



Town of Sudbury  
2008 Annual Town Meeting  
Warrant Article #32

# CSX RIGHT-OF-WAY ACQUISITION

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## Location:

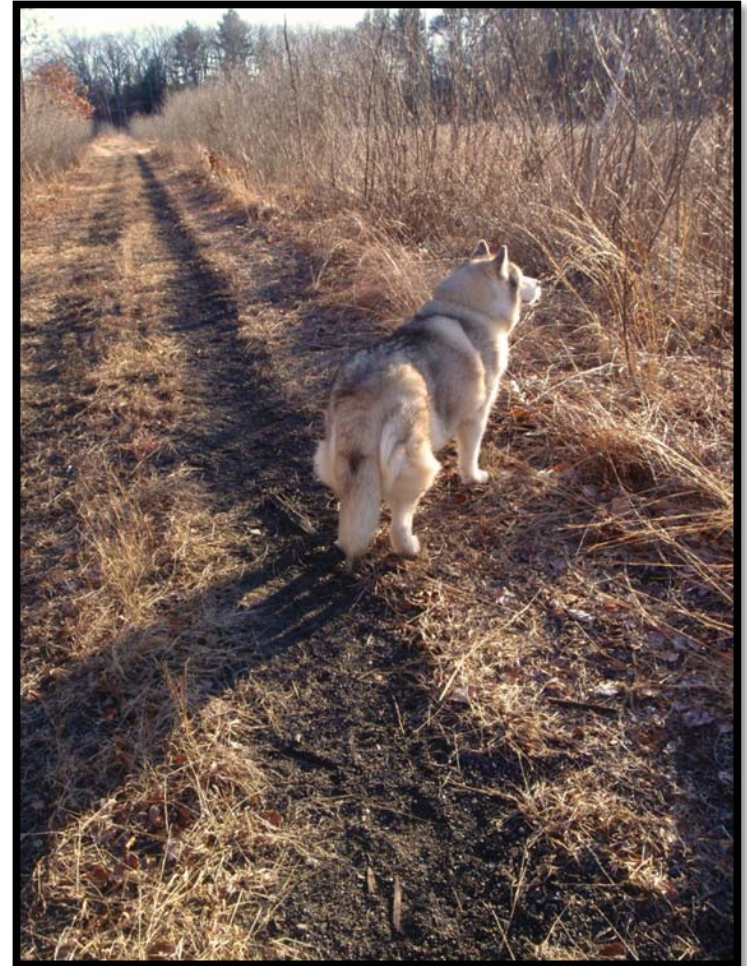
Chiswick Park access off Union Ave. south to Framingham line

## Statistics:

50'-66' wide corridor

6,733.5 linear feet

Contains 9.76 acres



# Sketch Plan of Former CSX Rail Line in Sudbury, MA



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**NOTE:**  
 COMPILED FROM TOWN OF SUDBURY  
 AND THE OFFICE OF MASSGIS DATA  
 AERIAL ORTHOMETRIC PHOTOGRAPH IS FOR  
 GENERAL REFERENCE ONLY. ORIENTATION  
 OF PROPERTY LINES TO ORTHOPHOTO IS  
 APPROXIMATE. ORTHOPHOTO  
 SOURCE: 1:5,000 COLOR ORTHO IMAGERY,  
 MASSGIS, (PHOTO DATE APRIL 2005).

DATE: 9/5/2007

**Legend**

- Sudbury Parcels
- 3 Meter Contours, Displayed in Feet
- DEP 1:12,000 Wetlands
- 200 ft. River Buffer
- 100 ft. Wetlands Buffer



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**Zoning Abbreviations**

- SRA - Single Residence A
- SRB - Single Residence B
- BD - Business
- LBD - Limited Business
- VBD - Village Business District
- ID - Industrial
- LID - Limited Industrial
- IP - Industrial Park



# CSX Acquisition Funding

# Why Buy Now?

- EOEEA Drinking Water Grant expires June 30, 2008
- Town's ability to negotiate with CSX expires May 8, 2008.
- Once expired, CSX is free to market the land to anyone (other rail lines, utilities, etc.)
- Of the \$700k purchase price, the state's contribution is over 50% of price due to grant and CPC matching funds.



View looking south to Water District land to the west

# Environmental Issues

- Purchase Goals
  - Eliminate risk of drinking water degradation from risky uses
  - Eliminate the continual use of herbicides to keep the r.o.w. clear
  - Low cost solution for water supply protection
  - Secures permanent access to east side of town-owned Mahoney Farm



- ONE-TIME DEAL – Purchase now or lose control of future uses

**60%** of Sudbury is served by drinking water from the 5 wells located 20' – 3,000' from the r.o.w.

Well # 7 - 20' from railbed

Well #9 – within 1000'

Wells #2 & #6 – within 2000'

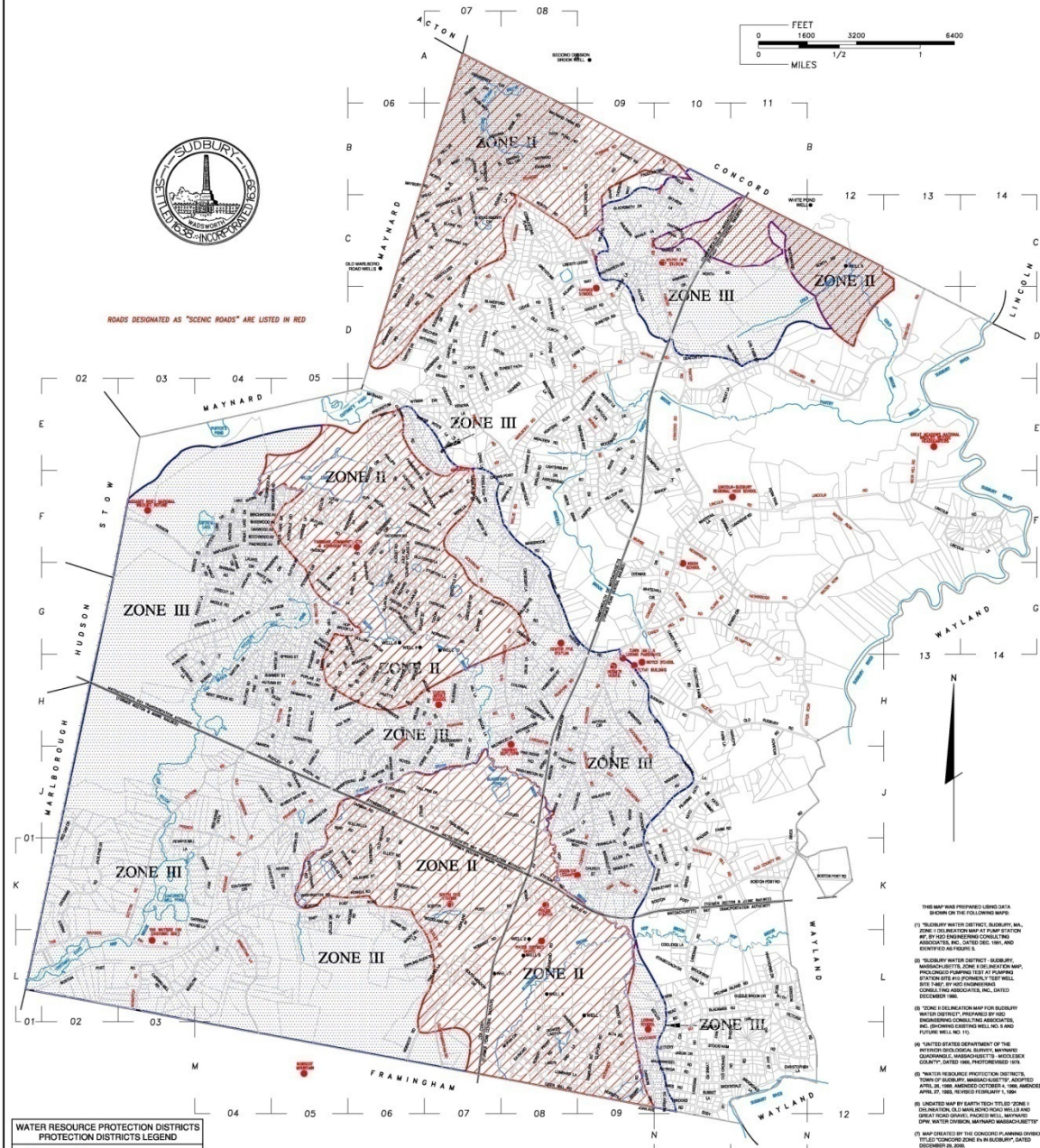
Well #4 – within 3000'







ROADS DESIGNATED AS "SCENIC ROADS" ARE LISTED IN RED



WATER RESOURCE PROTECTION DISTRICTS PROTECTION DISTRICTS LEGEND	
	AQUIFER CONTRIBUTION ZONES (ZONE II)
	AQUIFER RECHARGE ZONES (ZONE III)

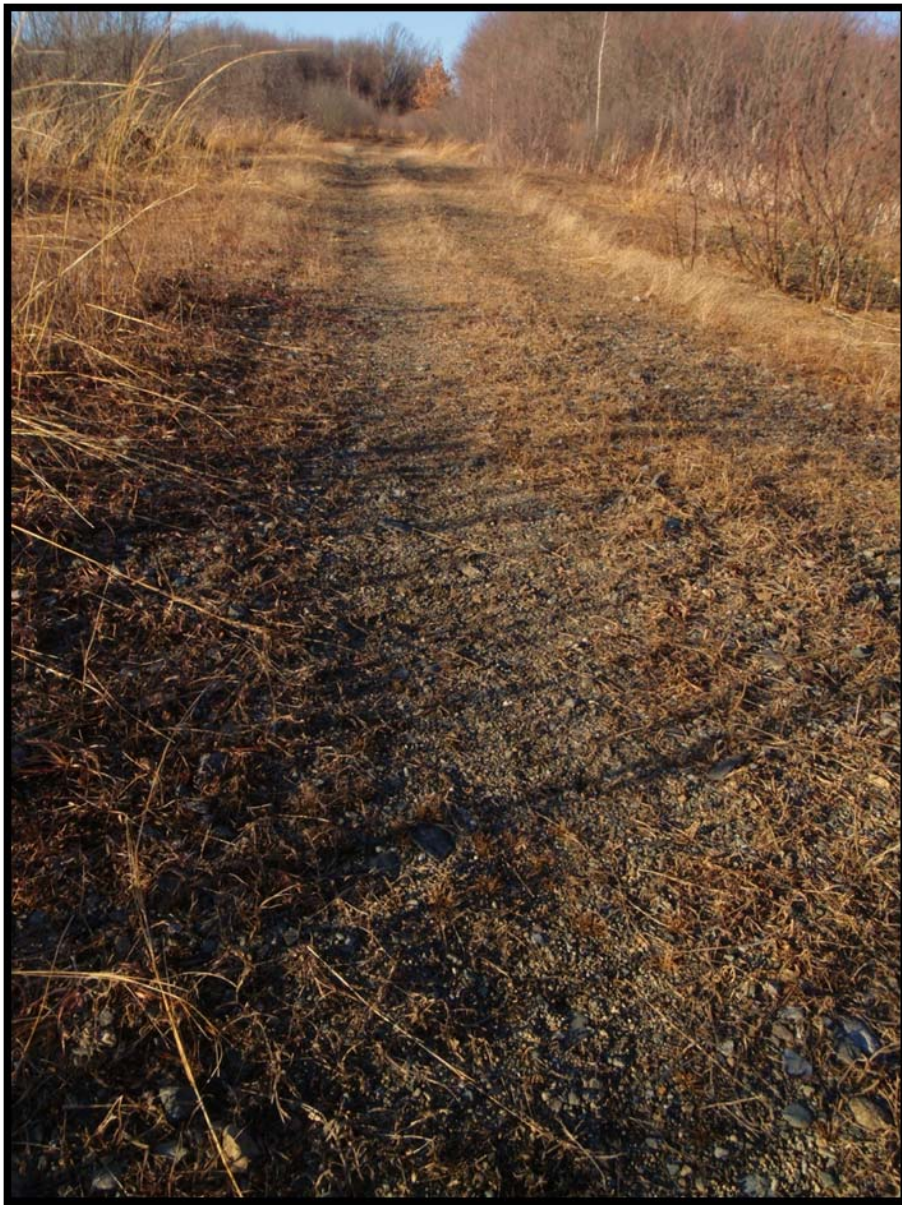
### WATER RESOURCE PROTECTION DISTRICTS TOWN OF SUDBURY, MASSACHUSETTS FEBRUARY 15, 2001

- THIS MAP WAS PREPARED USING DATA SHOWN ON THE FOLLOWING MAPS:
- (1) "SUDBURY WATER DISTRICT, SUDBURY, MA, ZONE II DELINEATION MAP" OF JUNE 2000, PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 2.
  - (2) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE III DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 3.
  - (3) "ZONE II DELINEATION MAP FOR SUDBURY WATER DISTRICT" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 4.
  - (4) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE II DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 5.
  - (5) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE III DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 6.
  - (6) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE II DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 7.
  - (7) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE III DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 8.
  - (8) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE II DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 9.
  - (9) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE III DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 10.
  - (10) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE II DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 11.
  - (11) "SUDBURY WATER DISTRICT, SUDBURY, MASSACHUSETTS, ZONE III DELINEATION MAP" PREPARED BY H&I ENGINEERING CONSULTING ASSOCIATES, INC., DATED 02/12/00, AND IDENTIFIED AS FIGURE 12.

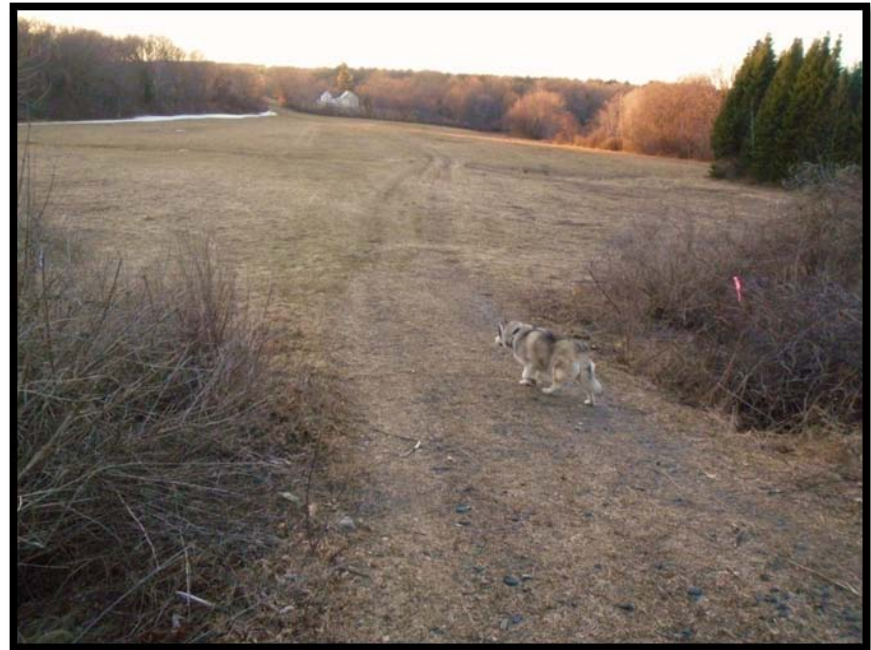
# What Will We Do With the R.O.W.?

- Formal agreement with Sudbury Water District for water main installation and SWD vehicular access to two municipal wells
- Possible Nobscot & Rt. 20 roadway realignment for a short section of rail bed near Rt. 20
- Public trail access “as-is” immediately after closing
- Potential future trail improvements use compatible with water supply protection





Stone Dust Surface on portion of railbed



Looking West at Mahoney Farm



View looking northeast across marsh



Ballast rock area looking south to Framingham



Trail onto abutting conservation land



Connecting trail on conservation area

**Purchase of this important, one-of-a-kind property WILL NOT raise taxes. Funds are already available in the CPA.**

**Ownership of this land**  
**WILL place control of the**  
**land in the hands of those**  
**most affected by its use –**  
**residents of the Town of**  
**Sudbury**