

IN BOARD OF SUDBURY SELECTMEN  
MONDAY, OCTOBER 5, 2010  
EXECUTIVE SESSION  
(10:15 P.M – 10:33 P.M.)

Present: Chairman John C. Drobinski, Vice-Chairman Lawrence W. O'Brien, Selectman Robert C. Haarde, Town Manager Maureen G. Valente, and Director of Planning and Community Development Jody Kablack

**Land Acquisition – Wolfe Property – Discussion**

The Board was previously in receipt of general property data, assessment information, site map and a description from the “2009-2013 Open Space and Recreation Plan” regarding property owned by the Pantry Brook Preservation Trust known as the Waite/Wolfe (Hunt-Bent Farm) on Concord Road, and a memorandum from Director of Planning and Community Development Jody Kablack dated September 24, 2010.

Ms. Kablack stated that Dick Wolfe approached her regarding preservation of the property by the Town. She explained that she had spoken to the Wolfes in the spring, encouraging them to work with the Town, when the time was right. Ms. Kablack opined that she believes the time is right, and she emphasized that this is a priority property in Sudbury.

Chairman Drobinski stated that this is a prime parcel for development, including Chapter 40B developments, and that it is critical that the Town does not let the opportunity to purchase it slip away. He stated that this property represents Sudbury’s history and character and he would not want to see it developed. Selectman Haarde concurred.

Vice-Chairman O’Brien asked if Mr. Wolfe stated what their intentions are for the property. Ms. Kablack stated they would prefer to hold the property and preserve it. She noted that the Wolfes have also had a longstanding good relationship with the Sudbury Valley Trustees (SVT), which might be interested in owning and operating the property. Ms. Kablack has made a confidential initial contact with SVT’s Director of Land Protection, Christa Collins, to discuss the matter.

Ms. Kablack stated Mr. Wolfe was unwilling, at this time, to state in writing their vision for the property. She stated that restrictions would be needed to preserve the property. Mr. Wolfe stated they have received three development offers. Mr. Wolfe also did not want to discuss money or a price at this time, stating their focus is on preserving the property. Ms. Kablack informed Mr. Wolfe that the value of the property is a concern for the Town, so it can ensure that adequate funds are available. She suggested to the Board that the next step should include a by-the-road appraisal.

Vice-Chairman O’Brien asked if it is possible the acquisition of the property could be phased, as was done with the Nobscot land. Ms. Kablack stated that creative financing options will be evaluated, but she believes it is important to secure the land on both sides of Concord Road as part of the package strategy.

Town Manager Valente asked what the anticipated timing is for the acquisition. Ms. Kablack stated that this would require a few years to finalize and would not be ready for presentation at the Annual 2011 Town Meeting. She further stated that the Community Preservation Committee would be very interested in using Community Preservation Act funds which have been reserved for exactly this type of Town opportunity. Ms. Kablack stated she is pleased the Town was approached.

Vice-Chairman O’Brien asked if the intent is to keep the property as a working farm. Ms. Kablack opined that she believes the Wolfes are still considering several ideas. Vice-Chairman O’Brien questioned if the

Audubon Society could be involved, as it is with Drumlin Farm. Ms. Kablack stated that there has been reference made to something similar to Billings Farm.

Ms. Kablack stated that, at this time, she does not believe a formal agreement is needed between the Town and SVT, but that the Town could use some of the SVT skills and personnel to help in the preliminary stages. Ms. Kablack opined that negotiations for this parcel will be challenging and time consuming.

Town Manager Valente noted that Ms. Kablack would also need to concurrently work on the negotiations for Fairbank Farm, and she asked how much time would need to be devoted to this acquisition. Ms. Kablack stated that it would be difficult for her to successfully work on these two acquisitions at the same time as working on other recently renewed priorities, such as the Rail Trail and the Melone property. She further stated that the Park and Recreation Commission would need a lot of assistance collecting the data it has been asked to gather for evaluation of the Melone property.

Chairman Drobinski stated that the Board would need to help set project priorities. Town Manager Valente concurred, stating it is important not to overpromise to the public what will be accomplished. Ms. Kablack opined that staff time and work must be devoted to the Wolfe property. Chairman Drobinski stated that the consensus of the Board is that Ms. Kablack and staff should proceed with discussions regarding preservation of the Wolfe property by the Town.

There being no further business, the meeting adjourned at 10:33 p.m.

Attest: \_\_\_\_\_  
Maureen G. Valente  
Town Manager-Clerk