

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: The Wayside Inn

Submission Date: November 2, 2015

Group or Committee Affiliation (if any):

Submitter's address and phone number:

Purpose (please select all that apply):

The Wayside Inn

Open Space XX

72 Wayside Inn Road

Community Housing

Sudbury, MA 01776

Historic XX

978-443-1776

Recreation

Submitter's email address: sandy@wayside.org

Project Name: Wayside Inn Land Preservation

Project Description: Purchase a permanent conservation restriction on approximately 100 acres of land owned by the Wayside Inn. See attached for more detailed description.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2017		\$TBD	
2018			
2019			
2020			
2021			
Total		\$TBD	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? *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. *Formal notice and a brief presentation have been given to the Board of Selectmen. The Board of Selectmen voted in support of the proposal, subject to final agreement on the value of the restriction at its meeting on October 20, 2015. In addition, in preparation of the Inn's land valuation report by LandVest, Inc., preliminary meetings have been conducted with the Office of Planning and Community Development, the Sudbury Conservation Department and the Sudbury Valley Trustees.*

For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____

Project Description

The Town is being offered the opportunity to purchase the development rights on approximately 100 acres of land owned by the Wayside Inn. It is anticipated that a permanent conservation restriction would be placed on the property restricting the development of the property, but allowing some reserved rights of the landowner to conduct activities in and around the Inn. A land valuation analysis has been completed by the landowner, through LandVest, Inc., and the applicant anticipates that the Town will have its own appraisal prepared. The estimated value of the conservation restriction has been determined based upon the development potential of the Inn's property.

The Inn's property is made up of several parcels on both sides of Wayside Inn Road, comprising approximately 100 acres in total. Ownership is in the name of The Wayside Inn, Inc. a Massachusetts not for profit, charitable corporation. The property is presently improved with nine historic structures including the Inn, Martha Mary Chapel, Little Red School House, Gristmill, Inn Keeper's house, and several smaller barns and structures. While the Inn has been in continuous operation for 300 years (2016 will mark its 300th Anniversary), and the Inn continues to be maintained consistent with its charitable purpose, the Inn and its campus are currently not subject to any form of public or private development restriction. The Inn is located within the Wayside Inn Historic District.

The proposal for granting a conservation restriction on the Inn's property is designed to permanently preserve the Inn's property, restricting the property from further development for either residential or commercial purposes not associated with the continued operations of the Inn. The conservation restriction will be designed to allow for continued use and operation of the Inn's facilities, in accordance with a management plan. The value paid for the Conservation Restriction will be used for restoration of the Inn's buildings, protection of the Inn's archives, provision for continued and enhanced public enjoyment, and creation of enhanced programming efforts. This fund will secure the Inn as a valuable resource and asset of the Town for generations to come.

In addition, the Inn is looking to acquire and/or preserve land immediately surround the Inn's campus. Funds secured by the Inn in connection with the grant of the Conservation Restriction will assist in this effort.

The Inn has had preliminary discussions with SVT regarding the proposed conservation restriction and management plan. SVT has expressed a willingness to serve in a stewardship role and to assist the Inn and the Town in the development of a management plan. In connection with SVT's stewardship, SVT has agreed to undertake fundraising to raise monies for the costs involved.

The parcel is identified on the 2009-2013 Open Space and Recreation Plan, and is ranked as one of the top properties on the list. The parcel is also listed as a Priority Heritage Landscape on the Town's Heritage Landscape Inventory conducted in 2006. The property has considerable views along a scenic road, is one of the largest undeveloped properties in Sudbury, contains Hop Brook and Carding Mill Pond within its boundaries, and the buildings date back to the late 1700's and have historical significance.

Attachments:

- Conceptual Subdivision Plan of property

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 is a stated goal of the Town– 2009-2013 Open Space and Recreation Plan, and the 2006 Heritage Landscape Report.*
- This project has received endorsement by other municipal boards or departments. *The Board of Selectmen has endorsed this project, subject to final negotiation on the value of the conservation restriction. Comments from other boards will be forthcoming, including the Conservation Commission, Planning Board and Historical Commission.*
- This project will preserve the essential character of the town as described in the Master Plan. *The parcel is located in a historic district, and is a very visible property. Keeping this property in its existing state and prohibiting development will preserve the character of the Town.*
- This project will serve more than one CPA purpose (especially in linking open space, recreation and community housing). *There is the potential for trail linkages through this property.*
- This project demonstrates practicality, feasibility, urgency. *The Town has been offered to purchase the development rights at the current time. Delaying the project could result in withdrawal of the offer, and proceeding to development.*
- This proposal demonstrates that the project can be implemented expeditiously and within budget. *The Town will not be responsible for maintaining the property. The cost of the restriction will be the only cost for this project. Preliminary discussions with the Sudbury Valley Trustees have indicated that SVT is willing to conduct a fundraising campaign for stewardship of the conservation restriction.*
- This proposal produces an advantageous cost/benefit value. *Attached is a cost analysis of other land acquisition projects and their cost per acre.*
- This project leverage additional public and/or private funds. *An application for a LAND Grant from the Executive Office of Energy and Environmental Affairs may be filed for reimbursement of up to \$400,000 of the cost of the restriction. There may also be private fundraising opportunities through the Sudbury Valley Trustees.*

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 property contains a variety of habitat areas, including open fields, forested areas, stone walls, wetland areas, open water and riverfront.*

- This project preserves Sudbury's rural and agricultural character. *The Wayside Inn was noted in the 2007 Heritage Landscape Report as a parcel of critical concern.*
- This project protects wildlife corridors, promotes connectivity of habitat or prevents 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. *Carding Mill Pond and Hop Brook are both contained within the property and will be protected by eliminating development possibilities.*
- This project preserves scenic views. *Wayside Inn Road is a Scenic Road, and the substantial visibility of this parcel along both sides of the road creates an historical feel as motorists drive by.*
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan. *The Wayside Inn is a listed parcel for preservation on the current Open Space and Recreation Plan.*



16-Lot Before Plan

Wayside Inn
Sudbury, MA

Legend

- Subject Property - 106.30±Ac (GIS)
- Adjacent Properties
- Potential Driveways
- Open Water
- Surveyed Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Project Number: 9880

September 22, 2015

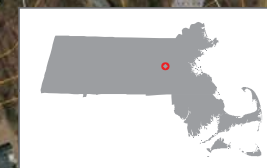


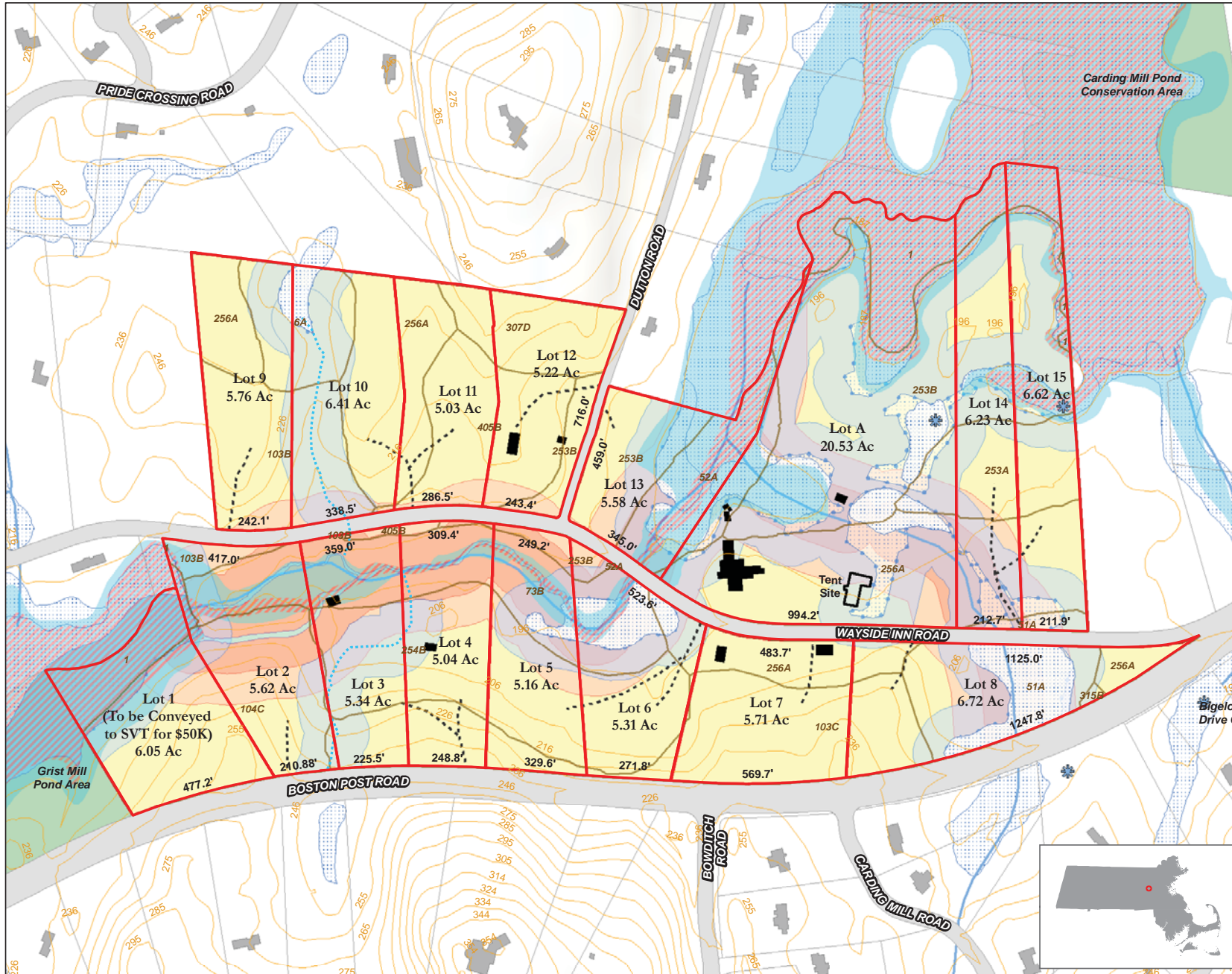
Scale: 1" = 300'
0 150 300 600 Feet

Credits: 2011 imagery from
ESRI 'World Imagery'
map service.

This plan is conceptual only and is not
represented as an engineered plan.

LandVest[®]
Ten Post Office Square, Boston, MA 02109





16-Lot Before Plan Site Analysis Overlay

Wayside Inn
Sudbury, MA

Legend

- Subject Property - 106.30±Ac (GIS)
- Potential Driveways
- Adjacent Properties
- Building Footprints
- Protected Openspace
- Potential Vernal Pools
- Soil Types
- AE: 1% Annual Chance of Flooding
- AE: Regulatory Floodway
- 100' Wetlands Setback
- 100' River Setback
- 200' Rivers Act Setback
- Surveyed Wetlands
- DEP Wetlands
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Project Number: 9880

October 14, 2015



Scale: 1" = 300'
0 150 300 600 Feet

Credits: Background from
ESRI 'Terrain Base' map
service

This plan is conceptual only and is not
represented as an engineered plan.

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Ten Post Office Square, Boston, MA 02109

