

## Duchesneau, Adam

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**To:** Poteat, Ryan  
**Subject:** RE: CPC - Broadacres Community Garden

Begin forwarded message:

**From:** Bret Valerio <[bret64@gmail.com](mailto:bret64@gmail.com)>  
**Date:** November 1, 2022 at 10:29:07 PM EDT  
**To:** "Poteat, Ryan" <[PoteatR@sudbury.ma.us](mailto:PoteatR@sudbury.ma.us)>  
**Subject:** Re: CPC - Broadacres Community Garden

Hi Ryan, here are the answers as best as I can provide at the moment with some help provided by Lori Capone at the concom.

Has the project been discussed with the Conservation Office?  
The Commission has had preliminary discussions regarding having community gardens at Broadacres but this particular proposal has not been presented to the Commission for consideration.

Will a Notice of Intent (NOI) or a Request for Determination of Applicability (RDA) be required?  
Depending on final siting, a Request for Determination of Applicability will likely need to be filed with the Conservation Commission for work within 100 feet of wetlands.

Is the Conservation Commission supportive of this proposal?  
The Commission is supportive of expanding its community garden opportunities and keeping the agrarian character of this land but this particular proposal has not been presented to the Commission for an official vote of support.

What utilities are part of this project?  
Electric from the street to provide power to the well.

Have costs been examined for the pump, pump house, irrigation lines, overhead sprinklers, drip irrigation systems, etc.?  
There were recent estimates of costs provided with the application.

Do you have a drilling cost estimate?  
Cost is based on each site. You have estimates for similar sites but not this site in particular. Cost will depend on how deep they have to drill to get enough yield.  
The costs are broken out by a "shallow" and "deep" well example. Given the property is surrounded by wetlands and at a low point, we are likely to use the shallow estimate but the deep is a conservative e backup.

Have any geographical or topographical studies been conducted to assist with the cost determinations?  
No, geographical and topographical studies are not needed.

Will the plots have options to be fenced/unfenced?  
Plots in the Lincoln Meadow garden allow fencing to keep animals out of the beds but this has not been discussed for this location.

Please provide a better idea of what the entire proposal will involve.

Is there a demand for this number of plots?

Building out this garden would be based on need. I would recommend starting out with 20 or so plots but we will need to assume full build out to ensure the well can service the intended need for garden and potential farmer in adjacent field.

The number of plots leaves room for nothing else at the property; will this project consume the entire section of Broadacres Farm.

The full build out would use approximately 60,000 s.f. of the 868,000 s.f. Conservation parcel. The site will also contain the wetland replication area for the Bruce Freeman Rail Trail, and potentially 90,000 s.f. of Agricultural Field leased to a farmer. The remainder of the property, approx. 600,000 s.f., of the forested, sloped portion of the property, and wetlands, would remain undisturbed.

Has research been conducted on how other community gardens in town are being used? The Lincoln Meadows Community Garden is the only other one we have and it is usually full each year. We had a wait list for the Lincoln Meadow Community Garden but I don't think we have anyone on the list currently. Check with Heather. This garden would service a different portion of the community. I don't know if you have a sense of how many people in your neighborhood are interested.

Will all 60 plots be functioning at the same time or will they operate as a function of demand?

We would build the garden out as needed each year.

How would this proposal impact the ideas from the Broadacres Farm Charrette in 2020?

Agricultural and Community Gardens were identified as a desired use for the property at the Charrette. As Conservation Land, the property can only be used for passive and agricultural use. The Charrette identified more intensive active recreational uses for the other parcels that make up Broadacres that are not as restrictive.

Who is going to manage the funds which are collected from this project?

Currently the Garden Coordinator does for Lincoln Meadow, which was set up before Lori Capone took over but she thinks it likely makes sense for the Town to manage the funds for this garden.

Where would parking be located and how would it be accessed?

Parking is currently available at the site. This would be improved with the removal of the two structures that are located on the Conservation Land parcel. The buildings would be demolished and the area leveled off for parking. Direct access to the field is available from this parking area.

Would there be signage for the parking?

We would have a property sign developed and appropriate signage to direct people for parking and any other needs for the property.

Please let me know if I can provide more details.

Bret

516-551-9145

Sent from my iPad

On Oct 25, 2022, at 12:26 PM, Poteat, Ryan <[PoteatR@sudbury.ma.us](mailto:PoteatR@sudbury.ma.us)> wrote:

Good afternoon Bret,

The Community Preservation Committee has done an initial review of your application for Broadacres Community Garden and have the following questions:

**Broadacres Community Garden**

1. Has the project been discussed with the Conservation Office?
  - a. Will a Notice of Intent (NOI) or a Request for Determination of Applicability (RDA) be required?
2. Is the Conservation Commission supportive of this proposal?
3. What utilities are part of this project?
  - a. Have costs been examined for the pump, pump house, irrigation lines, overhead sprinklers, drip irrigation systems, etc.?
  - b. Do you have a drilling cost estimate?
4. Have any geographical or topographical studies been conducted to assist with the cost determinations?
5. Will the plots have options to be fenced/unfenced?
6. Please provide a better idea of what the entire proposal will involve.
7. Is there a demand for this number of plots?
  - a. The number of plots leaves room for nothing else at the property; will this project consume the entire section of Broadacres Farm.
  - b. Has research been conducted on how other community gardens in town are being used?
  - c. Will all 60 plots be functioning at the same time or will they operate as a function of demand?
8. How would this proposal impact the ideas from the Broadacres Farm Charrette in 2020?
9. Who is going to manage the funds which are collected from this project?
10. Where would parking be located and how would it be accessed?
  - a. Would there be signage for the parking?

Please try to answer as many of these questions you can as soon as possible. If you need clarification on any of the questions above please let me know.

Thank you

Ryan Poteat (he/him/his)

Community Preservation Coordinator

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