

BY:

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: The Wayside Inn

Submission Date: October 20, 2016

Group or Committee Affiliation (if any):

Submitter's address and phone number:

Purpose (please select all that apply):

Town Manager
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3385

- Open Space XX
- Community Housing
- Historic XX
- Recreation

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

Project Name: Wayside Inn Land Preservation through Conservation Restriction

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			
2018	\$TBD	\$TBD	\$TBD: debt exclusion
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 given to the Board of Selectmen in FY2017. The Board of Selectmen voted in support of the proposal, subject to final agreement on the value of the restriction and agreement on the language of the restriction. The Town has been in negotiation with the Wayside Inn and is currently undergoing an appraisal, title, survey and environmental testing.*

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. The Town is currently performing its own appraisal along with a title, survey and environmental testing.

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 marked 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 the conservation restriction. The moneys paid for the Conservation Restriction will be placed in a special purpose fund that will secure the Inn as a valuable resource and asset of the Town for generations to come.

The Town 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 potentially agreed to undertake fundraising to raise monies for the costs involved in stewardship this fall.

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.

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 and to the final negotiation of the terms 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 and known 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 Wayside Inn has offered the development rights at this time. Failure to move forward could result in the Inn withdrawing the offer.*
- 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. *The proposal has an advantageous cost /benefit. For a one time expenditure, the town will protect this asset.*
- 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.*