

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):

- Open Space XX
- Community Housing
- Historic
- Recreation

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

Project Name: Pantry Brook Farm Preservation

Project Description: Purchase a permanent conservation or agricultural preservation restriction on approximately 100 acres of land. 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	Project may be eligible to receive LAND Grant funding
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.

For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____

Project Description

The Town has been offered the opportunity to purchase the development rights on approximately 100 acres of land located on Concord Road, known as Pantry Brook Farm, by its owners Carole and Richard Wolfe. It is anticipated that a permanent restriction, either in the form of a Conservation Restriction (CR) or an Agricultural Preservation Restriction (APR), or both, would be placed on the property restricting the development of the property into residential homes, but allowing the property to be farmed as presently done. The land is in MGL c. 61A and the Town has a right of first refusal. However, the owner has chosen not to submit a Purchase and Sale Agreement, but to offer the development rights directly to the Town. An appraisal is being completed by the landowner, and the Town is in the process of preparing its own appraisal. No price information is available at this time.

The farm is made up of 2 parcels, one on the east side of Concord Road and one on the west side. Ownership is in 2 separate trusts, both under the control of Carole Wolfe. The farm is presently improved with several historic structures including barns and the original farm house. These structures are proposed to be contained within a 5-6 acre parcel which will be excluded from the Town's restriction. A separate historic preservation restriction is being discussed with Preservation New England for this area. A single family dwelling is on the eastern parcel, which will likely be subdivided from the farm parcel if this proposal advances to completion. A family-member's tree clearing and firewood business operates on the eastern parcel as well. Zoning on the western parcel is C-Residential and on the eastern parcel is A-Residential.

The property contains prime agricultural soils on both parcels, as classified by the Natural Resources Conservation Service. The owners have participated in the US Dept. of Agriculture's ground nesting bird program for the last 5 years.

The parcel is identified on the 2009-2013 Open Space and Recreation Plan. It ranks as one of the top properties on the list. The parcel is also listed as a Priority Heritage Landscape on the Town's Heritage Landscape Inventory conducted in 2006. The property has considerable views along a scenic road, is one of the largest undeveloped properties in Sudbury, contains Pantry Brook within its boundaries, abuts state Fisheries and Wildlife property into Great Meadows Wildlife Refuge along the Sudbury River, and the buildings date back to the early 1800's and have historical significance.

Items which must be negotiated in the restriction include:

- Allowance to utilize the land for agricultural operations, including animals, greenhouses, forestry.
- Defining the limits of the wood cutting operation.
- Allowance to construct agricultural buildings.
- Extent of public access. Currently the property links up to the cross country trails on the Lincoln Sudbury Regional High School property. This access is proposed to remain open to the public, with direct access from LSRHS. The property owners have also offered to allow organized groups (i.e., Conservation Commission, Historical Commission, SVT) to tour the property. Unrestricted public access to the western parcel is not contemplated at this time.
- As we have done in the past with development rights proposals, the Town will seek a right of first refusal on the property should it be offered for sale.

Attachments:

- Locus Plan of property
- Financial Cost Comparison of Sudbury Open Space Acquisitions

General Criteria

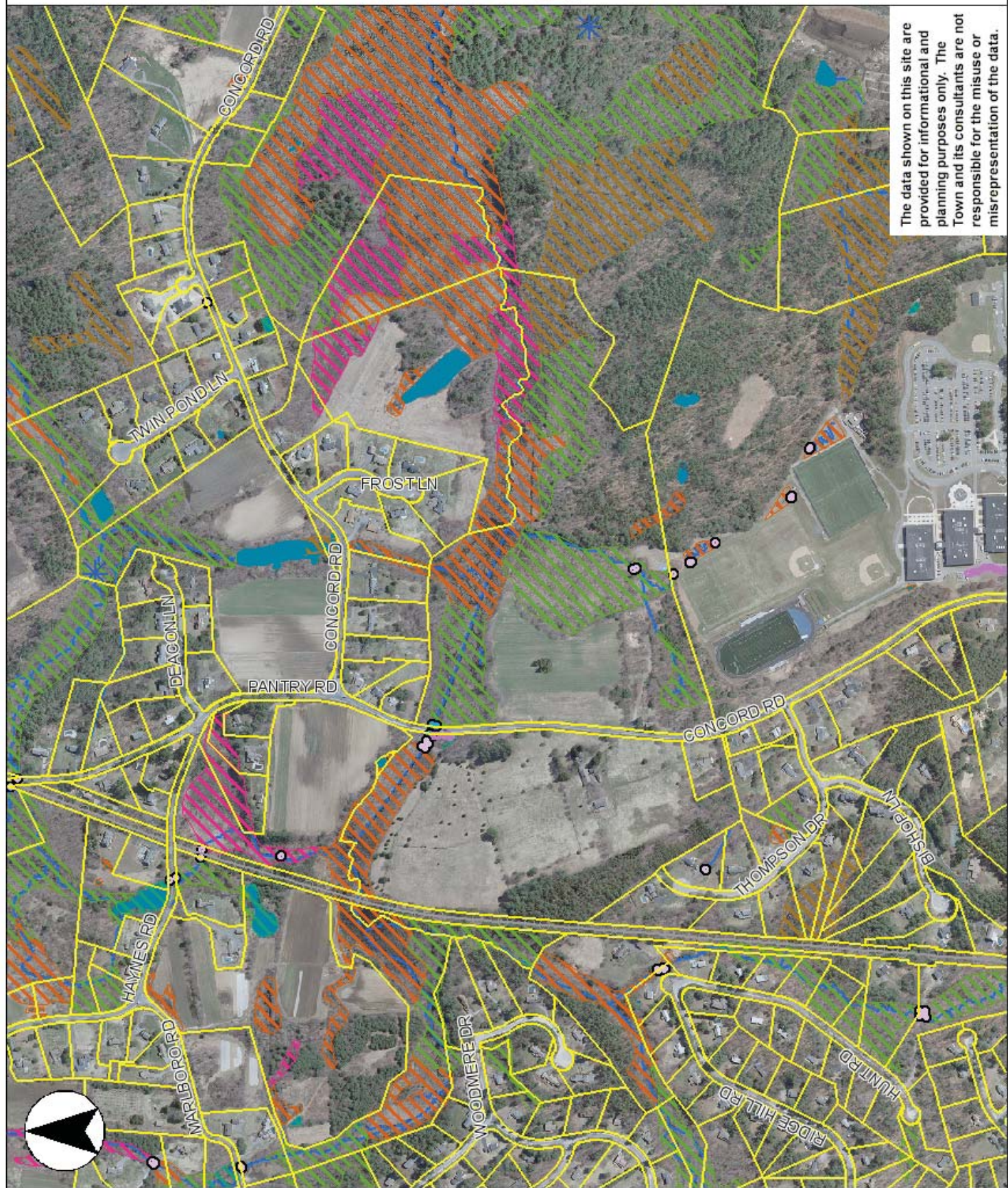
- This project is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation. *Purchase of land/development rights for open space preservation is allowed under the statute.*
- This project is consistent with the town's Master Plan, Land Use Priorities Committee Report, and Community Housing Plan, which have received wide scrutiny and input and have been adopted by the town. *Preservation of this parcel is a stated goal of the Town– 2009-2013 Open Space and Recreation Plan, and the 2006 Heritage Landscape Report.*
- This project has received endorsement by other municipal boards or departments. *To date, the Board of Selectmen has been the leading board on this project. Comments from other boards will be forthcoming, including the Conservation Commission, Agricultural Commission, Planning Board and Historical Commission.*
- This project will preserve the essential character of the town as described in the Master Plan. *The parcel is located along a scenic road, is one of the few remaining farms in Sudbury, and is a very visible property. Keeping this property in its existing state and prohibiting development will preserve the character of the Town.*
- This project will save resources that would otherwise be threatened and/or serve a currently under-served population. *Agricultural resources are threatened throughout the country. Preserving family farms from development will conserve resources.*
- This project will serve more than one CPA purpose (especially in linking open space, recreation and community housing). *The parcel abuts open space owned by the Commonwealth of Massachusetts and other entities, and there is the potential for trail linkage through this property.*
- This project demonstrates practicality, feasibility, urgency. *The Town has been offered to purchase the develop rights at the current time. Delaying the project could result in withdrawal of the offer, and proceeding to development. Although the Town has a right of first refusal on this property through Chapter 61A, it is preferable to negotiate directly with a landowner.*
- This proposal demonstrates that the project can be implemented expeditiously and within budget. *The Town will not be responsible for maintaining the property. The cost of the restriction will be the only cost for this project.*
- This proposal produces an advantageous cost/benefit value. *Attached is a cost analysis of other land acquisition projects and their cost per acre.*
- This project leverage additional public and/or private funds. *An application for a LAND Grant from the Executive Office of Energy and Environmental Affairs may be filed for reimbursement of up to \$500,000 of the cost of the restriction. There may also be private fundraising opportunities through the Sudbury Valley Trustees.*

Open Space Criteria

- This project permanently protects important wildlife habitat, including areas that are of local significance for biodiversity, or contain a variety of habitats, with a diversity of geologic features and types of vegetation. *The property contains a variety of habitat areas, including open fields, forested areas, hedge rows and stone walls, wetland areas, and riverfront.*
- This project preserves Sudbury's rural and agricultural character. *Sudbury's remaining farms, including Pantry Brook Farm, were noted in the 2007 Heritage Landscape Report as being parcels of critical concern due to the widespread conversion of farms to development. Pantry Brook Farm (Hunt-Bent Farm) was noted specifically in this document as a Priority Heritage Landscape as one of the most beloved agricultural landscapes in Sudbury.*
- This project protects wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitat. *The significant size of the property, and the abutting open spaces, naturally provides buffers from adjacent development for a variety of wildlife species.*
- This project preserves important surface water bodies, including wetlands, vernal pools or riparian zones. *There is a large wetland area on the eastern property boundary and Pantry Brook which will be protected by eliminating development possibilities.*
- This project preserves scenic views. *Concord Road is a Scenic Road, and the substantial visibility of this parcel along both sides of the road creates an historical feel as motorists drive by.*
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan. *Pantry Brook Farm is a listed parcel for preservation on the current Open Space and Recreation Plan.*



- Town Boundary
- Parcels
- Parcels With Orthos
- Parcels with Orthos
- Parcels
- Abandoned Railroad
- Drainage
- Culverts
- Dams
- Drainage Ditches
- Headwalls
- NHESP Certified Vernal Pools
- Wetlands, Town (2008)
- Open Water
- Deep Marsh
- Shallow Marsh/Meadow/Fen
- Bog
- Shrub Swamp
- Wooded Swamp Deciduous
- Wooded Swamp Coniferous
- Wooded Swamp Mixed Trees
- Streams
- Open Water
- Abutting Towns



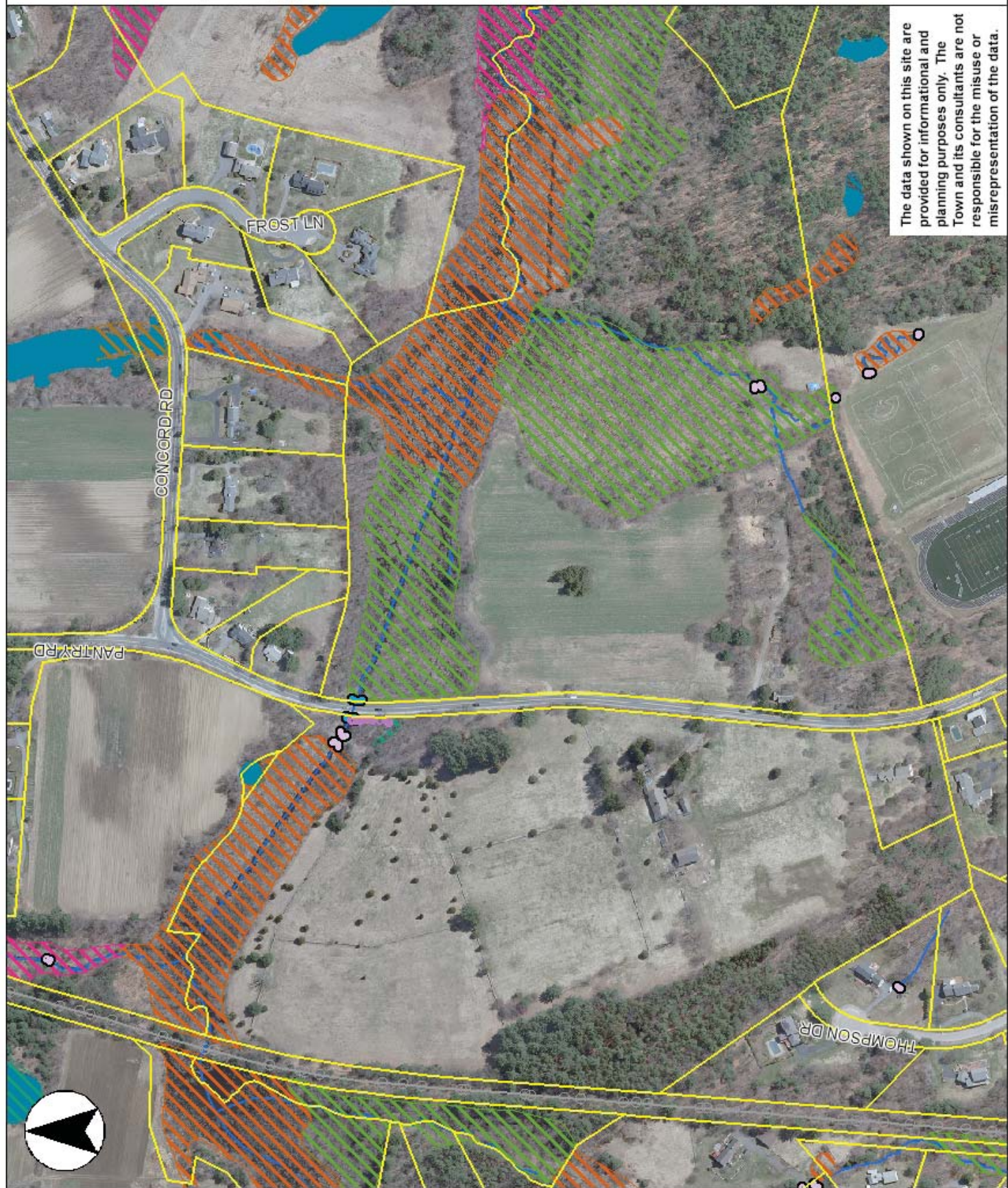
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Pantry Brook Farm



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Pantry Brook Farm



Open Space Purchases
 FINANCIAL COMPARISON
 05/11

PROPERTY PRESEVED	TYPE	COST	SIZE (acres)	# Potential LOTS	Avg. Cost/lot	Avg. Cost/Ac.
Meachen	OSP	\$4,010,000	55	11	\$365,000	\$73,000
Weisblatt	OSP	\$4,950,000	44	23	\$215,000	\$112,500
Piper	OSP	\$2,550,000	70	9	\$283,000	\$36,400
Dickson	CPA	\$440,000	2.39	1	\$440,000	\$184,100
Cutting	CPA	\$4,700,000	58	21	\$223,800	\$81,000
Libby	CPA	\$2,631,439	24.06	6	\$438,500	\$109,370
Nobscot	CPA	\$8,600,000	303	47	\$183,000	\$28,400
Fairbank Farm	CPA	\$750,000	33	3	\$250,000	\$22,727
AVERAGE					\$299,787	\$80,937
PROPERTY NOT PRESERVED						
Newbridge Trust (not purchased)	61B	\$375,000	1	1	\$375,000	\$375,000
Hawes (not purchased)	61A	\$540,000	5.2	2	\$270,000	\$103,800
Hodder (not purchased)	61A	\$1,320,000	5.6	4	\$330,000	\$235,700
Prichett (not purchased)	61A	\$5,700,000	57.1	13	\$438,500	\$99,800
AVERAGE					\$353,375	\$203,575

OSP – Open Space Purchase
 CPA – Community Preservation Act funds