

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Maureen Valente, Town Manager

Submission Date: 11/1/11

Group or Committee Affiliation (if any): Board of Selectmen

Submitter's address and phone number:

278 Old Sudbury Road
Sudbury, MA 01776
978-639-3381

Purpose (please select all that apply):

- XX Open Space
- Community Housing
- XX Historic
- Recreation

Submitter's email address: valentem@sudbury.ma.us

Project Name: 15 Hudson Road Acquisition

Project Description: Purchase a one acre parcel of land located at 15 Hudson Road. See attached for more detailed description.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2012	Unknown at this time	Unknown at this time	
2013			
2014			
2015			
2016			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? *See below*

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

Sudbury Historical Commission supports.

For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____

Project Description

The Town has the opportunity to purchase property at 15 Hudson Road (Lot H09-Parcel 0003) located in the Town Center. The lot is comprised of a .998 acre parcel on which stands a circa 1938 single family residence. The property, flanked by Grinnell Park to the east and the Village Green commercial center to the west, is an integral component of the Town Center Historic District, designated a National Register District in 1976. If purchased the town could use this property for either historic or open space purposes. The assessed value of the property is \$287,300. A property appraisal is currently being prepared. There is currently no signed agreement with the property owner regarding this transaction, however once the appraisal is obtained we will begin negotiations.

Zoning for this parcel is A-Residential. The land could be used to extend Grinnell Park in order to continue efforts to fulfill the Town's Open Space goals. The existing residence measures 3,892 square feet. While the structure is over fifty years old, it currently is in disrepair and remarkable period architectural features have not been retained. However the building could be altered or removed without conflict so that the land could be used for alternative purposes. It is the location of the property, once part of the first settlement of Sudbury, which makes it worth purchasing to ensure that the essential character of the Town, as described in the Master Plan, be preserved.

Attachment:

- Locus Plan of property

General Criteria

- This project is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation. *Purchase of land for open space preservation is allowed under the statute.*
- This project is consistent with the town's Master Plan and Heritage Landscape Inventory, which have received wide scrutiny and input and have been adopted by the town. *Connecting parcels of land in order to preserve and enhance the rural character of Sudbury, as well creating opportunities for public awareness and usage in the Town Center, are stated goals of the Master Plan. The Sudbury Town Center is a Priority Heritage Landscape in the 2006 Heritage Landscape Report. This designation is defined as special places created by human interaction with the natural environment that help define the character of a community and reflect its past - "The Town Center is historically and architecturally rich with resources that convey a sense of the evolution of the community."*
- This project has received endorsement by other municipal boards or departments. *The Sudbury Historical Commission supports this project. Comments from other boards will be forthcoming, including the Board of Selectmen, Conservation Commission, Historic Districts Commission and Planning Board.*
- This project will preserve the essential character of the town as described in the Master Plan. *The parcel is located in the Town Center Historic District and if not purchased by the Town the house will be torn down and redeveloped. Purchasing the property will allow the Town to control what is constructed so that any development will be in keeping with the character of the historic district.*

- This project will serve more than one CPA purpose (especially in linking open space, recreation and community housing). *The property could be used for open space, recreation (park) or historic preservation.*
- This project demonstrates practicality, feasibility, urgency. *The property will be placed on the open market if the Town fails to complete the transaction at the 2012 Annual town Meeting. The property has been sitting vacant for over one year and the owners are now eager to sell it. It is a unique property in the historic district which will allow the Town to expand the park and enhance the historic nature of the area. If the house were in good shape, it is unlikely the Town would pursue this project.*

Open Space Criteria

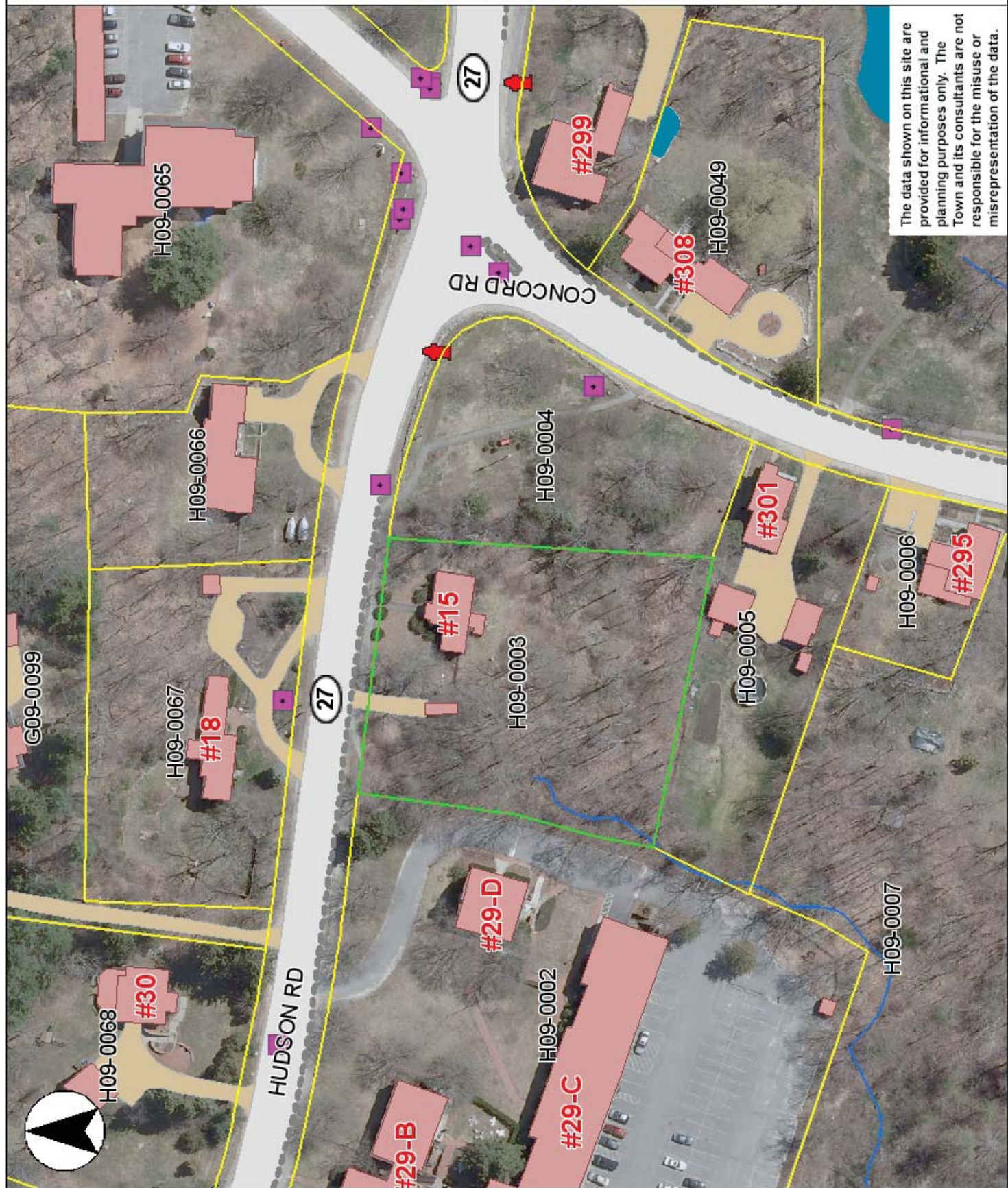
- This project preserves Sudbury's rural and agricultural character. *The parcel is located in the Town Center Historic District and if not purchased by the Town the house will be torn down and redeveloped. Purchasing the property will allow the Town to control what is constructed so that any development will be in keeping with the character of the historic district.*
- This project preserves scenic views. *The property is within the Sudbury Center Historic District and preservation of the property can provide enhancements to Grinnell Park.*
- Provide flood control/storage. *The rear of this property could be utilized for roadway stormwater enhancements as part of the Sudbury Center intersection project.*

Historical Criteria

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.



- Town Boundary
- Parcels
 - Parcels With Orthos
 - Parcels with Orthos
 - Parcels
- Hydrants
- Signs
- Curbs
- Abandoned Railroad
- Drainage
 - Culverts
 - Dams
 - Drainage Ditches
 - Headwalls
- Buildings
- Roads
 - Paved
 - UnPaved
 - Medians
 - Driveways
 - Streams
 - Open Water
 - Abutting Towns



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