

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

**PROJECT SUBMISSION FORM**

Submitter: Maureen Valente, Town Manager

Submission Date: October 1, 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

XX Community Housing

Historic

XX Recreation

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

Project Name: Young Property Acquisition

Project Description: Purchase approximately 7 acres of land for affordable housing, open space and passive recreation. See attached for more detailed description.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2008	\$860,000	\$860,000	
2009			
2010	Approx. \$5 million	\$1,200,000	State AHT and HOME funds; sales proceeds
2011			
2012			
Total		\$2,060,000	

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 acquisition portion of this project is solely under the jurisdiction of the Board of Selectmen. The development portion will require permits from the Zoning Board of Appeals, Conservation Commission and Board of Health. The Sudbury Housing Trust will be a co-applicant on all local permits. Positive input on the project has been received by the Planning Board, Conservation Commission, Historical Commission, Sudbury Housing Authority, Sudbury Housing Trust, 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 for CPA-eligible projects 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. *Small scale development by the Town is an identified strategy in the 2005 Community Housing Plan. Purchase of parcels under Chapter 61 was envisioned as a means of obtaining parcels for small scale developments.*
- This project has received endorsement by other municipal boards or departments. *To date, the Board of Selectmen, Sudbury Housing Authority, Sudbury Housing Trust, and Planning Board endorse this project. Additional boards, including the Conservation Commission, Park & Recreation Commission and the Historic Districts Commission will be further briefed on the project prior to Town Meeting.*
- This project will preserve the essential character of the town as described in the Master Plan. *A natural buffer along Route 20 can be preserved to reduce the visibility of the project from the public way.*
- This project will save resources that would otherwise be threatened and/or serve a currently under-served population. *All of the units to be constructed within the project will provide housing for an under-served segment of the population, particularly first time homebuyers and others who cannot afford to purchase homes in Sudbury. The homes will be offered to households making 100% of the Boston area median income or less.*
- This project will serve more than one CPA purpose (especially in linking open space, recreation and community housing). *Due to the physical characteristics of the property, there will be a small open space component to the project, as well as a passive recreation component.*
- This project demonstrates practicality, feasibility, urgency. *If the Town does not complete purchase of the property within 90 days of its option, the property will be sold as a private sale and developed conventionally.*
- This proposal demonstrates that the project can be implemented expeditiously and within budget. *The attached budget has been prepared to demonstrate feasibility and to outline funding sources other than CPA.*
- This proposal demonstrates that project alternatives, and alternative funding mechanisms, have been fully explored. *The attached budget indicates alternative funding mechanisms in addition to the CPA.*
- This project leverage additional public and/or private funds. *Public funds will be sought in the development phase of the project. The use of substantial CPA funds to purchase the property increases the likelihood of receiving state and/or federal subsidies.*

## 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 wetland vegetation and private gardens on the property contain wildlife habitat and a diversity of habitat that will be protected in perpetuity with this proposal.*
- This project provides opportunities for passive recreation and environmental education. *There has been discussion on the potential development of a native garden and interpretive trail on the*

*property. This portion of the project will be finalized during the permitting and development phase, and CPC funds from the Open Space category will be requested.*

- *This project protects wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitat. The stream and wetlands on site provide a wildlife corridor, which will be protected.*
- *This project preserves important surface water bodies, including wetlands, vernal pools or riparian zones. The small pond and wetlands on site will be protected.*

## **Community Housing Criteria**

- *This project will contribute to the goal of 10% affordability. A majority of the units in the proposed development will count towards the Town's 10% affordable housing goal. A small number of units may be available to households making 100% of the area median income, which qualify for CPA funds but do not count in the inventory.*
- *This project conforms to the town's Community Housing Plan. Development of a small scale town sponsored project is a strategy in the Community Housing Plan.*
- *This project will promote a socioeconomic environment that encourages a diversity of income. The project budget includes approximately 75% of the units available to households making up to 80% of the area median income, and approximately 25% to households making up to 100% of the area median income. In addition, the unit sizes will vary between 1-3 bedrooms to capture different household sizes. This mix is in conformance with the 40B Guidelines recently promulgated by the Town.*
- *This project will provide housing that is harmonious in design and scale with the surrounding community. It will be a goal of the project designer to create a neighborhood which fits into the community. Architectural services will be part of the pre-development feasibility analysis, which will give the Town and the public the opportunity to work on scale of the development, design and materials early in the process.*
- *This project will ensure long-term affordability. All units created in this development will be subject to a perpetual deed rider ensuring affordability.*
- *This project will give priority to local residents, Town employees, participants in the Sudbury Metco program and employees of local businesses. At least 70% of the units will be offered to those with Sudbury connections.*

## **Recreation Criteria**

- *This project will expand the range of recreational opportunities available to Sudbury residents of all ages. A small neighborhood park is envisioned to be created on the property, which will be accessible via the existing walkway and by car with constructed parking space.*
- *This project will jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property. Recreational uses on the property will be limited to passive recreation and nature study/enjoyment.*

## Project Description

The Young property is a 7 acre parcel of land located at 804 Boston Post Road, which the Board of Selectmen have recently voted to exercise the Town's option to purchase the property under M.G.L. Chapter 61B. A Special Town Meeting will be called this fall to vote on the purchase. This application seeks CPA funds for the entire purchase price of the property (\$815,000), closing costs (\$3,000), and pre-development costs (\$42,000), for a total cost of \$860,000. These costs will be further explained below.

The property is residentially zoned and also within the Wayside Inn Historic District. The land contains 1 single family dwelling, but is predominantly forested with wetlands along the eastern property boundary. The parcel can potentially be subdivided into 3 single family house lots under current zoning.

The proposal is to develop the property into 10-16 units (20-33 bedrooms) of attached community housing, providing homeownership units for households making up to 100% of the Boston area median income. The units will be attached in 2-4 unit structures on approximately 3.5 acres of the parcel. A roadway from Route 20 and ample parking will be developed. Approximately ½ of the property will remain undeveloped, preserving the wetlands, stream and small pond along the eastern side of the property. Public access to the preserved land is contemplated.

Since receipt of the notice of the Town's option to purchase the property, preliminary feasibility studies of the property for development have been undertaken. Soil testing has been completed which demonstrates there are developable soils for a modest size residential development (40-49 bedrooms). A property appraisal has been completed stating the property value is \$850,000, net all development costs associated with a 3 lot subdivision. Preliminary development budgets have been prepared indicating the potential development costs for several unit size scenarios (10 units, 13 units and 16 units). All of this information indicates that a small scale affordable housing development, 10-16 units in size, could be constructed on the property. Additional costs for development, up to maximum of approximately \$1.2 million, will be necessary and will be requested from CPA funds at a future date. These costs will also include funds for development of the open space component of the project, estimated at approximately \$25,000.

Additional feasibility studies are necessary in order to prepare the property for public bid, which are estimated to cost approximately \$42,000. A boundary survey, 21E environmental survey, geotechnical survey, wetlands survey and delineation, architectural studies and site plans will be completed in order to create a town-accepted plan for the development. This feasibility stage will incorporate public comments on building design and site development. This plan will then be put out to bid for construction.

The Selectmen held several public hearings on this matter since July, 2007. Neighbors attended and indicated a desire to preserve the wooded nature of the parcel and privacy to the abutting homes, and indicated a preference for recreational use of the land over development. It is noted that there is some neighborhood opposition to development of this parcel, but with careful placement of the structures and preservation/creation of vegetative buffers, these concerns can be

mitigated.

The following board and committees have provided written comments to the Selectmen, all of which are attached herewith:

- The Planning Board has made a recommendation to the Selectmen to pursue feasibility of identified municipal needs, including housing.
- The Conservation Commission has recommended acquisition of the property for conservation and housing.
- The Sudbury Housing Trust has recommended purchase of the property, as it is consistent with the Master Plan and the Housing Plan.
- The Sudbury Historical Commission has recommended purchase of the property for housing and open space/passive recreation.
- The Sudbury Housing Authority voted to support purchasing the property for the development of affordable housing, with an interest in obtaining 2 units for rental housing.

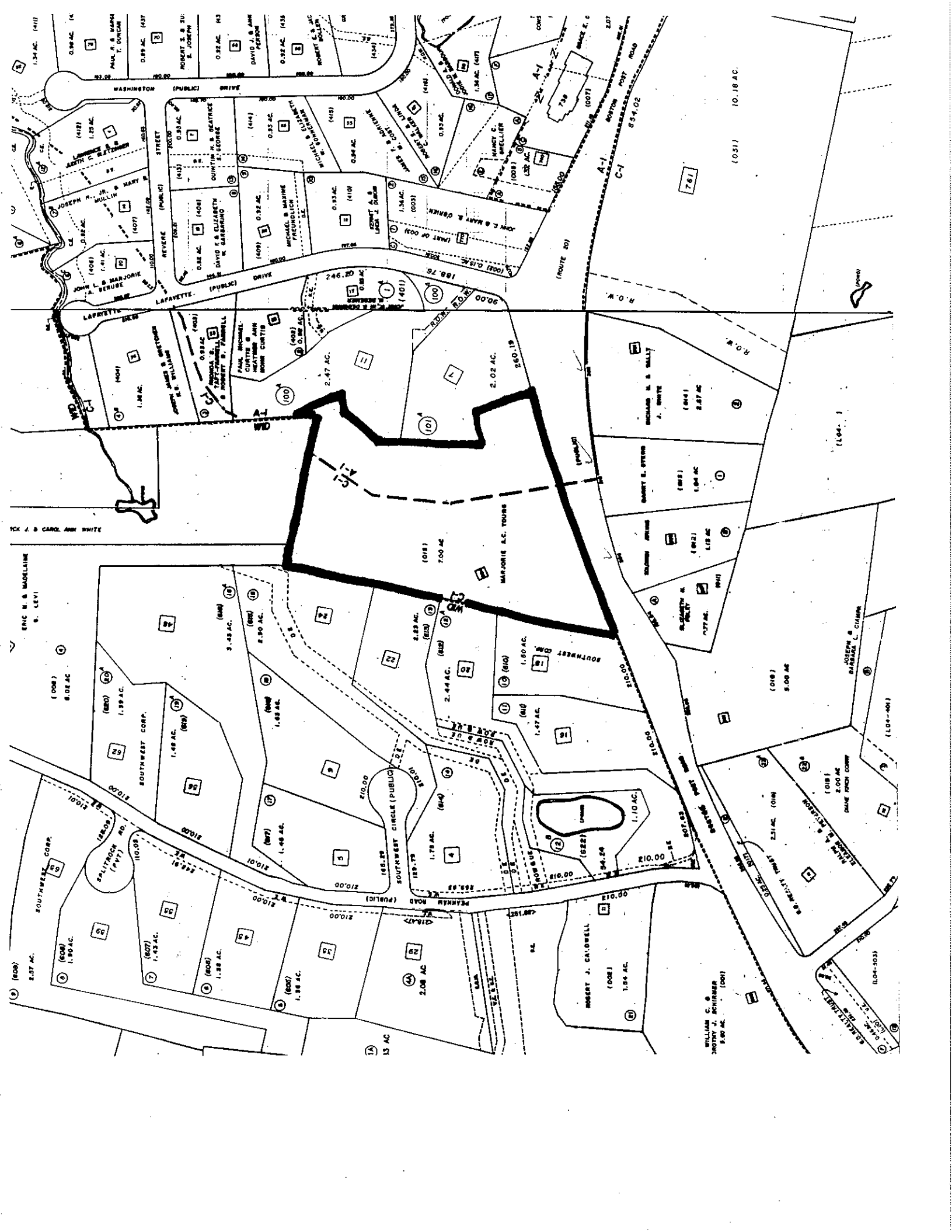
The Sudbury Town Finance Director has provided guidance regarding funding of this project, and concludes that based on the use of the property and the intent for the Town not to own it in the long term, the price and the current reserves of the CPC, it may be better to purchase the property with cash reserves than to bond this expenditure.

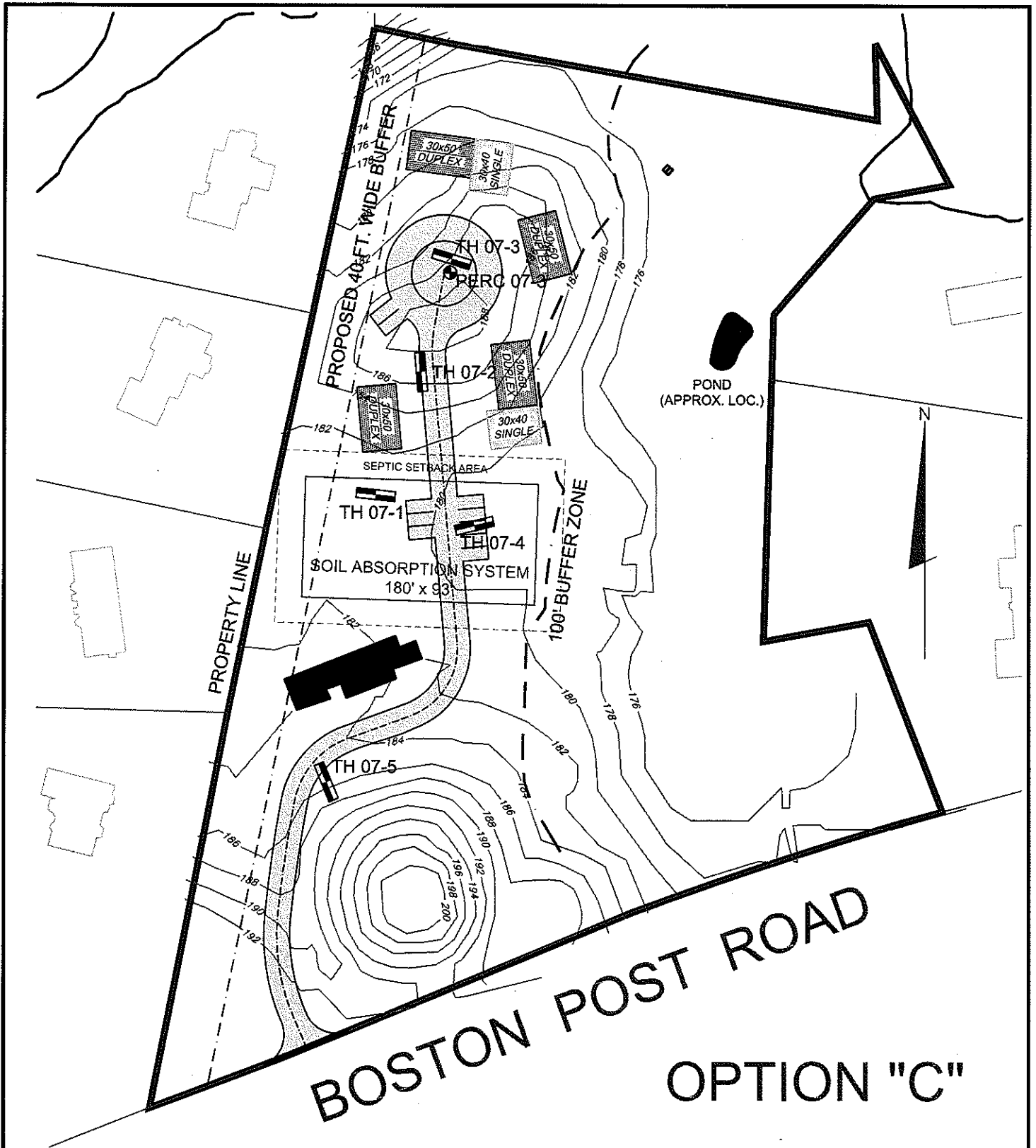
Purchase and development of this property fulfills many of the community goals that have been identified over the last decade. Increasing the inventory of affordable housing has been a town goal since 2001 when the Town's vision for the future was codified in the Master Plan. The 2005 Housing Plan took this goal several steps farther, and recommended the Town identify parcels of land which were capable of sustaining small scale housing developments. This parcel has been identified as a potential property for municipal use; the Town has the first option to purchase; ownership will enable the Town to develop a moderate size housing development benefiting a segment of the population which is essentially shut out of the Sudbury housing market, including teachers, fire fighters and municipal employees; it will preserve the sensitive portions of the property in their natural state; and it will provide a neighborhood recreation area.

If this project is voted at Town Meeting, the Sudbury Housing Trust has expressed an interest in taking title to the land and facilitating its development as conceptually envisioned. If the purchase does not pass at Town Meeting, the Town's right of first refusal lapses and the owner can sell to a private party for unknown purposes.

If the purchase of the property is funded, but the subsequent request for development funds does not pass at Town Meeting (potentially 2009), the following courses of action can be taken:

- a) The Town can retain the parcel for other CPA-eligible uses, such as open space and recreation.
- b) The Town can retain the parcel and sell the existing home for affordable housing.
- c) The Town may be able to sell the property and reimburse the CPA fund.

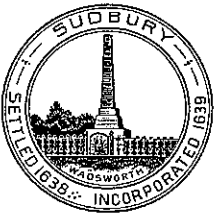




Note: Property lines, contours, and 100' Buffer Zone are approximate.

SKETCH PLAN OF  
 PROPOSED HOUSING LOCATIONS  
 804 BOSTON POST ROAD  
 SUDBURY, MASSACHUSETTS  
 TOWN OF SUDBURY ENGINEERING DEPT.  
 AUGUST 17, 2007

INFORMATION USED IN THIS SKETCH  
 PROVIDED BY:  
 SCHOFIELD BROTHERS OF NEW  
 ENGLAND, INC., 1071 WORCESTER RD.,  
 FRAMINGHAM, MASSACHUSETTS



# Town of Sudbury

*Sudbury Housing Trust*

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387

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

September 10, 2007

Board of Selectmen  
278 Old Sudbury Road  
Sudbury, MA 01776

RE: Young Property, 804 Boston Post Road  
Right of First Refusal under MGL c. 61B

Dear Members of the Board:

At its meeting of September 6, 2007, the Sudbury Housing Trust discussed the above notice from the property owner indicating intent to sell land under chapter 61A.

The Sudbury Housing Trust recommends that the Board exercise their option to purchase this parcel. This development opportunity is consistent with both the Master Plan and the Community Housing Plan. These approved plans promote mixed-use development, housing in the Route 20 area, small scale housing development and pursuit of chapter 61a properties. Additionally, preliminary feasibility indicates that the project has great potential, and the cost of the land is reasonable. The Sudbury Housing Trust has drafted a possible project budget and feels that the overall scope and resulting new units of diverse housing would be achievable and be successful.

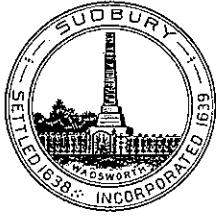
If you need anything further, please advise.

On behalf of the Sudbury Housing Trust,

Michael C. Fee  
Chairman

cc: Sudbury Housing Authority  
Planning Board





# Town of Sudbury

## Planning Board

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

planningboard@town.sudbury.ma.us

<http://www.sudbury.ma.us/services/planning>

June 28, 2007

Mr. John Drobinski, Chairman  
Board of Selectmen  
Sudbury, MA 01776

RE: Young Property, 804 Boston Post Road  
Right of First Refusal under MGL c. 61B

Dear Board members:

At its meeting on June 28, 2007 the Planning Board discussed the above notice from the property owner indicating intent to sell land under chapter 61B. We understand the Selectmen will be holding a public hearing on its right to exercise its option to purchase the property on July 24, 2007. The Planning Board has previously studied this property and indicated an interest in purchasing the property for municipal use. We feel that the site may be suitable for several potential, identified municipal uses and should be further explored for feasibility. We understand that the Wastewater Technical Advisory Committee has committed funding for soil testing and an appraisal, and fully support those efforts.

During this period, the Planning Board recommends that the Selectmen fully investigate the offer as to whether it is bona fide, particularly in regards to the buyer and the stated price.

We request that a multi-board meeting be scheduled prior to the deadline date for exercising our right of first refusal. Feasibility studies should be completed within this time, which will enable the boards to fully discuss potential options and uses for the property.

If you need anything further, please advise.

On behalf of the Planning Board,

Michael C. Fee, Chairman

cc: Conservation Commission  
Sudbury Housing Trust  
Board of Health  
DPW Director  
Building Inspector

**Kablack, Jody**

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**From:** Lyn Maclean [lyn\_m\_2000@yahoo.com]  
**Sent:** Monday, July 30, 2007 2:43 PM  
**To:** Kablack, Jody  
**Subject:** Re: Young Property, 804 Boston Post Road

Hi Jody,

After polling the SHC members they all agreed that the town should go for this property. It would be ideal for a couple of low income housing units if the pond and path area could be kept as natural as possible. L

*Kablack, Jody* <kablackj@town.sudbury.ma.us> wrote:

Attached is a memo requesting comments on whether the town should purchase a parcel of land under Chapter 61B. Please review with your board/commission, and send any comments to the Selectmen prior to their meeting on Sept. 11th. A hard copy of this memo is also being sent in the mail. Thank you.

Jody Kablack, Director of Planning and Community Development  
278 Old Sudbury Road  
Sudbury, MA 01776  
(978)639-3387  
(978)443-0756 fax

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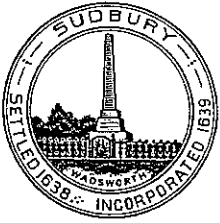
Get the free [Yahoo! toolbar](#) and rest assured with the added security of spyware protection.

**Kablack, Jody**

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**From:** Jo-Ann Howe [sudburyhousing@verizon.net]  
**Sent:** Friday, August 24, 2007 4:52 PM  
**To:** Kablack, Jody  
**Cc:** Rust, Beth  
**Subject:** Young property

On 8/14/07 the SHA voted to support the Town in exercising its right to purchase the Young property under Chapter 61B. The Town should consider the development of affordable housing on the site with at least two units to be sold to the SHA to be used for rental housing.



TOWN OF SUDBURY  
*Conservation Commission*

275 Old Lancaster Road  
Sudbury, Massachusetts 01776

Tel: (978) 443-2209

x1370 or 1371

Fax: (978) 443-6128

E-mail: [concom@town.sudbury.ma.us](mailto:concom@town.sudbury.ma.us)

June 17, 2007

Sudbury Board of Selectmen  
278 Old Sudbury Rd.  
Sudbury, MA 01776

Re: Notice of Intent to Sell 61B- 804 Boston Post Rd. K04-0015

Board of Selectmen,

At the Conservation Commission meeting held June 16, 2007 the Commission discussed the option to purchase the Young property at 804 Boston Post Rd. for \$815,000. This is a seven-acre property with 670' of frontage. The property is located partially in the A1 and partially in the C1 residential district.

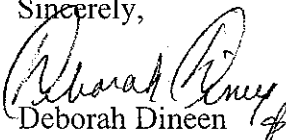
In 2005, Mr. Young had offered this property to the Town for \$465,000, provided the Town did not construct multiple units (the town was looking for up to 10 units) of affordable housing on the property. A 1950's cape cod-style home exists currently on the site. The current option of \$815,000 does not include any municipal use restrictions.

This property lends itself very nicely to a mix of affordable housing and conservation/park open space. The easterly side of the property contains an intermittent stream, vegetated wetlands, and a small, shallow pond. Ms. Young had cultivated a garden along the stream that could be restored as a small park and walking path. The pond was used for skating by the Young family and might be suitable for a Park & Recreation program.

The Conservation Commission believes that even at \$815,000 the property offers a central location on Boston Post Road, plus the potential for housing, conservation, and recreation opportunities. In addition, a study of wastewater treatment options and sites has indicated the property is suitable for wastewater disposal and a small treatment plant.

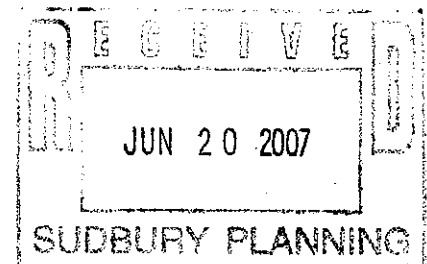
The Conservation Commission agrees unanimously that the Town should pursue acquisition of this parcel.

Sincerely,

  
Deborah Dineen

Conservation Coordinator (on behalf of the Commission)

Cc: J. Kablack  
B. Rust  
D. Mannone



	10 Unit Plan (21 BR)		13 Unit Plan (27 BR)		16 Unit Plan (33 BR)		Incremental Impact of 13 Units	
	Total Project	Per Unit	Total Project	Per Unit	Total Project	Per Unit	Total Project	Per Unit
Unit Count	10	1,230	13	1,219	16	1,213	13	-11
Gross Square Footage	12,300	\$462,179	15,850	\$406,041	19,400	\$371,536	3,550	(\$56,138)
Estimated Development Cost	\$4,621,785	\$166,613	\$5,278,528	\$165,853	\$5,944,581	\$174,683	\$489,962	(\$760)
Sales Proceeds	\$1,666,129	\$295,566	\$2,156,091	\$240,187	\$2,794,921	\$196,854	\$166,781	(\$55,378)
Subsidy Required	\$2,955,656	\$50,000	\$3,122,437	\$50,000	\$3,149,660	\$50,000	\$150,000	\$0
State Affordable Housing Trust Fund	\$500,000	\$40,000	\$650,000	\$42,308	\$800,000	\$34,375	\$150,000	\$2,308
State HOME Funds	\$400,000	\$86,000	\$550,000	\$66,154	\$550,000	\$53,750	\$0	(\$19,846)
Sudbury CPA: Land and Redevelopment	\$860,000	\$119,566	\$860,000	\$81,726	\$860,000	\$58,729	(\$133,219)	(\$37,840)
Sudbury CPA: Development Subsidy	\$1,195,656	\$205,566	\$1,062,437	\$147,880	\$939,660	\$112,479	(\$133,219)	(\$57,686)
<b>Total Sudbury Contribution</b>	<b>\$2,055,656</b>		<b>\$1,922,437</b>		<b>\$1,799,660</b>		<b>(\$133,219)</b>	

*Young Property Conceptual Budget Scenarios*

**I. Municipal Needs Identification**

As the final part of the LUPC charge, the committee has undertaken an examination of both public and private properties that may be suitable for municipal needs. Municipal needs, as listed in the committee charge, include:

- community housing
- recreation
- open space
- community activities
- municipal office space, including town and school administration
- uses that may enhance municipal revenue
- water resources

After discussion with the Town Manager, Police and Fire Chiefs Superintendent of the Sudbury Public Schools, and a Commissioner from the Sudbury Water District (Appendix ), and compiling existing information on municipal needs from the 2001 Master Plan and the 2002 Townwide Comprehensive Facility Study, the committee has added additional uses to this list, including:

- wastewater treatment
- cemetery space
- commuter parking
- Police Station
- Public school

These needs are intended to accommodate anticipated growth at full build-out, as projected by the Metropolitan Area Planning Council (MAPC) for the Town in December, 2001. MAPC figures estimate that almost 2000 new residential lots can be created. This study further estimates that the population will increase by 4300 persons at build-out under present zoning to over 21,000, an additional 430,000 gallons of water will be needed per day, 1290 new students will be added to the school population, and 43 miles of new roads will be constructed. At build-out, many municipal services stabilize, and unexpected increases in needs are less frequent. Demographic shifts and use trends will also require a shift in municipal needs, but once the population is stable, these shifts will be less significant.

Interview with Sudbury Fire Chief, Michael Dunne, 9/17/02

Potential need for expansion of south station on Boston Post Road. Town given property from Raytheon to build station. If expansion necessary, may be possible to get additional land from Raytheon. Little need for expansion of north station, however there is adequate land for expansion. Plenty of room in main station. Designed for 8 firefighters, where staffing is only 4 currently. Repairs to south and north station needed. South station approved for diesel recovery system in 2003.

Needs: combined dispatch with Sudbury Police

Interview with Sudbury Police Chief, Peter Lembo, 9/17/02

Police Dept. has outgrown current facility. Security issues with prisoner spaces and entrances. Not 100% ADA compliant. Parking shortage. Needs presence on Route 20. Could go to a different location, but would need to be on a main road and somewhat central to population density. Route 20 is ideal. Need buffer from residential areas. Believes combined 911 could be accomplished in separate buildings. At full build-out, staff should be approximately 40. Currently, 27 officers, 4 dispatchers, 2 secretaries. Does not favor creation of a police sub-station due to inefficiencies.

Needs: Larger, more modern station in Route 20 area

Interview with Superintendent of K-8 Public Schools, William Hurley, 10/18/02

At build-out, capacity of school system will be over-crowded and at least 1 additional school will be needed. Need at least 10 acres, and at least 100 parking spaces. Current capacity in all 5 schools is 3300 students. Current student enrollment is 3003 (with pre-school enrollment, this number increases to 3100). Between 1990 and 2000 Sudbury K-8 school population increased an average of 5% each year.

Needs: None currently, but will need another school at build-out.

- Interview with Town Manager, Maureen Valente
- Interview with Water District Commission, William Cossart

Facilities Study

The Townwide Comprehensive Facility Study, undertaken in 2002 by Bargmann Hendrie + Archetype looked at 5 municipal buildings and recommended alternative scenarios for accommodating town and school administrative offices (including park and recreation and the Council on Aging) and the Sudbury Police Department. All of the alternatives require significant upgrades to buildings, as most of the town-owned buildings are not fully ADA-compliant. Other upgrades are to heating/cooling systems, electrical systems and similar infrastructure items, and exterior renovations.

The two final scenarios (“Flynn Building Scenario” and “Town Hall Scenario”) require building additions to 2-3 of the 5 studied buildings and construction of a new police station, at costs of between \$6-8 million. The “Flynn Building Scenario” consolidates the town administrative offices in the Flynn Building, requiring a small addition to the building, and relocates school administrative offices in Town Hall. The “Town Hall Scenario” requires a major expansion of Town Hall to accommodate the town administrative offices, and relocates school administration to the Flynn Building. Both scenarios “mothball” the Loring Parsonage, require construction of a new police station and renovate the Fairbank Community Center to recapture space for Park and Rec and the Senior Center.

With the completion of the new Public Works Facility on Old Lancaster Road, approximately \_\_\_ square feet of office space is available on the first and second floors of the Flynn Building. This makes either of the above scenarios possible for town and school administration relocations. Therefore, the only remaining piece from this study is where to put the Police station.

**II. Property Identification**

Parcel examination began with looking at town-owned property first. Using a list of parcels supplied by the Assessing Department, the LUPC chose several parcels that may have potential for development of one or more of the above identified uses:

Property	Recreation	School	Cemetery	Community Housing	Waste-Water	Police Station	Commuter Parking	Commercial Development	Town Office Space
Town Landfill	X								
North Road gravel pit	X	X		X					
Land behind Ti-Sales	X		X						
Parkinson Land				X					
Bushey				X	X				
Hudson Rd Fire Station (excess land)				X		X			
Behind State Police Crime Lab				X	X				
Police Station						X	X	X	
Town Hall									X



Privately owned parcels under Chapter 61 tax assessment (where the Town is given the right of first refusal to purchase a property) that have been identified by the LUPC as having potential for one or more municipal uses are:

Property	Size	Recreation	School	Cemetery	Community Housing	Waste-Water	Police Station	Commuter Parking	Commercial Development	Town Office Space
Cutting	37	X			X				X	
Newell					X	X				
Clark		X			X	X				
Cavooto					X					
Mercury					X		X		X	
Shylovsky					X					
Lettery		X	X		X	X	X			
Mahoney		X		X	X					
Haynes		X	X	X						
Weaver					X					
Cavicchio		X	X	X	X	X			X	
Aaronson		X								
Bartlett					X		X		X	
Young					X	X	X			

The committee also identified several privately owned parcels of land that may provide municipal opportunities for the listed needs:

Property	Recreation	School	Cemetery	Community Housing	Waste-Water	Police Station	Commuter Parking	Commercial Development	Town Office Space
Temple Beth-El									X
Ti-Sales				X		X			
Village Green		X		X		X			X
Richie & Clapper	X				X		X		
___ Boston Post Road next to Police Station				X		X		X	
___ Boston Post Road (corner of Horse Pond Road)				X		X		X	
Hitchcock Furniture					X	X			
Saxonville Lumber					X	X			
Raytheon					X			X	
Boston Post Road (Sykes)									
Pantry Road (near North cemetery)									

III. Matrix Rankings – complete criteria checklist for each parcel and each specific use. Add rankings to above table.

**III. Recent Municipal Construction/expansion Activities**

- Main Fire Station – completed in \_\_\_\_\_
- Library – expansion/renovation completed in \_\_\_\_\_
- 4 elementary schools – renovations/expansions completed in \_\_\_\_\_
- ECMS – completed in \_\_\_\_\_
- Public Works Building – completed in June 2003
- LS – completed in fall 2005
- Landfill
- Cemetery expansion
- Frost Farm
- Open space acquisition (Weisblatt, Meachen, Piper, Dickson)

**IV. Constraints**

- Abutter concerns/opposition – Educate residents of municipal needs of a growing population
- Ability of town to purchase/secure title on private properties
- Site issues: developability, wastewater disposal, groundwater protection, 21E contamination
- Funding – CPA (recreation), SBAB (schools), grants (wastewater, community housing, commuter parking)
- Appropriateness for the use
- Accessibility/convenience

**V. Recommendations**

1. Request private property owners to extend a right of first refusal to the Town on the above properties – offer tax incentive? No broker fees.
2. Proactively work with property owners to relocate businesses on these sites to other properties
3. Expand schools by adding height

**XII. ACTION PLAN:** Create 2-8 units of community housing per year for the next 5 years.

STRATEGY	PROJECT INITIATOR	FUNDING SOURCE	TARGET COMPLETION DATE	HOUSEHOLDS SERVED
<b>PREDEVELOPMENT</b>				
Receive certification of Housing Plan by DHCD.	Town Manager Town Planner		December 2004	
Receive approval of Housing Plan as a component of the WestMetro HOME Consortium Consolidated Plan.	Town Manager Town Planner		July 2005	
Form Local Housing Trust	Comm. Housing Committee	DHCD Priority Dev.Funds	2005	
Identify Appropriate Parcels for Purchase	Comm. Housing Committee		On-going	
Develop Master Plan for Melone Gravel Pit	Town Manager	CPA	2006	
St. Anselm's Feasibility Study	Town Manager	CPA	November 2004	
Comprehensive Permit Guidelines	Comm. Housing Committee		2005	
<b>DEVELOPMENT</b>				
SHA Rental Housing	SHA	CPA, HOME	2006	16 L/M
Buy down of modest homes	Housing Trust	CPA	2005 +	2 per year
Buy down price on existing condominium units	Town/Housing Trust	CPA	When available	
Small scale homeownership comprehensive permit	Housing Trust/Non-profit developer	CPA	When available	
Purchase Chapter 61 Parcels for housing development	Selectmen	CPA	When available	20-40 L/M
St. Anselm's Church	Selectmen	CPA +	2005/2006	Potentially 12-20 L/M
<b>ZONING</b>				
Revise Accessory Apartment Bylaw	Planning Board/ CHC	N/A	2006	
Adopt Inclusionary Zoning Bylaw	Planning Board/ CHC	N/A	2007	
Adopt Business District Zoning Changes allowing residential uses	Planning Board/ CHC	N/A	2006	
Adopt Multi-family Overlay District Zoning (MGL c.40R)	Planning Board/CHC	N/A	2006	Up to 8 units/acre