

# Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>  
email: [cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us)

## PROJECT SUBMISSION FORM

Submitter: Maureen Valente, Town Manager

Submission Date: Nov. 1, 2013 (revised 12/4/13)

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

Submitter's address and phone number:

278 Old Sudbury Road  
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: [selectmen@sudbury.ma.us](mailto:selectmen@sudbury.ma.us); [valentem@sudbury.ma.us](mailto:valentem@sudbury.ma.us)

Project Name: Melone Property Master Plan

Project Description: Request is for funds to complete a Master Plan for the Melone property for development of high density residential housing which count towards the Town's 10% affordable housing goal, as well as complementary and/or accessory open space and recreation uses.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2015	\$150,000	\$150,000	
2016			
2017			
2018			
2019			
<b>Total</b>	\$150,000	\$150,000	

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

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.

*The Board of Selectmen is proposing this project. The Planning Board has indicated support for achieving the 10% affordable housing goal using this property. The Council on Aging has also indicated support for this use at the Melone property.*

For Community Preservation Committee Use:

Form received on: \_\_\_\_\_

Project presented to CPC on: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

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

### Project Description:

This proposal is a request to fund \$150,000 to hire consultants to assist the Town in completing a Master Plan for the Melone property on Route 117 for high density residential housing and other possible complementary and/or accessory uses (recreation, open space, retail services, etc.). The process will include (1) a public process to define the parameters of the development within realistic financing scenarios (type and size of development, occupancy, multiple uses, etc.), (2) identification of development constraints, (3) the preparation of a zoning bylaw to facilitate the preferred development, and (4) preparation of a RFP for disposition of the land to a private developer.

The Melone property is a 46 acre parcel located on Route 117, North Road. The parcel contains approximately 20 acres of developable land. The town purchased this property in 1990 and has operated a gravel operation out of it since the 1990's. Estimates from the Department of Public Works indicates that nearly all the gravel has been removed from the parcel, and final grades will be set in the next year. Sixteen (16) acres of the property is located in the Town of Concord. This parcel lies within a DEP designated Zone II, which will require protections for groundwater supplies. One of the Town's water supply wells is located directly across the street from the parcel. A 150 foot high wireless communication tower is located adjacent to the parcel on land owned by the Sudbury Water District. Other abutters include one single family dwelling to the southwest, the Northwoods at Sudbury condominium complex to the west and the Town of Concord to the north and east.

The Town has been looking for a suitable use for this property for many years. The CPC funded a preliminary development feasibility analysis of the property in 2006 (completed in 2011), which indicated that there was significant development potential for a variety of uses, including residential and recreation. In 2012 the Selectmen approved the completion of a planning analysis of market rate development scenarios for the property, which indicated high density residential use would be economically attractive for private development.

With the recent decision by the Board of Selectmen to include the achievement of 10% affordable housing as a goal for FY15, review of this property makes sense as it is the largest undeveloped town-owned parcel of land which is suitable for housing. Prior studies have indicated it is developable and financially feasible. The parcel is included in the 2011 Housing Production Plan as a potential development property for housing. Further, it is the Selectmen's goal to maximize the number of units developed on this property that qualify to count on the Town's Subsidized Housing Inventory in order to make significant progress towards the 10% mandate. It is also the Selectmen's goal to minimize the financial impacts to the Town with any development of the property, and to create a development which will be budget positive on an ongoing basis. While the specific unit type, mix and style of development would be determined as part of the public process envisioned with this proposal, it is anticipated that rental units will be prevalent, a large proportion of age-restricted units will be included, and unit sizes will predominantly be 2 bedrooms or less.

## **General Criteria**

The following **CPC general** criteria apply to this project:

- The project as envisioned is eligible for CPA funding according to the legislation.
- Planning for future municipal use of these town-owned lands is consistent with existing town plans and studies. The Melone parcel is specifically identified in the Master Plan as a site that should be assessed for redevelopment (page 32). The 2011 Housing Production Plan identifies this parcel as suitable for housing development. The 2009 Open Space and Recreation Plan identifies this parcel as a potential recreational property, which could be a complementary use to the primary housing use.
- This idea is generally supported by the Board of Selectmen, the Planning Board and the Council on Aging. Additional support from the Sudbury Housing Trust, Conservation Commission, and the Sudbury Housing Authority will be sought. Official votes of all boards will be submitted once they have been received.
- The use of CPA funds to develop community housing on this parcel will accommodate an under-served population, as the town does not currently meet the state goal of 10% affordable housing.
- The project is capable of serving more than 1 CPA purpose – passive and active recreation may be able to be accommodated, as well as housing.
- This proposal will utilize town owned assets.

### **Community Housing Criteria which apply to this proposal:**

- Housing developed on this property will contribute to the town's goal of 10% affordability.
- This proposal conforms to the Housing Production Plan.
- As a town-sponsored development, we will be able to create a diverse range of housing styles and prices to meet more than 1 economic need and encourage a diverse socioeconomic environment.
- The design will reflect the natural and open space aspects of the property.
- All affordable units will be restricted in perpetuity.
- This proposal encourages the use of town-owned sites.
- Local preference for occupancy to the maximum extent allowed by law will ensure a significant percentage of the units are available for Sudbury residents.

### **Open Space/Recreation Criteria which apply to this proposal:**

- It is possible that opportunities for passive recreation can be accommodated on this parcel along with development. Including open space trails, passive recreational opportunities or a playing field or playground would be an attractive addition to any residential development for the residents, and the Town in general. The property is adjacent to Town of Concord Conservation land, as well as the open space and trails on Frost Farm.

**Attachments:**

Concept Plan No. 4 (from 2011 GPR Report)  
Melone Redevelopment Process Timeline  
Aerial Photo of Property

**References** (available on Town's website):

- “*Engineering and Development Feasibility Study Report, Melone Property, North Road (Rt. 117), Sudbury, MA*”, by Goldsmith, Prest & Ringwall, Inc., dated January 31, 2011  
<http://sudbury.ma.us/departments/CPC/doc6559/MeloneFinalReport.pdf>
- “*Land Value Analysis for Former Melone Property*”, Larry Koff & Associates, with Bluestone Planning Group and Avery Associates, September 6, 2012  
<http://sudbury.ma.us/departments/PCD/doc7949/KoffSudburyfinalreport9-6.pdf>
- “*Town of Sudbury Housing Production Plan*”, July 14, 2011, prepared by the Town of Sudbury, MA <http://sudbury.ma.us/departments/CHO/doc6564/SudburyHousingProductionPlan-FINAL.pdf>

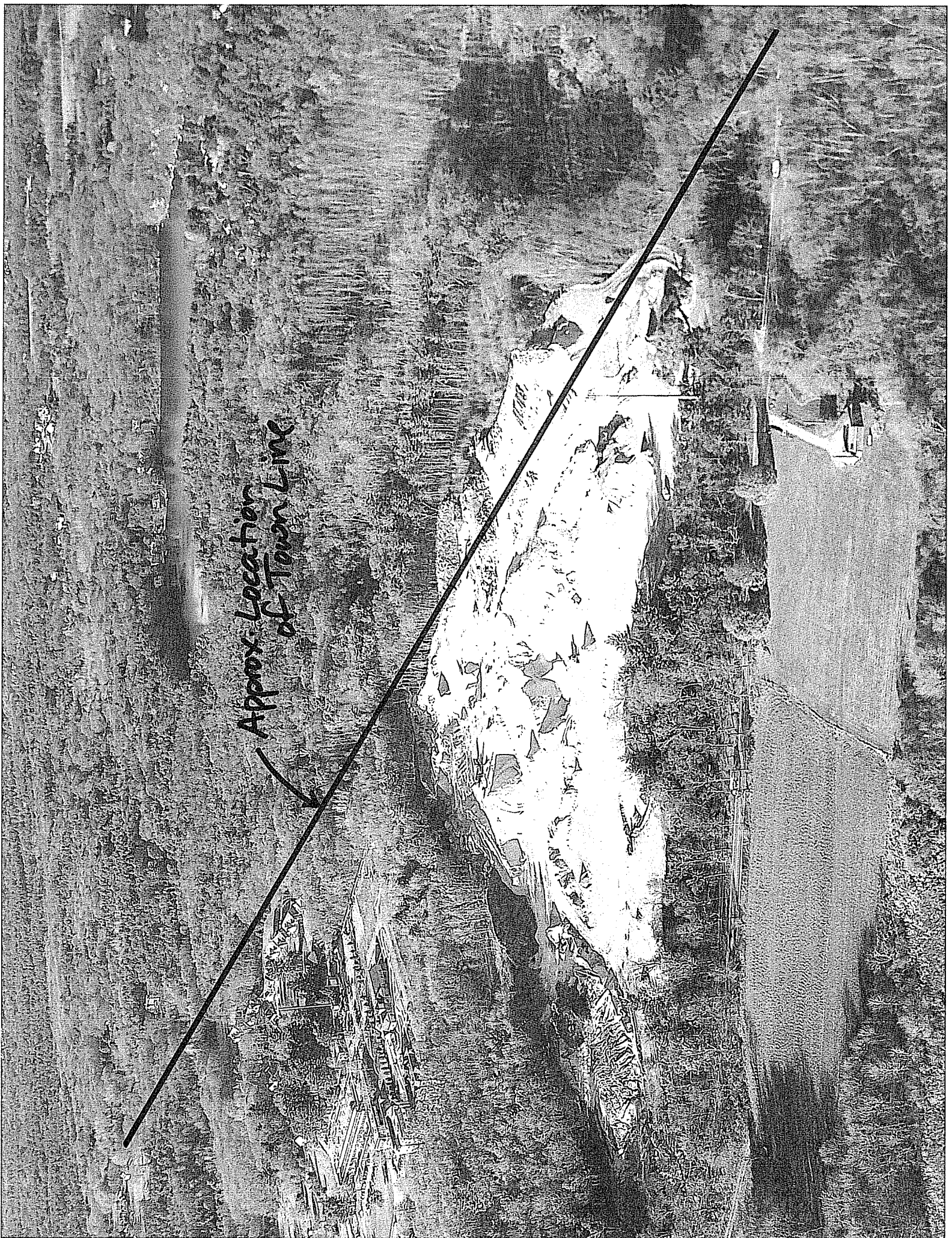
Tasks Completed on Melone:

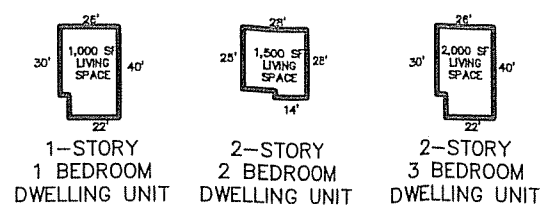
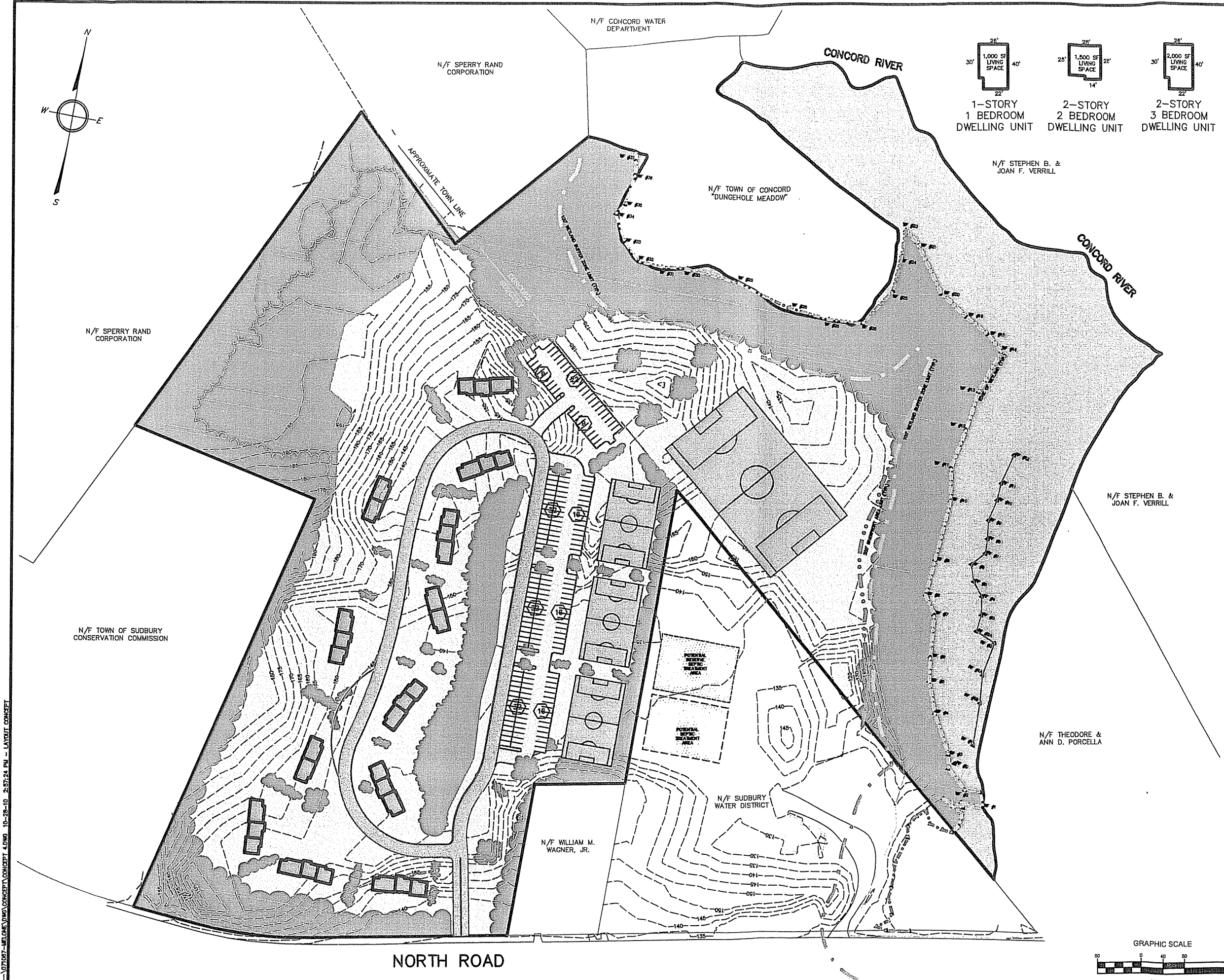
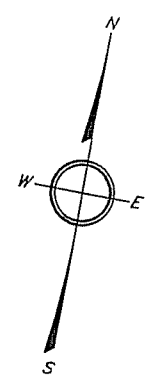
1. feasibility analysis (soil testing, survey, wetland identification)
2. market analysis
3. needs assessment (Housing Production Plan)

Tasks Remaining before development:

- |  |                |
|--|----------------|
| 1. secure site control of Sudbury Water District/Wagner properties   | 2014-2015      |
| 2. final grading of gravel pit   | 2014-2016      |
| 3. RFP for engineer/designer: Engineering (wastewater, utilities, access) and concept plan for redevelopment | 2014 \$250,000 |
| 4. Zoning considerations – 40B or zoning change  | 2015           |
| 5. Permitting  | 2015-2016      |
| 6. Disposition of Property/ Town Meeting Approval  | 2016           |
| 7. RFP for developer   | 2016           |
| 8. Chose developer/Final Design Plan/Construction  | 2017           |

Approx. Location  
of Town Line





- BUILDING
- LAWN AREA / USABLE AREA
- DRIVEWAYS / PARKING AREAS
- POTENTIAL SEWAGE TREATMENT AREA
- WOODS / LANDSCAPING
- BORDERING VEGETATED WETLAND
- SPORTS FIELD

**SCHEDULE OF UNITS:**

1-BEDROOM UNITS:	9 UNITS	9 BEDROOMS
2-BEDROOM UNITS:	18 UNITS	36 BEDROOMS
3-BEDROOM UNITS:	6 UNITS	18 BEDROOMS
<b>TOTAL NUMBER OF BEDROOMS:</b>		<b>63</b>

**EXISTING CONDITIONS NOTES:**

- TOPOGRAPHIC AND PROPERTY LINE INFORMATION SHOWN HEREON IS APPROXIMATE ONLY.
- LOCATION OF RIVERBANK FLAGGED BY DEP PERSONNEL, AS TAKEN FROM PLAN REFERENCE NO. 1.

**PLAN REFERENCES:**

- "TOPOGRAPHIC PLAN OF LAND IN SUDBURY AND CONCORD, MA" PREPARED BY TOWN OF SUDBURY ENGINEERING DEPARTMENT, DATED FEBRUARY 16, 1999; REVISED THROUGH MARCH 17, 2000.

**DRAWING ISSUED FOR:**

CONCEPT     CONSTRUCTION  
 PERMIT         CONSTRUCTION RECORD

PROPOSED CONCEPTS SHOWN ON THIS DRAWING MAY NOT COMPLY WITH LOCAL BYLAWS / ORDINANCES, AND MAY NOT BE RENDERED IN DETAIL SUFFICIENT FOR PERMITTING PURPOSES. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

NO.	DATE	BY	APP.	REVISION DESCRIPTION

**GPR** Engineering Solutions for Land & Structures

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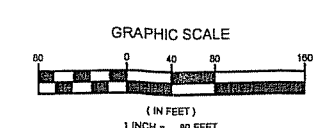
**RESIDENTIAL DEVELOPMENT**

CONCEPT PLAN NO. 4

**MELONE PROPERTY**  
 NORTH ROAD  
 SUDBURY, MA

PREPARED FOR:  
 TOWN OF SUDBURY  
 278 OLD SUDBURY ROAD  
 SUDBURY, MA 01776

DFT. BY: EMR    DATE: SEPTEMBER 2008    JOB 071067    1 OF 1  
 CHK. BY: CRG



P: 107-107-MELONE-DMG (CONCEPT) DWG 10-28-10 2:57:24 PM - LAYOUT CONCEPT