



Town of Sudbury
Town Manager Newsletter

May 11, 2012

Message from the Town Manager

Greetings!

Town Meeting has wrapped up its business in two nights, voting on 35 articles including the operating and capital budget for FY14. L-S senior Paul Tocci led Town Meeting members in the pledge of allegiance, and the Board of Selectmen honored long-time Town volunteer Peg Whittemore by asking her to read Article 1. Article 1 accepts the reports of the Town's committees and officers and you can read those reports as they are all assembled annually into Sudbury's Annual Town Report, which is on our website. My congratulations to Paul and Peg for being recognized at Town Meeting for all your contributions to others – from the description read by Moderator Myron Fox of all your accomplishments, Sudbury is very fortunate to have you.

All Budget Articles Approved by Town Meeting

Article 2 requested re-votes of money in the current year FY12 budget to move money from areas where there were savings to other areas that needed additional resources. And articles 4 (operating budget); 5 (capital budget); 6 (transfer station budget); 7 (Atkinson Pool budget); 8 (field enterprise fund budget), 10 (Chapter 90 grant money); 11 (real estate exemptions); and 12 (omnibus town/school revolving funds) all passed as presented. The operating budget was different than the budget presented in the warrant, due to more state aid being available as well as a shift in costs to the Town of Lincoln due to a recent Supreme Judicial Court case. The updated budget article has been placed on the Town's website.

Pantry Brook Farm Preservation Approved!

Perhaps the most exciting action taken by Town Meeting was approval to purchase the development rights to Pantry Brook Farm. As noted by article presenter Jody Kablack, Director of Planning and Community Development, Pantry Brook Farm is Sudbury's crown jewel, our premiere open space property on the Town's Open Space plan for over 30 years and a very familiar landscape on Concord Road. This approximately 100 acre property is located on both sides of Concord Road, roughly 50 acres on each side. The farm is owned by Carole and Dick Wolfe, lifelong residents of Sudbury with a long-term goal of preserving this important heritage landscape. The Town was offered the opportunity to preserve this property by purchasing the development rights and the granting of a conservation restriction on the property. The Wolfes will continue to own the land, but will be restricted from developing it in perpetuity. The CR will keep the property as open fields and forests as you see it today.

Without a willing landowner, this property could easily have fallen prey to development. There is sufficient upland area, adequate soils and significant frontage along Concord Road to create a subdivision of at least 34 lots. A subdivision plan has been prepared demonstrating the development potential, and the value of the property was devised from this plan.

This expenditure does not increase property taxes, as funds currently allocated to the CPA fund and in reserve for expenditures will be used for the payment. The CPC has elected to pay for this project by

bonding the Town's share of the purchase price, plus bond issuance costs, in order to take advantage of current low interest rates. Bonding will be in place for 20 years, spreading the payment of this project out over multiple years and multiple taxpayers since the benefit to Sudbury residents will remain in perpetuity, which is the stated bonding policy of the Community Preservation Committee. In conjunction with these new bonds, the CPC will also recommend the retirement of old debt on CPA land purchases in Article 33, which will utilize \$4.35 million of the reserves.

The Town of Sudbury and the Sudbury Valley Trustees will jointly hold the CR. SVT will be responsible for monitoring and enforcing the provisions of the restriction, thereby eliminating future costs to the Town for this work. We are pleased to partner with SVT on this project. They have provided invaluable expertise in land protection, will work to protect the land and enforce the provisions of the CR in the future, and are currently fundraising to provide an infusion of private funds to the project, thereby reducing the Town's cost. Another partner in this project is The Sudbury Foundation. Their commitment of \$175,000 towards this project highlights their mission to preserve the Town's natural and historic assets. In addition, we will be applying to the state's LAND grant program through the EOEEA for up to \$400,000, which will further reduce the Town's cost.

There were many more positive outcomes from Town Meeting, and the Sudbury Town Clerk lists the results article by article, which you can find on our website. And Sudburytv.org will have footage you can review as well.

Let me close with a note of gratitude to so many people who put in countless hours to insure that residents may come and consider the questions that help determine their community's future. The logistics and planning and thoughtfulness that dedicated volunteers and staff bring to this effort is impressive and they do it with class and professionalism.

Sincerely, *Maureen G. Valente, Town Manager*