

Town of Sudbury

Community Preservation Committee

RECEIVED
OCT 07 2022

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

cpc@sudbury.ma.us

www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Bret Valerio

Sep 25 2022

Applicant:

Submission Date:

Group or Committee Affiliation (if any):

Applicant Address:

165 Morse Rd. Sudbury MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:

516-551-9145
Bret64@gmail.com

Project Manager Email & Phone Number:

516-551-9145
Bret64@gmail.com

Project Name: Broadacres Community Garden

Project Description: Develop additional community garden capacity to enable approximately sixty 30' by 30' plots for annual rental with potential expansion to the adjacent field. The project will require the digging of a well for irrigation and a small pump house, electrical wiring and redevelopment of the parking area/fencing once the existing structures are demolished/cleared and initial plowing of the field. This well could also be utilized for leased agricultural usage for a commercial grower in the future. There is demonstrated desire for residents to have more accessible community gardens in town, as shown in the petition attached as part of this proposal and in the Lincoln Meadows community gardens being at full capacity despite its lack of irrigation.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2024	\$50,000	\$50,000	Garden Plot Rentals (60*30) = \$1800
2025			Garden Plot Rentals (60*30) = \$1800
2026			Garden Plot Rentals (60*35) = \$2100
2027			Garden Plot Rentals (60*35) = \$2100
2028			Garden Plot Rentals (60*40) = \$2400
Total	\$50,000	\$50,000	\$10,200

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

In order to maintain this property to conform to its prior state as an agricultural resource, the proposal is to develop community gardens that are more accessible to residents within the local community and in walking distance of homes/schools to make for easier access and utilization as a community resource and create more opportunities for residents to interact in a constructive manner that helps to connect today's residents with the agricultural nature of the towns history. This project would also fully activate the utility of the broadacres parcel and create revenue generation that could repay the initial outlay over time.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

This project falls within the jurisdiction of the Conservation commission which currently oversees the property. Lori Capone has been involved in the design of this project.

For Community Preservation Committee Use:

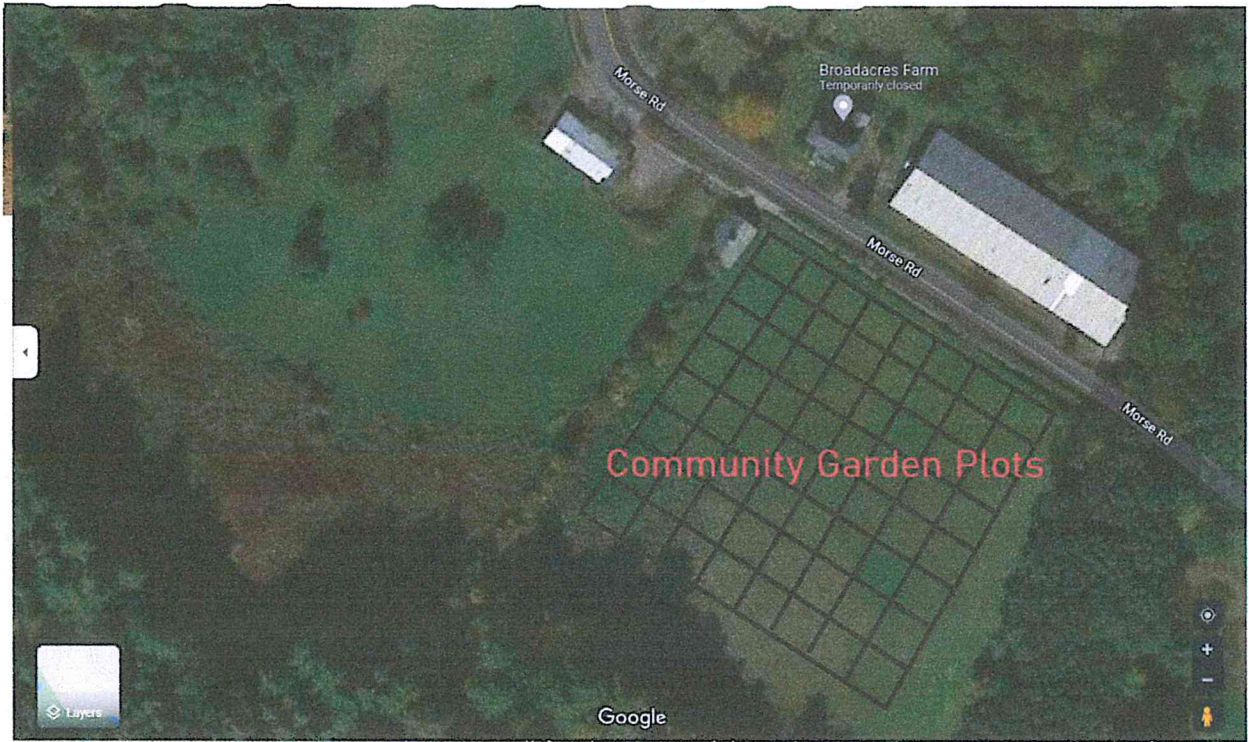
Form Received On: 10-7-22

Project Presented to CPC On: _____

Reviewed By: R Poter

Determination: _____

Proposed Layout – initial design, but may be reconfigured given land use needs of rail trail/demand



Letters of Conservation Committee Support

← 📄 ⌚ 🗑️ 📧 ⌚ 🔄 📄 🗑️ ⋮

2 of many < >

RE: Broadacres Community Gardens Inbox x 🗑️ 📄



↩️ **Capone, Lori**
to me ▾

📧 Sep 30, 2022, 2:34 PM (6 days ago) ☆ ↩️ ⋮

Hi Bret,

I reached out to Chris Kurth of Sienna Farms who installed two agriculture irrigation wells in the past two years and he provided the attached estimates and provided the following information to assist with this application:

Both projects ran between 5-10K over budget when all the costs were in. The Poor Farm went over budget primarily due to the 900' depth we ended up drilling to find reasonable water (15 gpm). The Rocklage well hit gold at 650' (65 gpm!) but then with the extra water we went with a larger more expensive pump system (7.5 HP).

In addition there was the cost of a pump shed for each project (5-8K), plus electrical work (\$2K ish), and then additional costs after the fact for irrigation lines, connections, overhead sprinklers and drip irrigation systems (for the community garden project I would think \$5K would be a good starting point for lines/connections.)

So with all that, plus factoring in inflation, I would think around 50K total grant money would get you most or all of the way there.

Let me know if you have any questions. Hope this helps.

Thanks,

Lori Capone
Conservation Coordinator
Town of Sudbury
275 Old Lancaster Road
Sudbury, MA 01776
Tel: 978-440-5470

-----Original Message-----

From: Bret Valerio <chrafd@bny.com>

← 📄 ⌚ 🗑️ 📧 ⌚ 🔄 📄 🗑️ ⋮

21 of many < >

From: Capone, Lori <CaponeL@sudbury.ma.us>
Sent: Thursday, March 11, 2021 12:19 PM
To: Valerio, Bret <Bret.Valerio@bny.com>
Subject: RE: Hunting Program/Broadacres Farm Community Garden Project

Hi Bret,

Starting a community garden at Broadacres is an initiative I would like to see also. I have communicated with Heather at the Lincoln Meadows garden about this a couple times. I was not aware there was a petition out there, thanks! To create this community garden, it would only need approval by the Conservation Commission, but if a petition could get us funding to get this off the ground, that would be exceptional.

One of the first things that needs to be determined internally, is what to do with the existing structures on that side of the street. The Town is looking into demolishing them, and would likely want this addressed before inviting people out into this space if these are safety hazards. Water would be a another concern. Lincoln Meadows uses a shallow hand pump. With the ponded area directly behind the field at Broadacres, groundwater should be fairly near the surface, so hopefully that will not be too challenging.

I am very excited that there is interest in this endeavor!

Thanks,

Lori Capone
Conservation Coordinator

Cost Estimates



Skillings & Sons, LLC
WELLS · PUMPS · FILTERS · GEOTHERMAL

SKILLINGS & SONS, LLC.
9 Columbia Drive
Amherst, NH 03031

Tel: 603-459-2600
Fax: 603-821-3850

BILL TO
SIENA FARMS
113 Haynes Road
Sudbury, MA 01776 USA

ESTIMATE
42072377

ESTIMATE DATE
Sep 11, 2020

JOB ADDRESS
SIENA FARMS
113 Haynes Road
Sudbury, MA 01776 USA

Job: 34459

ESTIMATE DETAILS

Well Estimate: ANY QUESTIONS PLEASE CALL TIM 603-235-5605

EXCLUSIONS (not included in contract)

- The well drillings will be left on-site. These solids can be removed by Skillings & Sons, LLC. Please talk with your project manager about logistics and any additional charges that may apply.
- Skillings & Sons, LLC. will attempt to minimize damage to the driveway, shrubs and lawn, but due to the size of the equipment needed to drill a well, some damage may occur. Skillings & Sons, LLC. is not liable for repairs. Please note that we will not reseed or reloom the area. Skillings & Sons, LLC. will not landscape the area affected by the well installation process. The area will be backfilled and graded to the best of our ability if excavation is included in the contract.
- Skillings & Sons, LLC. will not be responsible or repair any damaged irrigation lines.
- Underground utility marking beyond Dig Safe (see below)
- Drilling fluids, cuttings and discharge of groundwater that may need to be contained and/or removed will be the responsibility of the owner or site construction contractor.
- Erosion control measures, silt fence and hay bales to be provided by others (if required by building or health departments).
-

NOTE

- Skillings & Sons, LLC. will notify Dig Safe Systems, Inc. before conducting underground digging; however Dig Safe Systems, Inc. does not mark all underground utilities. If we damage any underground piping or electrical we are not liable. We will attempt to make the repair and additional charges may be incurred.
- The inability of the drill rig or hydrofracking truck to access the site or perform scheduled work beyond our control will result in a \$500/hr charge
- Skillings & Sons, LLC. does not guarantee the quality or quantity of water, if any, obtained by drilling. In the event the well water quality has primary and/or secondary contaminants we have a full service water treatment division to help solve your water quality issues.
- Skillings & Sons, LLC. cannot take responsibility of well location without a septic plan. Customer agrees with the location of the well.
- Prices quoted will be honored for 30 days from the date of this proposal

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PERMIT	WELL PERMIT: PERMIT TBD	1.00	\$100.00	\$100.00
DRILLING6	WELL DRILLING 6": 6" bedrock well drilling	1000.00	\$13.00	\$13,000.00
PUMPTEST	PUMP TEST: To determine the flow rate of the well and to take a water sample. A generator is set to operate the well pump and the system is pumped to determine a flow rate. this process can include flushing the well of chlorine so water samples may be taken prior to bringing water in the building.	1.00	\$550.00	\$550.00
PumpSystem	Pump System: 3 horsepower 10 gpm pump system set to 900' on 1 1/4" steel with pressure tank, spindown sediment filter, and irrigation blow off kit. The size of the pump is dictated by the recovery rate and depth of the well. Recommendations regarding the proper pump size will be made after the well is drilled, which may change the pump system cost if different from original estimate.	1.00	\$15,000.00	\$15,000.00
LTSTAIN	STAIN TEST: Lab Stain Test - water quality testing	1.00	\$125.00	\$125.00

Materials

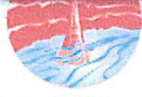
MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
CASING6-17TC	PIPE CASING 6" THREADED & COUPLED 17 LB (T) (U of M: FT)	60.00	\$25.00	\$1,500.00
DRIVESHOE6	6 5/8" Drive Shoe (Seal) (U of M: EA)	1.00	\$250.00	\$250.00

SUB-TOTAL \$30,525.00
TAX \$0.00

TOTAL DUE \$30,525.00

BALANCE DUE **\$30,525.00**

Grade us! Please go to www.skillsreviews.com



Skillings & Sons, LLC™
WELLS · PUMPS · FILTERS · GEOTHERMAL

Amherst, NH 03031

Tel: 603-459-2600

Fax: 603-821-3850

BILL TO

SIENA FARMS
4 Puffer Lane
Sudbury, MA 01776 USA

ESTIMATE
104790821

ESTIMATE DATE
Nov 02, 2021

JOB ADDRESS

SIENA FARMS
309 Marlboro Road
Sudbury, MA 01776 USA

Job: 53984

ESTIMATE DETAILS

Well and Pump System : Skillings & Sons, LLC. is pleased to offer you a proposal for a drilled water well, pump system and services for the above referenced site. Based on an average well depth, casing and services, the following is an estimate only and is not the final cost of your well. The final cost cannot be calculated until the well is drilled, the proper pump size is selected and services are calculated.

ANY QUESTIONS PLEASE CALL TIM 603-235-5605

EXCLUSIONS (not included in contract)

- The well drillings will be left on-site.
- Skillings & Sons, LLC. will attempt to minimize damage to the driveway, shrubs and lawn, but due to the size of the equipment needed to drill a well, some damage may occur. Skillings & Sons, LLC. is not liable for repairs. Please note that we will not reseed or reloom the area. Skillings & Sons, LLC. will not landscape the area affected by the well installation process. The area will be backfilled and graded to the best of our ability if excavation is included in the contract.
- Skillings & Sons, LLC. will not be responsible or repair any damaged irrigation lines.
- Underground utility marking beyond Dig Safe (see below)
- Drilling fluids, cuttings and discharge of groundwater that may need to be contained and/or removed will be the responsibility of the owner or site construction contractor.
- Erosion control measures, silt fence and hay bales to be provided by others (if required by building or health departments).

NOTE

- Skillings & Sons, LLC. will notify Dig Safe Systems, Inc. before conducting underground digging; however Dig Safe Systems, Inc. does not mark all underground utilities. If we damage any underground piping or electrical we are not liable. We will attempt to make the repair and additional charges may be incurred.
- The inability of the drill rig or hydrofracking truck to access the site or perform scheduled work beyond our control will result in a \$500/hr charge
- Skillings & Sons, LLC. does not guarantee the quality or quantity of water, if any, obtained by drilling. In the event the well water quality has primary and/or secondary contaminants we have a full service water treatment division to help solve your water quality issues.
- Skillings & Sons, LLC. cannot take responsibility of well location without a septic plan. Customer agrees with the location of the well.

• Prices quoted will be honored for 30 days from the date of this proposal

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Dep-R	Deposit Paid: Deposit Due	0.00	\$5,000.00	\$0.00
PERMIT	WELL PERMIT: If Required By Town	1.00	\$125.00	\$125.00
MOBW60	Mobilization Fee	1.00	\$500.00	\$500.00
DR6	DRILLING6	1000.00	\$15.00	\$15,000.00
PumpSystem	Pump System: 5HP constant pressure pump system set to 800 ft on 1 1/4 steel with a 20 gal tank , a 114 spindown filter and a blow off for well. The actual pump system cannot be determined until the well is drilled.	1.00	\$18,000.00	\$18,000.00
OffsetPipeWell75	Offset Well to Building (up to 75'): Per foot (T)	0.00	\$4.75	\$0.00
EXCAVATION 1	EXCAVATION: EXCAVATION ALL EXCAVATION IS TO BE DONE BY OTHERS	1.00	\$0.00	\$0.00
PUMPTEST	To determine the flow rate of the well. A generator is set to operate the pump from 4 to 8 hours and the system is pumped to determine the flow rate.	1.00	\$750.00	\$750.00
FloodProtection	Flood Protection: FloodProtection (T)	0.00	\$325.00	\$0.00
MUDROTARY 1	Mud Rotary: Used if the overburden is loose before well casing can be set.	0.00	\$10.50	\$0.00
WellEnhancement (Onsite Flow Test)	A process that uses water under high pressure and volume in an attempt to increase the gallons per minute in the well.	0.00	\$2,200.00	\$0.00
GRROUTING	GRROUT WELL: An added sealant around the driveshoe to help prevent surface water from entering the well. (T)	0.00	\$350.00	\$0.00
OverEstimatedCasing	Over Estimated Casing Per Foot: Over 40' of casing (per foot). (T)	0.00	\$32.00	\$0.00
DR>500'	To 1000' (per foot)	0.00	\$14.00	\$0.00
OverDrilling	Over estimated drilling (per foot)	0.00	\$25.00	\$0.00
LTSUDBURY	WATER TEST - SUDBURY: LTSUDBURY	1.00	\$395.00	\$395.00

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
DRIVESHOE6	DRIVE SHOE 6" x 6 5/8" ROTARY (T)	1.00	\$250.00	\$250.00
CASING6-17TC	PIPE CASING 6" THREADED: UP TO 40' (T)	40.00	\$32.00	\$1,280.00
			SUB-TOTAL	\$36,300.00
			TAX	\$0.00
			TOTAL	\$36,300.00

Grade us! Please go to www.skillingsreviews.com

Community Support

The screenshot shows a web page for a petition titled "Broadacres Farm - Community gardens" on the iPetitions platform. The page features a header with the iPetitions logo, the petition title, and a progress indicator showing "59 people have signed this petition. Add your name now!". Below the title is a photo of a rural landscape with a dirt road and trees, and a text block explaining the petition's goal: "To further increase the sense of community and opportunities to use public land in Sudbury for resident use, we are proposing the development of a portion of the farm into community garden plots similar to those at Lincoln Meadows, but as a more accessible option for residents given its proximity to schools and sidewalks. Please help us support this initiative by signing the petition. Thank you!". The page includes social media sharing options for Facebook, Twitter, and Microsoft. On the right side, there is a "SIGN THIS PETITION" section with a progress bar, a list of signatories (e.g., Stephan Hirschler), a form for entering a name and email, and a "SIGN PETITION" button.

COMMENT

- Melissa**
Feb 10, 2021

This is such a great idea! The current site doesn't have running water which is a real challenge!
- Melinda Johnson**
Feb 08, 2021

This would be great!
- Jan Pitzl**
Feb 02, 2021

Great idea!
- Carl Anderson**
Feb 02, 2021

Grew up on Woodmere. Hope to keep it open space
- Aurie**
Feb 02, 2021

Love the idea.
- Catherine Smart**
Feb 01, 2021

Great idea!!
- Anonymous**
Feb 01, 2021

Great idea!
- Carla Lievano**
Feb 01, 2021

That would be wonderful! I live in an apartment in Sudbury so have no land and would love to have access to a garden plot!
- Anonymous**
Feb 01, 2021

This would be a wonderful use of this space!
- J Lem Pang**
Feb 01, 2021

Great idea for using this land.
- Melinda Connor**
Feb 01, 2021

Great idea!
- Tara Schepens**
Feb 01, 2021

Great use of this land!!!

[Sign in to comment](#)

SIGNATURES

- **Charlie Russo** United States
- **Melissa** United States
- **Ingrid Regen** United States
- **Melinda Johnson** United States
- **Paul Bisson** United States
- **Kristin Schneider** United States
- **Linda Daley** United States
- **Kristina** United States
- **Stacey Ladieu** United States
- **Amrita** United States
- **Jan Pitzl** United States
- **Erin Doran** United States
- **Frances Gillespie** United States
- **Cindy Gies** United States
- **Maia Proujansky-Bell** United States

SIGN THIS PETITION

59 people have signed. Add your voice!



[Nicola S Payne](#) signed recently

[Kate Hadden](#) signed recently

Show my name in the online signature list

Keep me informed on this and similar petitions

SIGN PETITION

Have a cause?
Start your own petition

- Kim AlvingUnited States
- Carl AndersonUnited States
- Kevin LaHaiseUnited States
- Michael DurwinUnited States
- Nancy MulfordUnited States
- AurieUnited States
- Sujatha AgireddyUnited States
- Ann BolandUnited States
- Katie HanksUnited States
- Karen PalumboUnited States
- Catherine SmartUnited States
- Stephan HirscherUnited States
- Pamela BissonUnited States
- Carla LievanoUnited States
- Rhona JamulowiczUnited States
- Jill FelicioUnited States
- Christine Taylor GarnerUnited States
- J Lem PangUnited States
- Melinda ConnorUnited States
- Lindsey SnyderUnited States
- Erin TanseyUnited States
- Karen WassermanUnited States
- Rebecca PalmerUnited States
- Siobhan HullingerUnited States
- Miriam DimauroUnited States
- Tara SchepensUnited States
- Christine NarayanaUnited States
- Betsy Warner Mayer '82United States
- Kathleen MurphyUnited States
- Trina ZarskiUnited States
- David TeichholzUnited States
- Laura Gazaille BroderickUnited States
- Susan TripiUnited States
- Kate HazenUnited States
- Nicola S PayneUnited States
- Bret ValerioUnited States