$2,000	\$4,000	Complete	Feb-16	FY18
Holliston Housing Dev Corp	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	1	\$5,000	\$5,000	\$1,000	\$4,000	Complete	Jun-12	FY13
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	1	\$4,000	\$4,000	\$1,000	\$3,000	Complete	Jul-14	FY13
Lexington - Jefferson Drive	RHSO Town	Lexington	Lottery - Initial Sale		3	\$3,000	\$9,000	\$2,500	\$6,500	Complete	Jun-19	
Manor House	RHSO Town	Lexington	Lottery - Initial Sale	LIP LAU	6	\$2,500	\$15,000	\$2,500	\$12,500	Complete	Aug-17	FY19
The Groves	Private Developer	Lincoln	Lottery - Initial Lease	AR	8	\$1,250	\$10,000	\$0	\$10,000	Complete	Jun-10	FY12
Battle Road Farm (1)	Other Town	Lincoln	Lottery - Resale		5	\$4,700	\$23,500	\$0	\$23,500	Complete	Jul-09	FY13
Battle Road Farm (2)	Other Town	Lincoln	Lottery - Resale		1	\$2,300	\$2,300	\$0	\$2,300	Complete	Mar-13	FY13
Battle Road Farm (3)	Other Town	Lincoln	Lottery - Resale		2	\$4,700	\$9,400	\$0	\$9,400	Complete	Jun-13	FY14
Battle Road Farm (4)	Other Town	Lincoln	Lottery - Resale		2	\$5,000	\$10,000	\$0	\$10,000	Complete	Apr-14	FY14
Battle Road Farm (5)	Other Town	Lincoln	Lottery - Resale		1	\$5,000	\$5,000	\$0	\$5,000	Complete	May-16	FY14
Battle Road Farm (5)	Other Town	Lincoln	Lottery - Resale	Special Permit	1	\$5,000	\$5,000	\$0	\$5,000	Complete	Apr-15	FY14
The Groves	Private Developer	Lincoln	Monitoring	Special Permit	8	\$750	\$6,000	\$0	\$6,000	Complete	Sep-11	FY15
Willowdale Estates	Private Developer	Mansfield	Lottery - Initial Sale	LIP LAU	3	\$2,500	\$7,500	\$1,500	\$6,000	Complete	Jun-19	Feb-20
Fulton Residences	Private Developer	Medford	Lottery - Initial Sale		1	\$4,000	\$4,000	\$1,000	\$3,000	Complete	Aug-11	FY12
Corey street	Private Developer	Melrose	Lottery - Initial Sale	LIP LAU - Rental	4	\$3,000	\$14,000	\$2,000	\$12,000	Complete	Feb-18	FY19
Needham Place	Private Developer	Needham	Lottery - Initial Lease		1	\$5,000	\$5,000	\$1,500	\$3,500	Complete	Aug-14	FY15
Ellis Heights	Private Developer	Newton	Lottery - Initial Sale	DHCD LIP	1	\$4,500	\$4,500	\$0	\$4,500	Complete	May-10	FY11
Walnut Street	Other Town	Newton	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	Nov-12	FY13
Gumps	Other Town	Norfolk	Lottery - Initial Sale	DHCD LIP	5	\$2,500	\$12,500	\$1,000	\$11,500	Complete	Aug-11	FY12
Messenger Woods	Private Developer	Plainville	Lottery - Initial Lease		6	\$2,000	\$12,000	\$2,500	\$9,500	Complete	Jan-16	FY17
278 Maynard Road	RHSO Town	Sudbury	Lottery - Initial Sale		3	\$0	\$0	\$2,500	-\$2,500	Complete	Jun-15	FY17
Home Preservation	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	6	\$0	\$0	\$1,000	-\$1,000	Complete	Feb-08	NA
Landham Crossing	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	8	\$2,500	\$20,000	\$3,000	\$17,000	Complete	Nov-12	FY15
Snowberry Lane	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	2	\$7,500	\$15,000	\$1,900	\$13,100	Complete	Nov-06	FY07
Villages at Old County Rd	RHSO Town	Sudbury	Lottery - Initial Sale	MH 40B	10	\$4,000	\$39,900	\$3,000	\$36,900	Complete	Nov-08	FY12
Carriage Lane	RHSO Town	Sudbury	Lottery - Resale		1	\$1,800	\$1,800	\$300	\$1,500	Complete	Aug-18	FY19
Carriage Lane	RHSO Town	Sudbury	Lottery - Resale		1	\$1,500	\$1,500	\$0	\$1,500	Complete	Apr-13	FY14
Landham Crossing	RHSO Town	Sudbury	Monitoring		8	\$1,500	\$12,000	\$0	\$12,000	Complete	Aug-14	Perpetuity
Snowberry Lane	RHSO Town	Sudbury	Monitoring		2	\$6,500	\$13,000	\$1,500	\$11,500	Complete	Nov-06	Perpetuity
Villages at Old County Rd	RHSO Town	Sudbury	Monitoring		10	\$1,400	\$14,000	\$3,000	\$11,000	Complete	Dec-08	Perpetuity
Andover Estates	Private Developer	Tewksbury	Lottery - Initial Sale	MH 40B	5	\$3,000	\$15,000	\$2,000	\$13,000	Complete	Aug-11	FY13
5 Repton Circle	Private Developer	Watertown	Lottery - Resale		1	\$3,918	\$3,918	\$500	\$3,418	Complete	Oct-18	FY19
Sage Hill	Private Developer	Wayland	Lottery - Initial Sale	DHCD LIP/Special Perm	1	\$5,400	\$5,400	\$1,000	\$4,400	Complete	Apr-11	FY12
Wayland Commons	Private Developer	Wayland	Lottery - Initial Sale	FHLB 40B	12	\$2,500	\$30,000	\$2,000	\$28,000	Complete	Oct-10	FY13
Wayland Gardens	Private Developer	Wayland	Lottery - Initial Sale	FHLB 40B	3	\$2,500	\$7,500	\$1,000	\$6,500	Complete	Jul-09	FY10
307 Trout Brook (Oxbow)	Other Town	Wayland	Lottery - Resale	DHCD 40B	1	\$2,500	\$2,500	\$0	\$2,500	Complete	Nov-10	FY11
308 Willow Brook	Other Town	Wayland	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	Aug-09	FY10

Sudbury Lottery and Monitoring Contracts

Project Name	Contracting Entity	Project Location	Type	Program	# Units	Per Unit	Gross	Mktg Expenses	Net	Status	Marketing Start Date	Completion Date
89 OxBow	Other Town	Wayland	Monitoring	Other financing	16	\$563	\$9,000	\$0	\$9,000	Complete	Apr-09	FY14
WHDC	Other Town	Wellesley	Lottery - Initial Sale	DHCD LIP	3	\$2,500	\$7,500	\$1,000	\$6,500	Complete	Sep-10	FY11
Highland Meadows	Private Developer	Weston	Lottery - Initial Sale	LIP LAU - AR	6	\$2,750	\$18,000	\$4,000	\$14,000	Complete	Nov-09	FY13
6 Upham Way	RHSO Town	Weston	Lottery - Resale	DHCD LIP	1	\$3,000	\$3,000	\$0	\$3,000	Complete	Feb-13	FY13
815B Boston Post Rd	RHSO Town	Weston	Lottery - Resale	DHCD LIP	1	\$2,500	\$2,500	\$0	\$2,500	Complete	May-11	FY12
Lalli Terrace	RHSO Town	Acton	Lottery - Initial Lease	DHCD 40B	0	\$0	\$0	\$0	\$0	Terminated	Dec-14	
176 Swanson Rd	Other Town	Boxborough	Lottery - Resale	DHCD LIP	0	\$0	\$0	\$0	\$0	Terminated	Dec-12	FY13
Summerfields	Other Town	Boxborough	Lottery - Resale	MassHousing NEF 40B	0	\$0	\$0	\$0	\$0	Terminated	Dec-08	FY09
Whitin Reservoir Estates	Private Developer	Douglas	Lottery - Initial Sale	On Hold	0	\$0	\$0	\$0	\$0	Terminated		
Dover Farms	Private Developer	Dover	Lottery - Initial Sale	FHLB 40B	0	\$0	\$0	\$0	\$0	Terminated	May-13	FY14
Northside Meadow	Private Developer	Framingham	Lottery - Initial Sale	LIP LAU - AR	0	\$0	\$0	\$0	\$0	Terminated		
Holliston Housing Trust	Other Town	Holliston	Lottery - Initial Sale	DHCD/LIP	0	\$0	\$0	\$0	\$0	Terminated	Jun-12	FY13
Derby Street	Private Developer	Newton	Monitoring	MassHousing NEF 40B	0	\$0	\$0	\$0	\$0	Terminated	Mar-13	Perpetuity
Angell Brook	Private Developer	West Boylston	Lottery - Initial Sale	DHCD LIP	0	\$0	\$0	\$0	\$0	Terminated	Jan-11	FY11
			<b>Total contracted</b>		<b>346</b>	<b>\$2,524</b>	<b>\$873,413</b>	<b>\$99,975</b>	<b>\$771,288</b>			
			45 Lottery - Initial Sale		220	\$540,090	\$2,455	Private	\$336,868	157	\$2,146	42%
			38 Lottery - Resale		45	\$149,423	\$3,321	Other Town	\$110,875	47	\$2,359	14%
			9 Monitoring		64	\$62,650	\$979	RHSO Town	\$346,545	148	\$2,342	44%
			5 Lottery - Initial Lease		23	\$39,500	\$1,717	FY19	\$30,500	36%		
			1 Other		0	\$2,625		FY20	\$35,500	35%		
					<b>352</b>	<b>\$794,288</b>			<b>\$794,288</b>	<b>352</b>		



# Regional Housing Services Office

Serving Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland, and Weston

Office Address: 37 Knox Trail, Acton, MA 01720  
Phone: (978) 287-1092

Website: WWW.RHSOhousing.org  
Email: INFO@RHSOhousing.org

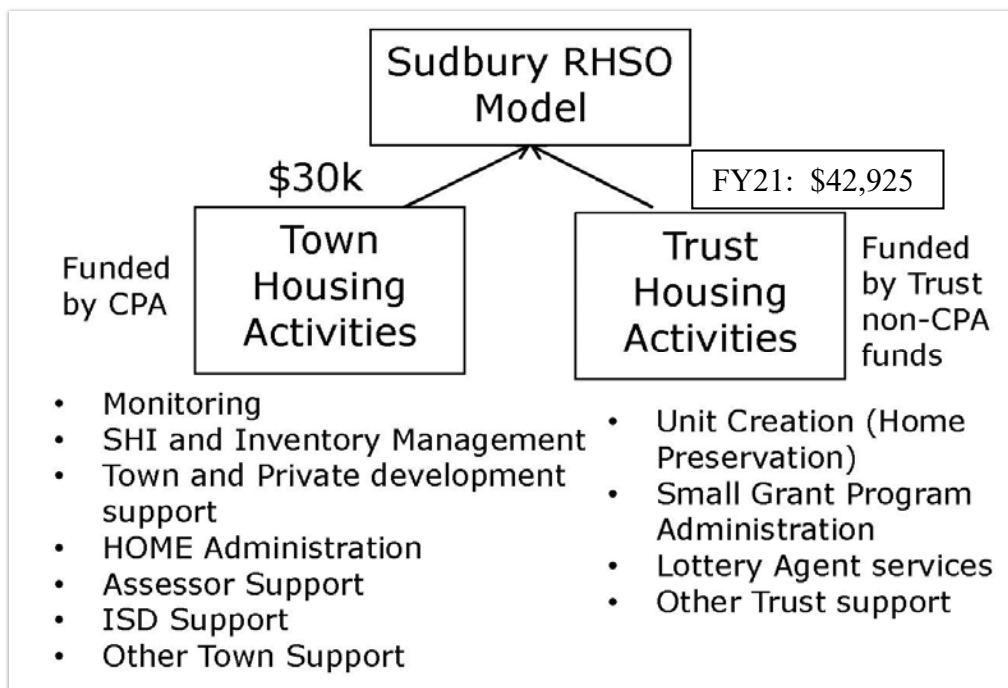
November 10, 2020

To: Sudbury Housing Trust  
From: Liz Rust  
RE: RHSO fee FY22

To the Trust,

I am writing about the RHSO fee for the Sudbury Housing Trust to obtain the Trust commitment for FY22 for the RHSO Budget.

Here's the model:



In FY21, one-third so far (through October):

- Sudbury paid \$72,925 for 935 hours, \$30k from CPA and the rest from the Trust
- So far in FY21, one-third so far (through October) used 337, a bit over the annualized amount of 311 – 201 for the Trust work, and 136 for the Town. Trust drivers are ERAP, lottery and resales

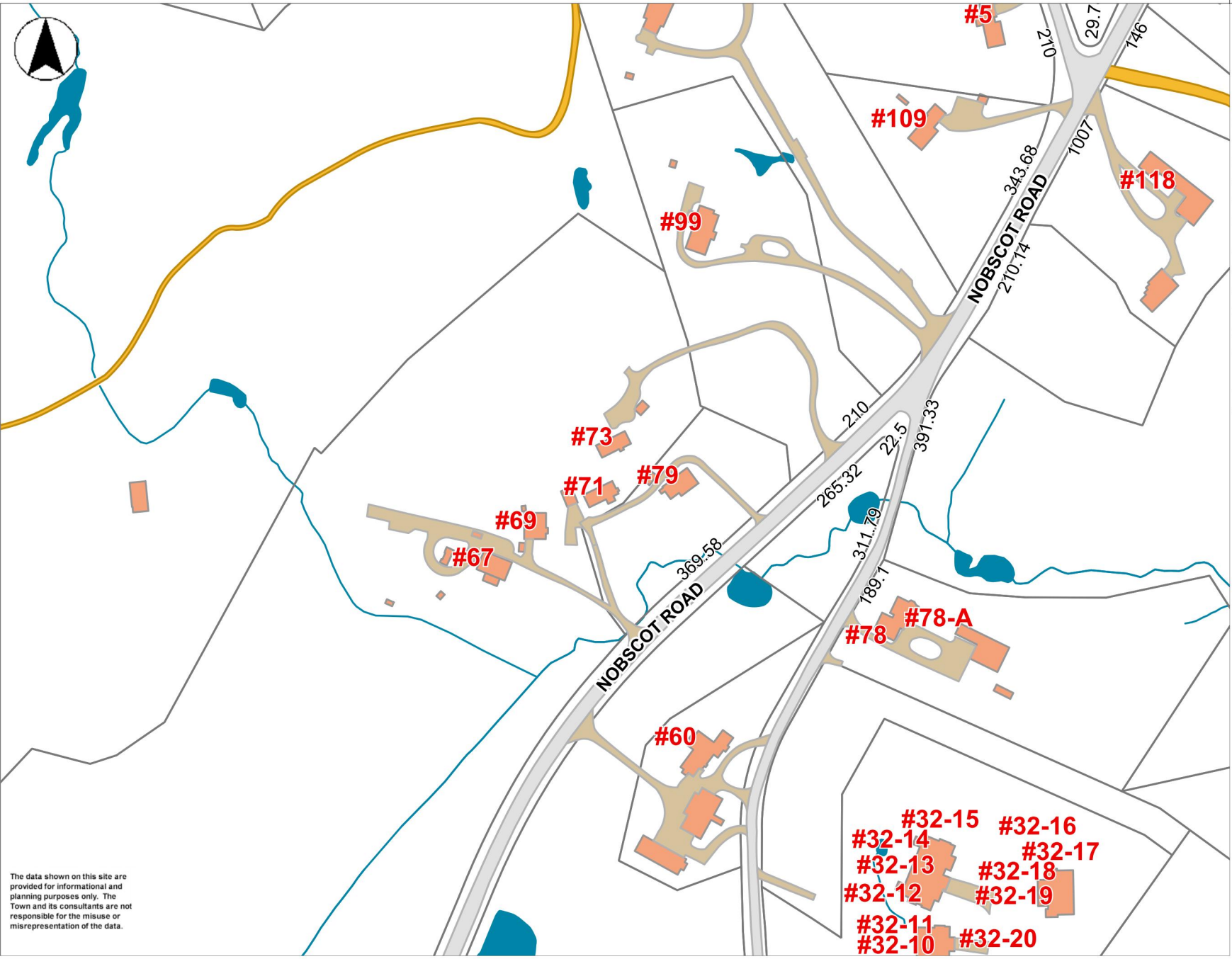
For FY22:

- 935 hours will cost \$75,000 (rounded), due to \$2.14 increase in billing rate
- Traditionally, the Trust pays everything over \$30k, so the trust portion would be \$45,000
- Note that any paid-for and unused hours are applied to the next year, so they are not forfeited
- The Monitoring and Lottery fees more than pay for the Trust portion. FY22 will be no exception.

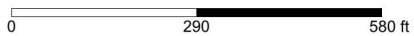




- Bridges
- Driveways
- Parking Lots
- Medians
- Sidewalks
- Curbs
- Roads
  - Paved Roads
  - UnPaved Roads
- Parcels
- Streams Ortho
- Streams CIR
- Lake/Reservoir
- Buildings
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Town Boundary
- Streets



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





# Nobscot





PREPARED FOR:

### KNOX TRAIL COUNCIL INC. BOY SCOUTS OF AMERICA

490 UNION VENUE  
FRAMINGHAM, MASSACHUSETTS  
01702

**NOT ISSUED FOR  
CONSTRUCTION**

COPYRIGHT (C) BY BEALS AND THOMAS, INC.  
ALL RIGHTS RESERVED

PREPARED BY:



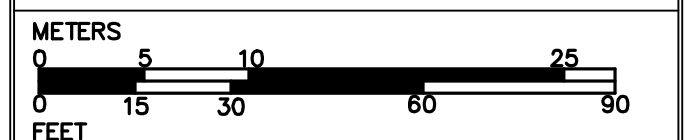
BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, Massachusetts 01772-2104  
T 508.366.0560 | www.btiweb.com

5			
4			
3			
2			
1			
0	06/15/2015 INITIAL ISSUE		
	ISSUE DATE DESCRIPTION		
DES	DWN	CHK'D	APP'D

PROJECT:

### NOBSCOT EXCLUDED AREA SUDBURY, MA (MIDDLESEX COUNTY)

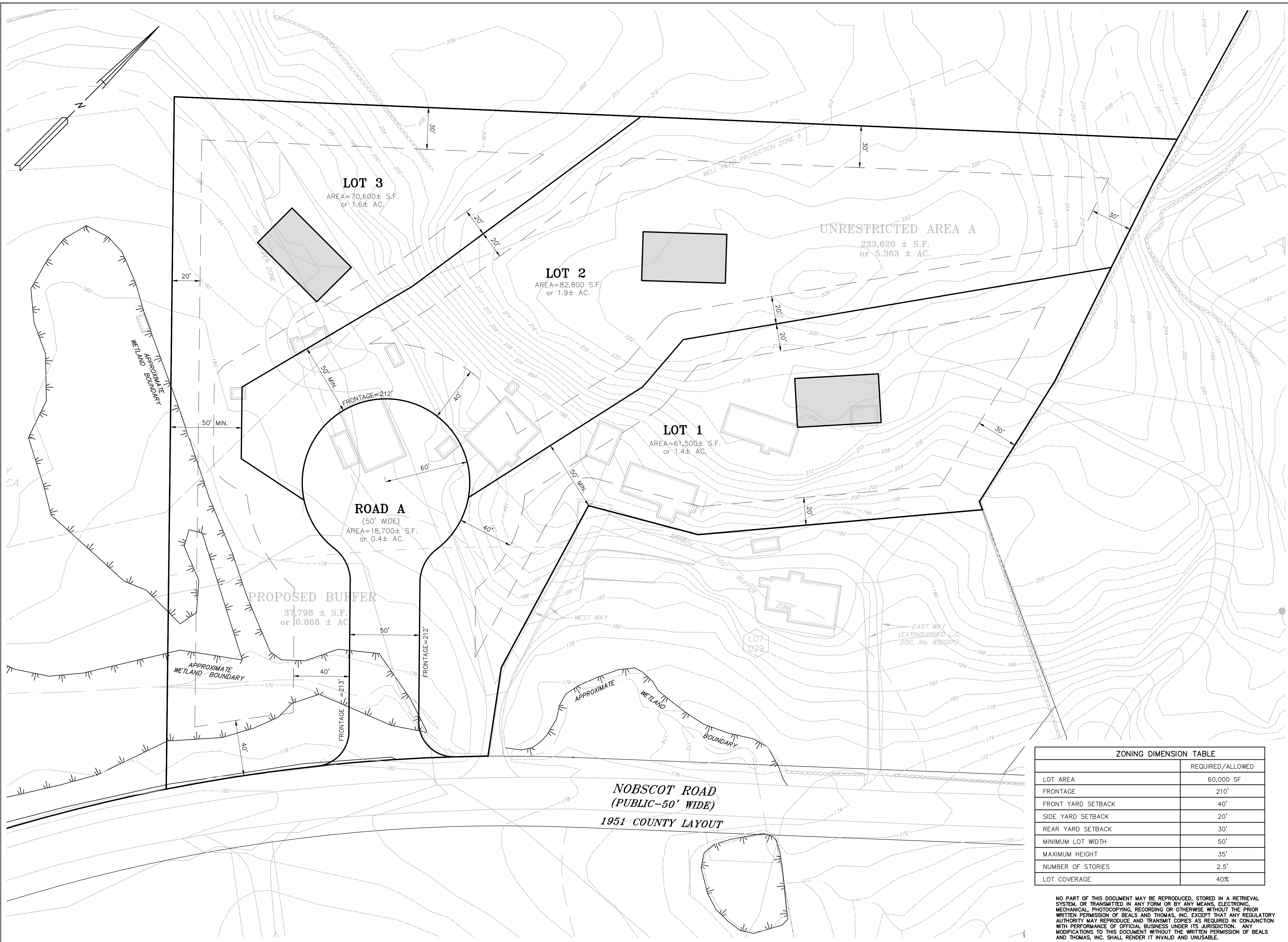
SCALE: 1" = 30' DATE: JUNE 15, 2015



### CONCEPTUAL SUBMISION PLAN

B+T JOB NO. 1846.07

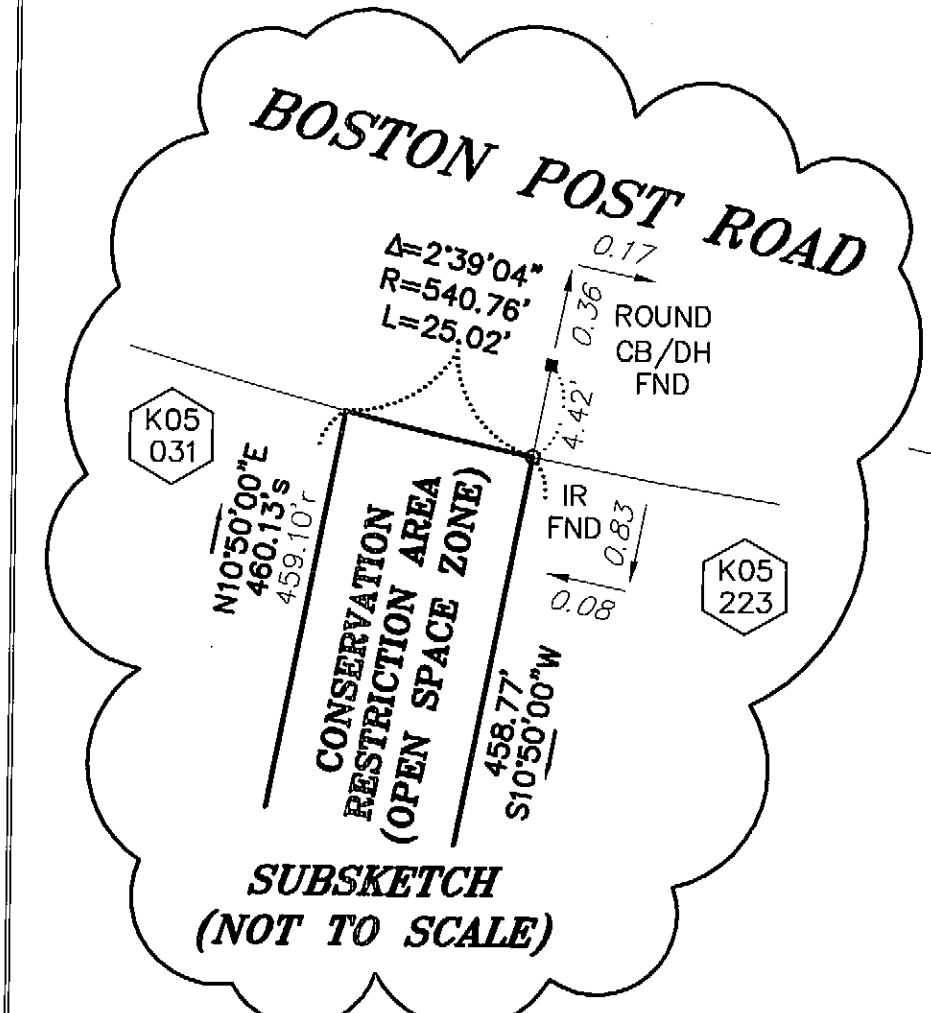
B+T PLAN NO.  
184607P019A-001



ZONING DIMENSION TABLE	
	REQUIRED/ALLOWED
LOT AREA	60,000 SF
FRONTAGE	210'
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	30'
MINIMUM LOT WIDTH	50'
MAXIMUM HEIGHT	35'
NUMBER OF STORIES	2.5'
LOT COVERAGE	40%

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



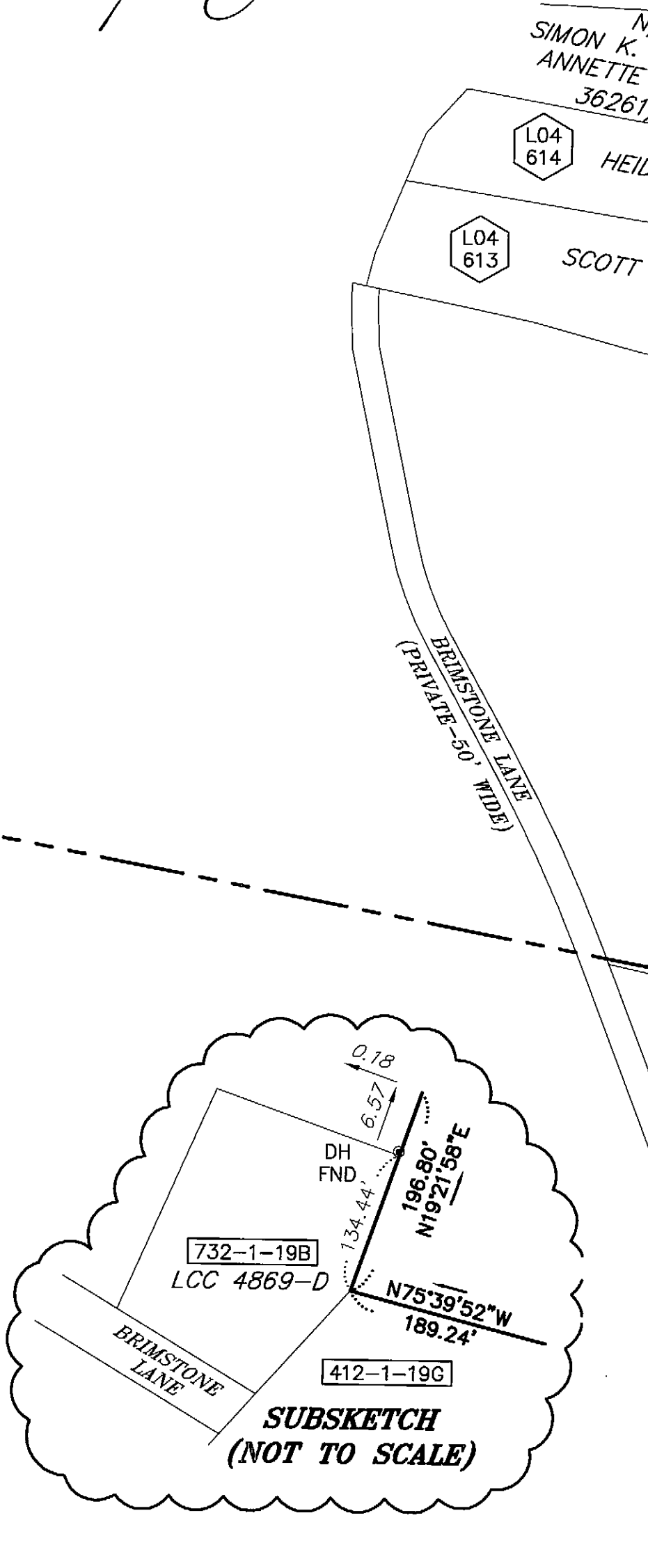
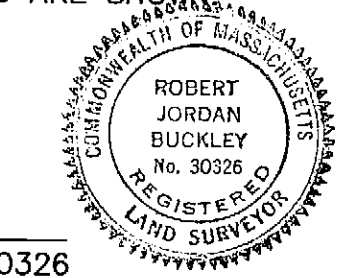


**SUBSKETCH (NOT TO SCALE)**

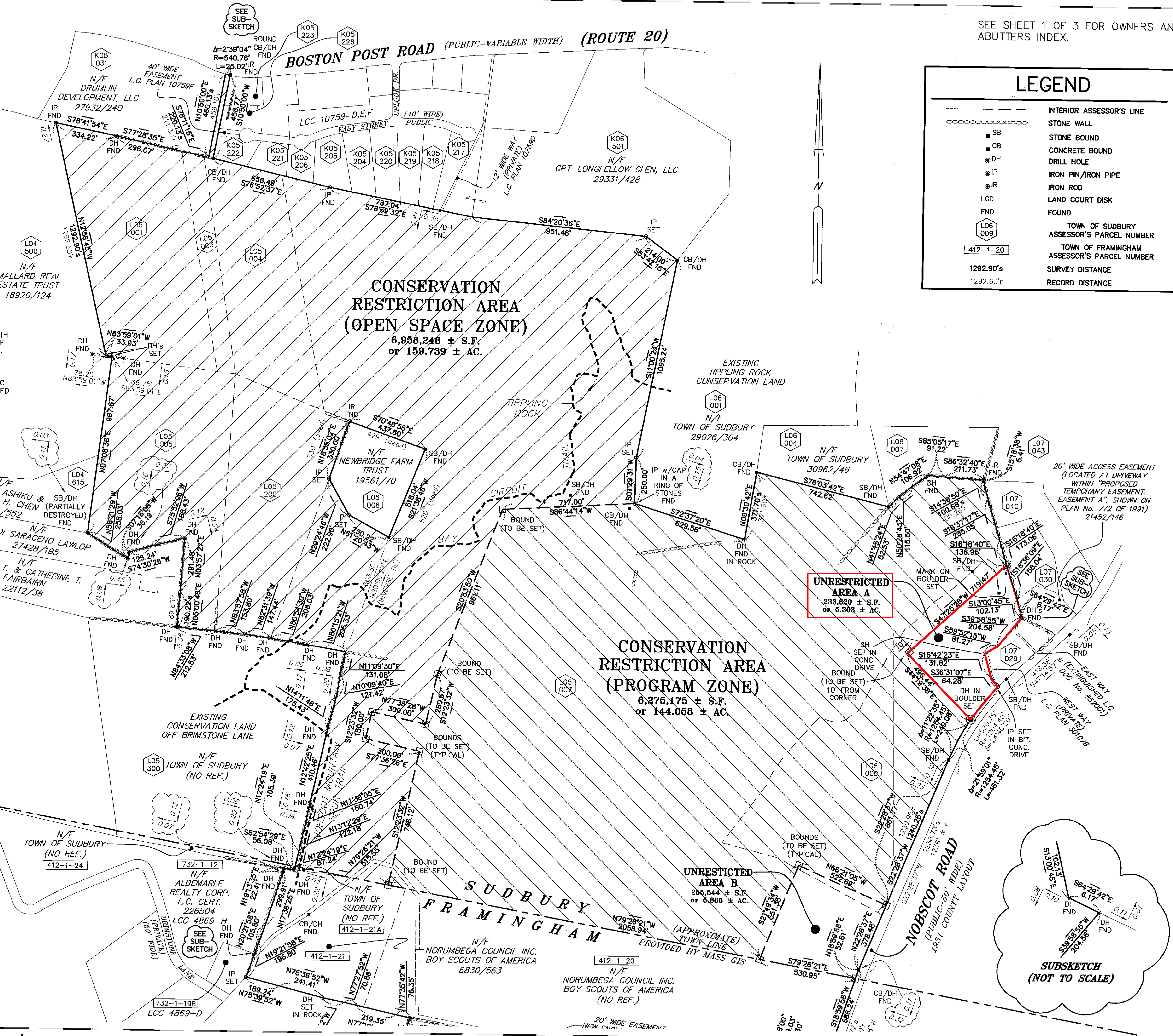
I HEREBY CERTIFY THAT:

- 1) THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- 2) THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE 9/2/2008  
 ROBERT J. BUCKLEY, PLS No. 30326



**SUBSKETCH (NOT TO SCALE)**



SEE SHEET 1 OF 3 FOR OWNERS AND ABUTTERS INDEX.

LEGEND	
---	INTERIOR ASSESSOR'S LINE
—	STONE WALL
■	STONE BOUND
■	CONCRETE BOUND
⊙	DRILL HOLE
⊙	IRON PIN/IRON PIPE
⊙	IRON ROD
⊙	LAND COURT DISK
⊙	FOUND
⊙	TOWN OF SUDBURY ASSESSOR'S PARCEL NUMBER
⊙	TOWN OF FRAMINGHAM ASSESSOR'S PARCEL NUMBER
1292.90's	SURVEY DISTANCE
1292.63'r	RECORD DISTANCE

PREPARED FOR:  
**DENNIS PREFONTAINE**  
 BSA KNOX TRAIL COUNCIL  
 490 UNION AVENUE  
 FRAMINGHAM, MA 01702

PLAN NO. 1031 OF 2008  
 SHEET 2 OF 4

DATE	DESCRIPTION
09/02/2008	INITIAL ISSUE
	MEB
	MEB
	FLD
	CALC
	DWN
	CHK'D

**CONSERVATION RESTRICTION PLAN**  
**NOBSCOT SCOUT RESERVATION**  
**SUDBURY, MA**  
 (MIDDLESEX COUNTY)

PREPARED BY:  
**BEALS AND THOMAS, INC.**  
 Civil Engineers-Landscape Architects  
 Land Surveyors-Planners-Wetland Scientists  
 Reservoir Corporate Center  
 144 Turnpike Road (Route 9)  
 Southborough, Massachusetts 01772  
 Tel.: 508-366-0560  
 Fax: 508-366-4391  
 (email) mail@btweb.com  
 (website) http://www.btweb.com  
 DATE: SEPTEMBER 2, 2008  
 SCALE: 1"=250'  
 BTI JOB No. 1846.06  
 BTI PLAN No. 1846P013A-002  
 SHEET No. 2 OF 3

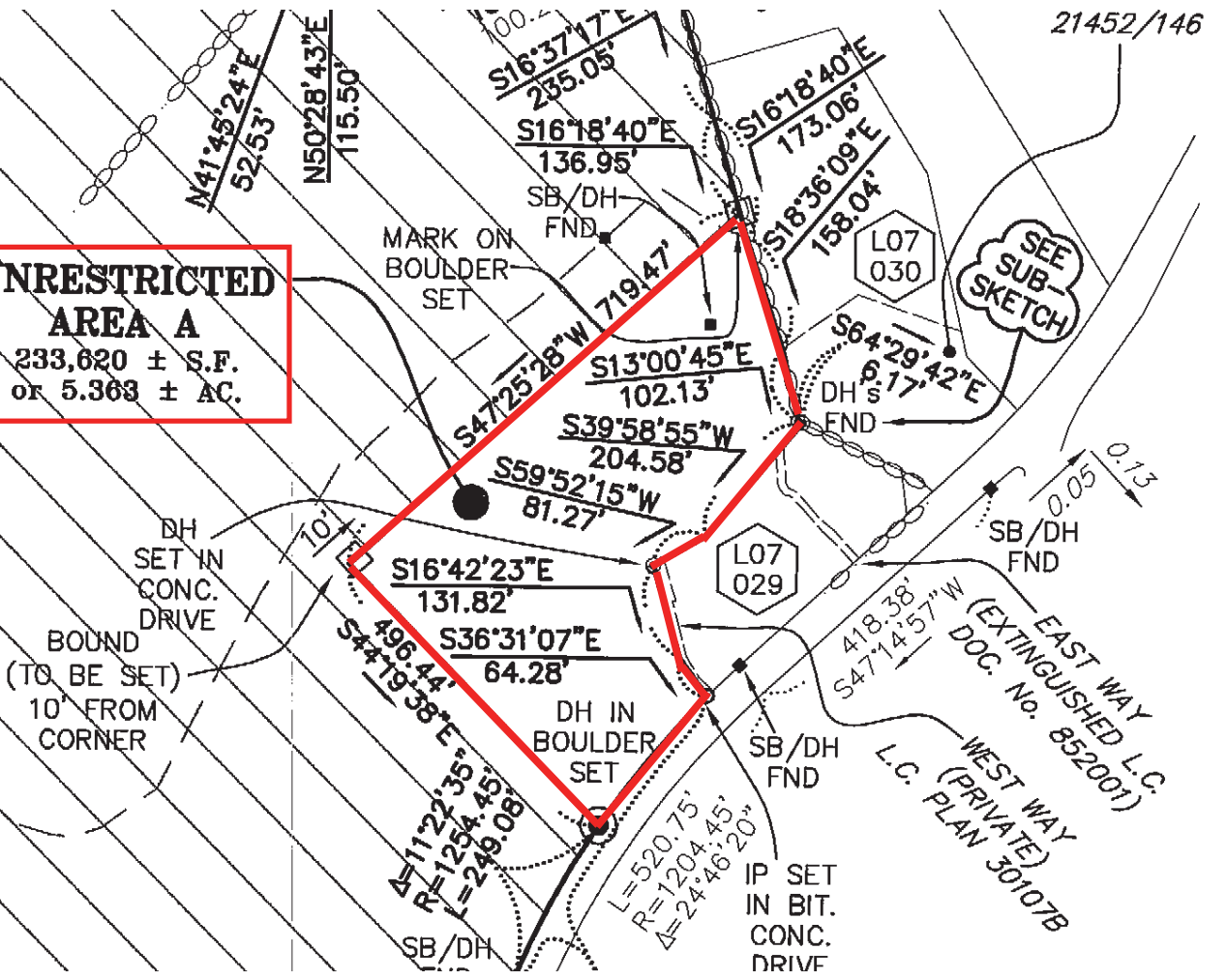
**CR-2**



21452/146

ISSUE DATE	D
	MEB
FLD	CALC

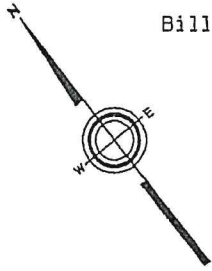
**UNRESTRICTED  
AREA A**  
233,620 ± S.F.  
or 5.363 ± AC.



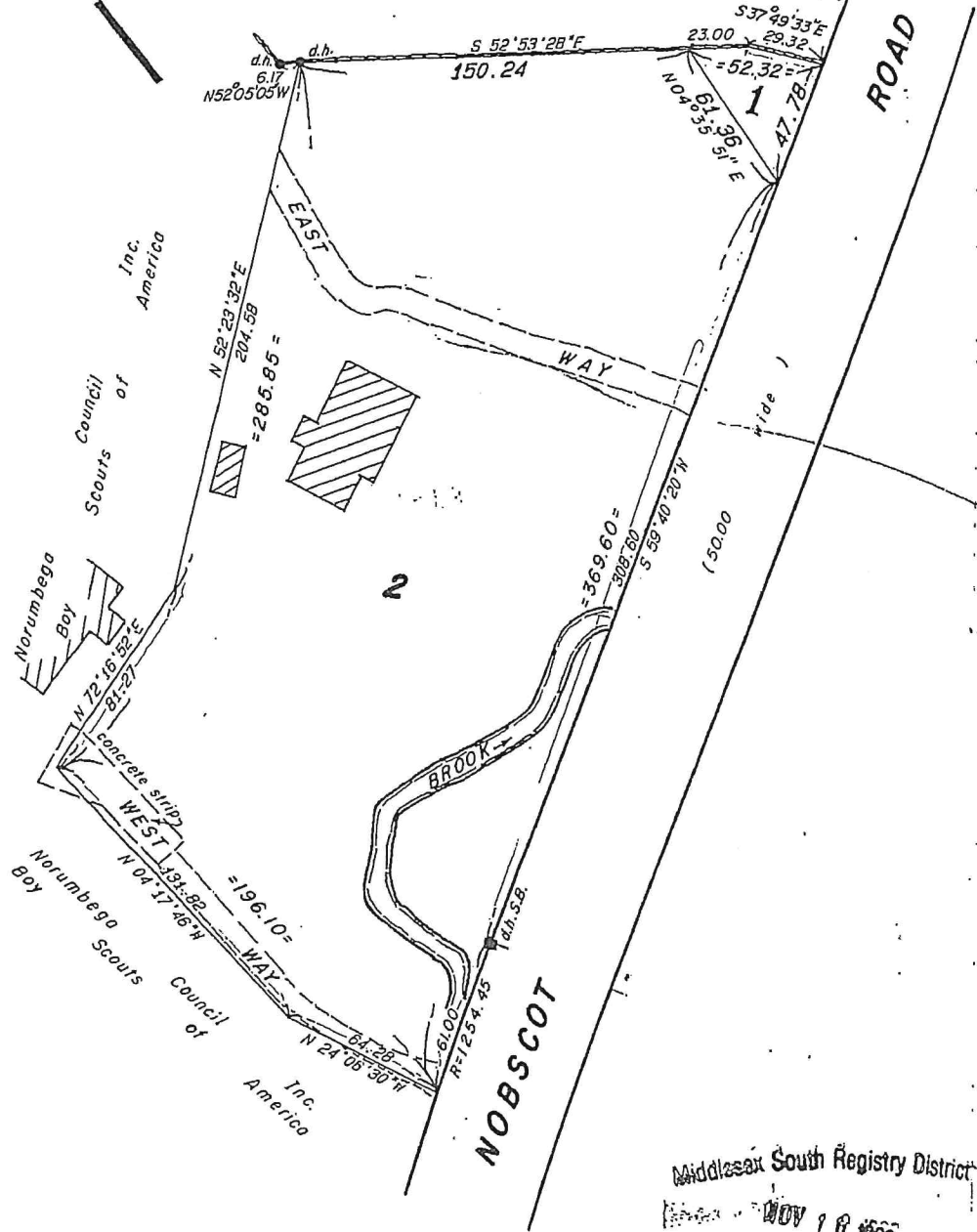
**CONSERVATION  
RESTRICTED**

30107B

SUBDIVISION PLAN OF LAND IN SUDBURY  
Bill Boston Survey, Inc., Surveyors  
March 28, 1991



G. Parker Oviatt et al.



Subdivision of Land  
Shown on Plan 30107-A  
Filed with Cert. of Title No. 145031  
South Registry District of Middlesex County  
Separate certificates of title may be issued for land  
shown hereon as Lots 1 and 2  
By the Court.

*Debra Tremblay*  
Recorder

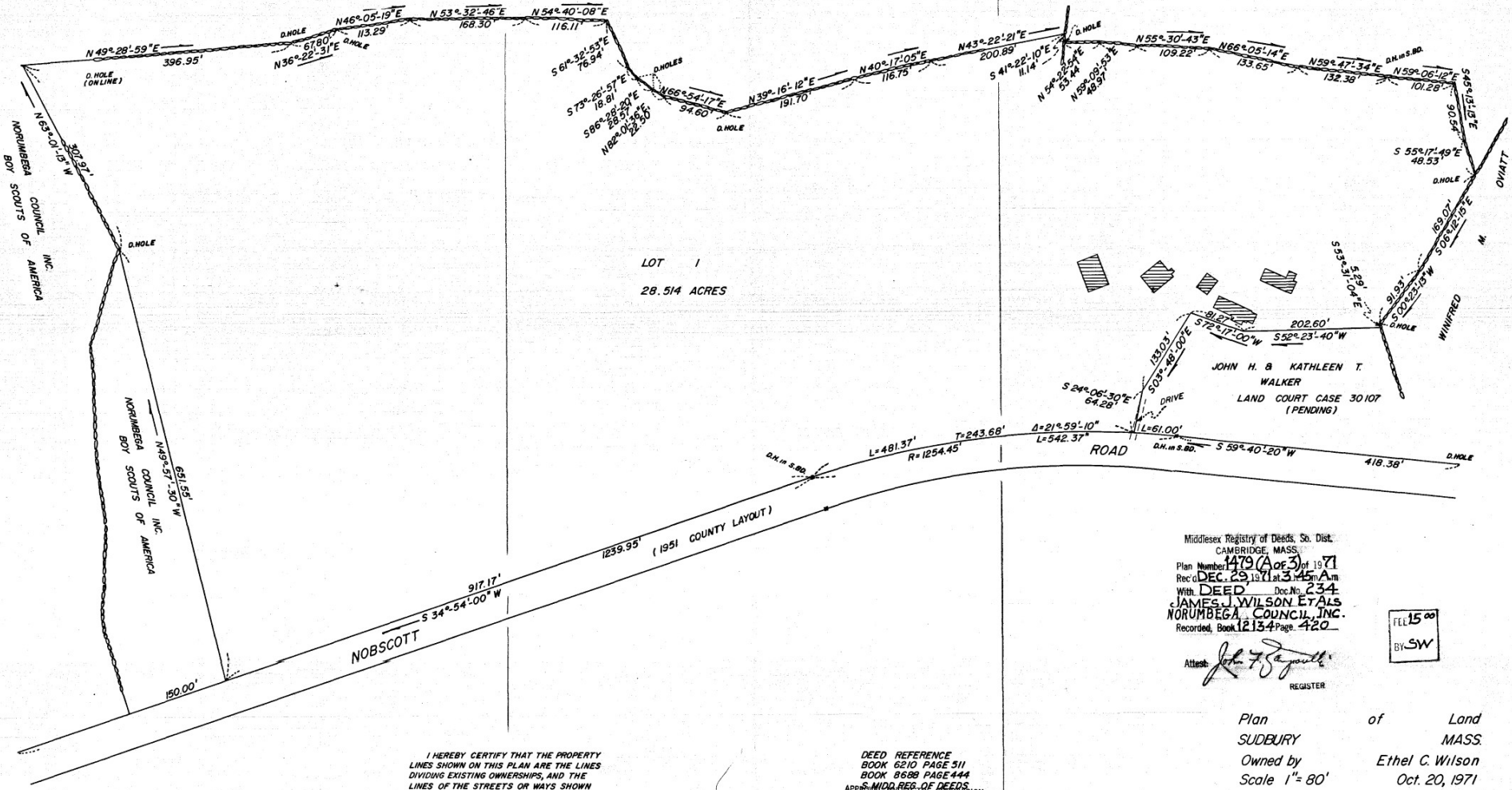
Aug. 9, 1991  
ST-115. J.J.D.

Middlesex South Registry District  
NOV 18 1991  
RECEIVED FOR REGISTRATION  
10 O'CLOCK 55 A.M.  
Pd \$10.00

Abutters are shown as  
on original decree plan.  
Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
Aug. 9, 1991  
Scale of this plan 50 feet to an inch  
Louis A. Moore, Engineer for Court



NORUMBEGA COUNCIL INC. BOY SCOUTS OF AMERICA



LOT 1  
28.514 ACRES

Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.  
Plan Number 1479 (A of 3) of 1971  
Rec'd DEC 29 1971 at 3:45 AM  
With DEED Doc No. 234  
JAMES J. WILSON ETALS  
NORUMBEGA COUNCIL, INC.  
Recorded, Book 12134 Page 420

FEB 15 1972  
BY SW

Attest: *John F. [Signature]*  
REGISTER

Plan of Land  
SUDBURY MASS.  
Owned by Ethel C. Wilson  
Scale 1" = 80'  
Survey by Clyde R. Wheeler Inc.  
Bolton, Mass.



*Clyde R. Wheeler*

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

*Clyde R. Wheeler*  
PROF. LAND SURVEYOR  
Oct. 20, 1971

DEED REFERENCE  
BOOK 6210 PAGE 511  
BOOK 8688 PAGE 444  
APPROVED BY THE COMMISSIONER OF DEEDS  
CONTROL LAW NOT REQUIRED  
SUDBURY PLANNING BOARD

*James J. Sullivan*  
*Richard E. Brown*  
*Paul H. McHally*

12-28-71

PLAN NUMBER 1479 (C of 3) OF 1971  
RECORDED, BOOK 12134 PAGE 420

PLAN NUMBER 1479 (B of 3) OF 1971  
RECORDED, BOOK 12134 PAGE 420