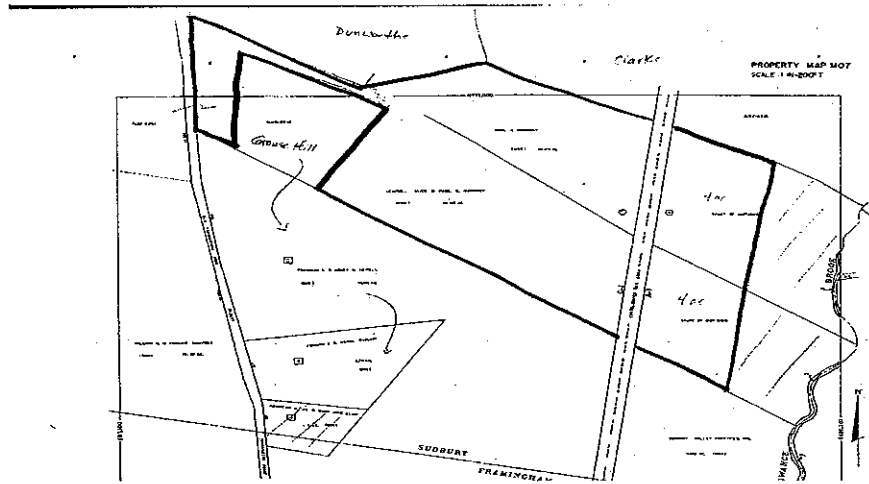


# Town of Sudbury

## Mahoney Farm Property



**October 31, 2007**

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

**PROJECT SUBMISSION FORM**

Submitter: Dennis Mannone Park and Recreation Director Submission Date: October 12, 2007

Group or Committee Affiliation (if any): Park and Recreation Commission

Submitter's address and phone number:

Purpose (please select all that apply):

- X Open Space
- X Community Housing
- Historic
- X Recreation

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

Project Name: Mahoney Property Design Phase

Project Description: The Athletic Field Master Plan recommend development of this parcel into two lighted athletic fields, including adequate parking facilities for both. This parcel may be able to accommodate one large baseball field and one adult softball field. The parcel may also have a Community Housing aspect as well. This design phase of the Mahoney property, based on two studies (Athletic Field Master Plan 2004 & GPR Feasibility Study 2008), would allow for a feasibility design of this property. The Park and Recreation Commission would then return to CPC the following year with a firm price for construction costs. (see Maps)

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2009	\$100,000 (Design)	\$90,000	Friends of Park & Recreation (\$10,000)
2010	TBD	TBD	TBD
2011			
2012			
2013			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects

The Park and Recreation Department completed an Athletic Field Master Plan in September 2004, written by Gale Associates. This plan concluded that nearly all of the Park and Recreation fields in the community are seriously overscheduled and overused. Since the report was prepared, the Cutting field has been constructed, and the new L-S community field has been developed. Even with these two new turf fields, there continues to be a need for additional new athletic facilities. The goal of the Park and Recreation master planning effort was to identify cost-effective strategies for the creation of 3-4 additional multi-purpose fields, 2-3 new adult baseball/softball fields and

the renovation of 2-3 Little League fields to achieve the goals identified. This project meets virtually all of the criteria (general and category specific) for CPC funding. This project has the potential of installing two baseball/softball fields with numerous uses.

These new fields:

- will support multiple recreation uses: passive and active, adult and youth recreational programs, great spot for camps, tournaments, etc. for revenue generation.
- will benefit the students of k-8, L-S students, and town recreational programs
- will service thousands of residents annually (based on the master plan rotation of field space)
- will expand the recreational offerings for Sudbury by allowing multiple sports to grow in response to adult/youth resident demand

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.

- Jointly benefits Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing.
- Support multiple recreation uses;
- Serves a significant number of adult/youth residents;
- Expands the range of recreational opportunities available to Sudbury residents of all ages;
- This project has the support of the Park and Recreation Commission

For Community Preservation Committee Use:

Form Received on: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

Project Presented to CPC on: \_\_\_\_\_  
Determination: \_\_\_\_\_

# ***Mahoney Land detail***

The Mahoney property is a 28 acre combined parcel located on the eastern side of Old Framingham Road in south Sudbury. The land was recently deeded to the Town on June 28, 2006 by Evergreen Realty Trust, and is located on Town Assessor Map M07, parcels 4 and 5. They have a total assessed value of \$280,000 and are zoned A1 and C-1-Residential. The parcel consists of 2 distinct portions, 20 acres west of the CSX railroad corridor and 8 acres directly east of the railroad corridor. Another 8 acres in this area has been placed in permanent conservation restriction and is not part of this feasibility study.

The access to the parcel is on Old Framingham Road, via a 50 foot wide strip of land carved from Parcel L07-026.

There is a wetland resource area located on the northern edge of the parcel, though the extent and exact location of wetlands needs to be determined in order to quantify the usability of the parcel for any type of use. Some soil testing has been done by private landowners indicating that the soils are difficult to percolate, however with the recent changes to Title V, new testing should be completed to determine the feasibility for the construction of septic systems for both housing and public facilities related to the potential recreational use.

A 52 unit age-restricted condominium development currently under construction abuts the property on the southern boundary. Land to the north is privately owned but not developed. Sudbury Valley Trustees also owns land abutting this parcel.

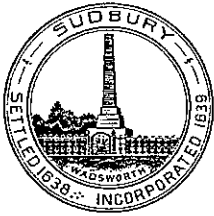
There are a few ideas for this property including developing the CSX rail road corridor into a recreational rail trail which would connect northward to the Bruce Freeman rail trail and southward into Framingham, and the rest of the parcel to playing fields, open space or housing.

The Land Use Priorities Committee noted that the Mahoney property might be appropriate for community housing, recreation or a cemetery.

The Athletic Field Master Plan recommends development of this parcel into two additional athletic fields, including adequate parking facilities. The parcel can accommodate one adult baseball field and one adult softball field, both fenced with the potential for multipurpose fields.

One resident has requested that this parcel be considered for return to agricultural cultivation because of its historic use and its location. This area is being rapidly developed, and the preservation of this remnant of Sudbury's agricultural past could be particularly valuable. This concept of retaining farms and agricultural uses is further proposed in the Master Plan.

If in fact the soils make housing difficult, then a combined active and passive recreation use might be the best use of this parcel.



# Town of Sudbury

Planning and Community Development Department

Flynn Building  
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Fax: 978-443-0756

Jody A. Kablack, Director

<http://www.sudbury.ma.us/services/planning>  
[kablackj@town.sudbury.ma.us](mailto:kablackj@town.sudbury.ma.us)

TO: Board of Selectmen  
FROM: Jody Kablack, Planning Director  
RE: Mahoney/Grouse Hill Land Swap  
DATE: June 15, 2006

I have met with Bill Place, DPW Director, Debbie Dineen, Conservation Coordinator, and Dennis Mannone, Recreation Director to provide answers to questions posed by the Selectmen at your meeting on June 6<sup>th</sup> regarding this topic. We have jointly formulated this response to assist you in your decision making.

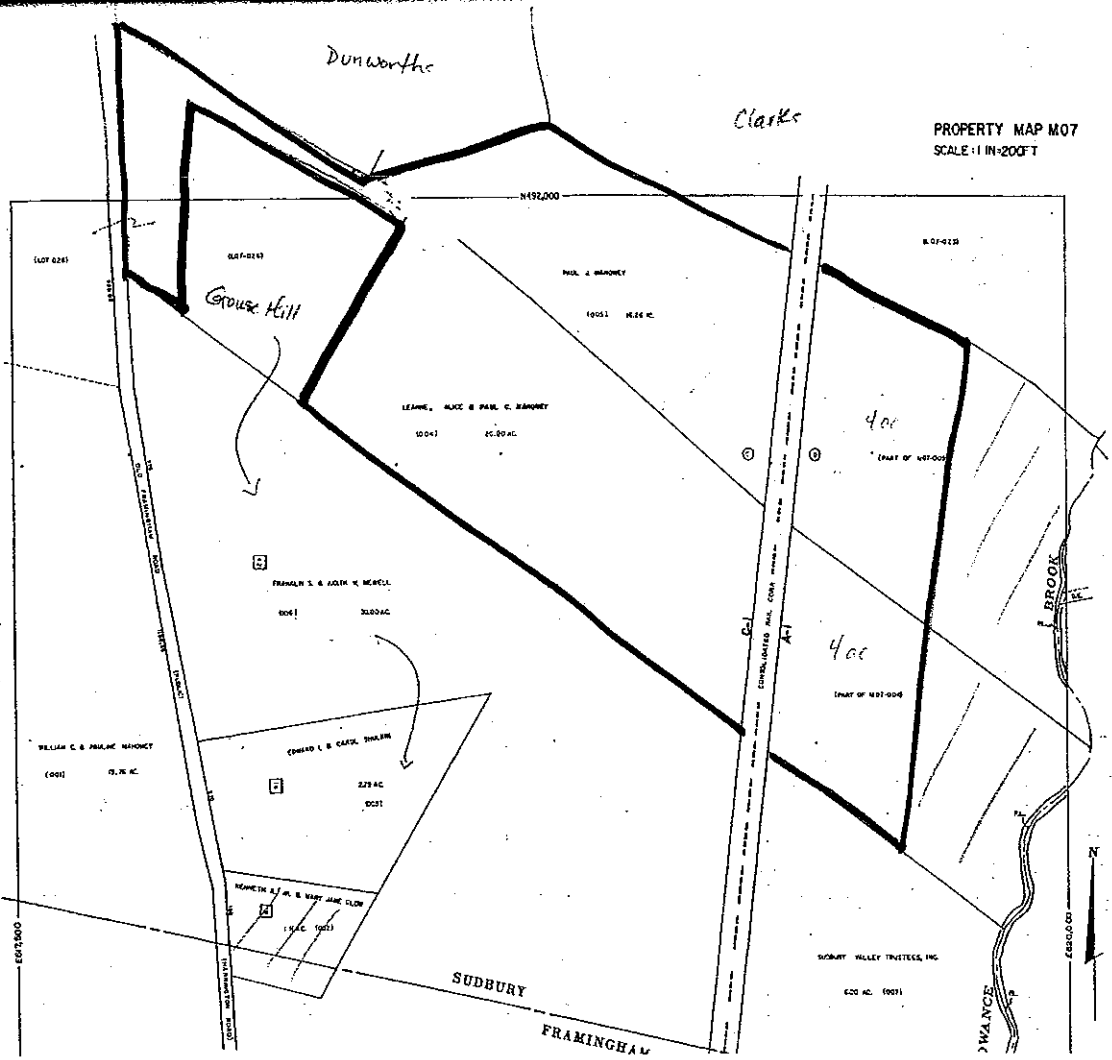
1. The current size, shape and topography of the existing town parcel (26-3) make it difficult for any type of development for municipal use. The usable area is severely constrained by the shape of the parcel, and the somewhat steep slopes would require filling of the area and construction of retaining walls.
2. The new parcel has much more potential given it is level and more rectangular-shaped. In addition, the new parcel provides realistic access (50 feet wide instead of 30 feet) to the rear parcel for development of municipal uses.
3. The Conservation Commission would not place restrictions on the use of the newly configured parcel along Old Framingham Road. There are no habitat issues in this area.
4. It was agreed that the new area along Old Framingham Road has no physical issues for a potential parking area, whether grass or paved. Small soccer fields are also possible in this area, as are playgrounds. However, it is the opinion of the Recreation Director that Sudbury residents do not like to park far away from the playing fields though, and this area is over 500 feet from any potential field area.
5. The Park and Recreation Field Master Plan shows the potential for 2 large Baseball/softball fields on the former Mahoney property (see attached plan). While wetlands in the area (along both sides of the parcel) may impact this scale of development, Baseball/softball fields are needed and would be the first choice of the Park and Recreation Commission for this site.
6. The Planning Board will be urged to require screening behind the units that will be constructed on the swapped land to provide a visual buffer from the ISD development to any municipal use in the rear.

In summary, we recommend approval of the land swap, as the newly configured parcel provides better opportunities for municipal development. This recommendation is predicated on the fact that we do not know the exact wetland line, and potential developability of the entire area is conceptual until the feasibility study is completed.

## Enclosures

cc: Debbie Dineen  
Bill Place  
Dennis Mannone  
Capital Group Properties

# Mahoney Farm, Annotated property map



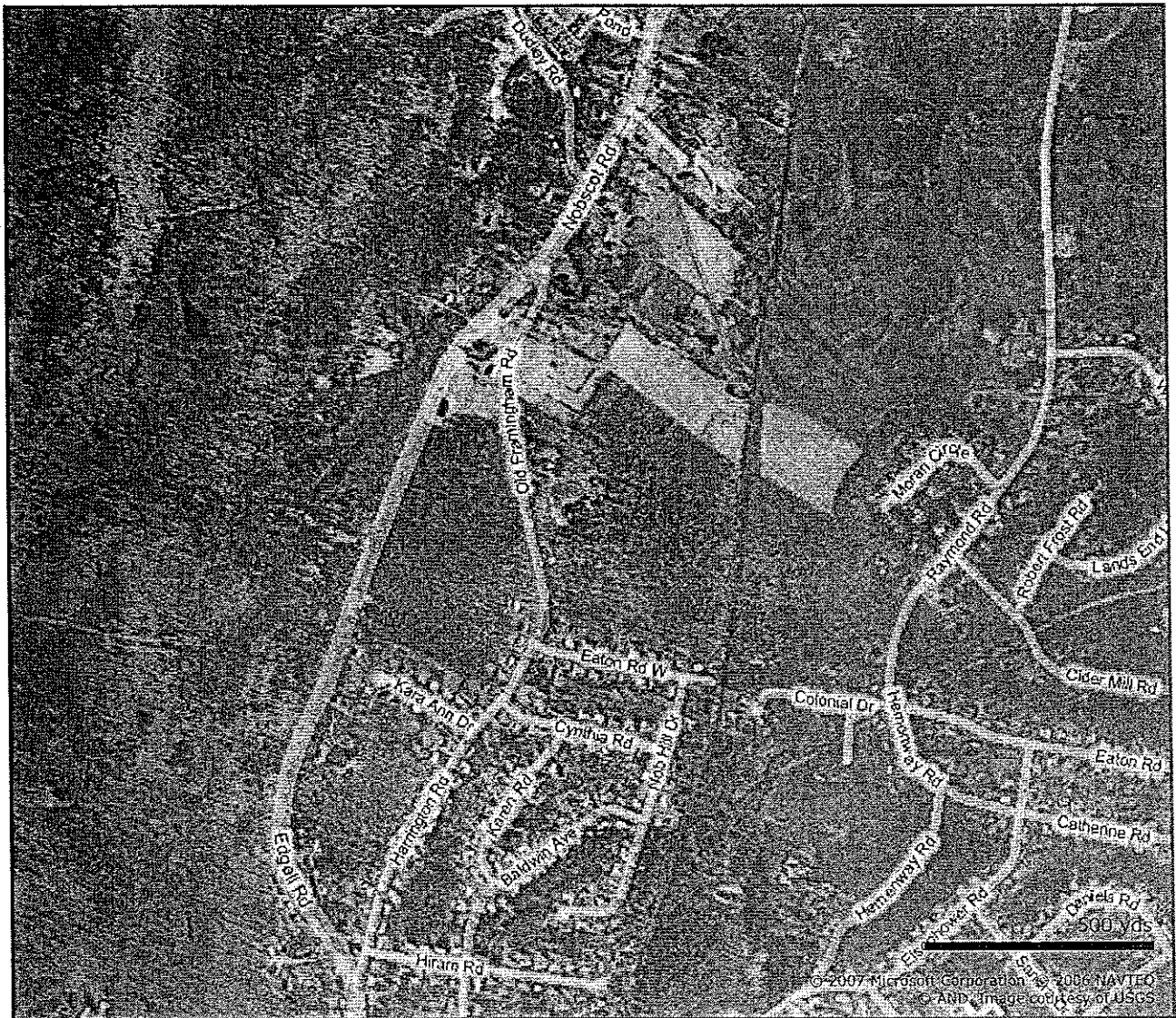


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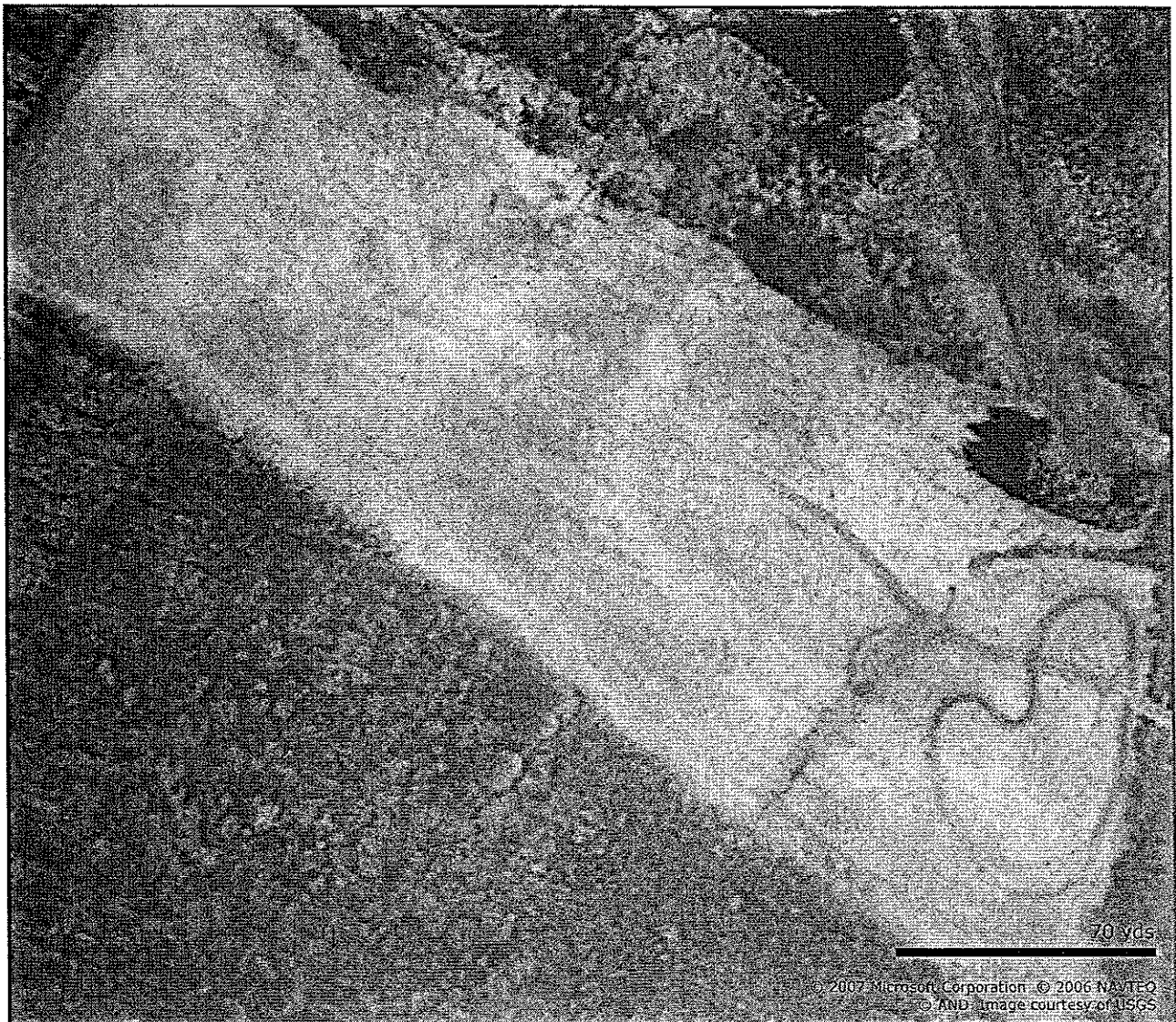
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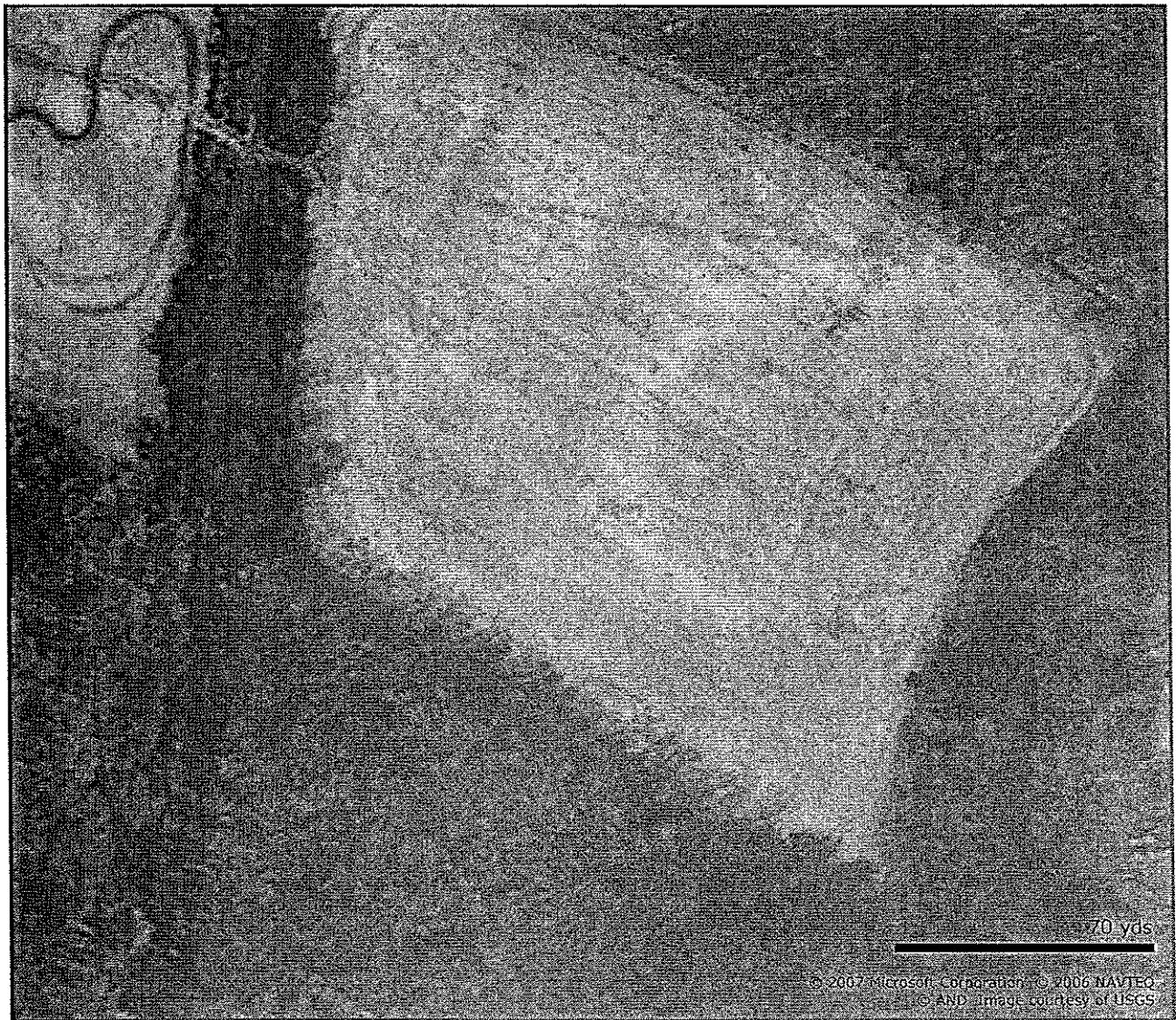


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