

Land Acquisition Review Committee
July 8, 2010 Minutes
Flynn Building Conference Room

Present: John Sklenak, Chris Morely, Jan Hardenbergh, Matt Barack, Debbie Dineen,
Jody Kablack

Jody Kablack opened the meeting by welcoming the group and reviewing the Mission Statement. In addition, the Board of Selectmen email policy and Code of Conduct was submitted to each member and briefly reviewed.

The group discussed MGL chapter 61, as parcels coming out of this tax classification will be a large percentage of the land that the LARC reviews. J. Kablack will distribute a copy of the law prior to the next meeting, as well as a current list of parcels in Sudbury that are enrolled in c. 61.

Debbie Dineen suggested that the LARC review all town parcels that are in general municipal use, and make recommendations if the committee feels the existing or designated use is inappropriate. She was particularly interested in the committee's recommendation on Mahoney, Parkinson, Raymond Road and Melone. Matthew Barack did not think that was within the mission of the LARC.

Next the committee reviewed the current parcels of interest, including the parcels listed on the 2009 Open Space and recreation Plan (OSRP), as listed by J. Kablack:

Waite/Wolfe Farm, Concord Road - This parcel is on the current OSRP and is highly valued by the Conservation Commission for its habitat and ecology. The owners are not in active negotiations with the Town at this time. The parcel is enrolled in c. 61A.

Dickey, Newbridge Farm - This parcel is on the current OSRP and is highly valued by the Conservation Commission for its habitat and ecology. The owners are not in active negotiations with the Town at this time, however have recently expressed interest in selling the development rights to the Town. The parcel is enrolled in c. 61B.

Bill Fairbank, 135 Old Sudbury Road - This parcel is on the current OSRP and represents the historical agricultural landscape of Sudbury. The owners have expressed a desire to sell the development rights to the Town in the near future. The parcel is enrolled in c. 61.

Mercuri, 189 Boston Post Road – This parcel is in c. 61B and is currently under review by the Town for purchase under a right of first refusal for \$2 million. The Town's option expires on Sept. 22, 2010. The parcel is disturbed and developed. It is not on the OSRP. The LARC would like to review this after more comments have been received.

Johnson, 189 Landham Rd – This parcel is on the current OSRP and is highly valued by the Conservation Commission and SVT for its habitat and ecology. The owners are currently working with a developer to construct a 120 unit rental housing development. The parcel is not

enrolled in c. 61. Because it is not within the Town's ability to intervene in the P&S, this parcel should be removed from the LARC's list of parcels of interest.

Johnson, 293/301 Old Lancaster Rd - This parcel is not on the OSRP, but has become a visible property due to its pending development. The owner is proposing a 12 unit development. The parcel is not enrolled in c. 61. Because the Town has no leverage to purchase the property, nor has the owner indicated interest in selling it to the Town, this parcel should be removed from the LARC's list of parcels of interest.

Smith, Boston Post Road – This is 2, 5 acre lots across from the Wayside Inn which are currently being marketed for sale. The parcels are on the OSRP. The land is not in c. 61. Debbie Dineen noted that one of the Wayside Inn Trustees may be purchasing the lots. It has been speculated that any development that occurs on the property will be up and over the hill, invisible from Route 20 and the Wayside Inn viewshed.

Rudenberg, Wayside Inn Road – This parcel is on the OSRP and SVT has spoken with the owners about a bargain sale for conservation. No deal has been reached.

Beckett, Kato Drive – The owner of this lot approached the Town in 2008 about purchasing it. It is located at the top of Kato Drive and is not visible from any major public vantage point. An Order of Conditions has been granted to develop one single family dwelling. Due to its poor visibility, it is not a great candidate for purchase by the Town. US Fish and Wildlife should be contacted to see if they are interested.

465 Boston Post Road (c/o Nobscot Road) – This parcel is often discussed as appropriate for park purposes, or for economic development. The Town has no rights to it, taxes are paid up to date and there is no right of first refusal on the parcel. The owner is holding it in order to leverage a larger development comprised of 2 or more abutting parcels. The committee asked if the Town could take it by eminent domain for economic development?

192 Boston Post Road – The Town recently passed on its right of first refusal to purchase this property for \$600,000. A 32 unit condo development is proposed. This parcel should be removed from the LARC's list of parcels of interest.

Bill Hall, Pokonoket – Mr. Hall has proposed using CPA funds to preserve a linear swatch of land running parallel to the west behind Pokonoket Road. The property is landlocked and cannot be developed. This parcel should be removed from the LARC's list of parcels of interest.

Wagner, 36 North Road – This parcel is located directly in front of the Melone gravel pit, and would make a good addition to any redevelopment of that parcel. The house on the property is not in livable condition. The Town has no right of first refusal on the property, however action should be taken to inform the landowner of our interest.

Stone , 15 Hudson Road – This parcel is abutting Grinnell Park, and would make a good addition to the historic park setting of the Town Center. The landowners know the Town is interested in purchasing the property.

Sittler, Old Lancaster Road – This property is located behind houses on the eastern portion of Old Lancaster Road. It is not on the OSRP, but may be in c. 61.

Further discussion on the Johnson Landham Road parcel ensued. The LARC reviewed the mission statement, and will ask the BOS if they want an assessment by the LARC in order to provide input at this stage.

There being no further business, the meeting adjourned at 9:00 pm.