

Sudbury 2011 Annual Town Meeting

Article #33

PURCHASE OF PERPETUITY AGRICULTURAL RESTRICTION



THE BASICS

Location: 135 Old Sudbury Road
Size: 33.9 Acres
24.7 acres open field; 9.2 acres woods and wetland

Today's Value with Encumbrances = \$1,525,000
Value After APR = \$ 775,000
Cost to Town: =\$ 750,000

Development potential after 2014 = 10-15 lots

**Owner to retain right to build one
60,000 sq. ft. lot building envelope**



KEYSTONE CONSULTING GROUP

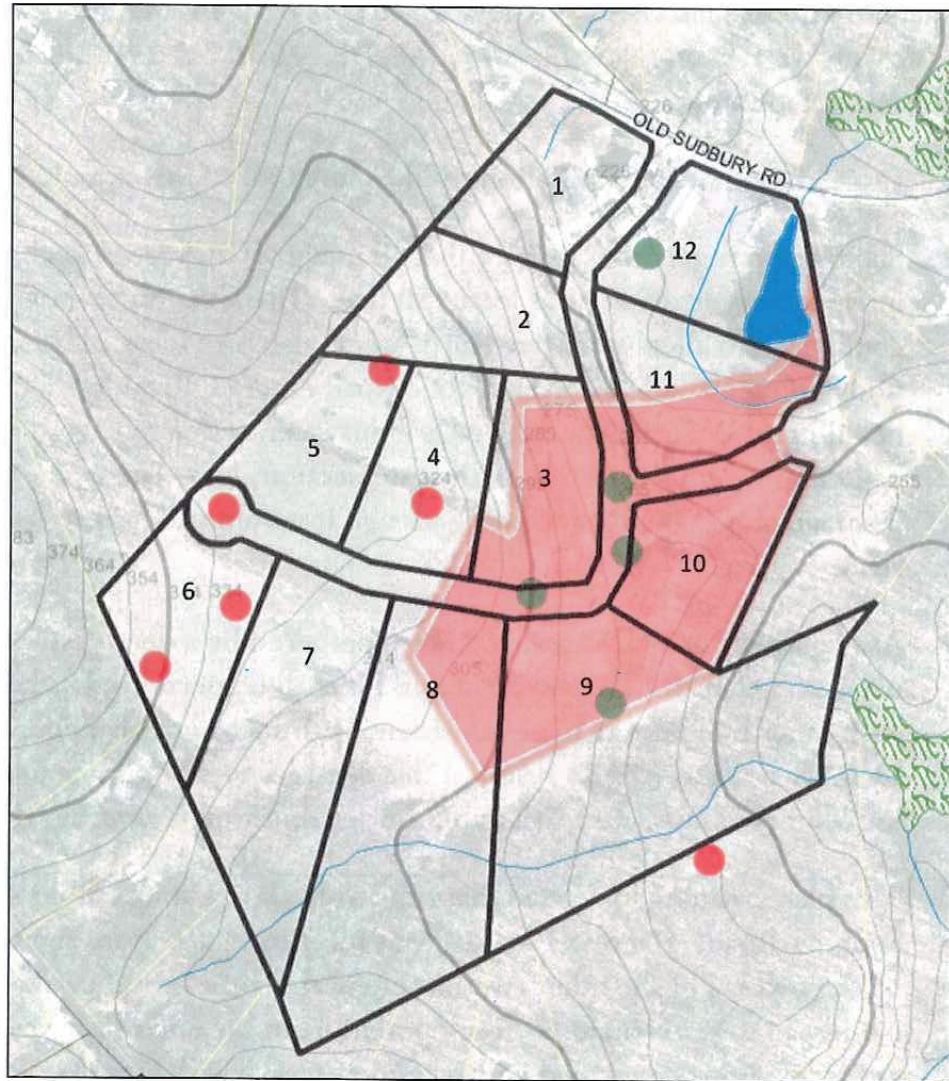
Introduction

Photographs of Subject property



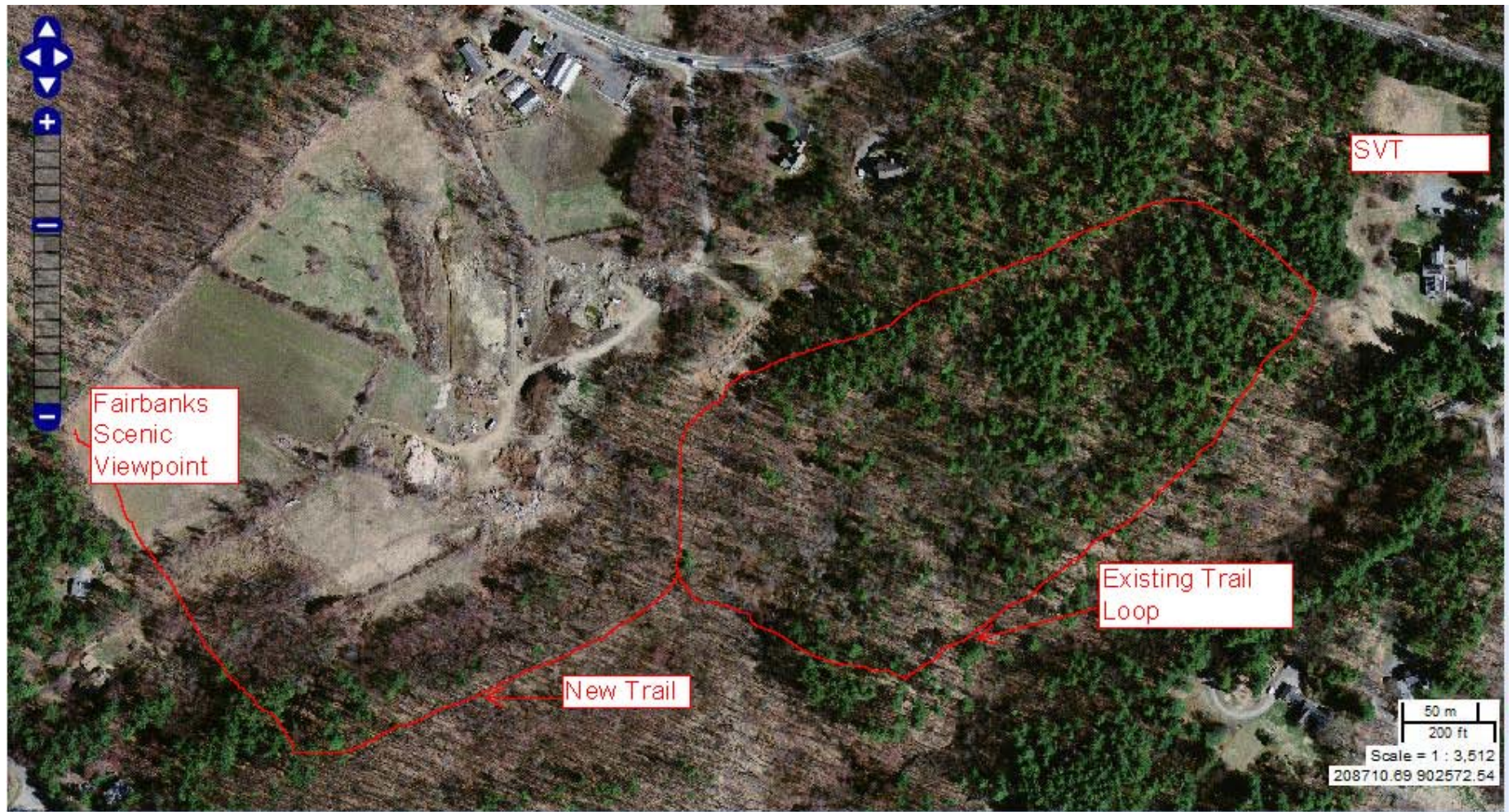
Spring 2008 satellite bird's eye image provided by Bing Maps looking northerly, with approximate lot boundaries overlaid. Prepared by Keystone Consulting Group. Not to scale.

One Subdivision scenario showing 12 house lots to be built after the private development restriction is lifted in 2014.



- Potential lot and road configuration
- Flagged wetland area that appears on “Fairbank Farm” recorded plan
- Wetland buffer line
- The existing configuration of Parcel 203
- Poor percolation testing results
- Good percolation testing results
- 3-meter contour lines

EXISTING SVT TRAIL LOOP WITH CONNECTION TO PROPOSED FAIRBANK FARM SCENIC VIEWPOINT





Do you
prefer this or
the 12 new
houses??



**Public trail extension from SVT's Wolbach Farm to scenic lookout with
distant view of Boston skyline**

4/22/2011

Why Buy the Development Rights?

- We have a Seller who wishes to keep the land in permanent agricultural use rather than build up to 15 houses after 2014.
- 10 to 15 less houses means a long-term reduction in taxpayer costs (schools, roadway & drainage maintenance, etc.)
- Keeping Agriculture in Town has been a long-stated goal of Town residents (2001 Master Plan, Character of Sudbury statement, Open Space & Recreation Plan)
- Preserving not only land but history. The Fairbank Family has been farming in town since the 1630's and at the current location on Old Sudbury Road since 1880.
- The Price is Right at \$22,125 per acre!

QUESTIONS???

**PLEASE CALL THE PLANNING (978-639-3398) OR
CONSERVATION (978-443-2209 X1370)
DEPARTMENTS**

