



# Town of Sudbury

## Community Preservation Committee

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

cpc@sudbury.ma.us

www.sudbury.ma.us/cpc

### PROJECT SUBMISSION FORM

Applicant: Bret Valerio Submission Date: Sep 25 2022

Group or Committee Affiliation (if any): \_\_\_\_\_

**Applicant Address:**

165 Morse Rd. Sudbury MA 01776

**Purpose (please select all that apply):**

- Open Space & Recreation
- Community Housing
- Historic Resource

**Applicant Email & Phone Number:**

516-551-9145  
Bre164@gmail.com

Project Manager Email & Phone Number: 516-551-9145  
Bre164@gmail.com

Project Name: Broadacres Community Garden

**Project Description:** Develop additional community garden capacity to enable approximately sixty 30' by 30' plots for annual rental. The project will require the digging of a well for irrigation and a small pump house, electrical wiring and redevelopment of the parking area/fencing once the existing structures are demolished/cleared and initial plowing of the field. This well could also be utilized for leased agricultural usage for a commercial grower in the future.

**Costs:**

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2024	\$50,000	\$50,000	Garden Plot Rentals (60*30) = \$1800
2025			Garden Plot Rentals (60*30) = \$1800
2026			Garden Plot Rentals (60*35) = \$2100
2027			Garden Plot Rentals (60*35) = \$2100
2028			Garden Plot Rentals (60*400) = \$2400
<b>Total</b>	\$50,000	\$50,000	\$10,200

**How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?**

In order to maintain this property to conform to its prior state as an agricultural resource, the proposal is to develop community gardens that are more accessible to residents within the local community and in walking distance of homes to make for easier access and utilization by town residents.

**Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.**

This project falls within the jurisdiction of the Conservation commission which currently oversees the property. Lori Capone has been involved in the planning of this project.

**For Community Preservation Committee Use:**

Form Received On: \_\_\_\_\_

Project Presented to CPC On: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Determination: \_\_\_\_\_


Proposed Layout



## Letters of Conservation Committee Support

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RE: Broadacres Community Gardens Inbox x 📄 📧

 **Capone, Lori** to me ⌵ 📧 Sep 30, 2022, 2:34 PM (6 days ago) ☆ ↶ ⋮

Hi Bret,

I reached out to Chris Kurth of Sienna Farms who installed two agriculture irrigation wells in the past two years and he provided the attached estimates and provided the following information to assist with this application:

Both projects ran between 5-10K over budget when all the costs were in. The Poor Farm went over budget primarily due to the 900' depth we ended up drilling to find reasonable water (15 gpm). The Rocklage well hit gold at 650' (65 gpm) but then with the extra water we went with a larger more expensive pump system (7.5 HP).

In addition there was the cost of a pump shed for each project (5-8K), plus electrical work (\$2K ish), and then additional costs after the fact for irrigation lines, connections, overhead sprinklers and drip irrigation systems (for the community garden project I would think \$5K would be a good starting point for lines/connections.)

So with all that, plus factoring in inflation, I would think around 50K total grant money would get you most or all of the way there.

Let me know if you have any questions. Hope this helps.

Thanks,

**Lori Capone**  
Conservation Coordinator  
Town of Sudbury  
275 Old Lancaster Road  
Sudbury, MA 01776  
Tel: 978-440-5470

-----Original Message-----  
From: Bret Valerio <bret64@gmail.com>

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**From:** Capone, Lori <CaponeL@sudbury.ma.us>  
**Sent:** Thursday, March 11, 2021 12:19 PM  
**To:** Valerio, Bret <Bret.Valerio@bnymellon.com>  
**Subject:** RE: Hunting Program/Broadacres Farm Community Garden Project

Hi Bret,

Starting a community garden at Broadacres is an initiative I would like to see also. I have communicated with Heather at the Lincoln Meadows garden about this a couple times. I was not aware there was a petition out there, thanks! To create this community garden, it would only need approval by the Conservation Commission, but if a petition could get us funding to get this off the ground, that would be exceptional.

One of the first things that needs to be determined internally, is what to do with the existing structures on that side of the street. The Town is looking into demolishing them, and would likely want this addressed before inviting people out into this space if these are safety hazards. Water would be a another concern. Lincoln Meadows uses a shallow hand pump. With the ponded area directly behind the field at Broadacres, groundwater should be fairly near the surface, so hopefully that will not be too challenging.

I am very excited that there is interest in this endeavor!

Thanks,

**Lori Capone**  
Conservation Coordinator

Cost Estimates



SKILLINGS & SONS, LLC.  
9 Columbia Drive  
Amherst, NH 03031

Tel: 603-459-2600  
Fax: 603-821-3850

**BILL TO**  
SIENA FARMS  
113 Haynes Road  
Sudbury, MA 01776 USA

ESTIMATE	ESTIMATE DATE
42072377	Sep 11, 2020

**JOB ADDRESS**  
SIENA FARMS  
113 Haynes Road  
Sudbury, MA 01776 USA

Job: 34459

**ESTIMATE DETAILS**

Well Estimate: ANY QUESTIONS PLEASE CALL TIM 603-235-5605

**EXCLUSIONS (not included in contract)**

- The well drillings will be left on-site. These solids can be removed by Skillings & Sons, LLC. Please talk with your project manager about logistics and any additional charges that may apply.
- Skillings & Sons, LLC. will attempt to minimize damage to the driveway, shrubs and lawn, but due to the size of the equipment needed to drill a well, some damage may occur. Skillings & Sons, LLC. is not liable for repairs. Please note that we will not reseed or reloom the area. Skillings & Sons, LLC. will not landscape the area affected by the well installation process. The area will be backfilled and graded to the best of our ability if excavation is included in the contract.
- Skillings & Sons, LLC. will not be responsible or repair any damaged irrigation lines.
- Underground utility marking beyond Dig Safe (see below)
- Drilling fluids, cuttings and discharge of groundwater that may need to be contained and/or removed will be the responsibility of the owner or site construction contractor.
- Erosion control measures, silt fence and hay bales to be provided by others (if required by building or health departments).
- 

**NOTE**

- Skillings & Sons, LLC. will notify Dig Safe Systems, Inc. before conducting underground digging; however Dig Safe Systems, Inc. does not mark all underground utilities. If we damage any underground piping or electrical we are not liable. We will attempt to make the repair and additional charges may be incurred.
- The inability of the drill rig or hydrofracking truck to access the site or perform scheduled work beyond our control will result in a \$500/hr charge
- Skillings & Sons, LLC. does not guarantee the quality or quantity of water, if any, obtained by drilling. In the event the well water quality has primary and/or secondary contaminants we have a full service water treatment division to help solve your water quality issues.
- Skillings & Sons, LLC. cannot take responsibility of well location without a septic plan. Customer agrees with the location of the well.
- Prices quoted will be honored for 30 days from the date of this proposal



TASK	DESCRIPTION	QTY	PRICE	TOTAL
PERMIT	WELL PERMIT: PERMIT TBD	1.00	\$100.00	\$100.00
DRILLING6	WELL DRILLING 6": 6" bedrock well drilling	1000.00	\$13.00	\$13,000.00
PUMPTEST	PUMP TEST: To determine the flow rate of the well and to take a water sample. A generator is set to operate the well pump and the system is pumped to determine a flow rate. this process can include flushing the well of chlorine so water samples may be taken prior to bringing water in the building.	1.00	\$550.00	\$550.00
PumpSystem	Pump System: 3 horsepower 10 gpm pump system set to 900' on 1 1/4" steel with pressure tank, spindown sediment filter, and irrigation blow off kit. The size of the pump is dictated by the recovery rate and depth of the well. Recommendations regarding the proper pump size will be made after the well is drilled, which may change the pump system cost if different from original estimate.	1.00	\$15,000.00	\$15,000.00
LTSTAIN	STAIN TEST: Lab Stain Test - water quality testing	1.00	\$125.00	\$125.00

## Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
CASING6-17TC	PIPE CASING 6" THREADED & COUPLED 17 LB (T) (U of M: FT)	60.00	\$25.00	\$1,500.00
DRIVESHOE6	6 5/8" Drive Shoe ( Seal ) (U of M: EA)	1.00	\$250.00	\$250.00
			<b>SUB-TOTAL</b>	\$30,525.00
			<b>TAX</b>	\$0.00
			<b>TOTAL DUE</b>	\$30,525.00
			<b>BALANCE DUE</b>	<b>\$30,525.00</b>

Grade us! Please go to [www.skillsreviews.com](http://www.skillsreviews.com)



**Skillings & Sons, LLC™**  
WELLS · PUMPS · FILTERS · GEOTHERMAL

Amherst, NH 03031

Tel: 603-459-2600

Fax: 603-821-3850

**BILL TO**

SIENA FARMS  
4 Puffer Lane  
Sudbury, MA 01776 USA

ESTIMATE  
104790821

ESTIMATE DATE  
Nov 02, 2021

**JOB ADDRESS**

SIENA FARMS  
309 Marlboro Road  
Sudbury, MA 01776 USA

Job: 53984

**ESTIMATE DETAILS**

Well and Pump System : Skillings & Sons, LLC. is pleased to offer you a proposal for a drilled water well, pump system and services for the above referenced site. Based on an average well depth, casing and services, the following is an estimate only and is not the final cost of your well. The final cost cannot be calculated until the well is drilled, the proper pump size is selected and services are calculated.

ANY QUESTIONS PLEASE CALL TIM 603-235-5605

**EXCLUSIONS (not included in contract)**

- The well drillings will be left on-site.
- Skillings & Sons, LLC. will attempt to minimize damage to the driveway, shrubs and lawn, but due to the size of the equipment needed to drill a well, some damage may occur. Skillings & Sons, LLC. is not liable for repairs. Please note that we will not reseed or reloom the area. Skillings & Sons, LLC. will not landscape the area affected by the well installation process. The area will be backfilled and graded to the best of our ability if excavation is included in the contract.
- Skillings & Sons, LLC. will not be responsible or repair any damaged irrigation lines.
- Underground utility marking beyond Dig Safe (see below)
- Drilling fluids, cuttings and discharge of groundwater that may need to be contained and/or removed will be the responsibility of the owner or site construction contractor.
- Erosion control measures, silt fence and hay bales to be provided by others (if required by building or health departments).
- 

**NOTE**

- Skillings & Sons, LLC. will notify Dig Safe Systems, Inc. before conducting underground digging; however Dig Safe Systems, Inc. does not mark all underground utilities. If we damage any underground piping or electrical we are not liable. We will attempt to make the repair and additional charges may be incurred.
- The inability of the drill rig or hydrofracking truck to access the site or perform scheduled work beyond our control will result in a \$500/hr charge
- Skillings & Sons, LLC. does not guarantee the quality or quantity of water, if any, obtained by drilling. In the event the well water quality has primary and/or secondary contaminants we have a full service water treatment division to help solve your water quality issues.
- Skillings & Sons, LLC. cannot take responsibility of well location without a septic plan. Customer agrees with the location of the well.

- Prices quoted will be honored for 30 days from the date of this proposal

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Dep-R	Deposit Paid: Deposit Due	0.00	\$5,000.00	\$0.00
PERMIT	WELL PERMIT: If Required By Town	1.00	\$125.00	\$125.00
MOBW60	Mobilization Fee	1.00	\$500.00	\$500.00
DR6	DRILLING6	1000.00	\$15.00	\$15,000.00
PumpSystem	Pump System: 5HP constant pressure pump system set to 800 ft on 1 1/4 steel with a 20 gal tank , a 114 spindown filter and a blow off for well. The actual pump system cannot be determined until the well is drilled.	1.00	\$18,000.00	\$18,000.00
OffSetPipeWell75	Offset Well to Building (up to 75'): Per foot (T)	0.00	\$4.75	\$0.00
EXCAVATION 1	EXCAVATION: EXCAVATION ALL EXCAVATION IS TO BE DONE BY OTHERS	1.00	\$0.00	\$0.00
PUMPTEST	To determine the flow rate of the well. A generator is set to operate the pump from 4 to 8 hours and the system is pumped to determine the flow rate.	1.00	\$750.00	\$750.00
FloodProtection	Flood Protection: FloodProtection (T)	0.00	\$325.00	\$0.00
MUDROTARY 1	Mud Rotary: Used if the overburden is loose before well casing can be set.	0.00	\$10.50	\$0.00
WellEnhancement (Onsite Flow Test)	A process that uses water under high pressure and volume in an attempt to increase the gallons per minute in the well.	0.00	\$2,200.00	\$0.00
GROUTING	GROUT WELL: An added sealant around the driveshoe to help prevent surface water from entering the well. (T)	0.00	\$350.00	\$0.00
OverEstimatedCasing	Over Estimated Casing Per Foot: Over 40' of casing (per foot). (T)	0.00	\$32.00	\$0.00
DR>500'	To 1000' (per foot)	0.00	\$14.00	\$0.00
OverDrilling	Over estimated drilling (per foot)	0.00	\$25.00	\$0.00
LTSUDBURY	WATER TEST - SUDBURY: LTSUDBURY	1.00	\$395.00	\$395.00

## Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
DRIVESHOE6	DRIVE SHOE 6" x 6 5/8" ROTARY (T)	1.00	\$250.00	\$250.00
CASING6-17TC	PIPE CASING 6" THREADED: UP TO 40' (T)	40.00	\$32.00	\$1,280.00
SUB-TOTAL				\$36,300.00
TAX				\$0.00
TOTAL				\$36,300.00

Grade us! Please go to [www.skillingsreviews.com](http://www.skillingsreviews.com)

## Community Support

The screenshot displays a petition page on the ipetitions.com website. The petition is titled "Broadcres Farm - Community gardens" and is created by Bret Valerio. It has received 59 signatures and 12 comments. The page features a header with the ipetitions logo and a navigation bar. The main content area includes a title, a progress bar showing 6% completion (59 signatures), and a list of recent signatories: Stephan Hirscher and Catherine Smart. Below this is a form for signing the petition, with fields for Name, Email, and Comments. A "SIGN PETITION" button is prominently displayed. To the right of the form, there are checkboxes for "Show my name in the online signature list" and "Keep me informed on this and similar petitions". At the bottom of the page, there are social media sharing options for Facebook, Twitter, and Messenger, and a "COMMENT" section.



## COMMENT

- Melissa** Feb 10, 2021  
This is such a great idea! The current site doesn't have running water which is a real challenge!
- Melinda Johnson** Feb 08, 2021  
This would be great!
- Jan Pitzl** Feb 02, 2021  
Great idea!
- Carl Anderson** Feb 02, 2021  
Grew up on Woodmere. Hope to keep it open space
- Aurie** Feb 02, 2021  
Love the idea.
- Catherine Smart** Feb 01, 2021  
Great idea!!
- Anonymous** Feb 01, 2021  
Great idea!
- Carla Lievano** Feb 01, 2021  
That would be wonderful! I live in an apartment in Sudbury so have no land and would love to have access to a garden plot!
- Anonymous** Feb 01, 2021  
This would be a wonderful use of this space!
- J Lem Pang** Feb 01, 2021  
Great idea for using this land.
- Melinda Connor** Feb 01, 2021  
Great idea!
- Tara Schepens** Feb 01, 2021  
Great use of this land!!!

[Sign in to comment](#)

## SIGN THIS PETITION

59 people have signed. Add your voice!

6%

Nicola S Payne signed recently

Kate Hazen signed recently

Name\*

Email\*

Comments

Show my name in the online signature list

Keep me informed on this and similar petitions

**SIGN PETITION**

Have a cause?  
Start your own petition

## SIGNATURES

- Charlie RussoUnited States
- MelissaUnited States
- Ingrid RegenUnited States
- Melinda JohnsonUnited States
- Paul BissonUnited States
- Kristin SchneiderUnited States
- Linda DaleyUnited States
- KristinaUnited States
- Stacey LadieuUnited States
- AmritaUnited States
- Jan PitzlUnited States
- Erin DoranUnited States
- Frances GillespieUnited States
- Cindy GiesUnited States
- Maia Proujansky-BellUnited States

- Kim AlvingUnited States
- Carl AndersonUnited States
- Kevin LaHaiseUnited States
- Michael DurwinUnited States
- Nancy MulfordUnited States
- AurieUnited States
- Sujatha AgireddyUnited States
- Ann BolandUnited States
- Katie HanksUnited States
- Karen PalumboUnited States
- Catherine SmartUnited States
- Stephan HirschlerUnited States
- Pamela BissonUnited States
- Carla LievanoUnited States
- Rhona JarmulowiczUnited States
- Jill FelicioUnited States
- Christine Taylor GarnerUnited States
- J Lem PangUnited States
- Melinda ConnorUnited States
- Lindsey SnyderUnited States
- Erin TanseyUnited States
- Karen WassermanUnited States
- Rebecca PalmerUnited States
- Siobhan HullingerUnited States
- Miriam DimauroUnited States
- Tara SchepensUnited States
- Christine NarayanaUnited States
- Betsy Warner Mayer '82United States
- Kathleen MurphyUnited States
- Trina ZarskiUnited States
- David TeichholtzUnited States
- Laura Gazaille BroderickUnited States
- Susan TripiUnited States
- Kate HazenUnited States
- Nicola S PayneUnited States
- Bret ValerioUnited States