

SUDBURY CONSERVATION COMMISSION
Minutes of the Meeting Held October 15, 2018
Lincoln/Sudbury RHS Cafeteria, 390 Lincoln Rd., Sudbury MA

Present: Dave Henkels, Vice-Chairman (Acting Chairman for this meeting); Bruce Porter; Kasey Rogers; Richard Morse; Mark Sevier; Tom Friedlander (remote participant by phone); Debbie Dineen, Coordinator

The meeting was called to Order at 6:45pm.

Broadacre Farm Acquisition

The Commission discussed the current status of the negotiations between the Town and the owner/heir of Broadacre Farm since the Commission's last meeting on Sept. 24.

D. Dineen informed Commissioners that the appraised value of the property is \$5,000,000 and the negotiated price is \$5,500,000. According to the Town Manager, the difference is actually only \$215,000 when each parcel is reviewed separately based on lot count. The difference is further made up with the fact that the property is being purchased in today's dollars. Parcels 2 and 3 may be purchased anytime within the next ten years at the negotiated price.

Parcel 1 is being purchased for open space, active, or passive recreation. Parcel 2 is being purchased for general town needs. Parcel 3 is the largest parcel at 20+ acres and is being purchased for conservation, agriculture, and passive recreation only. D. Dineen noted that she has been working with the Town Manager to ensure that the Town Meeting vote locks in these designated uses. The language in the motion states Parcel 3 is being purchased in accordance with MGL C.40 s. 8C, which gives it conservation designation and protections from any other uses in the future. It also subjects it to Article 97 of the MA Constitution which requires the proceeds from any sale or use change to use the funds to purchase land of equal or greater conservation values.

The Conservation Commission had voted last spring to endorse the purchase of Broadacre Farm subject to an acceptable purchase price and contingencies. The Selectmen are requiring an environmental investigation prior to purchase along with other contingencies that protect the town's interests.

M. Sevier and K. Rogers both indicated they supported the purchase. B. Porter agreed and stated that Parcel 3 for conservation purposes furthers the conservation values of a large area. D. Henkels expressed caution that properties are being purchased with no dedicated funds for long-term maintenance. D. Dineen stated that funds for maintenance could have been requested in the motion but they were not. There are other mechanisms for funding land maintenance such as Revolving funds, however an increase to a land maintenance line item is only for that fiscal year. You cannot encumber a future Town Meeting vote on budget expenditures. T. Friedlander added that the Commission cannot always know when a new

parcel will be purchased or designated as conservation land. D. Dineen added that the request for budget funds needs to be made before Dec. 31 of one year for a budget that begins the following July.

On a motion by T. Friedlander; 2nd K. Rogers, the Commission voted unanimously by roll call vote to support the acquisition of Broadacre Farm.

On a motion by M. Sevier; 2nd B. Porter; the Commission voted unanimously in favor of adjourning the meeting. 7:22pm