

IN BOARD OF SUDBURY SELECTMEN
TUESDAY, APRIL 26, 2011
EXECUTIVE SESSION
(10:45 P.M - 10:58 P.M.)

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

Fairbank Farm Agricultural Preservation Restriction – Update

The Board was previously in receipt of a memorandum from Director of Planning and Community Development Jody Kablack dated April 8, 2011, providing an update on the Fairbank Farm offer for the Town to purchase Development Rights.

Ms. Kablack briefly reviewed her updates, noting the Town appraisal for the Agricultural Preservation Restriction (APR) has been received for \$750,000 and that the figure is consistent with the owner's appraisal. Ms. Kablack noted that items still under discussion include: public access (coordination of a trail with the Sudbury Valley Trustees), reservation of a building lot for possible future sale and its location, farm buildings (including farm worker /farmer housing) and their location (the existing buildings and/or barn have been encouraged and the APR requires approval of permanent structures by the Selectmen). The APR addresses farm stand expansion and the Town will obtain a Right of First Refusal on the property.

Ms. Kablack's report stated Mr. Fairbank was not interested in pursuing an Historical Preservation Restriction. The owner is also not pursuing an adjacent six-acre parcel for farming, but instead, has requested use of Mahoney Farm Town-owned property for hay and/or crops.

Ms. Kablack stated the Community Preservation Committee (CPC) has recommended financing the project with cash. She also stated a title search needs to be completed, and the CPC has approved use of Administrative Funds for this purpose.

Progress is being made on finalizing details and reaching closure on a deal prior to Town Meeting. Ms. Kablack and Conservation Coordinator Debbie Dineen have worked on drafting the presentation for this Warrant article at Town Meeting, which they will distribute to the Board for review. She asked if the Board wishes them to also make the presentation, and the Board stated it did.

Vice-Chairman O'Brien requested a site visit be coordinated for the Board sometime after Town Meeting.

Ms. Kablack noted this property could be developed into at least 15 lots, if it is not purchased by the Town. She also stated the property owner is eager to close the deal.

Ms. Kablack also asked for guidance regarding who should present the Route 20 Wastewater and Sewer Design and Permitting article. The Board agreed that the Route 20 Technical Advisory Committee Chair Lisa Eggleston should begin the presentation at Town Meeting. Ms. Kablack also reported positive feedback for the project has been received from the business community, including Raytheon.

There being no further business, the meeting adjourned at 10:58 p.m.

Attest: _____
Maureen G. Valente
Town Manager-Clerk