

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Maureen Valente, Town Manager

Submission Date: October 31, 2007

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):

XX Open Space

Community Housing

Historic

Recreation

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

Project Name: Nobscot Boy Scout Reservation, Purchase of Development Rights

Project Description: Purchase a conservation restriction on approximately 303 acres of land for open space preservation. See attached for more detailed description.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2009	Unknown at this time	Unknown at this time	Private fundraising; Self-Help Grant up to \$1.5 million
2010			
2011			
2012			
2013			
Total			

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

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.

The preservation of this property is a town-wide goal, as it appears on the 1997 Open Space and Recreation Plan, the 2002 Land Use Priorities Committee Report, the 2007 Heritage Landscape Report, and is an identified parcel in the draft 2007 Open Space and Recreation Plan. Support for the project will be solicited from the Planning Board, Conservation Commission, Historical Commission, and Park & Recreation Commission.

For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____

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 has been a stated goal of the town for over 10 years – 1997 Open Space and Recreation Plan, 2002 Land Use Priorities Committee Report, 2007 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. Due to the lengthy negotiations, the price of the restriction has not been finalized yet, which has made it difficult to address the project with various boards and committees. Once the price has been set, additional boards, including the Planning Board, Conservation Commission, Park & Recreation Commission and the Historical Commission will be further briefed and requested to support the project.*
- This project will preserve the essential character of the town as described in the Master Plan. *The parcel abuts several large open space parcels owned by the Town of Sudbury. Keeping this property in its existing state and prohibiting development will preserve the character of the town at a very visible entrance at its southern boundary.*
- This project will save resources that would otherwise be threatened and/or serve a currently under-served population. *The unprotected nature of the property makes it a significant threat to the natural resources of the area if it were to be developed.*
- This project will serve more than one CPA purpose (especially in linking open space, recreation and community housing). *The parcel abuts significant open space owned by the Town of Sudbury and other entities, and this proposal will link those properties and provide public access on defined trails.*
- This project demonstrates practicality, feasibility, urgency. *If the Town does not complete purchase of the conservation restriction at the 2007 Annual Town Meeting, it is possible that a portion of property may be sold privately to generate income for the Knox Trail Council/Boy Scouts of America organization. The Town has no right of first refusal on this property.*
- This proposal demonstrates that the project can be implemented expeditiously and within budget. *Once a price has been agreed upon, completing the transaction will have no other costs. The Town will not be responsible for maintaining the property.*
- This project leverage additional public and/or private funds. *An application for Self-Help grant funding through the Executive Office of Energy and Environmental Affairs and will be filed for reimbursement of up to \$500,000 of the cost of the restriction. The budget projects private fundraising efforts up to \$1.5 million of the total cost (including the Self-Help grant)*

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. *A variety of habitats have been inventoried on the property, including wetlands, vernal pools, ledge outcroppings, significant elevations, kettle holes and other unique geologic features.*

land under conventional zoning and development regulations. The offer price falls within the accepted range of prices in the appraisals. A financial comparison of other open space purchases is attached for your inspection

The terms of the offer to date include the following:

- Phase 1 – Placement of a conservation restriction on approximately 160 acres of land to be held in title by the Knox Trail Council. These 160 acres could support the development of 33 single family house lots. This property will be permanently restricted from development, except for construction and maintenance of camp buildings associated with the Boy Scouts programs, passive recreation use by the general public, and development of passive recreation uses. The purchase price for the Conservation Restriction will include the Town's share, private fundraising of no less than \$1 million, and the \$500,000 Self-Help grant. The final price will be disclosed upon final agreement of the parties.
- Phase 2 – Placement of a conservation restriction on approximately 143 acres of land in Sudbury to be held in title by the Knox Trail Council, within an agreed upon time frame at the current value of the land, including a similar discount. These 143 acres could support the development of 14 single family house lots. The price for this portion of the CR is undetermined at this time, pending a final appraisal. There will be no expectation of private fundraising for this phase, however a Self-Help grant application will be filed for an additional \$500,000 from the state.
- Phase 3 - The town to receive a right-of-first-refusal on the remaining 135 acres of land owned by the Knox Trail Council, which includes the land within the Town of Framingham. The right- of-first-refusal will follow similar guidelines as under c. 61 regarding time frames for the Town to act.
- Exclusion from any Conservation Restriction of approximately 4.5 acres of land in Sudbury by the Knox Trail Council which currently contains 4 rental houses, and approximately 4 acres of land in Framingham which contains the main camp lodge, manager's house and parking area. There will be no restriction on these areas, other than a scenic view restriction along the frontage on Nobscot Road which will allow use of these areas, but prohibit removal of vegetation, new construction or expansion of existing structures and active use areas.
- Exclusion from any Conservation Restriction of approximately 40 acres of land in Framingham along Nobscot Road adjacent to the camp entrance. There will be no restriction on this area, other than a scenic view restriction along the frontage on Nobscot Road which allow use of the area, but prohibit removal of vegetation, new construction or expansion of existing structures or active use areas.
- Exclusion from any Conservation Restriction of approximately 4 acres of land located in the southwestern corner of the property in Framingham, which currently has a tower on it and which may be sold or leased for similar purposes.

- The conservation restrictions will be jointly held by Sudbury Valley Trustees and the Town of Sudbury, with SVT having the primary role for stewardship and enforcement. Final language of the restriction, including permitted uses and reservations, has not been completed at this time, but will be mutually acceptable to both parties within the above criteria.
- The ability for the public to access the parcel, access only to be denied when large reservation-wide events are scheduled or as otherwise deemed necessary for public safety.

Preservation of this property fulfills many of the community preservation goals that have been identified by the community. It takes a large property out of development and eliminates its recurring education and municipal costs. It protects environmentally sensitive areas of the parcel, and public access to the land will be allowed. The parcel contributes to a larger area of open space and provides significant wildlife habitat. An important view shed at a major entrance to the town will be preserved.

The landowner seeks to preserve the parcel and reduce the development potential. They have voluntarily approached the town with this offer, and are negotiating in good faith for a final deal that meets both the needs of the town and the needs of the owners of the property.

Attachments:

1. Locus Plan of property
2. "After" plan of property with Conservation Restriction
3. Conservation Restriction Exhibit Plan
4. Financial Comparison

- This project provides opportunities for passive recreation and environmental education. *Trails exist on the property which will be open to the public for most of the year (excluding reservation-wide events where large groups are using the property). Interpretive signage and trail maps are available on the property.*
- 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 are several small ponds and wetlands on site which will be protected.*

Project Description

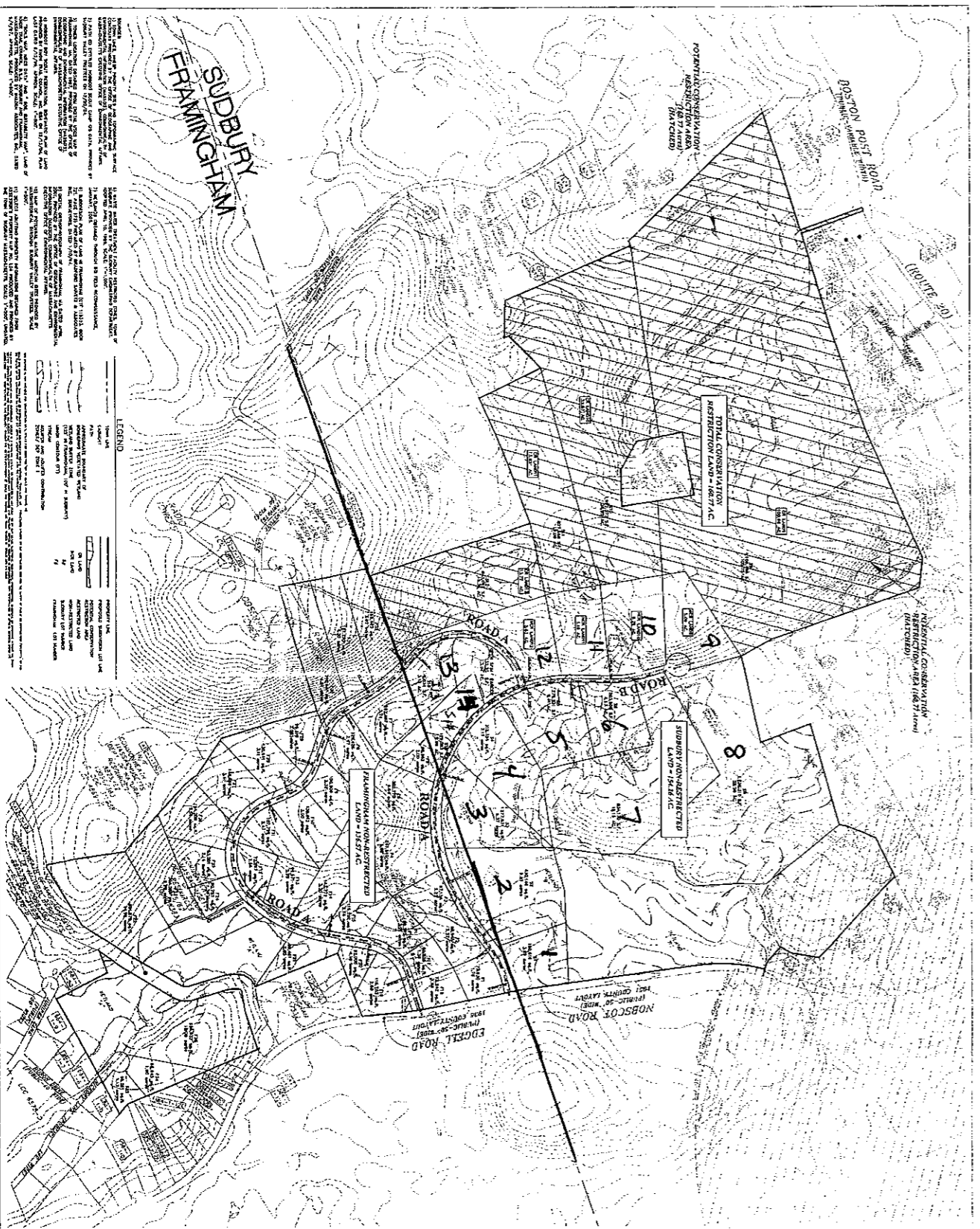
The project proposes the permanent preservation of approximately 303 acres located on the southern boundary line of Sudbury. An additional 135 acres of the property is within the Town of Framingham, but none of that property is the subject of this proposal. The parcel is located on Nobscot Road, and is locally known as the Nobscot Boy Scout Reservation, owned by the Knox Trail Council of the Boy Scouts of America. The Knox Trail Council (KTC) and the Sudbury Valley Trustees (SVT) have been working in partnership to preserve the property, and have offered the purchase of a conservation restriction on a portion of the property to the Town of Sudbury, jointly with SVT, at a discounted price.

This application seeks CPA funds for the Town's portion of the cost of the restriction, which will be disclosed as soon as negotiations are complete. Other funding sources anticipated include a \$500,000 reimbursement by the Executive Office of Energy and Environmental Affairs under the Self-Help grant program, and approximately \$1,000,000 in private donations (\$1.5 million total). Due to the timing of the award of the Self-Help grants, the proposal includes the \$500,000 as part of the Town's share. If the Town is successful in obtaining this grant, the grant proceeds will be repaid back into the CPA fund.

The property is residentially zoned and predominantly vacant. The parcel is wooded and contains steep terrain in the western portion of the property. The property has 1,125 feet of frontage on Nobscot/Edgell Road. There are several perennial streams on the property, as well as wetlands and vernal pools comprising approximately 10% of the total land area. Trails traverse the property, linking with public trails (including the bay Circuit Trail) on abutting open space parcels owned by the Town of Sudbury, the Commonwealth of Massachusetts and others. The property contains archaeological and historic relics. The property was dedicated as a Boy Scout Camp in 1928, and contains several cabins, lodges, lean-to and open shelters, as well as a single family residence occupied by a ranger, administrative offices and a lodge used for group gatherings.

The property is a priority parcel in the 1997-2002 Open Space and Recreation Plan. It abuts the over 150 acres of town-owned open space to the north, west and east, and is in close proximity to the 800+ acre Callahan State Park to the south and west. This parcel ranked 2nd highest in a listing of 14 parcels for preservation values in the 2002 Land Use Priorities Committee Report, and was listed as a Heritage Landscape by the community in 2007.

A subdivision plan and 2 property appraisals have been completed to determine the value of the



PREPARED FOR:
SUBURBY VALLEY TRUSTEES
 14 CROSSLAND ROAD
 FRAMINGHAM, MA 01904

PROJECT:
NORUMBEGA COUNCIL INC. BOY SCOUTS OF AMERICA

PROJECT:
FRAMINGHAM BOY SCOUTS CAMP
 FRAMINGHAM, MA
 (PROJECT NO. 1000000000)

DATE: 10/1/83

SCALE: 1" = 100'

PROJECT:
DEVELOPMENT STUDY PLAN
COMMERCIAL SUBDIVISION

1

SITE LOCATION

SUBSBURY
(Page 128 & 129)

FRAMINGHAM

MARLBOROUGH
(Pages 104 & 105)

SOUTHBOROUGH
(Page 195)

SUBJECT PROPERTY



Open Space Purchases
FINANCIAL COMPARISON
10/07

PROPERTY	TYPE	COST	SIZE	# LOTS	Avg. Cost/lot	Avg. Cost/Ac.
Meachen	OSP	\$3,700,000	19.1 acres	11	\$336,000	\$194,700
Weisblatt	OSP	\$4,950,000	44 acres	23	\$215,000	\$112,500
Piper	OSP	\$2,550,000	.70 acres	Unknown	Unknown	\$36,400
Dickson	OSP	\$440,000	2.39 acres	1	\$440,000	\$184,100
Hawes	61A	\$540,000	5.2 acres	2	\$270,000	\$103,800
Hodder	61A	\$1,320,000	5.6 acres	4	\$330,000	\$235,700
Prichett	61A	\$5,700,000	57.1 acres	13	\$438,500	\$99,800
Cutting	CPA	\$4,700,000	58	22	\$213,600	\$81,000
Libby	CPA	\$2,631,439	24.06 acres	6	\$438,500 Avg. size=4acre	\$109,370

OSP – Open Space Purchase

1. Cabin #10
2. Cabin #10 Outhouse (removed)
3. Elliland Outhouse
4. Cabin #11
5. Highland Lodge
6. Cabin #17 - (inactive)
7. Cabin #17 Outhouse - (inactive)
8. Cabin #14 site - (inactive)
9. Cabin #15
10. Cabin #18 Outhouse
11. Jethro Trail Lean-to #1
12. Jethro Trail Lean-to #2
13. Fire Trail Lean-to #1
14. Fire Trail Lean-to #2
15. Chippanyok Amphitheater
16. Elliland Lean-to - (inactive)
17. Manson Lodge
18. Ranger's House
19. Anderson Memorial
20. Henderson Lodge
21. Parking lot Outhouse
22. White Lodge
23. Peabody Pavilion
24. Peabody Lean-to #1
25. Peabody Lean-to #2
26. Cabin #31
27. Wabos Woods Cabin
28. Wabos Woods Outhouse
29. Cabin #33
30. Conopose Lean-to #1
31. Conopose Lean-to #2
32. Jethro Trail Outhouse
33. Peabody Cabin
34. Cabin #39 - (inactive)
35. Cabin #39 Outhouse - (inactive)
36. #67 Nobscot Road
37. #69 Nobscot Road
38. #71 Nobscot Road Garage
39. #71 Nobscot Road
40. #73 Nobscot Road
41. #73 Nobscot Road Garage
42. Cabin #42 - (inactive)
43. Cabin #38 - (inactive)
44. Cabin #37 - (inactive)
45. Wampum Trail Lean-to #1
46. Wampum Trail Lean-to #2
47. Owl Trail Lean-to
48. McKenna Family Pavilion
49. Pond View Cabin
50. McKenna Family Pavilion
51. Pond View Outhouse
52. Legion Lodge
53. Reidy Amphitheater
54. Haynes Lodge
55. Cabin #29 - (inactive)
56. Cabin #26
57. Cabin #23 - (inactive)
58. Cabin #24 - (inactive)
59. Cabin #25 - (inactive)
60. Cabin #21

SUDBURY VALLEY TRUSTEES
18 WOLBACH ROAD
SUDBURY, MA 01776

KNOX TRAIL COUNCIL INC. BOY SCOUTS OF AMERICA

BEALS AND THOMAS, INC.
Civil Engineers-Landscape Architects
Land Surveyors-Planners-Wetland Scientists
Reservist Corporate Center
144 Turnpike Road (Route 9)
Southborough, Massachusetts 01772
Tel: 508-386-0560
Fax: 508-386-4391
(email) mth@bealsweb.com
(website) http://www.bealsweb.com

IN PROGRESS
11/27/2007

DES	DWN	CHK'D	APP'D
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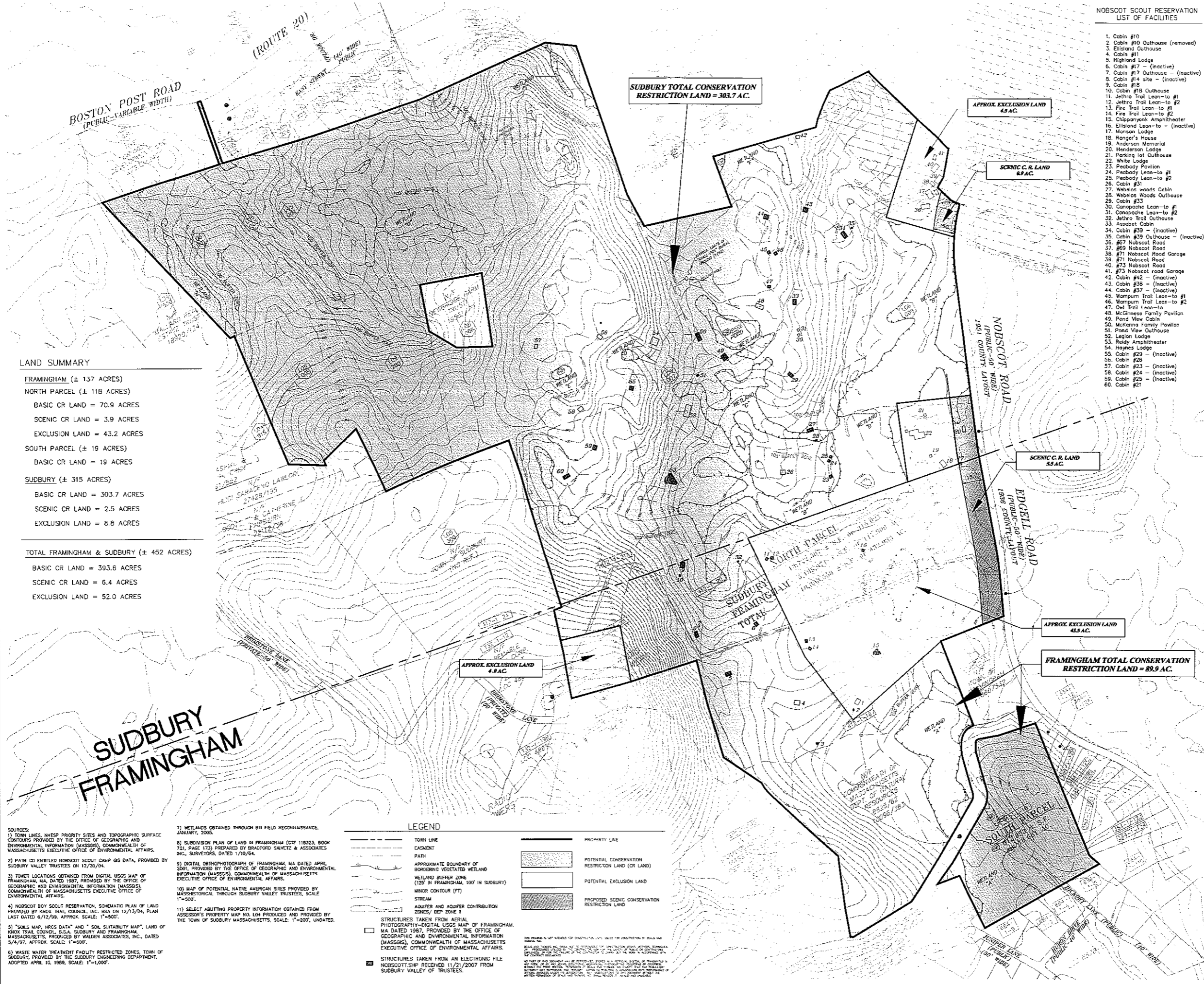
PROJECT:
**NOBSCOT SCOUT CAMP
FRAMINGHAM &
SUDBURY, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 200' DATE:
METERS
100 200 300 400 500
FEET

**CONSERVATION
RESTRICTION EXHIBIT
PLAN**

BTJ 508 100 1246-04

BTJ PLAN NO. 1546000A-001



LAND SUMMARY

FRAMINGHAM (± 137 ACRES)

NORTH PARCEL (± 118 ACRES)

BASIC CR LAND = 70.9 ACRES

SCENIC CR LAND = 3.9 ACRES

EXCLUSION LAND = 43.2 ACRES

SOUTH PARCEL (± 19 ACRES)

BASIC CR LAND = 19 ACRES

SUDBURY (± 315 ACRES)

BASIC CR LAND = 303.7 ACRES

SCENIC CR LAND = 2.5 ACRES

EXCLUSION LAND = 8.8 ACRES

TOTAL FRAMINGHAM & SUDBURY (± 452 ACRES)

BASIC CR LAND = 393.6 ACRES

SCENIC CR LAND = 6.4 ACRES

EXCLUSION LAND = 52.0 ACRES

- SOURCES:**
- 1) TOWN LINES, WHPSP PRIORITY SITES AND TOPOGRAPHIC SURFACE CONTOURS PROVIDED BY THE OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MAGSIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS.
 - 2) PATH CD ENVELOPED NOBSCOT SCOUT CAMP G5 DATA, PROVIDED BY SUDBURY VALLEY TRUSTEES ON 12/20/04.
 - 3) TOWER LOCATIONS OBTAINED FROM DIGITAL USGS MAP OF FRAMINGHAM, MA, DATED 1987, PROVIDED BY THE OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MAGSIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS.
 - 4) NOBSCOT BOY SCOUT RESERVATION, SCHEMATIC PLAN OF LAND PROVIDED BY KNOX TRAIL COUNCIL, INC. ISA ON 12/13/04, PLAN LAST DATED 6/12/99, APPROX. SCALE: 1"=500'.
 - 5) "SOIL MAP, NRCS DATA" AND "SOIL SUITABILITY MAP", LAND OF KNOX TRAIL COUNCIL, B.S.A. SUDBURY AND FRAMINGHAM, MASSACHUSETTS, PRODUCED BY WALDEN ASSOCIATES, INC., DATED 5/4/97, APPROX. SCALE: 1"=500'.
 - 6) WASTE WATER TREATMENT FACILITY RESTRICTED ZONES, TOWN OF SUDBURY, PROVIDED BY THE SUDBURY ENGINEERING DEPARTMENT, ADOPTED APRIL 10, 1989, SCALE: 1"=1,000'.
 - 7) WETLANDS OBTAINED THROUGH BFI FIELD RECONNAISSANCE, JANUARY, 2006.
 - 8) SUBDIVISION PLAN OF LAND IN FRAMINGHAM (CIT 118323, BOOK 721, PAGE 173) PREPARED BY BRADFORD SAVETZ & ASSOCIATES INC., SURVEYORS, DATED 1/10/84.
 - 9) DIGITAL ORTHOPHOTOGRAPH OF FRAMINGHAM, MA DATED APRIL 2001, PROVIDED BY THE OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MAGSIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS.
 - 10) MAP OF POTENTIAL NATIVE AMERICAN SITES PROVIDED BY MASS HISTORICAL THROUGH SUDBURY VALLEY TRUSTEES, SCALE 1"=500'.
 - 11) SELECT ABUTTING PROPERTY INFORMATION OBTAINED FROM ASSESSOR'S PROPERTY MAP NO. 104 PROVIDED AND PROVIDED BY THE TOWN OF SUDBURY MASSACHUSETTS, SCALE: 1"=200', UNDATED.

LEGEND

- | | | | |
|--|---|--|---|
| | TOWN LINE | | PROPERTY LINE |
| | EASEMENT | | POTENTIAL CONSERVATION RESTRICTION LAND (CR LAND) |
| | PATH | | POTENTIAL EXCLUSION LAND |
| | APPROXIMATE BOUNDARY OF BORDERING VEGETATED WETLAND | | PROPOSED SCENIC CONSERVATION RESTRICTION LAND |
| | WETLAND BUFFER ZONE (100' IN SUDBURY) | | |
| | MINOR CONTOUR (FT) | | |
| | STREAM | | |
| | AQUIFER AND AQUIFER CONTRIBUTION ZONES/ DEP ZONE I | | |
- STRUCTURES TAKEN FROM AERIAL PHOTOGRAPHY-DIGITAL USGS MAP OF FRAMINGHAM, MA DATED 1987, PROVIDED BY THE OFFICE OF GEOGRAPHIC AND ENVIRONMENTAL INFORMATION (MAGSIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS.
- STRUCTURES TAKEN FROM AN ELECTRONIC FILE NOBSCOT.SHP RECEIVED 11/21/2007 FROM SUDBURY VALLEY OF TRUSTEES.