



Town of Sudbury

Community Preservation Committee

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PROJECT SUBMISSION FORM

Submitter: Beth Suedmeyer, Environmental Planner

Submission Date: November 6, 2017

Group or Committee Affiliation (if any): Planning and Community Development

Submitter's address and phone number:

Purpose (please select all that apply):

Town of Sudbury
Planning and Community Development
278 Old Sudbury Road
Sudbury, MA 01432

☒ Open Space
☐ Community Housing
☐ Historic
☐ Recreation

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

Project Name: Land Conservation Fund / Potential Acquisition of Broad Acre Farm (33.6 Acres, Parcels F09-0002 and F09-0004)

Project Description:

The goal of this proposal is to have available a Conservation Fund so the Town may take action on high priority, time sensitive future open space acquisition and protection projects. Various mechanisms to achieve this goal exist and will be explored. For example, the Town could refund the existing Conservation Fund; establish a similar land acquisition fund; or allocate funds for a specific project, such as the potential acquisition of Broad Acre Farm.

CPA Funding is requested to allocate money to a Conservation Fund account that may be used to acquire priority conservation lands. The amount requested for the fund is yet to be determined. It is in the interests of the Town's open space and recreation goals to have conservation funds available for utilization for urgent priority acquisitions without going to Town Meeting. For example, when properties enrolled in Chapter 61 will change use, there is only a 120 day period for the Town to take action on its option to acquire land through the Right of First Refusal, which gives the Town limited capacity to act.

The Town's readiness to act on conservation opportunities is highlighted as plans are underway to develop a Chapter 61A, 2009 OSRP priority conservation parcel, Broad Acre Farm on Morse Road. Consideration of creative mechanisms for conservation funding and the reconsideration of funding a Conservation Fund seems warranted.

The Broad Acre Farm land protection opportunity is not the only opportunity before the CPC with an undetermined price tag. A general Conservation Fund could fund any priority conservation project that is a known priority and requires prompt action. Policies and procedures for the administration of the fund would be adopted to structure the decision making process.

The Broad Acres Farm Case

Broad Acres Farm is an active horse farm with stables, pasture, indoor arena and riding fields

located on both sides of Morse Road, a designated Scenic Road. The property provides significant opportunities to connect existing open space and recreation land, as it abuts the following: the parcels north of Morse Road abut the proposed Bruce Freeman Rail Trail (owned by the MassDOT Rail Division), the parcel south of Morse Road abuts the Wake Robin Woods Conservation Land, which currently has no public access; and the parcel to the north of Morse Road and east of the BFRT abuts Featherland Park, a key recreational area in town. The Farm additionally contains three vernal pools and is listed as a Critical Concern in the Heritage Landscape Inventory.

Chapter 61 Background

Many privately owned agricultural, forestry, and recreation parcels in Town are under specially designated tax status to the benefit of both the Town and the landowners. In exchange for beneficial tax status, the land is maintained in the current use or if a sale or conversion of use will occur the owners must offer the Town a right of first refusal to acquire the property.

The Existing Conservation Fund

In 1961, the Sudbury Town Meeting established a Conservation Fund. A set calculation was annually allocated to the fund for the purpose of protecting prime farm and conservation land. Research is underway to determine how the account has been administered and whether associated policies and procedures exist. At some point in time, prior to the adoption of the CPA, Sudbury stopped allocating resources to the Fund.

The Fund was established pursuant to the provisions of G.L. c. 40, § 8C, which indicates the Town may establish a conservation fund, with the treasurer to be the custodian. Interest-earned income therefrom shall be credited to the fund. Money in said fund may be expended by the Conservation Commission for purposes authorized by said statute. The fund may receive gifts and donations, and the town may appropriate money in any year to the fund.

Precedence in Massachusetts

Numerous Massachusetts towns have Conservation Funds, which are funded (in total or part) by CPA funds. They include (according to the Community Preservation Coalition CPA Projects Database): Ayer, Duxbury, Groton, Harvard, Hingham, Lincoln, Maynard, Monson, Needham, Northampton, Norwell, Rockport, Sharon, Stow, Sunderland, Templeton, and Westford.

Costs: TBD

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2019	TBD	TBD	TBD
2020			
2021			
2022			
2023			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

General Criteria:

- Consistent with the Town's Master Plan, Open Space and Recreation Plan;
- Preserve the essential character of the town as described in the Master Plan; and
- Serve more than one CPA purpose, linking open space and recreation

Open Space Criteria:

- Permanently protect important wildlife habitat, including areas that: - are of local significance for biodiversity; - contain a variety of habitats, with a diversity of geologic features and types of vegetation; - contain a habitat type that is in danger of vanishing from Sudbury; or - preserve habitat for threatened or endangered species of plants or animals;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road (Morse Road);
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan.

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.

Yes, the Project will be presented to and discussed with relevant committees, including but not limited to the Conservation Commission, the Land Acquisition Review Committee, the Board of Selectmen, and the Finance Committee.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

Location and Context of Broad Acre Farm Morse Road, Sudbury, MA



