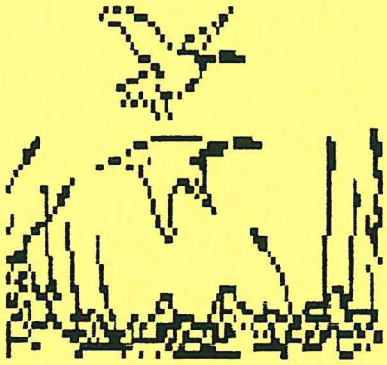
TOWN OF SUDBURY

TRAIL LINKAGE PLAN

APPENDIX TO

1984 - 1988

OPEN SPACE AND RECREATION PLAN



MAY, 1989

Acknowledgements

The Town of Sudbury Conservation Commission and the Bay Circuit Program Subcommittee wish to gratefully acknowledge funding assistance for this Appendix from the State Department of Environmental Management Bay Circuit Program and the Sudbury Valley Trustees.

We wish to extend a special thank you to Leslie Luchonok of the Bay Circuit Program for his continued encouragement and preserverance in the completion of this Appendix.

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PART I
Section 1.0 - Introduction and Purpose

Section 1.1 - Description of Bay Circuit

The Bay Circuit Program consists of the planning and implementation of a 100-mile long crescent-shaped network of parks and open spaces through fifty communities located from Massachusetts' north shore to the south shore. The Town of Sudbury is located along the western-most portion of the Circuit, approximately mid-way between the northern and southern extremes. The goal of the Bay Circuit Program is to preserve the natural and historic heritage of the New England countryside surrounding Boston through protected trail corridors, scenic roadways and landscapes, river corridors, recreation lands, coastal land, rare natural resources and cultural resources. (See Maps-Part VIII).

Section 1.2 - Goals and Objectives

This report is being prepared as an appendix to Sudbury's 1984-1988 Open Space and Recreation Plan. This appendix will serve as the basis from which an update to the 1984-1988 Open Space and Recreation Plan will be prepared. A Linkage Plan (see below and Section 8.1) has been developed with accompanying goals and objectives. This appendix reviews the Bay Circuit Program goals and objectives in conjunction with the open space and recreation goals and objectives outlined in the Open Space and Recreation Plan. Following public input, one goal was added to the Open Space and Recreation Plan to meet the objectives of the the Linkage Plan and the Bay Circuit Program:

- create linkages between existing protected parcels to form a continuous greenbelt throughout Sudbury and adjacent towns through river and wildflife corridors, scenic roads and protected open space parcels

As a result of the addition of linkages as a goal to the Open Space and Recreation Plan, a plan was developed as part of this appendix. This Linkage Plan was developed to provide the town with an overall plan for a "greenbelt" within Sudbury and expansion of this "greenbelt" to connect neighboring communities participating in the Bay Circuit. These towns include Concord, Framingham, Wayland and, to a limited extent, Marlboro. Wayland and Framingham were represented at the public hearings held on this appendix to the Open Space and Recreation Plan. Concord and Marlboro (through Sudbury Valley Trustees) provided additional data for our planning purposes.

PART II
Section 2.0 - Report Summary

The Linkage Plan is a comprehensive plan of open space parcels, scenic roads and viewpoints, historic and cultural areas, and river and wildlife corridors. The areas identified as important to the Linkage Plan are either presently protected (Part 4) or under private ownership (Part 6). In addition, river and wildlife corridors significant to accomplishing the goals of the Bay Circuit Program and the Sudbury Linkage Plan have been identified (Part 5). An Implementation Plan (Part VII) has been established to define specific actions to be taken to actively develop the Linkage Plan by permanent protection of key areas through conservation restrictions, trail easements, full or partial purchase, tax assessment options, and limited development and cluster development strategies. The Implementation Plan stresses the need for the Sudbury Conservation Commission to provide public education on the goals of the

Linkage Plan, as well work with other local, state and federal agencies to ensure the accomplishment of those goals.

The Linkage Plan was developed utilizing existing protected, or partially protected, open spaces as a basis. These parcels were mapped and their current ownership and status assessed (see Sections 4.0 and 6.0). The next step was to identify logical open space corridors within the town. It became apparent that two greenbelt areas already exist to a great degree within the town. The western boundary of Sudbury includes over 1200 acres of both federal and state owned land with an additional approximately 100 acres of town-owned conservation land located adjacent to the federally owned land. In addition, over 130 acres are owned by the Wayside Inn, a significant historic landmark typifying the colonial New England landscape. A recent rezoning from 60,000 sq' single-family house lots to 5 acre lots in the Wayside Inn area was accomplished by the town to preserve the rural integrity and history of this area. This western boundary became a natural north/south basis for a linkage.

The second logical natural greenbelt area within Sudbury is along the Sudbury River which forms Sudbury's eastern boundary. The majority of the land along this boundary is in federal or state ownership with the Great Meadows National Wildlife Refuge owning a major portion of the Sudbury River floodplain (See Section 4.2). The large expanses of open space on both the western and eastern boundary form natural wildlife corridors with many areas, especially along the Sudbury River floodplain, designated by the Massachusetts National Heritage Program as habitat for several rare or endangered species, including the blue spotted salamander and the common moorhen. Several scenic roads follow the Sudbury River or cross the river, providing an exceptionally scenic area for driving, biking, walking or bird watching in both Sudbury and Wayland (see Linkage Plan Section 8.1).

Once the existing protected parcels were identified and the two natural open space corridors defined, other natural, scenic and cultural features were identified and secondary linkages defined. The two most visible linkages connecting the western and eastern areas of protected land is the former Boston & Maine and M.B.T.A railroad tracks which run through town from east to west and the Hop Brook corridor. The railroad tracks are located adjacent to and provide alternative access to town owned conservation land on the western boundary of town. They also are adjacent to 277 acres of open space currently owned by the Massachusetts Federation of Women's Clubs (see Sections 4.2 and 6.1). The other linkage between east and west is along Hop Brook which flows from Hager Pond in Marlboro into Sudbury through Gristmill Pond, past the Wayside Inn, through Carding Mill Pond (See Linkage Plan Map, Section 8.1), through the Hop Brook Conservation Land and Stearn's Mill Pond, through the Haynes Meadow Conservation Land, through Sudbury Water District property containing three municipal wells and ultimately to the Sudbury River (see Linkage Plan map). Hop Brook and its large expanses of protected areas along its banks form a natural wildlife corridor. This corridor can also be enjoyed in sections for canoeing, bird watching, hiking and other forms of passive recreation within a very short distance of a major MetroWest traffic route (Route 20). The area along Hop Brook contains scenic, historical, cultural and natural resources as well as being a major water resource serving three municipal wells. The open space areas along much of Hop Brook provide a buffer between the developed areas and the critical aquifer areas. (See Part V - Linkages.). Another secondary east/west linkage is from the Town Center east on Route 27 to the Wayland border

(Section 5.0). This route connects areas of scenic, historic and cultural significance.

An Implementation Plan (Part VII) has been established to define specific actions to be taken to actively develop the Linkage Plan by permanent protection of key areas through conservation restrictions, trail easements, full or partial purchase, tax assessment options, and limited development and cluster development strategies. The Implementation Plan stresses the need for the Sudbury Conservation Commission to provide public education on the goals of the Linkage Plan, as well work with other local, state and federal agencies to ensure the accomplishment of those goals. An important aspect of the Implementation Plan is its ability to the flexibility to enable the town to anticipate and respond with flexibility to changing opportunities for land protection.

PART III

Section 3.0 - Process and Subcommittee Formation

The Bay Circuit Plan was coordinated by the Sudbury Conservation Commission with the assistance of Leslie Luchonok of the State Department of Environmental Management. An Open Space Plan Appendix Committee was informally created. Three members of the Conservation Commission were directly involved; Chairman Gordon Henley, Vice Chairman Frances Clark and Commissioner Muriel Plonko. Because of the demand of the regular duties of the Conservation Commission, the Commission advertised in the local newspaper for new volunteers to assist with the Appendix. Two community members, Beth Brewster and Richard Cook offered their services in updating the inventory of private and public lands, respectively. While the Open Space Plan Appendix Committee met as a group several times to develop and divide tasks, most members worked independently, as their schedules permitted. We frequently conferred with one another and with the Conservation Coordinator, Debbie Montemerlo, who provided direction and organization throughout the process.

Section 3.1 - Public Participation

The most important part of the process was meeting with the public. The Conservation Commission submitted a press release (See Section 9.0.) to the local paper, The Sudbury Town Crier, which printed the release almost verbatim. The article in the Town Crier urged citizens to participate in the planning process of the update to the Open Space and Recreation Plan and the Bay Circuit Appendix. The release noted the public hearing dates for discussion of the Plan. Public hearing dates were also advertised through legal notices and posting of notices on town bulletin boards. Representatives of neighboring towns were invited to attend the hearings and participate in the planning process as well. On two weekday evenings in January, 1989, the Subcommittee met with the public.

The first meeting on January 11, 1989 was attended by several Sudbury residents and representatives from Wayland and Framingham. The informal discussion elicited many fresh perspectives on Bay Circuit Program goals, open space and linkages. Specific insights included emphasis on preservation of a diversity of habitats to preserve native flora and fauna on large tracts of land, adding linkages for bicycling, skiing and walking to provide greater mobility throughout the town, and a recognition of several historical features including traditional roads and views which can add cultural richness of the outdoor experience. All these ideas were written on large paper and noted on a town map for all to see and to add to.

The second public hearing, held on January 25th, was used to solidify

the plan. We were surprised and impressed by the opportunities before us to derive a comprehensive Linkage Plan. This public input and enthusiasm has been incorporated into the body of this Appendix report.

Section 3.2 - Needs Assessment

The Town of Sudbury has actively pursued the acquisition of public open space since the formation of the Conservation Commission in 1962. In the past 27 years, the land acquisition goals of the Conservation Commission have changed dramatically from land acquisition for strictly passive recreational use to acquisition for protection of irreplaceable natural resources. The passive recreational use of the land is still allowed and enjoyed, but justification of the cost of outright purchase must include the protection of town water supply, rare or endangered species, historical sites, or any other, or combinations of other public benefits to be derived from the purchase of the parcel. It was found that the Town of Sudbury did not have a comprehensive plan of key resources that could be referred to during subdivision hearings, site plan reviews, zoning warrant article identification and preparation, or trail and open space planning.

The Linkage Plan is being prepared at a very critical time of land development within Sudbury. As with many towns in the Bay Circuit, over the past few years development had been rapid, thereby appreciating land values which in turn has affected tax rates. With the new full-value assessment this year, significant tax increases are predicted to stimulate further dispensations of large tracts of land. Already many important parcels have been lost. Furthermore, the narrow town roads are becoming congested with traffic, making them dangerous to travel. Sidewalks are being installed for added safety of children and adults walking, jogging, bicycling or cross-country skiing to recreational, cultural and commercial centers of town. Also, the town has been participating in the State's bike trail plans for the former Penn Central Railroad bed. This is an excellent opportunity to coordinate these efforts with those of a town-wide Linkage Plan and through linkages to abutting public parcels and open space corridors. Additionally, development projects are impinging on wetlands, streams and aquifer zones and crowding existing conservation lands and blocking natural routes of wildlife. Animals need their own independent corridors to travel undisturbed from oasis to oasis in order to maintain viable, healthy populations. The need to plan to preserve and add to existing open space lands of historical, recreational and environmental value has never been greater.

This Linkage Plan identifies parcels containing natural, scenic, historic and cultural resources that lie within specified connecting corridors within Sudbury and to adjacent towns. With the recent surge in development, parcels are being developed for residential, commercial, business and industrial uses before they have been properly evaluated as part of an overall Open Space and Linkage Plan. The Linkage Plan lists priority parcels (Part 6) that are key linkages within town or to abutting towns, and, in most cases, contain resources where preservation of those resources would be in the best public interest. The Linkage Plan also specifies recommended approaches to development and/or preservation of these key parcels (Part 6). Due to the cost of land purchase, it was necessary to look realistically at methods for preservation that do not involve outright purchase.

The Implementation Plan (Part VII) outlines various methods currently available to protect land without appropriating funds necessary for purchase. In addition, the Implementation Plan details activities to be pursued by the Conservation Commission and other town agencies simultaneously with land preservation to make available more options for future land protection. Key to the Implementation Plan is the

need to provide ongoing public education of the importance of land preservation, specifically in context with the goals and objectives of the Linkage Plan.

PART IV - Public and Semi-Public Land Inventory

Section 4.0

TOWN OF SUDBURY - PUBLIC LAND SURVEY - JANUARY 1989

OWNER	DESCRIPTION	ACREAGE	ASSESSORS MAP/PARCEL	ADDRESS/ LOCATION	PUBLIC/ SEMI-PUB/ PRIVATE	USE
Agricultural Preservation Restriction						
Arena, John and Josephine		26.17	E09/600	Marlboro Rd?	Private	
Hurwitz, Mark and Martha		36.60	F11/004	Lincoln Rd	Private	
Stone, Wm and Olive		61.89	K06/600	Horse Pond/554BPRd	Private	
Verrill, Steven and Joan		11.83	C11/400	North Rd	Private	
Verrill, Steven and Joan		84.27	D11/500	North Rd	Private	
Verrill, Steven and Joan		15.50	E10/700	Pantry Rd	Private	
Verrill, Steven		24.10	D10/500	Concord Rd	Private	
TOTAL		260.36				
Boy Scouts of America	Norumbega Council,Inc	222.00	L05/007		Semi-Public	
Boy Scouts of America	Norumbega Council,Inc	115.00	L05/004		Semi-Public	
Boy Scouts of America	Norumbega Council,Inc	28.51	L06/009	67 Nobscot Rd	Semi-Public	
Boy Scouts of America	Norumbega Council,Inc	16.00	L05/005		Semi-Public	
Boy Scouts of America	Norumbega Council,Inc	15.00	L05/001		Semi-Public	
Boy Scouts of America	Norumbega Council,Inc	14.00	L05/200		Semi-Public	
Boy Scouts of America	Norumbega Council,Inc	4.00	L05/003		Semi-Public	
TOTAL		414.51 (Sudbury & Framingham)				
Comm of Mass - DEM		183.80	F03/102	Hudson Rd	Public	
Comm of Mass - DEM		57.50	F03/100	Hudson Rd	Public	
Comm of Mass - DEM		2.70	F03/101	Hudson Rd	Public	
" " "		87.0	H10/	Rt.27	Public	
Comm of Mass - DF&G	Tract A	298.00	E12/001		Public	
Comm of Mass - DF&G		10.30	E11/003		Public	
Comm of Mass - DF&G		3.71	D11/012	Concord Rd	Public	
Comm of Mass - DF&G		3.70	F12/014	Lincoln Rd	Public	
Comm of Mass - DF&G		2.50	E11/001	Concord Rd	Public	
Comm of Mass - DF&G	Tract B	78.90	D13/008	Concord Road?	Public	
TOTAL (DEM & DFG)		738.41				
Comm of Mass - DPW		3.37	K11/017	85 Boston Post Rd	Public	
Lincoln-Sudbury RHS		93.94	F10/014	390 Lincoln Rd	Public —	
Mass Federation WC	Memorial Forest	277.90	J03/001	Dutton Rd	Semi-Public	
Mass Firefighting Acad		8.81	K06/006	59 Horse Pond Rd	Private	
Sudbury Housing Authority	Musketahquid Village	6.92	H08/041	55 Hudson Rd	Semi-Public	
Sudbury Housing Authority		0.25	F05/219	2 Beechwood Ave	Semi-Public	
Sudbury Housing Authority		0.25	F05/301	4 Oakwood Dr	Semi-Public	
Sudbury Housing Authority		0.17	F04/601	21 Great Lake Dr	Semi-Public	
Sudbury Housing Authority		0.12	G06/558	9 Richard Ave	Semi-Public	
TOTAL		7.71				

Sudbury Valley Trustees	59.00	L09/002		Semi-Public
Sudbury Valley Trustees	35.00	G07/200	Hudson Rd	Semi-Public
Sudbury Valley Trustees	29.15	F11/008	Lincoln Rd	Semi-Public
Sudbury Valley Trustees	23.00	G10/400	Plympton Rd	Semi-Public
Sudbury Valley Trustees	18.10	L02/011	Boston Post Road	Semi-Public
Sudbury Valley Trustees	17.00	G07/400	Goodnow Rd	Semi-Public
Sudbury Valley Trustees	11.60	F13/022	Weir Hill Road	Semi-Public
Sudbury Valley Trustees	11.00	F13/024	Lincoln Road	Semi-Public
Sudbury Valley Trustees	10.18	F13/018	Lincoln Road	Semi-Public
Sudbury Valley Trustees	9.73	F11/006	Lincoln Rd	Semi-Public
Sudbury Valley Trustees	6.60	F13/023	Lincoln Road	Semi-Public
Sudbury Valley Trustees	6.00	H07/007		Semi-Public
Sudbury Valley Trustees	5.16	H09/012		Semi-Public
Sudbury Valley Trustees	5.00	G10/301		Semi-Public
Sudbury Valley Trustees	4.00	L09/001	Clifford Rd	Semi-Public
Sudbury Valley Trustees	3.37	J08/022	Codger Ln	Semi-Public
Sudbury Valley Trustees	3.04	L10/029	Landham Rd	Semi-Public
Sudbury Valley Trustees	2.88	K03/014		Semi-Public
Sudbury Valley Trustees	2.50	L09/003		Semi-Public
Sudbury Valley Trustees	1.68	L02/004	Wayside Inn Rd	Semi-Public
Sudbury Valley Trustees	1.65	G10/101	Newbridge Rd	Semi-Public
Sudbury Valley Trustees	1.27	F09/125	Hunt Road	Semi-Public
Sudbury Valley Trustees	1.22	F08/018	Hermitage St.	Semi-Public
Sudbury Valley Trustees	0.92	E09/126	Hunt Road	Semi-Public
Sudbury Valley Trustees	0.92	E09/602	Horse Rd	Semi-Public
Sudbury Valley Trustees	0.92	H08/189	Lands End Ln	Semi-Public
Sudbury Valley Trustees	0.26	L11/014		Semi-Public
TOTAL	271.15			

Sudbury Water District	Pump Station 3	33.00	G06/001		Private
Sudbury Water District		32.09	B07/400	Virginia Ridge?	Private
Sudbury Water District		24.50	L08/001	199 Raymond Rd	Private
Sudbury Water District		17.80	H06/800		Private
Sudbury Water District		16.35	M09/021	Warren Rd	Private
Sudbury Water District		12.15	H07/?		Private
Sudbury Water District		7.72	L08/008	Raymond Rd	Private
Sudbury Water District	Well	7.25	L07/039	Hobscot Rd	Private
Sudbury Water District		6.87	C12/004	North Road	Private
Sudbury Water District		5.85	G06/003		Private
Sudbury Water District		4.82	G06/005		Private
Sudbury Water District		4.03	J08/001	Washbrook Rd	Private
Sudbury Water District		2.80	L07/018	Hobscot Rd	Private
Sudbury Water District		1.84	B07/003	Maynard Road	Private
Sudbury Water District		1.42	G06/533	[illegible]	Private
Sudbury Water District	Tower	1.24	H09/035	Goodmans Hill Rd	Private
Sudbury Water District		1.07	L09/220	Clifford Rd	Private
Sudbury Water District		1.04	L09/221	Wright Rd	Private
Sudbury Water District		0.98	L09/218	Clifford Rd	Private
Sudbury Water District		0.98	L09/219	Clifford Rd	Private
Sudbury Water District		0.97	L09/223	Wright Rd	Private
Sudbury Water District		0.94	L09/222	Wright Rd	Private
Sudbury Water District		0.92	L09/234	Clifford Rd	Private
Sudbury Water District		0.92	L09/235	Clifford Rd	Private
Sudbury Water District		0.55	G06/532	[illegible]	Private
Sudbury Water District		0.23	G06/531	[illegible]	Private
Sudbury Water District		0.18	L07/041	Hobscot Rd	Private
Sudbury Water District		0.08	C12/006	North Road	Private
TOTAL		188.59			

Town of Sudbury	Sanitary Landfill	28.26	K12/002	Boston Post Rd	Public
Town of Sudbury	Highway Garage	16.13	H08/049		Public
Town of Sudbury		14.10	D09/204	Marlboro Road	Public
Town of Sudbury		13.56	G08/008	Hudson Rd	Public
Town of Sudbury	Wadsworth Cemetary	6.38	J09/008	Concord Rd	Public
Town of Sudbury		5.77	F09/006		Public
Town of Sudbury		5.75	G09/013	Concord Rd	Public
Town of Sudbury	Heritage Park	4.40	H09/048	Concord Rd	Public
Town of Sudbury	New Town Cemetary	4.28	G09/007	Concord Rd	Public
Town of Sudbury		4.00	K06/036	Wilshire St	Public
Town of Sudbury	Old Training Field	3.17	K11/006	River Road	Public
Town of Sudbury	Goodnow Library	3.03	K08/033	21 Concord Rd	Public
Town of Sudbury		3.03	H09/020?	Old Sudbury Rd	Public
Town of Sudbury		2.77	E09/311	Horse Rd	Public
Town of Sudbury		2.49	E12/002	Concord Rd	Public
Town of Sudbury		2.32	J07/317	Lot 9 Forest St	Public
Town of Sudbury	Old Town Cemetary	1.98	G09/006	Concord Rd	Public
Town of Sudbury		1.96	L07/015		Public
Town of Sudbury		1.83	E12/002	Concord Rd	Public
Town of Sudbury	Haynes Garrison Site	1.69	H11/015	Water Row	Public
Town of Sudbury		1.56	B07/030	Powder Mill Road	Public
Town of Sudbury		1.48	H07/239	Blueberry Hill Lane	Public
Town of Sudbury	Old North Cemetary	1.46	D10/017	Pantry Road	Public
Town of Sudbury	Revolutionary Cemetary	1.40	G09/016	Concord Rd	Public
Town of Sudbury		1.38	J07/318	Lot 10 Forest St	Public
Town of Sudbury	New North Cemetary	1.10	D10/017	Pantry Road	Public
Town of Sudbury		1.03	D09/201		Public
Town of Sudbury	Grinnell Park	0.70	H09/004	Concord/Hudson Rds	Public
Town of Sudbury	Police Station	0.63	K08/006	415 Boston Post Rd	Public
Town of Sudbury		0.62	H07/238	Blueberry Hill Lane	Public
Town of Sudbury		0.36	J09/007	Concord Rd	Public
Town of Sudbury		0.05	F04/729	Pinewood	Public
Town of Sudbury	Old Town Pound	0.05	G09/015	Concord Rd	Public
Town of Sudbury		0.02	L10/100	Coolidge/Landham Rd	Public
Town of Sudbury?		13.60	H09/063?	Old Sudbury Rd	Public

Town of Sudbury
Conservation Lands

Location	Map & Parcel	Acreage
Hop Brook Marsh, Dutton Rd.	H04-009	80.28
" " " " "	H03-001	13.00
Dutton Rd., along Hop Brook	G05-027	11.90
Raymond Road (West)	L08-002	78.80
Raymond Road (East)	L08-013	38.00
Davis Farm, North Rd.	D10-300	37.38
" " " "	D10-018	7.95
" " " "	D10-019	6.61
" " off North Rd.	D10-022	8.68
Lincoln Meadows, Lincoln Rd.	F12-013	33.50
" " " "	F12-010	28.95
" " " "	E13-002	13.40
Nobscot, Brimstone Lane	L05-300	32.36
" " "	L04-200	23.49
" " "	L04-400	20.32
" " "	L04-605	0.26
" " "	L04-300	17.71
" Ford Dam	L04-361	13.99
Barton Farm, Marlboro Road	D09-204	14.10
" " " "	D09-201	1.03
Haynes land, Wake Robin Road	F09-001	31.09
" " off Morse Road	G08-017	17.32
Haynes Meadow, Peakham Road	H07-025	22.50
Landham Road	K10-041	29.00
Newfell, off Concord Road	E10-402	21.10
Walker Farm, off Goodman Hill Rd.	J10-102	5.76
off Washington Drive	K05-029	4.73
Washington Drive	K05-010	1.10
Run Brook Cir.(Willis Lake Access)	F06-500	0.49
Hudson Road	G07-330	0.93
" "	J07-318	1.38
Forest Street	J07-317	2.32
Minebrook Road	F08-016	4.16
Tanbark Road	H05-028	3.87
Hunt Road	F09-214	1.18
Cranberry Circle	A08-	3.46
Morse Road	E09-311	2.77
Coolidge Lane	L10-015	5.25
Carding Mill, Dutton Road	K03-	43.10
Cedar Swamp. Powers Road	B08-504	2.00
Lincoln Lane	F13-112	1.10
" "	F13-111	1.10
" "	F13-110	1.10
" "	F13-104	1.05
" "	F13-105	1.05
" "	F13-106	1.05
" "	F13-103	1.05
Watt Street	G06-535	2.84
" "	G06-536	1.59
" "	G06-534	0.80
Crystal Lake Drive	F04-815	2.74
" " "	F04-817	0.21
" " "	F04-810	0.07
Great Lake Drive	F04-516	0.73

Conservation Land (cont.)

Lake Shore Drive	F04-501	0.30
" " "	F05-119	0.27
Birchwood Avenue	F04-415	0.29
Arborwood Drive	F04-405	0.14
" "	F04-406	0.12
Willis Lake Drive	F05-111	0.17
Nelson Street	G06-538	1.80
" "	G06-530	1.39
" "	G06-539	1.10
" "	G06-526	0.92
" "	G06-525	0.32
Everett Street	G06-582	1.08
Richard Avenue	G06-500	0.57
Stock Farm Road	M11-005	0.90
Clifford Road, Lot 14	M09-214	0.93
Old County Road	K11-401	0.26

Conservation Land

TOTAL 691.16 acres
5/08/90

Town of Sudbury -FireSta)		0.66	C10/022	268 North Road	Public
Town of Sudbury -P&R	Featherland	36.75	F10/001	Concord Rd	Public
Town of Sudbury -P&R		28.91	C10/500	North Road	Public
Town of Sudbury -P&R	Haskell Field	28.77	F05/005	Hudson/Fairbank Rds	Public
Town of Sudbury -P&R	Feeley Field	18.00	L08/012		Public
Town of Sudbury -P&R		8.86	L08/010	Raymond Rd	Public
Town of Sudbury -P&R		6.37	C07/020	Longfellow Road	Public
Town of Sudbury -P&R		4.89	B08/008		Public
Town of Sudbury -P&R		4.89	B08/008	Maynard Farm Road?	Public
Town of Sudbury -P&R	Stearns Mill Pd	2.78	G05/136	Barton Dr	Public
Town of Sudbury -P&R		1.12	H05/027		Public
Town of Sudbury -P&R		0.21	F04/011	Arborwood Rd.	Public
Town of Sudbury -P&R	(Pine Lakes)	---	F05/140?		Public
TOTAL		141.55			
Town of Sudbury- School	Curtis	43.56	H07/027	22 Pratts Mill Rd	Public
Town of Sudbury- School	Fairbank	13.73	F06/001	Fairbank Rd	Public
Town of Sudbury- School	Haynes	8.31	?	169 Haynes Rd	Public
Town of Sudbury- School	Loring	11.50	H09/001	80 Woodside Rd	Public
Town of Sudbury- School	Nixon	21.18	F10/030	Concord Rd	Public
Town of Sudbury- School	Noyes	24.57	H09/062	Old Sudbury Rd	Public
Town of Sudbury- School	TOTAL	----			
		122.85			
Town of Sudbury -TaxPos	(No. 167)	12.00	G09/200	Hudson Rd	Public
Town of Sudbury -TaxPos		6.58	G08/014	Lot 9 Maynard Rd	Public
Town of Sudbury -TaxPos		5.00	G12/013		Public
Town of Sudbury -TaxPos		0.57	F05/117	Willis Lake Drive	Public
Town of Sudbury -TaxPos		0.53	E11/002	Concord Rd	Public
Town of Sudbury -TaxPos		0.51	K06/205	Robbins Rd	Public
Town of Sudbury -TaxPos		0.45	H04/277	Lot 77 Pine St	Public
Town of Sudbury -TaxPos		0.45	H04/278	Lot 78 Pine St	Public
Town of Sudbury -TaxPos		0.25	F04/419		Public
Town of Sudbury -TaxPos		0.12	F04/132		Public
Town of Sudbury -TaxPos		0.12	F04/124		Public
Town of Sudbury -TaxPos		0.09	G05/701	Pratts Mill Rd	Public
TOTAL		26.67			

USA - Dept of Interior	GMNWR - Tct404	66.78	E13/001		Public
USA - Dept of Interior	GMNWR - Tct419	51.00	F13/001	Water Row	Public
USA - Dept of Interior	GMNWR - Tct418	35.90	G13/001		Public
USA - Dept of Interior	GMNWR - Tct404A	27.00	F13/021		Public
USA - Dept of Interior	GMNWR - Tct401	23.40	D13/005		Public
USA - Dept of Interior	GMNWR - Tct433	22.90	G12/011		Public
USA - Dept of Interior	GMNWR - Tct406	22.60	F14/020		Public
USA - Dept of Interior	GMNWR - Tct408	21.20	F14/018		Public
USA - Dept of Interior	GMNWR - Tct423A	19.00	F12/006	Water Row	Public
USA - Dept of Interior	GMNWR - Tct434	18.60	H11/001		Public
USA - Dept of Interior	GMNWR - Tct404	18.50	E13/004		Public
USA - Dept of Interior	GMNWR - Tct413	17.50	F14/009		Public
USA - Dept of Interior	GMNWR	14.50	F12/007	Water Row	Public
USA - Dept of Interior	GMNWR - Tct300E	13.90	G12/010		Public
USA - Dept of Interior	GMNWR - Tct300F	13.42	F13/005		Public
USA - Dept of Interior	GMNWR - Tct424	13.20	F12/008	Water Row	Public
USA - Dept of Interior	GMNWR - Tct423B	12.20	F12/008	Water Row	Public
USA - Dept of Interior	GMNWR - Tct300C	11.50	H11/005		Public
USA - Dept of Interior	GMNWR - Tct422	11.30	F12/009	Water Row	Public
USA - Dept of Interior	GMNWR - Tct441	10.78	L11/017		Public
USA - Dept of Interior	GMNWR - Tct415	10.60	F13/015		Public
USA - Dept of Interior	GMNWR - Tct417	9.90	G13/002		Public
USA - Dept of Interior	GMNWR - Tct400	7.70	F13/012		Public
USA - Dept of Interior	GMNWR - Tct423	6.90	F12/004	Water Row	Public
USA - Dept of Interior	GMNWR - Tct238C	6.10	F12/005	Water Row	Public
USA - Dept of Interior		6.00	G13/003		Public
USA - Dept of Interior	GMNWR - Tct429	5.00	G12/014		Public
USA - Dept of Interior	GMNWR - Tct430	5.00	G12/016		Public
USA - Dept of Interior	GMNWR - Tct423C	5.00	G12/012		Public
USA - Dept of Interior	GMNWR - Tct502B	4.40	D14/001		Public
USA - Dept of Interior	GMNWR - Tct414	4.20	F13/014		Public
USA - Dept of Interior	GMNWR - Tct502C	3.90	D13/007		Public
USA - Dept of Interior	GMNWR - Tct238D	3.86	H11/014	Water Row	Public
USA - Dept of Interior	GMNWR - Tct300G	3.66	F13/009		Public
USA - Dept of Interior	GMNWR - Tct442	2.70	L11/024	Victoria Rd	Public
USA - Dept of Interior	GMNWR - Tct411	2.40	F14/011		Public
USA - Dept of Interior	GMNWR - Tct267A	1.88	L11/023	Victoria Rd	Public
USA - Dept of Interior	GMNWR - Tct409	1.40	F14/015		Public
USA - Dept of Interior	GMNWR - Tct421	0.62	F13/005		Public
USA - Dept of Interior	GMNWR - Tct410	0.40	F14/013		Public
USA - Dept of Interior		0.01	H11/002	Old Sudbury Rd	Public
USA - Dept of Interior	GMNWR - Tct426-2		G12/009	Water Row	Public
TOTAL		536.31			

Section 4.1 - **PUBLIC/SEMI-PUBLIC ACREAGE SUMMARY**

OWNERSHIP	ACREAGE	
Agricultural Preservation Restriction	260.36	
Boy Scouts of America	222.00	(Sudbury)
	192.51	(Framingham)
State Dept. of Environmental Management	341.30	
State Division of Fisheries, Wildlife & Environmental Law Enforcement	397.11	
Mass. Department of Public Works	3.31	
Lincoln/Sudbury Regional High School	93.94	
Mass. Federation of Women's Clubs	277.90	
Sudbury Housing Authority	7.71	
Sudbury Valley Trustees	271.15	
Sudbury Water District	188.59	
Town of Sudbury - General Government:		
Sanitary Landfill	28.26	
Highway Garage	16.13	
Cemeteries	16.60	
Parkland (not managed by Park & Recreation)	5.10	
Old Training Field	3.17	
Library	3.03	
Haynes Garrison Historic Site	1.69	
Police Station	.53	
Old Town Pound	.05	
Fire Stations	1.27	
Miscellaneous	78.08	
Town of Sudbury Conservation Land	691.16	
Park and Recreation Land	141.55	
Schools (not including the regional high school	122.85	
Tax Possession Parcels	26.67	
United States Department of the Interior	536.31	
United States Military Reservation	507.00	
Wayside Inn Corporation	131.54	
TOTAL	4,566.87	acres
Railroads:		
Commonwealth of Mass. - E.O.T.C.	4.40	mi.
Conrail	1.28	mi.
Mass. Bay Transportation Authority	4.61	mi.
TOTAL	10.29	miles

Section 4.2 - Public Parcel Assessment and Protection Strategy

The protection of public and semi-public lands is a key issue of concern to the development of Bay Circuit linkages in Sudbury. At first glance, the community concluded that public lands are already protected, therefore, little if anything needs to be done to implement long term planning goals and public access. In fact, this is not the case. In Sudbury today, as can be seen from the public lands assessment presented in this Section, public and semi-public lands are owned by several different entities, and are subject to a wide range of possible development options. The lands owned by Town of Sudbury, are not necessarily protected from development in the future. Certainly lands controlled by the Conservation Commission and parcels with existing public buildings can be considered reasonably stable in their use plan, but much of the remaining lands controlled by groups such as Park and Recreation Commission and the Selectmen cannot be assumed to have well understood or documented long range plans. Options and tradeoffs must be pursued now to analyze and implement protection stategies on much of these areas. In addition to land held by the Town itself, much of the land described in Section 4.0 is held by private non-profit organizations. Some of this land has been discussed under private lands, because these groups serve both public and private interests in their charters and land protection strategies. The important item to keep in mind relative to some of the public lands held by non-profit groups is that, it in several cases, these lands are not only some of the most desirable open space in the Town of Sudbury, but that they are key to the implementation and strategy plan addresssed in Part VII. Many of these parcels have existing uses today and are not, in most cases, presently threatened with development. In order to meet both the future goals of the Town Open Space and Recreation Plan and the Bay Circuit Program, town action must begin to reflect a continuing concern and the achievement of long term planning goals for these key parcels. To the best of our knowledge, few if any of the major parcels of non-profit owned public lands have any permanent protection mechanisms in place today that would effectively preserve or protect these resources in the short or long term should their owners decide to fully develop the parcels.

Much needs to be done to evaluate and explore protection options for public and non-profit owned semi-public lands. The first steps have been taken in the development of an up-to-date inventory of the existing resources in the Town, as shown in Section 4.0. The remainder of this section will deal with the options and alternatives that are open to the Town in planning the Bay Circuit and other town land use activities. The options that are available to support this activity such as conservation restrictions, limited development, gifts and fee purchase are explained in Section 7.0. Further details of the actual proposed order for which planning and protection will be implemented for the town is discussed in Section 7.1 and will be only introduced and here. The remainder of this section will discuss the major categories of public and semi-public land owned by non-profit organizations. One or possibly two key implementation options that are most suited to the parcel are discussed. In addition, consideration will be given to identifying those parcels that are of highest interest and value to the Bay Circuit Program and town planning as we understand the proposed Bay Circuit Program and town long range goals today. Some parcels or groups of parcels may need further review and study beyond the scope of this first Bay Circuit Plan Appendix to

fully understand their importance and future possible inclusion in a list of key areas. Where possible, these areas will also be noted.

The Open Space Subcommittee utilized the following criteria for evaluating public and semi-public lands to be designated as priority parcels:

- o Location of land with Linkage Plan
- o Degree of present protection in place on the parcel
- o Charter of owners in implementing protection strategies
- o Potential for land to change ownership
- o Potential for linkages to private priority parcels
- o Size of land in total acreage
- o Resource value

The following sections will be ordered to follow the inventory of public lands as presented in Section 4.0 and as shown on the Linkage Plan map in Section 8.1. Each subsection title below will use the labels for key parcels designated as in the inventory. This will be followed by a discussion of the significance of the parcel and the options that should be considered and implemented to ensure a proper fit into long-range planning and Bay Circuit Program implementation stategies.

Agricultural Preservation Restriction Lands (APR's)

Present Protection (choose Excellent, Good, Marginal) Excellent

Discussion: The majority of the APR acreage is located in the central area in North Sudbury, with remaining key parcels in the central portion of town. Protection is rated as excellent because legislative action is required to remove permanent farmland restrictions. Future development with legislative approval is not impossbile however. Over 55% of the land is held by the Verrill family, and discussions should be held as to the future plans of the family relative to this acreage in Sudbury. The last APR acquired by the Town was the Stone property of 43 acres on Horse Pond Road. Currenlty no applications are active. Parcels of Verrill in North Sudbury are adjacent to several key private parcels discussed in Section 4.1 such as Sperry, Maurer and Melone. These parcels are also located in the immediate vicinity of the proposed Sudbury to Lowell Bike Trail and the Davis Conservation Land listed in Section 4.3 of this public lands section. For these reasons, the Verrill parcels are valuable and should be considered for possible early-on connection to the Linkage Plan proposed for the eastern and western border corridors of Sudbury.

Implementation Alternatives for permanent protection of all APR land include:

1) Understand future needs and desires of APR owners in terms of individual and town planning process;
2) Monitor legislature for possible changes to APR status;
3) Develop linkages to East/West corridors, bike trail and Davis Land; and
4) As bike trail is implemented, involve APR holders in planning and execution of related off-trail features such as rest areas or signs designating ownership of key natural areas or scenic vistas, or continue trail linkages through trail easements on APR lands.

Priority rating (choose low, medium, high) for immediate additional action

is LOW due to existing degree of protection.

Boy Scout-owned Lands

Present Protection is Very Marginal.

Discussion: A total of 222 acres presently owned by the Norumbega Council of Boy Scouts is situated on Nobscot Road. This acreage is directly linked to and is apart of the western open space corridor, which includes the prominent and scenic Nobscot Mountain, and is a connection of the Bay Circuit Program and the Sudbury Linkage Plan to Framingham. Presently the land is legally privately held and therefore discussed in Section 4.1. However, in general the land is in public use so also discussed here. No known conservation restrictions or other deed restrictions are currently recorded against the parcel. The land is in active use as a camp and meeting facility. No development plans are known at this time. The Boy Scout Council has been known to sell other lands to accomplish major economic benefits. This parcel based on its market value is a possible high risk for some lucrative proposal for land development.

Implementation alternatives for permanent protection include:

1) Contact the Boy Scout Council and attend meeting of council to discuss any future plans, express interest in assistance and support;
2) Develop or expand linkages to proposed Western corridor of Bay Circuit;
3) Suggest conservation restrictions or limited development options to BSA to enhance tax status (if necessary) or raise capital;
4) Coordinate actions with Town of Framingham and DEM.

Priority rating for immediate protection action on this parcel is HIGH.

Commonvealth of Massachusetts Lands - Dept. of Environmental Management

Present protection is Excellent for the land on Water Row and the land owned by the DEM Division of Fisheries, Wildlife and Environmental Law Enforcement, and Poor for the land off Hudson Road formerly owned by the Federal Government.

Discussion: A total of 254 acres of DEM -owned land is designated as the Marlboro-Sudbury State Forest on Hudson Road. This land forms a key part of western corridor of Bay Circuit Program. The parcels connect directly to the federally owned surplus army land parcel discussed in this section. The Town of Sudbury may become involved in negotiations relating to the excessing of the federal land if the Federal Government determines that the present management and maintenance plan for the DEM held lands is not being complied with. We understand a reversionary clause in the DEM deed allows the Federal Government to take the land back, all or in part, for non-compliance with the management plan.

The 87-acre DEM land on Water Row, however, is presently protected through a joint ownership with the State Division of Fisheries, Wildlife and Environmental Law Enforcement and the Town of Sudbury. This parcel is a key link in preserving the aesthetic and historic character of the Old Sudbury Road area between the Wayland border and Sudbury town center, as well as linking federal land along the Sudbury river.

The land managed by the DFWELE, located mostly along Pantry Brook, can be considered a low risk for sale for development. Most of the land is located below the federal flood zone, and the Sudbury Floodplain. It

also contains significant amounts of wetlands, thereby reducing the value and development potential. The land is currently actively managed as a wildlife habitat.

Implementation alternatives to ensure permanent protection include:
1) Discuss with state future plans for their parcels;
2) Discuss with Federal Government and DEM status of the management agreement of the DEM-owned parcels to ensure parcels remain open and accessible for open space and recreation use;
3) Assist state in the development trails to implement western corridor of Bay Circuit Program

Priority rating for immediate protection action is High on the former federal land, low on the Water Row property and property managed by DFWELE.

Town of Sudbury School Lands - Lincoln/Sudbury Regional High School and Sudbury Public Schools

Present protection is considered excellent for school department owned land. These parcels total 208 acres.

Discussion: Several very large and attractive parcels are owned by the local or regional school committee. These parcels allow the school committees to maintain options for expanded buildings on the sites. The present financial situation of the town precludes large scale immediate developments or expansions to existing schools, but the attractive wood and wetlands areas of the site warrant protection. The Lincoln/Sudbury Regional High School parcel, 94 acres, is an especially positive addition to the East/West link proposed across town center and adjacent to the Carrie Waite parcel (see #11 in Section 6.1 above). The Peter Noyes School parcel, 24.5 acres, has potential for a connection from the proposed bike trail area to the privately held parcels along Old Sudbury Road and ultimately the Sudbury River. The Curtis Middle School property, totalling 43.5 acres, has back acreage containing a kettle hole with a bog and frontage on Hop Brook providing linkage to the also recently acquired Haynes Meadow Sudbury Conservation Land and the Sudbury Valley Trustees Gray property which has frontage on Hudson Road.

Implementation alternatives for the land under the control of the local and regional school committees include:
1) Obtain Conservation Restrictions
2) Significantly improve awareness and communication with the school committees. Use this Appendix plan as a guide and tool to implement clearer cooperation than was evidenced this year during school building expansion discussions.
3) Alert all involved town boards of Conservation Commission interest in the dispostion of any School Committee land.
4) Impress the School Committees that future growth options are many and that we can assist with their land use planning
5) Make agreements with town boards that any land sales will involve the use of portions of the proceeds for protection of additional open space to enhance the value of all of Sudbury

Priority rating for immediate protection action is Moderate.

Massachusetts Audubon Society Land

Present protection of this ten acre parcel is Marginal. (SOLD TO SUDBURY VALLEY TRUSTEES 8/88.)

Discussion: The Massachusetts Audubon Society has recently sold several other small but key pieces of their land in Sudbury. This remaining parcel is located within a proposed trail system network. Abutting privately held parcels are noted for varying degrees of protection in the Private Land Inventory (see Section 4.0). Due to the location of this parcel within a proposed trail network and the proximity of the land to large, presently undeveloped parcels and the State Division of Fisheries, Wildlife and Environmental Law Enforcement's major wildlife management area a further investigation of potential trail connectors through the parcel should be explored.

Implementation alternatives to ensure key linkages and wildlife resources are not lost include:

1) A conservation restriction on the entire parcel with public access over identified trail connectors;
2) Although soil conditions and floodplain location currently inhibit total development of the parcel, a very limited development not exceeding two houses, would be the preferred alternative if MAS feel they must generate funds from the sale of this land. *

Priority rating for this parcel is Moderate.

* The Sudbury Valley Trustees will be asked to place a conservation restriction on the parcel.

Massachusetts Federation of Womens Clubs Land

Present protection of this 277 acre key parcel is good based on discussions with current leadership of the organization, however no deed protection is in place and should be actively pursued to provide long-term protection of the parcel.

Discussion: This is a key parcel in the development of the western corridor of the Sudbury Linkage Plan and the Bay Circuit Program. This extremely large and scenic parcel has many vistas and attractive frontage along an undisturbed section of Hop Brook. A well defined and lightly utilized trails network is located throughout the parcel. For further description, see discussion of same parcel as Parcel #2 in Private Lands Section 4.0 above. This is a key parcel which has long been a concern of the Conservation Commission in terms of the long range plan for resource management in this area of town. Combined with the federally owned surplus land discussed later in this section, and other key private and public parcels, this area forms one of the last undisturbed blocks of open land in the southwestern region of Sudbury and provides a welcome buffer to the heavy development presently consuming all remaining open space in the eastern zone of Marlboro.

Implementation alternatives to prevent a loss of this large tract of land to development include:

1) Continue discussions with leadership of the Club, and seek at least 30-year deed protection as soon as possible. Establish a dialogue for questions, concerns, etc.;
2) If sale is ever pending, work for a limited development plan that preserves Hop Brook, the greenbelt corridor and public access to the trail network;
3) Consider upgrade and mapping of trail system for public use.

Priority for protection is HIGH.

Sudbury Housing Authority Lands

Present protection is Marginal to Poor on undeveloped parcels, good on the Musketahquid Village site.

Discussion: Sudbury Housing Authority lands consist of a series of small parcels, totalling 7.71 acres, with most parcels less that one acre in size. They are located in existing residential neighborhoods and are held for the purpose of affordable housing sites.

Implementation of Linkage Plan goal actions include:

1) Evaluate small parcels to make sure that no key links or possible trails would be lost. If any parcels are of interest and appear to be unbuildable consider conservation restrictions or transfer of ownership to the Conservation Commission.
2) Consider sale of non-priority parcels to abutters or new homeowners to generate funds for other conservation restrictions or first options to potential purchasers.

Priority for protection is LOW.

Sudbury Valley Trustee Lands

Present protection is Good to Excellent in most cases.

Discussion : Sudbury Valley Trustees (SVT) parcels, totalling 281 acres, are key to the linkages proposed for both the eastern and western corridors of the Linkage Plan and Bay Circuit Program in Sudbury. On the eastern side of town, SVT maintains important property at Round Hill and along Lincoln Road abutting the lands of the Federal Government comprising the Great Meadows National Wildlife Refuge. On the western side of town, SVT has been instrumental in encouraging and accomplishing protection in the Wayside Inn Area and has actively worked to acquire parcels on Wayside Inn Road and the Hager Pond area. In the southern area of town, SVT owns parcels that form contiguous larger open space parcels with both the public lands of the Sudbury Water District and lands owned by the Park and Recreation Commission known as Feeley Field. SVT as a private not-for-profit land trust is of course not under the control or supervision of town government. Although many citizens of Sudbury are also members of SVT, there is not much direct communication or cooperation on joint projects for no particular reason other than a lack of overlap in membership and shortage of available time.

The future of SVT acquisitions in Sudbury is uncertain. SVT has recently looked at limited development opportunities on small parcels. SVT is also involved in major acquisitions in other towns. These issues are of concern to Sudbury because in order to finance some of this activity, it would not be out of the question for SVT to attempt to sell some of its unrestricted parcels in Sudbury. This would require in most cases no notice to anyone, and could, in the worst case, result in key parcels worth the highest value for implementation of the Linkage Plan appearing on the market during difficult times. In light of this, some of the recommendations below are critical with respect to assessing true protection status and SVT plans for the future.

Implementation actions to determine protection status of SVT properties include:

1) Inventory the protection status of SVT lands in detail to determine which parcels have deed restrictions against future sale and/or are protected with conservation restrictions.
2) Involve SVT in more detail in the next update of the Sudbury Open and Recreation Plan beginning with soliciting their comments to this report and scheduling a joint meeting.
3) Determine where SVT and the Sudbury Conservation Commission/Bay Circuit have joint acquisition interests and attempt to jointly undertake some limited development projects.
4) Begin long term planning with the SVT to anticpate and consider acquistion of upcoming parcels that may be released from Chapter 61A.

Priority for protection is Moderate to High.

Sudbury Water District Lands

Present protection is Excellent.

Discussion: These critical lands are primarily surround groundwater supplies for the Town. As long as the wells, which typically are at the center of protected areas, are in use or may be returned to use, the lands can be assumed to be protected as required by DEQE. However, should a well field leave service and become polluted or low yielding for example, the lands surrounding it would serve no required purpose and as the value of developable land increases, could become targets to raise revenue for Water District projects. As such, discussions with the Water District and protection strategies for parcels abutting the Linkage Plan key properties should be undertaken as soon as possible.

Implementation actions to identify and incorporate Water District properties into the Linkage Plan include:

1) Coordination of protection efforts with the Water District
2) Schedule joint meeting to review possible future actions and joint acquisitions
3) Recommend conservation restrictions for at least 30 years on as many Water District Parcels as possible, if applicable
4) Assist with the formation of a Water Supply Protection Plan for Sudbury and provide assistance with grant applications under the Aquifer Land Acquistion Program as parcel availability and program funding allow.

Priority for protection is Moderate.

Sudbury Town Lands - other

Present protection of Town of Sudbury and other general government lands are Excellent in general.

Discussion: These lands include the cemeteries, which can be assumed to be well protected under existing state statutes , and other parcels such as the Police Station and Highway Garage. These lots with buildings cannot be assumed to remain static forever, but are unlikely to change in the near future and are not located on large parcels of key open space. The largest parcel is the Sudbury Sanitary Landfill which has potential after it is completed and capped as being a key parcel for inclusion in a future update to the Linkage Plan. This is not anticipated to be a short term item however.

Implementation actions include:

1) Detail the inventory of these general lands to identify those parcels which are not in use at this time that are candidates for development or sale which are also connected to or are actual key links in the Bay Circuit or Sudbury Linkage Plan.
2) Consider conservation restrictions on as many parcels as feasible, at least for 30 years to restrict uncontrolled and planned activities.
3) Develop dialogue with Selectmen and other town agencies in control of these lands by submitting copies of this report and requesting review and joint public meetings.
4) Pursue limited development options on those large parcels that may be recommended for sale.
5) Any parcels sold to complete otherwise unworkable subdivisions should command premium prices and the proceeds used at least in part to acquire additional open space in town. Trades of land with developers should also be considered.

Town of Sudbury Conservation Commission Lands

Present protection is Excellent.
Discussion: The Sudbury Conservation Commission owns over 600 acres of land in key areas. Many of the parcels do not have permanent conservation restrictions, however, legislative approval is required for sale or development. All large parcels were purchased with the help of the Executive Office of Environmental Affairs Self-Help Funding Program which limits use of the land to passive recreation only. Much work needs to be done to establish conservation restrictions on lands that are presently in the inventory and a top focus is the development of long-range plans to manage and acquire additional key parcels given limited town funds (See Section 4.0).

Implementation actions include:

1) Recording conservation restrictions, as needed.
2) Better maintenance and existing site management
3) Review and further development of a trail network through existing and proposed conservation lands.

Priority for protection is Moderate to Low.

Town of Sudbury Park and Recreation Commission Lands

Present protection is Moderate to Good, depending on the specific parcel.

Discussion: Park & Recreation totals over 141 acres, with primary holdings consisting mostly of parklands, many of which have been developed for active recreational use of the town for soccer fields, tennis courts, etc. The Park and Recreation Commission has been effective to date in maintaining much of the natural and open character of the lands on parcels such as Featherland Park, Feeley Field and Haskell Field. Recent events however have changed somewhat the perception of the Conservation Commission relative tot he protected status of Sudbury Park and Recreation lands. The 28 acre Park and Recreation Commission owned parcel on North Road has recently been proposed for a golf driving range under a private leased concession. This parcel, immediately adjacent to the Davis Farm Conservation Land and several large parcels of land under the Agricultural Preservation Restriction Program (See Linkage Plan map), would no longer be suitable

for inclusion in a trail system if developed in this fashion. The Conservation Commission is willing to seek a more customary active recreational use in cooperation with the Park and Recreation Commission when the land is to be developed.

Much of the land presently under the ownership of the Park and Recreation Commission was acquired over ten years ago. At the time of acquisition, identification of natural, scenic, cultural and historical resources had not been accomplished. In light of the present knowledge relative to public and private water supply, regional planning, wetlands protection and historic and scenic character, we recommend that the Park and Recreation Commission reevaluate all of their non-utilized land holdings for feasibility of development for active recreational uses.

Implementation actions for all Park and Recreation Commission Lands include:

1) Obtain Conservation Restrictions on key resources of parcels
2) Joint meeting of Park and Recreation and Conservation Commission to identify areas warranting protection from active recreational development
3) Development of active recreational use on suitable parcels
4) Transfer of lands identified as not suitable for development of active recreational use to appropriate town boards, i.e. Conservation Commission, Housing Authority, Water District, etc.

Priority protection for the Park and Recreation Commission lands are VERY HIGH.

United States Government Lands

Present protection is Marginal to Excellent. Excellent in the case of the Great Meadows National Wildlife Refuge due to protection of wildlife refuge. In the case of the military land, marginal due to the possibility of the underlying open space zoning protection being challenged and overturned by a court of law.

Discussion: Principal parcels for the US Government in Sudbury include the Great Meadows National Wildlife Refuge (537 ac.) on the eastern border of town and the former Ft. Devens land (507 ac.), located off Hudson Road on the western border. 254 acres of Ft. Devens property is presently being excessed through the US General Services Administration. Although no state or local protection is in place on the Great Meadows National Wildlife Refuge parcel owned by the US Department of the Interior, this area is protected as a federal wildlife sanctuary with only very restricted activities and access allowed by federal law. As such, no further action in this area is recommended at this time short of adding additional parcels to this key corridor (See Section 4.1). The former Ft. Devens parcel, consisting of 254 acres (presently being excessed) in Sudbury, will require constant attention and follow-up by the town to try to ensure at least the partial protection of this key resource in the center of the proposed western corridor of the Linkage Plan. Affordable housing is presently being discussed and could become a viable part of an overall plan for this area. In addition, the Sudbury Valley Trustees has a grant application pending to acquire funds to develop an overall land use plan for all present federal government military land holdings in the Sudbury, Stow, Hudson and Maynard region.

Implementation actions for federal land in Sudbury include:

1) Work with Sudbury Valley Trustees on an overall land use plan

2) Work with Congressman Chester Atkins to secure as much as possible of the land at a reasonable cost to the state or town
3) Develop a plan acceptable to the federal government for mixed use (open space and housing) with protection of key water resources and public access to extensive existing trail network to abutting public parcels.

Priority for immediate protection action is VERY HIGH.

Town of Sudbury Tax Possession Parcels

Present protection is Marginal.

Discussion: Sudbury has acquired through tax possession a variety of small parcels and one 12 acre parcel off Hudson Road. More parcels may be added as more aggressive tax possession activities are initiated in the town.

Implementation actions include:
1) Review listing of parcels to identify any key environmental, historic or scenic resources or trails linkages
2) Request transfer of any parcels significant to the implementation of the Open Space and Recreation Plan, the Linkage Plan and the Bay Circuit Program.
3) Developable parcels not containing key resources should be sold to raise funds to purchase parcels or easements to accomplish the goals of the Open Space and Recreation Plan.

Wayside Inn Corporation Lands

Present protection is Excellent at the present time based on the current Board of Trustees.

Discussion: The Wayside Inn Corporation owns a group of parcels totaling over 130 acres on Wayside Inn Road in a large Historic District located in a key area of the western border trail network. The Wayside Inn Trustees have been strong in their desire to protect areas under their ownership and to carefully enforce any violations of the Wayside Inn five acre deed restrictions in the surrounding Historic District. The Trustees have been actively involved with the town boards in the review of proposed subdivisions within the Historic District and in close proximity to the Wayside Inn. Their goals is to preserve the historic and scenic qualities of the area that were of major importance to Henry Ford (See section 5.1).

Implementation actions for the Wayside Inn Corporation lands include:
1) Work with the present Board of Trustees to place conservation restrictions on Wayside Inn owned property that will bind future Boards of Trustees
2) Expand area with trail easements and conservation restrictions primarily on surrounding lots on private property for trail connectors
3) Involve the Trustees in the review and implementation of the Open Space and Recreation Plan, the Linkage Plan and the Bay Circuit Program.

Priority protection for land owned by the Wayside Inn Corporation is MODERATE. Also, MODERATE priority for the expansion of trails to

surrounding key parcels to form trail linkages.

Land under Railroad ROWs throughout town

Present protection is highly variable and uncertain. Protection of the state-owned former Penn Central Railroad tracks running north/south is GOOD. Protection is uncertain on the east/west MBTA and north/south (to Route 20) Conrail tracks.

Implementation actions for railroad right-of-ways include:
1) Begin dialogue with MBTA and Conrail, provide copy of this Appendix Report
2) Explore acquisition of key parcels adjacent to railroad areas, especially the state-owned former Penn Central tracks
3) If railroad parcels are offered for sale or gift, aggressively pursue town acquisition
4) Maintain interest and involvement in the creation of the Sudbury/Lowell Bicycle Trail

Priority for protection is MODERATE.

Section 5.0 - Historical Background and Tours

(See Map Section 8.0, Reference numbers following Historic Site is keyed to location on the map)

Old Sudbury Center

The present Town of Sudbury, already 150 years old when the United States was formed, is approached from Wayland by heading west on Route 27 (Old Sudbury Road). This road is one of the few original paths of land-hungry colonials during the early westward expansion from the Massachusetts Bay Colony. The first route this path took is across the site of the old four-arched stone bridge that still stands today on the Wayland shore. The original bridge was constructed of wood in 1643. In 1676 the bridge was the scene of a fierce skirmish between Indians and Colonials in the King Philip War. When the river was dammed in Billerica, the waters backed upstream and forced rerouting of the road to the present location of Old Sudbury Road. The vistas north and south of the road are very little changed from that of the early settlers and extensive river meadows bordered by timbered uplands are evident.

From the river, Old Sudbury Road climbs moderately through a wooded area, with only a few early homes for perhaps a mile or so until the concentration of early colonial homes markedly increases on the northern side of the road, just before Sudbury Center is reached.

Old Sudbury Center is situated at the intersection of Old Sudbury Road and Concord Road. Many interesting historical and cultural sites can be found within an easy walk.

Loring Parsonage (#1)

Just before the intersection on the right is the Loring Parsonage, a classic colonial home built by the first resident minister in 1730. It is now used as town offices.

Hosmer House (#2)

As one approaches the intersection, Hosmer House, a brick-end colonial structure built in approximately 1815, may be seen on the southeast corner. The interior of this house may be visited by appointment. The house is now owned by the town and is in the process of being restored. It has served in the past as a post office and store.

Heritage Park (#3)

Adjacent to the Hosmer House is Heritage Park, a 4.4 acre town-owned park complete with level walking paths, bridges and a small pond, attractive plantings, lawn areas and benches. There is a short path which crosses a stream and meanders through a wetland area typical of Sudbury.

Town Common (#4)

Also at the intersection of Old Sudbury Road and Concord Road is a small, triangular town common. It was on this common that the Minutemen answered the alarm call on April 19, 1775 and marched to Concord.

Town Hall (#5)

On the east side of the common is the Town Hall. It is a modern,

enlarged replication of the old white pillared town hall that was destroyed by fire in 1929.

Sudbury Grange (#6)
Adjacent to the Town Hall is the home of the Sudbury Grange, organized in 1885 and still active.

Sudbury Presbyterian Church (#7)
The Sudbury Presbyterian Church is sited in the northwest corner of the intersection of Old Sudbury Road and Concord Road. This church, formerly a Methodist Church, was formed by part of its congregation splitting off in the 1830's from the original Sudbury First Parish Church. This split is one of the earliest divisions of church and state.

First Parish Church (#8)
Across Concord Road is a fine example of an early New England church. This church, now the home of the First Parish Church, was built in 1797. It is the fourth church on that site. It is interesting that the clock in the tower of the current First Parish Church is owned and maintained by the town, a colonial custom. A fine example of sheds used for sheltering horses during the long church services stands at the side of the church.

Minuteman Statue (#9)
As one turns north on Concord Road the Minuteman Statue stands prominently on the left on a small hill. The statue was erected in 1896 to honor the soldiers and sailors from Sudbury who fought at Lexington, Concord, Bunker Hill and other battles of the Revolutionary War (1775 - 1783). This statue also serves as a reminder that Sudbury sent a large contingent of men to the beginning of the Revolutionary War.

Old Cemetery (#10)
Behind this statue is the third cemetery laid out in Sudbury, now called the Old Cemetery. It was established in 1716. It contains many interesting gravestones of the old Sudbury families, including Revolutionary and Civil War soldiers. It is beautifully maintained by the town.

Town Pound (#11)
Just north of the Old Cemetery is the Town Pound, a small stone enclosure built in 1797, which was used to impound any stray livestock until their owners could be found and fined.

St. Elizabeth's Chapel (#12)
Continuing north on Concord Road you will see St. Elizabeth's Chapel on the left side of a road sheltered among the trees. This chapel is a replication to scale of a French cathedral. It is located on private property but is open to the public if you inquire at the Episcopal Church just north of the Chapel. Further north is the intersection of Concord Road and Lincoln Road.

Sudbury River Area- South of Lincoln Rd.

Lincoln Road
The Lincoln Sudbury Regional High School (#13), with its extensive sports and recreational fields, is located at the intersection of

Concord Road and Lincoln Road. Lincoln Road is one of the earliest roads laid out in Sudbury and leads to Wayland over picturesque Sherman Bridge (#14) at the town borders. Two fine old homes of early settlers may be seen along the way, but notable is the lovely scenery. Open fields of agricultural and conservation land (see Section 4.0 and 4.2), dense thickets of extensive timberland, the winding narrow road, birdsong, many birds overhead and sparse houses contribute to the beauty. The first rise of land on the left is Round Hill (#15) where a road leads into the Great Meadows National Wildlife Refuge Headquarters (#16), situated on the Sudbury River. This area of the river is known for the fish weir that the native Indians once had established to trap fish once teeming in the river.

Water Row

Instead of continuing on Lincoln Road to Sherman Bridge and into Wayland as in the previous description, an alternative route would be to take a right turn off Lincoln Road at the granite marker onto Water Row. Water Row is a very early road laid out at the edge of the river wetlands, although the river will not be visible at first. This area is also part of Great Meadows National Wildlife Refuge and it extends, for the most part south to Old Sudbury Road. After a marshy, remote, rural beginning, frequent vistas of the river open up. As you approach Old Sudbury Road, the site of the Haynes Garrison House (#17) may be found on your right. Garrison houses were strongly fortified homes where extra supplies and ammunition were stored and to which the settlers retreated when under Indian attack. There were a total of six garrison houses and one block house in Sudbury.

Sudbury River Area -north of Lincoln Road

Concord Road north of Lincoln Road

If you were to continue north on Concord Road and not turn right on Lincoln Road, the land rapidly becomes increasingly rural. Numerous colonial homes situated on open fields indispersed with timberlands occurs. The intersection of Concord Road and Pantry (#18) is a particularly fine impression of early Sudbury scenes. At the intersection of Concord Road and Pantry Road, Concord Road takes a sharp right turn and, in succession, crosses the dense wetlands and floodplains (#19) of Cold Brook and Pantry Brook. Both areas are havens for wildlife. The road continues north a short distance to the Concord line. The Nashawtuc Country Club (#20) and Golf Course, currently assessed under Tax Assessment Chapter 61B is located on the Sudbury/Concord border.

Concord Road south from Old Sudbury Center

Heading south from Old Sudbury Center on Concord Road is another concentration of fine early homes that are currently private residences (#21), but the flavor of an early colonial town may be noted.

Continue south on Concord Road and bear left at the intersection of Union Avenue. Just before reaching Route 20, Wadsworth Cemetery (#22) lies on your left at the foot of Green Hill. Here, identified by a granite marker, are the bodies of a group of men who were instrumental in the survival of Sudbury as a town in 1676.

Wadsworth Monument and King Philip War

The early history of Sudbury is inextricably woven with the decline of Indian power in this area. A turning point in the survival of Sudbury as a town is the invasion by King Phillip and a large force of hostile Indians in April 1676. This force of Indians had just

burned Marlborough and were intent on the destruction of yet another town when they were met by a relatively small company of colonials commanded by Captain Wadsworth of Milton. The Indians succeded in the ambush of Captain Wadsworth and his company and the battle raged over the slopes of Green Hill (#23) and Goodman Hill (#24). After King Phillip and his men set fire to the woods, Captain Wadsworth and his company made a dash for the safety of Noyes Mill (#25) on Hop Brook, west of Green Hill. About 14 men reached the mill alive. A late rescuing force buried the bodies of the dead in a common grave in the Wadsworth Cemetery on Concord Road near the intersection of Concord Road and the Boston Post Rd. A simple granite shaft was dedicated to these men in 1852. It is ironic that although the white settlers suffered a resounding defeat, it was the Indians themselves who lost momentum and became the ultimate losers.

Nobscot Mountain, Wayside Inn and Hop Brook Area

Nobscot Mountain (#26)

A prominent hill just south of the Boston Post Road is known to have been camping grounds of Indians, and particularly of Jethro, a Christian Indian friendly to the white settlers. Many Indian relics have been found on the slopes of Nobscot Mountain. Traces of the Old Bay Path, originally an Indian trail, have been found in the area. Nobscot Hill may be climbed by numerous trails from the Boy Scout Reservation on Nobscot Road in Framingham. Access is also obtained from Brimstone Lane, opposite the Wayside Inn Road. Stunning views of Mt. Wachusett in the west and Monadnock Mt. to the north are visible from the north slope of Nobscot. Thoreau refers to the apple trees springing up in the old pastures on Nobscot Hill. Descendents of these trees are still located on Nobscot Mountain within the Sudbury Nobscot Conservation Land.

Wayside Inn (#27)

First built in 1702 as a tavern and stagecoach stop, the Wayside Inn is located one day's journey from Boston. The owner and landlord of the Inn in the latter half of the 18th century, Lt. Col. Ezekial Howe, lead two companies of Sudbury Minutemen to the April 19, 1775 battle at Concord's Old North Bridge. General George Washington, Marquis de Lafayette and General Knox have all stopped at the Wayside Inn. The Inn, although partially burned twice, has been restored and serves still as a hostelry open to the public.

Grist Mill (#28)

Located just west of the Wayside Inn, the Grist Mill was rebuilt as a typical 18th century grist mill to replace the one that burned down in 1928 and stood near the Inn. The Grist Mill is a working mill that still uses antique mill machinery to grind grains used for baking at the Wayside Inn and sold in the Wayside Inn store. Power for the grinding operation is supplied by the flow of water from the Grist Mill Pond, part of Hop Brook (see section 5.2). Mr. Henry Ford, who was instrumental in restoring the Wayside Inn, had the present Grist Mill built with stone taken from the Inn property.

Martha Mary Chapel (#29)

A modern building built in the colonial design by Henry Ford, Martha Mary Chapel is open to the public and is the scene of many current day weddings. The stone walls, fields and church are remaining vistas of another era in history.

Redstone School (#30)

The Redstone Schoolhouse, located adjacent to the Martha Mary

Chapel, was actually in use from 1798 to 1856 in Sterling, Massachusetts. It was moved to its present location in 1927 and by tradition is the schoolhouse where Mary and her little lamb originated. The schoolhouse continued to be used as a school in Sudbury, with many Sudbury residents remembering attending classes there.

Parmenter Garrison House (#31)

A granite marker back from the right edge of the Boston Post Road at near 850 Boston Post Rd. in the Wayside Inn Historic District, marks the site of the Parmenter Garrison House. The garrison house was built prior to 1686 and was razed in 1858. It was to this house that the workmen building the Wayside Inn retreated when threatened by Indians.

Stearns Mill Pond (#32)

Travelling north on Dutton Road from the Wayside Inn brings you to Stearns Mill Pond, the site of an early colonial mill on Hop Brook. The mill was an example of the many early mills common in Sudbury for the maintenance of every day life. This particular mill was in use up to the time of the Korean War.

Glacial Pit (#33)

A clear example of a glacial kettle hole may be found at the rear of the Curtis Middle School on Peakham Road. This pit holds water in the bottom and is at least 40 ft. deep down the precipitous slopes. The adjacent Sudbury Water District land, Haynes Meadow Conservation Land and Gray's Woods (Sudbury Valley Trustees) contain numerous hiking trails and views of typical Sudbury wetlands. An especially scenic spot is located in Haynes Meadow Conservation Land where Hop Brook flows through a glacial esker formation.

TRAILS
Section 5.1 - Existing Trails

There are no through public trails from one side of Sudbury to the other. However, there are many fairly short, scenic and very enjoyable trails throughout the town owned conservation lands.

A. Nobscot

Travel west on the Boston Post Road (Rte. 20) to the Wayside Inn area. Turn left on Brimstone Lane and drive up the hill until you reach the conservation area parking lot. Leave your car and climb still higher on a trail through an old apple orchard to reach the highest point in Sudbury. A fine view of Mt. Monadnock and Mt. Wachusett can be seen on a clear day. This site is 118 acres of woodland.

A trail on the downhill side of the parking lot leads through a tract of 58 acres to an old dam known as Ford's Folly. The dam is 450 feet long, 30 feet high and holds back almost no water. It was built by Henry Ford for use by the Wayside Inn in case of fire.

Nobscot Mountain Conservation Land adjoins that of the Boy Scout Reservation and its trails. The Boy Scout Reservation is accessed south of Route 20 on Nobscot Road.

B. Hop Brook Marsh

Turn right on the Wayside Inn Road when heading west on Route 20. Pass the Inn and turn right on Dutton Road. The entrance to the conservation land is at the railroad crossing. Numerous trails through the woods are available and the views vary from wetlands, hardwood forests, campsites, fields, blueberry marsh and ponds.

C. Haynes Meadow

If, when travelling west on Route 2o you turn right on Peakham Road just before you reach the Wayside Inn area, you will find the Haynes Meadow ConservationLand. This is a 37 acre area of marshes, semi-wooded swamps and steep upland areas called eskers. Numerous trails allow exploring varied terrain including a notable 40 foot glacial kettle hole on abutting Sudbury Water District property.

D. Davis Farm

This land was originally a farm and is reached by traveling east on Rte. 117, just past the North Sudbury fire station. The Davis Farm Conservation Land is a 61 acre tract of open fields, wetlands, trails and a wooded knoll with two excellent view areas. This land is adjacent to a presently undeveloped parcel managed by the Sudbury Park and Recreation Commission and it connects with the Barton Farm Conservation Land through existing trail easements.

E. Barton Farm

This land, the site of an old farm, consists of rented open fields, pine grove uplands, wetlands and a few trails, one of which connects to Davis Farm Conservation Land.

Barton Farm is reached from Rte. 117 by turning south at Pantry Road (at the North Sudbury fire station) and then west on Haynes Road. This road continues straight on as Marlboro Road. The first old colonial farm house on the right is Barton Farm and free public parking is available.

F. Round Hill

A very fine view of the Sudbury River valley south to Wayland and

Framingham may be had by two trails leading through the gate at Lincoln Meadows Conservation Land on Lincoln Road. To reach Lincoln Road, turn north from Rte. 20 on Concord Road at the south Sudbury traffic light, proceed through Old Town Center until you reach Lincoln Road at the High School and turn right.

G. Weir Hill - Headquarters of Great Meadows National Wildlife Refuge

This area is situated on the banks of the Sudbury River at the base of Weir Hill. This hill, formed by glacial deposits, was inhabited many years ago by Indians who trapped fish in the river using weirs. There are numerous short trails on the grounds that are used in field work connected with the educational programs presented by the Refuge.

To reach this area, travel west on Rte. 27 from Wayland Center and turn right on Water Row immediately after crossing the river and meadows. Then turn right again on Lincoln Road and left at the sign for the Refuge Headquarters.

H. Pantry Brook Wildlife Management Area

There is at least one trail in this area that leads into the wetlands surrounding Pantry Brook where it joins the Sudbury River. This area is reached through Great Meadows Weir Hill Headquarters.

I. High School Grounds

Part of the the Lincoln Sudbury Regional High School grounds at the junction of Concord and Lincoln Roads are wooded uplands. There are a number of well maintained trails on the grounds and the land adjoins the state Division of Fisheries, Wildlife and Environmental Law Enforcement areas.

J. Non-Public Walkways

The only non-public walks available in Sudbury for border to border walks are two abandoned railroad rights-of-way. The Massachusetts Bay Transportation Authority tracks are south of Rte. 20 and almost adjacent to it at the Wayland border. Walking west along this abandoned right-of way allows lovely views of the extensive wetlands and open meadows associated with the Landham Brook confluence with the Sudbury River. This abandoned track crosses Rte. 20 at south Sudbury and continues through some suburban areas as well as woodlands and wetland to the Marlborough/Hudson border. Railroad tracks are no longer used north of Mullen Lumber Company on Union Avenue. This right-of-way, owned by the State Executive Office of Transportation and Construction, may be used as a trail for hiking and cross country skiing. It travels through extensive wetlands, woods, and a few backyards. It is the proposed route for a bicycle trail from Sudbury to Lowell. (See section 4.2).

Section 5.2 - WATERWAYS and WILDLIFE CORRIDORS

Although Sudbury is a town of many wetlands, brooks and small ponds, there is only one waterway that is navigable for any distance, the Sudbury River. This river forms over half of the eastern border of the town. Its extensive meadows and marshes were the reason that Sudbury was chosen as one of the first settlements of the westward expansion of the Massachusetts Bay Colony in 1639. The early settlers were attracted by the plentiful and accessible quantities of fodder that could be used to feed their livestock.

The river is navigable to small motorboats and canoes. It is not particularly attractive to powerful, high speed motorboats as the river is very narrow and winding and quite shallow in spots. However, these

are the very qualities that make the river attractive to the recreational canoeist.

From Framingham, through Wayland, Sudbury and north to Lincoln there is very little development on the river banks, primarily because of the wide, marshy meadows and the Great Meadows National Wildlife Refuge. The marshes are from about 0.2 to 0.8 miles wide and serve as a buffer from development. The state Wetlands Protection Act as well as the Great Meadows National Wildlife Refuge helps ensure the permanence of this incomparable resource.

If you take a canoe out onto the river, its value is immediately apparent. The current is very slow and placid, one can go upstream with little effort, or drift lazily downstream with only an occasional dip of the paddle to correct for the river's meandering. The first impression is one of space, the meadows extend for miles ahead and astern of the canoe and generally for hundreds of feet on each side, even where the meadows are narrowest. The sky above is limitless and the updrafts make the river basin a habitat of hawks and an occasional osprey.

The vistas are wide and non-confining, surrounded by fringes of trees where the land begins to slope gently upward and hardwood trees flourish. Yet, when on the narrow river, one feels enfolded and protected by the variety of plants and grasses supported by the marshy conditions and one can reach out and touch them from the canoe. The surroundings lead one to slow down, to contemplate, to forget the accelerated paces of everyday life, perhaps even to dream a little or watch clouds.

The places where one can launch a canoe are very limited in Sudbury, with the best places being in Wayland. Five launch areas, adjacent to Sudbury but in Wayland are: 1) the old four-arch bridge near the Wayland Golf Course, 2) Rte. 20 at the river, 3) Pelham Island Road bridge and, 4) Sherman's Bridge at the Sudbury/Wayland border on Lincoln Road.

Other notable brooks traversing the town, some with extensive wetlands that prevent access and all are non-navigable are Cold Brook, Pantry Brook, Hop Brook and Allowance Brook. Hop Brook is navigable in a canoe for small segments. Two small lakes, suitable for canoeing are Willis Lake with access from Run Brook Circle and Carding Mill Pond with access from Dutton Road.

The Sudbury River, Hop Brook, Pantry Brook and Allowance Brook also serve as the main wildlife corridors in Sudbury. The vast expanse of floodplain associated with the Sudbury River is home to many rare and endangered species such as the common moorhen and blue-spotted salamander. The wetland marshes of the floodplain provide food, escape cover, breeding habitat and, for some species, overwintering areas uninterrupted by human activity. Red-winged blackbirds can be found by the hundreds in the marshes of Hop Brook, while Pantry Brook and Allowance brook are cold water streams that support a variety of animal and fish populations, including beavers. Deer and fox are commonly spotted in the Pantry Brook area off Concord Road and the town and Water District property off Raymond Road. Even an occasional (unconfirmed!) bobcat siting is reported in the Hop Brook or Pantry Brook area. A heron rookery is located in the Pantry Brook floodplain.

It is important to the wildlife population that a sizeable area be maintained to support their presence. Reduction in the available habitat area or interruption of the continuous open space corridors could have a significant detrimental effect on existing population numbers. The Implementation Plan (Section 6.0) addresses both short and long term action to be taken to protect large expanses of open

space. Individual parcels, both public and private, were full development could reduce the wildlife habitat have been identified in Sections 4.0 and 4.2. Although the focus of this Appendix has been trail linkages, it should be noted as well that trails are necessary for wildlife populations to allow for movement between larger open space habitat areas.

Section 5.3 - SCENIC ROADS and VIEWPOINTS

The Linkage Plan identifies potenital scenic roads and scenic viewpoints throughout Sudbury. Three of the four scenic roads either follow or cross the Sudbury River with the fourth potential scenic road located in the Wayside Inn Historic District. In general, the scenic roads have large expanses of undeveloped land and are located in areas of historical significance (See Section 5.0). Refer to the Linkage Plan map for the designated scenic roads and viewpoints. The four scenic roads, or sections of roads are:

1) OLD SUDBURY ROAD - from Sudbury center to the Sudbury River

Heading north from the Wayland town line into Sudbury on Old Sudbury Road takes you across the Sudbury River and through the Sudbury River floodplain. The large expanse of floodplain is visible on both the east and west sides of Old Sudbury Road. Many species of birds can be seen from this area and an ideal SCENIC VIEWPOINT for birdwatching is overlooking the River from the conservation land located at Water Row and the Old Sudbury Road. Beyond the Sudbury River floodplain in the direction of Sudbury Center the terrain changes to open pastures on the west and densly wooded upland on the east. Several single family residences are located along this section of of Old Sudbury Road, with some homes dating back to the 1700's. As you approach Sudbury Center you will see several town buildings and churches. The Town Center itself is a scenic area with a park, gardens, town common, town hall and several historical buildings open to the public.

2) CONCORD ROAD - north from the Town Center to the Concord border

Traveling north on Concord Road from the Town Center you will immediately reach cemeteries on both the east and west sides of the road. The cemeteries, especially on the eastern side of Concord Road, contain gravesites of many people who played significant roles in Sudbury's history. Further north the road runs through a residential area with a ballpark and tennis courts on the westerly side. Lincoln/Sudbury Regional High School is located on the easterly side of the road just beyond the ballfields. Continuing north the houses become more widely dispersed. Open fields slope to Pantry Brook on both the east and west sides of Concord Road where the road takes an abrupt right-hand turn. Should these fields become public land or if future public access easements are obtained (See Section 4.1 Parcel #11), a SCENIC VIEWPOINT of the Pantry Brook wetlands and wildlife area will become available to the public. Agricultural fields protected under the Agricultural Preservation Restriction Program, used primarily for growing strawberries, are located along Concord Road almost until you reach the Sudbury River floodplain. SCENIC VIEWS over the floodplain are excellent although there is presently no public land where you can stop to take advantage of the scenery. Further north, the majority of the land is owned by Nashawtuc Country Club and is presently used as a golf course. The golf course ponds on the easterly side of the road provide a wonderful wildlife habitat where during the spring and early summer, hundreds of Canadian Geese can be seen in the pond and on the golf greens.

3) LINCOLN ROAD - from Concord Road to the Wayland border at Sherman's Bridge

Lincoln Road begins on the easterly side of Concord Road at the High School. Ballfields, a track and an outdoor fitness course are located on the school grounds. Heading east you pass through a small residential area an on to the State Division of Fisheries, Wildlife and Environmental Law Enforcement's Wildlife Management Area, Lincoln Meadows Conservation Land, Sudbury Valley Trustees Round Hill and the Great Meadows National Wildlife Refuge's Weir Hill Headquarters. With the majority of the land along Lincoln Road protected in this area, the natural countryside of meadows, wooded forests, wetlands and waterways provide many stopping areas. Especially SCENIC VIEWPOINTS are the tops of Round Hill and Weir Hill overlooking the Sudbury River. Spanning the Sudbury River is Sherman's Bridge, forming the the Sudbury/Wayland border. Summer sunsets looking north from the bridge and fall foliage along the riverbanks can be spectacular. Canoes can be launched from the Wayland side of the bridge.

4) WATER ROW - north and south between Old Sudbury and Lincoln Roads

Water Row travels north/south paralleling the Sudbury River and its floodplain. Due to the large expanse of this floodplain, scenic vistas are not interrupted by development. Most of this floodplain is part of the Great Meadows National Wildlife Refuge. The wildlife abounds and numerous overlooks on the easterly side of the road offer superb SCENIC VIEWPOINTS.

Section 5.4 - WALKWAYS

Sudbury is a town of narrow, winding, tree-lined roads, making walkways an important asset of public welfare and safety. An extensive Walkway Plan (See Map Section 7.3) is actively progressing under the direction of the Sudbury Planning Board and the Walkway Committee. Through public hearings, the Walkway Committee has identified proposed roads for walkway construction and each year submits a list of recommended walkways for funding at the Annual Town Meeting.

To reduce the cost to the town taxpapers of construction of walkways, the Planning Board is requiring all new subdivisions to include walkways within the subdivision roads, and, where feasible, to work with the developer to provide connecting walkways from the existing public way to the new subdivision streets. Often this is a joint venture between the town and the developer where the town will engineer the walkway with the developer accomplishing the construction of the walkway at the same time the subdivision roads are constructed. This method of providing walkways in accepted public ways will most likely become commonplace in light of town budget constraints under Proposition 2 1/2.

Walkways can be utilized to a large degree as part of an overall trail network within town. Although walkways are not often as scenic a woodland trails, they provide safe foot passage from one area of town to the next where off-road trails do not exist. In the Old Sudbury Center area, walkways connect several town buildings, Heritage Park and provide a partial path south to the commercial center on Route 20. Walkways are proposed as soon as funding is available to complete the area between Route 20 and the Old Sudbury Center, as well as north of the high school on Concord Road.

Section 5.5 - LINKAGES OVER TOWN BORDERS

Obvious potential and existing linkages occur over borders to all the neighboring towns. To the east, linkages to Wayland are over the scenic and historic Old Sudbury Road (see Sections 5.0 and 5.3) where the lack of development due to the Sudbury River floodplain in both towns provide a vast area of open space connecting to passive and active public recreational areas.

Linkages to Framingham to the south occur through the Boy Scout Norumbega Council parcel (see Sections 4.1 and 4.3) and the Nobscot Conservation Land (which actually includes 1/2 acre of land in Framingham) and to state-owned land at the top of Nobscot Mountain.

To the north, public land in Sudbury abutting public land in Concord include the former Penn Central Railroad tracks (now EOTC) and extensive farmlands along Route 117 protected under the Agricultural Preservation Restriction Program. The Unisys parcel (see Section 4.1 Parcel #17) would provide an ideal linkage including 140 acres and access to White's Pond in Concord and the EOTC railroad bed to the west.

Although linkages to the west were not explored in detail for this Bay Circuit Program Appendix, the former MBTA tracks into Marlborough, the excess federal land of Ft. Devens into Hudson and the Tennessee Gas Pipeline into Maynard are all potential linkage options to be explored

further in the Open Space and Recreation Plan update.

Just as sensitive areas such as wetlands and aquifers do not respect town borders, trails should be reviewed in a regional perspective to provide most enjoyment and access to the largest number of people.

PART VI - PRIVATE LANDS INVENTORY

Section 6.0 - Private Land Inventory

The Private Land Inventory was developed using input from public hearings and taking into consideration proximity to existing protected parcels and the natural, historic or cultural features of the site in accordance with the goals and objectives of the Sudbury Open Space and Recreation Plan, the Linkage Plan and the Bay Circuit Program. The purpose of the Inventory was to identify privately owned parcels that offer features of local or regional significance that warrant a degree of protection from development. In most cases, outright purchase is not the only option. Limited development, conservation restrictions, trail easements, Agricultural Preservation Restrictions, zoning changes, partial purchase and cluster development are all methods to be considered to protect the key areas of the sites.

The Open Space Plan Subcommittee utilized the following criteria for evaluating privately-owned parcels as priorities for protection to accomplish the goals of the Linkage Plan:

- o Size and location of parcel in relation to the Linkage Plan, existing trails, and proximity to public parcels
- o Degree of threat of development
- o Feasibility of development of site (i.e. percentage of unbuildable land)
- o Willingness of property owner to explore development alternatives with the town
- o Resource quality

Section 6.1 - Parcel Assessment and Protection Strategy

(See Section 8.1 - Linkage Plan - for map key for numbering of parcels)

Parcel #1 - Arden MacNeill, off Brimstone Lane

This 20 acre parcel is located adjacent to the large tract of land owned by the Norumbega Boy Scout Council (see Parcel #4). An existing trail system throughout the lower Nobscot area continues onto the MacNeill land. The land is mostly wooded upland with limited access off Brimstone Lane. If development of the parcel is proposed under present Sudbury Planning Board Rules and Regulations, the property owner may be required to obtain land from abutting properties, particularly the Boys Scouts to provide a through-road in accordance with Planning Baord requirements. A through-road out to either Route 20 of Nobscot Road will significantly alter the present rural character of the area and make the existing protected parcels less attractive. We recommend that the parcel be developed as one or two single family residences with a conservation restriction and public trail easement provided to the abutting Boy Scout land.

Parcel #2 - Massachusetts Federation of Women's Clubs, Dutton Rd

We recommend a conservation restriction in perpetuity be recorded on the entire 277 ac. site with the exception of the existing clubhouse and caretaker's house. The site contains a large portion of Hop Brook and is located upstream of several town wells. Public water supply quality could be effected by development of this parcel. The site abuts the former MBTA Railroad tracks, the Town of Sudbury Hop Brook Conservation Land and the 254 acre Fort Devens Annex parcel presently in the excessing process. We would further recommend that the conservation restriction allow public access and a connecting trail system to

abutting parcels be developed.

Parcel #3 - Southwest Corporation, Robert Caldwell, Peakham Rd.

This parcel is presently in the process of subdivision review for a 20 lot subdivision on 41 acres. The Conservation Commission has denied the road and drainage design and a wetland crossing as part of the review under the Wetlands Protection Act. We recommend a limited or cluster development to preserve the natural and historic features of the parcel. The Caldwell parcel abuts a cluster development of 31 homes on over 130 acres with over 60% of the site either protected through conservation restrictions or gifted to the town. The Caldwell parcel is located in very close proximity to Longfellow's Wayside Inn. The scenic vistas of the farm fields and old stone walls should be preserved as part of the colonial heritage of this area.

Parcel #4 - Norumbega Council Boys Scouts of America, Nobscot Rd.

This parcel is located in both south Sudbury and north Framingham, with 222 acres in Sudbury. It abuts Sudbury's Nobscot Conservation Land and land owned by the Massachusetts Department of Environmental Management. We recommend a conservation restriction be placed on a large portion of the parcel, excluding the existing club house and meeting facilities. We would also recommend that detailed archaeological surveys be conducted on this site for Indian relics.

Parcel #5 - Weisblatt, Adams Rd.

This 35 acre parcel is strategically located between the Norumbega Council Boy Scout land and Route 20. It is mostly wooded upland where trail easements would enhance the overall town trail network and added to the large expanse of open space and trails throughout Nobscot Mountain.

Parcel #6 - Caroline Waite, Butler Road

This 24 acre parcel contains access to Willis Lake, the only Great Pond in Sudbury. Existing access to the Waite parcel is a 20' strip of land, making the parcel undevelopable unless an additional 30' can be purchased from abutting parcels. Outright purchase is recommended if the asking price properly reflects the inability of the parcel to be developed. Town ownership of the land could result in the development of a recreational area, with care taken to protect the shoreline and adjacent environmentally sensitive areas, to augment the existing Haskell Field across the street. This would provide additional public access to Willis Pond for passive recreation and non-motorized boating. At a minimum, we recommend a public easement to Willis Pond be negotiated on this site.

Parcel #7 - Cutting Family, Fairbanks Road

This 44 acre parcel is presently undergoing a preliminary subdivision review for approval of 38 house lots. Close proximity of wetlands and floodplain will require the Conservation Commission to be involved in a detailed review of the proposed subdivision plans. Our concern is that the subdivision, as presently proposed, will force most house lots to be located in the wetland buffer zone, stressing the wetland functions beyond their capacities. We recommend a low density cluster subdivision with public trail easements providing alternative access from this and neighboring subdivisions to Haskell Field Recreation Area and the Atkinson Pool.

Parcel #8 & 9 - Gordon Pritchett, Goodnow Road

These parcels, totalling 57 acres, are presently open with one existing house lot. Initial contact has been made with the property owner concerning the possibility of a conservation restriction on the open

portion of the site. The parcel contains open fields and wooded areas with a portion of the fields under the Chapter 61A Tax Assessment. We recommend pursuing conservation restrictions and, if necessary, use the negotiating ability afforded by the town's purchase option under Chapter 61A to obtain a limited or cluster subdivision with trail easements, should the property owner not be willing to place conservation restrictions on the land.

Parcel #10 - McLagan, Water Row and Plymton Roads

This parcel consists of a 10 acre hayfield presently taxed under the Tax Assessment Chapter 61A. The views to the east over the Sudbury River floodplain are magnificant and the parcel is located in an area of many protected parcels (see Section 4.3). Development of this parcel could greatly alter the character of the Water Row/Sudbury River area, impacting the wildlife habitat and scenic qualities now apparent. We recommend conservation restrictions on the large field with minimal, if any, development to occur on Plympton Road near the existing house, leaving the field area intact. The Great Meadows national Wildlife Refuge should be contacted to determine if the parcel is listing as part of their aquisition plan and to assess the priority it would be given for purchase should the opportunity become available.

Parcel #11 - Caroline Waite, Concord Road

This 101.6 acre parcel has been identified for PRIORITY protection in Section 7.1. It is located along a designated scenic route. It contains Pantry Brook, a valuable wildlife area, and to the east it abuts almost 400 acres of state owned land held by the Department of Fisheries, Wildlife and Environmental Law Enforcement. In addition to the wildlife value, it contains open fields, stone walls and scenic vistas typical of Sudbury over a half century ago. To the north, the site abuts the town owned Barton Farms Conservation Land and several agricultural fields protected under the Agricultural Preservation Restriction Program. We recommend a conservation restriction on the open portion of the parcel. The Conservation Commission is presently involved in negotiating a very limited development (maximum of 5 lots) with the balance of the parcel to be placed under a conservation restriction in perpetuity.

Parcel #12 - Meachen, Marlboro Road

This 117 acre parcel is located on the north and south sides of Marlboro Road. The area on the northern side of Marlboro Road is mostly open, well maintained, hay fields with a wooded area sloping gently to a wetland bog. The area on the southern side of the road is also in agricultural use with wetland in the southern and eastern section. The parcel land under a conservation restriction to the north and south. Its size, visual amenities, wildlife habitat, agricultural use, as well as trail connection potential make it a significant parcel in terms of the goals of the Linkage Plan. The Conservation Commission recommends pursuing an Agricultural Preservation Restriction on the hayfields with a Conservation Restriction on the wetland portions of these parcels. Should the property owners wish to develop all or a portion of the parcels, we recommend a limited, cluster development sited to preserve much of the open fields as possible while siting the houses away from the sensitive wetland areas.

Parcel #13 - Ashley, Willis Road

This 50 acre parcel consists of well maintained open fields sloping to a large wetland area and abutting land owned by the Sudbury Valley Trustees. A large farmhouse is centrally located within the fields and

development of the site would destroy a visual amenity to the town as well as add more traffic at an already dangerous intersection. To preserve the integrity of the farmhouse, limited development of frontage lots along Maynard Road and and Willis Road with a conservation restriction on as much of the field area as possible and all the wetland areas should be pursued. The numbers of frontage lots should be limited to those that will not interfere with the visual aspects of the field area. Trail easements to land owned by Bonnie Brook Realty Trust should be obtained.

Parcel #14 - Bonnie Brook Realty Trust, Maynard Road

This 20 acre property is strategically located in the vicinity of town conservation land and several other parcels identified as important linkages in this section. The development potential of the land appears to be limited due to the significant amount of wetlands and watercourse on the property. A limited development, with frontage generated in accordance with the Planning Board's rules and regulations for dead-end streets, in conjunction with a conservation restriction on the wetland portion of the parcel would be the preferred development alternative. Public trail easements should be pursued to provide linkages for hiking trails, while the conservation restriction would protect a secondary wildlife corridor within town.

Parcel #15 - Howe Family Trust, Morse Road

This large 79 acre parcel is centrally located in town and is adjacent to the Concord Road Historic District. The former Penn Central Railroad tracks, now owned by the Commonwealth's Executive Office of Transportation and Construction, runs through a portion of the Howe Trust parcel. The parcel abuts town owned land to the southeast and northwest. A 20 acre portion of the parcel is accessible only with a lease or purchase of land owned by EOTC. A cluster development, compatible with the existing Historic District, would be the preferred development alternative on this site. The clustering should be done to provide trail corridors linkages to existing town owned land and to site the developed areas away from the wetland resources.

Parcel #16 - Maurer, North Road

This parcel is presently the site of a family compound development with several homes and equipment storage facilities for excavation machinery. Several ponds are located on the site and the parcel is adjacent to the Penn Central Railroad tracks. Any future development should consider using a portion of the site adjacent to Route 117 for access to the proposed Sudbury/Lowell Bicycle Trail. Development should be sited to protect the ponds from the impact of construction and septic system leachate. A trail connection should be provided to Route 117 to access the Davis Farms Conservation and Recreation areas as well as the Unisys site on the Sudbury/Concord line and White Pond.

Parcel #17 - Unisys (formerly Sperry Rand), North Road

The former Sperry Rand site contains 100 acres in Sudbury and 40 acres in Concord with extensive frontage and beach access to White's Pond in Concord. Its strategic location on the border of two towns and adjacent to Conservation, Park and Recreation, Water District and Agricultural Preservation Restricted lands as well as its water supply protection potential for two towns make it a PRIORITY parcel (Section 7.1) for protection. The site contains upland fields and woods which slope to an extensive wetland area on the western boundary and to White's Pond and Concord Conservation Land on the northeastern boundary. Also on the site in a 70,000 square foot building that was a former research

facility. The site is presently zoned for research and development with limited expansion potential in Sudbury and for single family residential in Concord. Access to both the Sudbury and Concord portions of the site are from Route 117 in Sudbury. The clean up of chlorinated hydrocarbons through aeration is currently progressing and nearing completion. The clean up is being monitored by the Sudbury Board of Health and the DEQE. The State Department of Environmental Management Division of Forest and Parks has expressed a great deal of interest in acquiring the entire Unisys site for open space and access to White's Pond. The DEM, working with the Trust for Public Land, had proposed an acquisition plan under which TPL would purchase the site, subdivide and sell the existing research building to a private party and sell the open space to the DEM. No formal offer was made to Unisys under this proposal.

The Conservation Commission has recommended that the Towns of Sudbury and Concord explore the feasibility of outright purchase of this site with a conversion or sale of the existing building to meet a need such as affordable or elderly housing, nursing home, public or private school, etc. Public access should be permitted for hiking trails and limited access to White Pond (dependent upon the degree of increased use the pond can support without adverse impacts). Without the availability of funding for municipal purchase, the towns should actively plan and zone for the type of development desired on the parcel. The towns should work closely with prospective purchasers to negotiate preservation and protection of the water resources of the parcel and obtain trail easements to connecting public open spaces.

Parcel #18 - Melone, North Road

This 10 acre parcel is located adjacent to the Unisys site and contains a valuable deposit of gravel. Town acquisition of the gravel is currently being investigated. Further research must be done to ensure gravel removal will not have a detrimental effect on an acquifer recharge area. Trail easements to nearby public land and the proposed bike trail should be a consideration during any development proposal review.

Parcel #19 - Stewart Stone, Concord Road

This 42 acre parcel was recently tested by the Sudbury Water District for the feasibility of development of a municipal water well. Extensive testing has determined that the compact silty soils will not produce enough yield to warrant further investigation. The parcel is presently under agricultural use and is adjacent to both state and federally protected wildlife lands. We recommend pursuing an Agricultural Preservation Restriction as state funding allows, or a purchase by state or federal environmental agencies. Public trails easements around the perimeter of the farm fields would enhance the area for hiking and be ideal for cross country skiing.

Parcel #20 - Estate of R. Dwyer, Concord Road

This 30 acre parcel is located almost entirely within the Town of Sudbury floodplain and partially within the federal floodplain. We recommend fee acquisition by state or federal agencies to enhance the wildlife management program in the area. A small portion of the parcel is located on the south side of Concord Road and is surrounded by protected land. The north side abuts privately owned land within the floodplains.

Parcel #21 - Barton, off Concord Road

This 49 acre parcel has limited access through a right-of-way off

Concord Road. Development potential is not likely as most of the parcel is wetland and contained within the federal floodplain. Recommendations for this site include state or federal purchase for wildlife protection, or, at a minimum, a conservation restriction on the entire site.

Parcel #22 - Macone, 1030 Concord Road

The 27 acre Macone site is accessed through a right-of-way off Concord Road. It contains one house and equipment storage buildings. A significant amount of Sudbury River frontage is contained within the site. Spectacular views over the river and across the wetlands are seen from the site. Limited access to the site reduces the development potential of the parcel. A conservation restriction should be pursued on the portion of the site within the 100 year floodplain. Should any land become available for future purchase, we recommend purchase by state and federal wildlife agencies to augment the existing wildlife management programs on the larger surrounding parcels presently under state or federal ownership.

Parcel #23 - Dickey, Newbridge Road

This 118 acre tract of land contains several homes used by members of the Dickey family. The parcel abuts state land and land owned by the Sudbury Valley Trustees. Due to its large acreage, proximity to protected parcels and the genuine expression of interest in preserving the parcel by the owners make this a PRIORITY parcel for protection and preservation. The site has a variety of terrain types, ranging from open fields, to wooded knolls to wetland expanses valuable for wildlife. We recommend a limited development of the upland portion of the site along existing frontage on Newbridge Road and Water Row. The portion of the site abutting protected parcels should be purchased by state and federal agencies to expand the existing wildlife management areas. A Agricultural Preservation Restriction should be investigated for the land currently being farmed, with a conservation restriction placed on the balance of the open space.

The property owners have expressed an interest in preserving as much of the land as possible, while leaving open options for limited future development to raise funds to pay taxes. Continued input from tax specialists, land use planners and municipal, state and federal land preservation agencies is necessary to provide all options to the property owners.

Parcel #24 - Heirs of Sherman, off Concord Road

This small parcel is contained entirely within the town floodplain and is surrounded by other parcels with similar development constraints. We recommend outright purchase by the State Division of Fisheries, Wildlife and Environmental Law Enforcement to provide for wildlife management on this site in accordance with the wildlife management plan for the region.

Parcel #25 - James A. Walter, off Concord Road

This small, 6 acre parcel, has no access from a public way, is contained entirely within the federal floodplain and is surrounded by federal land of the Great Meadows National Wildlife Refuge. We recommend that the federal government pursue a gift of the parcel, or, purchase at a price which reflects the inability of the land to be used for any purpose other than open space.

Parcel #26 - Hill, Plympton Road

This 37 acre parcel is presently under the Chapter 61A Tax Assessment

for farmland and is actively farmed as hayfields. The parcel is located in close proximity to a historic district and contains old stone walls and scenic vistas of farmlands. We recommend that limited cluster development in conjunction with conservation restrictions be placed on the site. The town should use its negotiating capabilities under the 61A purchase option to protect the historic and cultural features of this site.

Parcel #27 - Sears, Rice Road

This 34 acre parcel consists mostly of open hay fields sloping gently to an intermittent stream and wetland area. Conservation restrictions or Agricultural Preservation Restrictions would be the preferred option for protection of this parcel. The property owner does not appear to wish to work with agencies to preserve the parcel, and, under the present circumstances, we would recommend a cluster development to preserve the views and protect the enviromentally sensitive portions of the site. We recommend that the small portion of the property located between Rice Road and Old Sudbury Road remain undeveloped to preserve the scenic and historic feeling of the Old Sudbury Road area between the Sudbury River and the town center. Also, trail easements should be considered on this site as part of the plan to eventually connect the town center to the Sudbury River by public trails.

Parcel #28 - Piper, Rice Road

The 40 acre Piper property is similar to the Sears property in that is contains open hay filed sloping to wetland areas. The Piper property has frontage both on Plympton Road and Rice Road. A conservation restriction on the entire open space portion of the property would be the recommended alternative. At a minimum, a limited cluster development with conservation restrictions should be encouraged as opposed to a conventional subdivision. The low density cluster could allow for the preservation of the fields, the protection of the area between Rice Road and Old Sudbury Road, and protect the wetland resource areas of the site. The property owner is presently investigating, with the help of a land use planner and appraiser, the possiblility of protection through conservation restrictions or limited development of the land. The interest of the owner in investigating preservation and developement alternatives at this time makes the parcel an immediate PRIORITY to work with the owner to identify the critical areas on the parcels in terms of views along Old Sudbury Road and protection of the wetland resources on the site.

Parcel #29 - Libby, Water Row

This site is a 80 acre tract of wooded upland with rocky outcroppings. It is adjacent to the former Dickson parcel, recently purchased by the state Dept. of Environmental Management, the Division of Fisheries Wildlife and Environmental Law Enforcement and the Town of Sudbury. We recommend a purchase of a portion of the Libby parcel that is adjacent to the Dickson parcel and provides a natural continuation of a proposed trail system. The site should be investigated for archaelogical sites and historic foundations. The views of the Sudbury River should be preserved along public trails. The development potential of the site is unknown at the present time, although abutting sites have shown poor potential for subsurface sevage disposal systems. Should the Libby property prove not to be feasible for development, an outright purchase should be considered.

Parcel #30 - Fairbank, Old Sudbury Road

The 45 acre Fairbank land consists mostly of wooded upland areas sloping gently to a wetland. The property owner is presently investigating

the feasibility of development of the site and the suitability of the soils for septic systems. The location of the site with extensive frontage on Old Sudbury Road as well as the desire of the owner to determine the development potential of the land, makes it a PRIORITY parcel at this time. The site may contain areas of archaeological significance and a detailed survey should be conducted prior to any development. The parcel has a large amount of frontage on Old Sudbury Road and development of this frontage could impact the visual and historical perspective of the Old Sudbury Road area from the Sudbury River to the town center. We therefore recommend a cluster development with trail easements through existing protected parcels that are proposed to connect to trail easements, if obtained, on abutting private properties. The clustering should be sited to preserve the visual character of the Old Sudbury Road area and preserve any archaelogical features, if found, on the site.

Parcel #31 - Wolbach, Wolbach Road

The large 74 acre tract of land is located just north of the Sudbury River on the Sudbury/Wayland line. The open pastures, Sudbury River floodplain and wooded areas are some of the most scenic in town and greatly enhance the Sudbury River to town center area. Its location along the Old Sudbury Road scenic and historic route make it a PRIORITY parcel for protection and preservation. This site should be preserved through conservation restrictions and/or Agricultural Preservation Restrictions as much as possible with limited development considered only after all non-development alternative are exhausted. Should partial development be necessary, trail easements connecting to abutting protected parcels linking the area down to the Sudbury River should be negotiated and development of the frontage along Old Sudbury Road should be discouraged. The scenic and historic character of the Old Sudbury Road region would be greatly impacted by the development of this parcel.

Parcel #32 - Newton, Wolbach Road

Although not as visible from the Old Sudbury Road area as the Wolbach parcel, the 25 acre Newton parcel contains wooded upland areas dropping sharply to floodplain of the Sudbury River and several large fields. Spectacular views of the river can be seen from the wooded knolls. A preferred alternative would be a conservation restriction on the entire parcel. If this is not feasible for the property owner, low density limited development with conservation restriction and public trails easements should be negotiated to preserve the view and the unique natural topography of the site. Should trail easements be negotiated on abutting properties, the Newton parcel will become a key link in a trail system to the Sudbury River.

Parcel #33 - Strand, Old County Road

The 96 acre Strand parcel is a magnificent parcel of consisting mostly Sudbury River floodplain. Development potential may exist for a portion of the site adjacent to Old County Road. The rich wildlife habitat of the floodplain is home to over four species identified as rare or endangered by the Massachusetts Natural Heritage Program. Although total development of the parcel is highly unlikely due to the large expanse of floodplain, we recommend that the site be preserved in municipal, state or federal ownership to allow educational opportunities and wildlife management resources of the site to be monitored and enhanced. We recommend that the site be pursued as an acquisition to the Great Meadows National Wildlife Refuge. Potentially the existing house could be renovated to educational use to expand the Refuges environmental education programs. Due to its size and its limited

development potential (making the possiblity of outright purchase attractive), this parcel is a PRIORITY parcel to pursue for acquistion by a non-profit agency.

Parcel #34 - Peirce, Maple Avenue

This 28 acre site was formerly targeted by the state Division of Fisheries, Wildlife and Environmental Law Enforcement. The site contains the confluence of Hop Brook and Landham Brook, a cold water stream valuable to the DFWELE's fish stocking program. The parcel is surrounded almost entirely by protected land of the Town of Sudbury and the Sudbury Valley Trustees. It is located within Zone II of Sudbury's primary municipal wells. A limited development of no more than three residential house lots, with the balance of the site placed under a conservation restriction would be the preferred alternative if funding is unavailable for outright purchase.

Recent developments have made this parcel a PRIORITY parcel for protection. The property owner has submitted a subdivision plan for an additional three lots on Maple Avenue. He has indicated that he is willing to gift the remaining 28 acres to the town, provided the town remove the waste oil tanks formerly utilized by the greenhouse operation on the site. The Conservation Commission is in the process of obtaining quotes and pursuing funds for the removal of the tanks.

Parcel #35 - Montopoli, Water Row

Three separate parcels totaling just under three acres are located on the south side of Water Row. The parcels are located within the town and partially the federal floodplain and are surrounded by state and federally owned Sudbury River property. We recommend a gift to the federal government of the three parcels as they are not suitable for development. Should the property owner decline to gift the land, we suggest a conservation restriction with public access be placed on the parcels utilize them for their views of the Sudbury River and to reduce the tax burden on the owner.

Parcel #36 - Leon, Plympton Road

This 3.13-acre parcel is a critical link between the King Philip Woods (Dickson) Conservation Land and large tracts of state and federal land to the north. The parcel slopes up from Plympton from Plympton Road to a high point overlooking the Sudbury River. The development potential of the parcel is small due to the grades and probability of ledge. Should a one, or possibly tow lot development take place, trail easements should be negotiated to provide a continuance of the trail system in the area. Should the property be found to be undevelopable, conservation restrictions or outright purchase should be pursued.

Part VII - Implementation Plan

Section 7.0 - Implementation Strategy Methods

Several planning tools and acquisition programs are available to implement the combined goals of the Open Space and Bay Circuit plans. Given the uncertainty of the market place, limited monetary resources, and changing sentiments of the citizens, the committee must be flexible in applying the methods to suit the objective at hand. The following subsections provide an indication of the possible options that can be considered.

In-fee Purchase
Given the town's recent reluctance to override Proposition 2 1/2 for schools and the caps on Self-Help funding, we can anticipate difficulty in acquiring lands in-fee, especially given the high prices of land in Sudbury. Campaigns to purchase land must be reserved for key parcels which fit many of the objectives of the Sudbury Open Space & Recreation Plans, the Linkage Plan and the Bay Circuit Program. These parcels must have high public visibility. Because the town has just undergone a 100% reevaluation of all property for tax purposes, large parcels will be under additional pressure to be developed soon. Perhaps this loss of additional open space and subsequent increase in growth will stimulate sufficient public concern to pass Land Bank legislation or request town bonding for critical acquisitions. The Conservation Commission must start working and planning now to inform townspeople of the need and options for in-fee purchase of specified parcels.

Agricultural Preservations Restrictions (APRs)
Some parcels of interest are being actively farmed. We will continue to solicit the cooperation of local farmers to sell the development right to the town for these parcels in cooperation with the state APR program, if additional funding is made available in the future for APR purchase.

Conservation Restrictions
Realizing that state wetland and floodplain laws and town zoning laws can be changed, the Conservation Commission always is seeking conservation restrictions to protect environmental integrity in perpetuity. We have been successful in requesting conservation restrictions of wetlands from developers as they present new projects and will continue to suggest this option to them. We will also actively encourage private land owners to protect sensitive areas adjacent to conservation lands, Hop and Pantry Brook watersheds, and aquifer sites.

Massachusetts General Law Chapters 61A and 61B
Many parcels in town have been under special designated tax status to the benefit of both owners and the town. With the new rise in property taxes, we hope to work with the tax assessors to educate landownners of the requirements and advantages of such exemptions. If nothing else, these exemptions can buy time for the town to plan for the preservation of critical parcels if reduced tax status can delay the beginning of development of the

site. We also need to anticipate which properties already in 61A and 61B may be developed soon and be offered to the town on a first refusal basis. The town must plan ahead if they wish to acquire parcels about to be released. Experience has already shown us that the 120-day option period is too short to effectively involve other town boards and the public so as to develop an effective strategy to purchase the parcel.

Gifts of Land
Large donations of land are becoming rarer and rarer, but are always appreciated by the town. In the past, the town has benefited from the generosity of private owners who have donated small parcels to the town for public access to neighborhood amenities such as a pond or park for conservation purposes.

Limited Development
Given today's land values, perhaps a more realistic approach to preserving open space than gifts of land is limited development. However, limited developments require professional knowledge of the development process to preclude significant monetary loss. Many well-meaning but inexperinced non-profit organizations have been hurt by taking on these projects themselves. It is inadvisable for the town to take on the task without retaining the proper outside support in the form of engineers and consultants. Instead the Conservation Commission, Planning Board, and the Board of Selectmen should devise a team of environmentally concerned professional land use planners, engineers, contractors and real estate brokers which can be prepared to work with or for the town on priority projects. If possible, the town also should have a working list of such practitioners who can work independently with conscientious land owners.

Cluster Development
A 1987 by-law in Sudbury permits cluster development which protects at least 1/3 of the area as open space. In identified areas, we will work with all parties involved to designate and maintain the pre-requisite open space in keeping with the objectives of the Bay Circuit Program and Sudbury Open Space plans. Investigation into more relaxed standards for setback distances and common septic systems for unusual situations should continue to be explored with the Planning Board and Board of Health.

Trail Easements
In order to link parcels together to provide a free flow of public access, we will continue to actively seek trail easements from land owners along designated routes.

Scenic Roads and Historic District Designations
We will work with the Historical Commissions, Planning Board and community groups to designate additional scenic and cultural assets of the town for consideration under these protection options. It will also be important to review potential linkages of historic areas and scenic roads with neighboring communities to provide a continuous linkage over town borders.

Section 7.1 - Five Year Strategy Plan

Year 1 - 1989

Immediate Tasks:

- Conservation Commission focus all short-term planning activities and protection strategy implementation on the protection of key parcels as designated in this Linkage Plan. For the 1989 submittal of the Open Space Plan, Bay Circuit Appendix, the priority parcels are as follows:

  Private Lands (Refer to Section 6.2)
  - Priority 1: Parcel #11, Carrie Waite
  - Priority 2: Parcel #33, Strand/Heirs
  - Priority 3: Parcel #23, Dickey
  - Priority 4: Parcel #31, Wolbach
  - Priority 5: Parcel #17, Unisys Corporation
  - Priority 6: Parcel #30, Fairbank
  - Priority 7: Parcel #28, Piper
  - Priority 8: Parcel #34, Peirce

  Public Lands (refer to Section 4.2)
  - Priority 1: Boy Scout Nobscot Land
  - Priority 2: Ft. Devens Army Land
  - Priority 3: Mass Federation of Womens Clubs
  - Priority 4: Wayside Inn Corporation

- Based on these priorites and the relative amount of work and research required, select most significant public and semi-public parcel and commence work on the acquisition of the Army Annex excess land (See Section 4.2).
  - Keep track of legal status
  - Maintain communication with Sudbury Housing Authourty
  - Develop a cooperative plan with all other town boards
  - Develop possible funding sources
  - Raise public awareness through newspaper article on parcel sales
  - Request the federal government to place a conservation restriction on the wetlands portion of the site before excessing

- Support similar activity for private parcels. For Waite parcel (Section 6.1, Parcel #11), continue to work with owners on conservation restriction and limited development of parcel to produce some financial gain for estate tax purposes. (completion estimated in 3-6 months)

- Consider the establishment of a Natural Resources Commission by Town Meeting vote to provide a broader base of volunteer effort with committees designated to focus on specific tasks, i.e. Wetlands Protection Act reviews, land protection, land maintenance, long range planning, etc.

- Proceed in accordance with the town's committment on the Dickson property Management Plan through the construction of a parking lot and printing of trail maps

- o In other key areas, support Planning Board plan to acquire trail easements/walkways along Concord Road from high school to Pantry Road and Route 117; also Dutton Road from Wayside Inn to railroad track.

- o Register back logged conservaton restrictions, in place for 30 years only, in perpetuity with the state. Map all recorded Conservation Restrictions and review their location in respect to the Linkage Plan.

- o Update Sudbury's Open Space and Recreation Plan
  - Use Future of Sudbury Day (organized in conjunction with the Planning Board's Comprehensive Growth Management program) in the Fall to educate town as to open space threats/options and to rally support for protection
  - Form subcommittee to update Open Space & Recreation Plan
  - Complete plan by early summer 1989 based on foundatation developed for through this Appendix Report.

- o Maintain momentum for planning the proposed Sudbury/Lowell bike trail, as state funds permit.

Owner Education and Communication:

- o Inform large private property owners (all parcels) of tax and development options available to protect open space via letter from Chairman Conservation Commission to owners of all parcels noted in this plan
  - Meet with assessors and selectmen to explore and devise options for open space zone
  - Mail with letter copies of Trustees of Reservations and Essex Country Green Belt pamphlets on open space protection

- o Contact owners of private land for Conservation Commission desire for trail easements or conservation restrictions

- o Inform organizations of all other priority parcels of specific town interest and concern for land preservation as open space and offer to work with these owners of high priority parcels on limited developments, conservation restrictions and/or trail easements

Develop planning tools in conjunction with other town boards:

- o Talk with Planning Board and Historic District Commission about submitting a warrant article at the next Town Meeting providing for scenic roads designations

- o Pass wetland bylaw to provide better protection of wetlands at Fall 1989 Town Meeting
  - Write bi-weekly conservation column in local paper about value fo wetlands during summer 1989
  - Write detailed news article explaining bylaw in September 1989
  - Gain support from town boards and constituency groups; especially Selectmen and Finance Committee
  - Send out letters to households three weeks before Town Meeting

- Actively debate benefits of protection of wetlands on opinion page of local newspaper
- Hold at least two public information meetings on wetlands and the purposes of the bylaw, dry run Town Meeting presentation
- Provide clear, visual presentation of need for bylaw at Town Meeting

o Cooperate with Planning Board on Future of Sudbury Day in the Fall of 1989. Offer to lead discussion on open space protection and planning options

o Educate Conservation Commission, Selectmen and Planning Board on limited development opportunites and together seek references for professional assistance and project team formation

o Begin active lobbying for State Land Bank legislation in Boston as one of the key options available to towns that wish to protect private open space lands in-fee.

Year 2 - 1990

o Review and update list of priority parcels developed for Year 1 based on current market situation, pending developments, protection objectives and strategy

o Based on update of priority parcels, continue to implement overall Bay Circuit and Linkage Plan strategy. Primary focus should remain on building and developing the east and west Linkage corridors and the appropirate cross-town links through existing and proposed protected parcels.

o For both the eastern and western corridors, continue the focus that was defined by the selection of the priority parcels as specified in Year 1. Concentrate on completing work on the Army Land excessing and continuing work on parcels such as the Boy Scout Land and the parcel of the Womens Club, and state lands. On the east, continue efforts to protect those private parcels from the priority list which connect and enhance the linkage area built around Old Sudbury Road

o Follow-up on additional contacts of Year 1 in the areas of land acquisition, easements, restrictions and tax exemptions

o Participate in Growth Manangement Planning; support next phase of funding at town meeting

o Solidify team for Limited Project Development; develop list of parcels for this approach from Section 4.1. If critical events occur, consider the use of this team immediately to tackle first limited development project

o Place referendum on the March 1990 ballot for Open Space zoning to be implemented for Tax Year 1990.

o Submit Land Bank article for 1990 spring Annual Town Meeting if concern for open space protection is deemed to be sufficiently high

- Consider by-law to form independent Natural Resources Commission to handle land acquisitions and maintenance, trail development and educational programs separately from Wetlands Protection Act administration.

- Continue work with Historic Commission to designate scenic roads and historic sites: primary focus on Route 27, town center and Wayside Inn areas

Year 3 - 1991

- Review and update list of priority parcels, protection objectives and strategy

- Continue key actions for priority parcel protection and initiate new actions based on current events

- Submit Town Meeting Land Bank Article if public interest is high and it is not already completed
- Submit Town Meeting by-law for formation of Natural Resources Commission

- Participate in implementaion of Growth Management Program and support phase three of funding for the Program

- Follow up on eastern and western Linkage Plan corridors development by adding trail easements and additional linkages and restrictions as a priority

- Begin to develop wildlife corridors along Hop and Pantry Brooks by actively targeting conservation restrictions areas and smaller parcels of land for linkage

- Continue efforts on bike trail, scenic road and historic site designation

- Contact farmers for interst and help in filing for support under Agricultural Preservation Restriction Program, if funding is available.

Year 4 - 1992

- Review and update list of critical parcels, protection objectives and strategy in conjunction with Natural Resources Commission

- Continue active follow-up of preservation options based on priority parcels and current status of development on open space in general in town

- Participate in implementation of Growth Managment Plan

- Follow-up on preservation of wildlife corridors along Hop and Pantry Brooks

- Begin trail development within key northern properties comprising the east/west link across town, ie Davis Land, Pantry Brook Wildlife parcel, Verrill APR land, etc.

Year 5 - 1993

- o Continue update of priority parcels and implementation of protection strategy based on current priorities, availability of funds and current development situation

- o Update Sudbury Open Space and Bay Circuit plans

- o Follow-up on trail development within northern, eastern and western corridors and plan to open trails; priority trail development to shift to adding a route to Nobscot Mountain or Goodman's Hill; continue work with Bike Trail plan and APRs for farmland

- o Continue to investigate feasibility of developing additional linkages east/west in town such as the development of a trail along MBTA railroad route running east west and connecting Sudbury with Wayland and Marlboro.

7.2 Management and Maintenance Measures

- o Annual maintenance objectives for properties and trails shall include:
  - Check trail signs and gates and replace as needed
  - Keep trails open and clear of fallen debris
  - Pick up litter on a yearly basis at town clean up day

- o Major maintenance of conservation properties and trails will be performed on a four year rotation by section of town as funding is available:
  - Major entrances signs, gates and parking areas repaired, built or upgraded
  - Trail renovation or rerouting as necessary to minimize environmental impacts of erosion, compaction and other wear and tear
  - New trails added as required and feasible
  - Trail and property maps updated, developed as needed and reprinted in a timely fashion

- o Work will be coordinated by the Conservation Commission in cooperation with the Park and Recreation Department and, where possible, the Highway Department, Town Engineer and community support groups such as the Boy and Girl Scouts

- o The Conservation Commission will encourage educational programs by the schools, local birding clubs, watershed protection associations, historical societies, and other organized outdoor groups

- o The Commission and the Park and Recreation Department will promote passive recreational use by the public through distribution of trail maps and regular newspaper articles