

# Town of Sudbury Community Preservation Committee

RECEIVED  
OCT 06 2023

BY: RP

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

Applicant: Lori Capone

Submission Date:

October 6, 2023

Group or Committee Affiliation (if any): Sudbury Conservation Commission

Applicant Address:

275 Old Lancaster Road  
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:

caponel@sudbury.ma.us  
978-440-5470

Project Manager Email & Phone Number: caponel@sudbury.ma.us  
978-440-5470

Project Name: Community Garden Improvements - Lincoln Meadows and Broadacres Farm

Project Description: Installation of artesian irrigation wells for reliable water source to support local farming.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2025	80,000	80,000	
2026			
2027			
2028			
2029			
<b>Total</b>	80,000	80,000	

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

See Attached

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 proposal was presented and approved by the Conservation Commission at their meeting on October 2, 2023. There are no other Boards or Commissions that would require approval. We will need a Well Permit from the Board of Health.

For Community Preservation Committee Use:

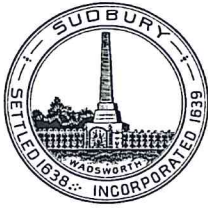
Form Received On: \_\_\_\_\_

Project Presented to CPC On: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Determination: \_\_\_\_\_

2023 OCT -6 PM 12:53  
TOWN CLERK  
SUDBURY, MASS



# Town of Sudbury

## Conservation Commission

Conservation Department  
275 Old Lancaster Rd.  
Sudbury MA 01776  
978-440-5472  
ConCom@sudbury.ma.us

To: Community Preservation Committee  
From: Lori Capone, Conservation Coordinator  
Date: October 6, 2023  
Re: FY 25 CPA Grant  
**Community Garden Improvements**  
**Lincoln Meadows and Broadacres Farm**

### Lincoln Meadows Community Garden – Lincoln Road

Lincoln Meadows, gifted to the Town in 1965, is a 33-acre parcel located on Lincoln Road directly next to Sudbury Valley Trustees' Round Hill. Lincoln Meadows currently supports a seventy plot community garden, each plot being roughly 30' x 30'. This garden currently has a hand pump for irrigating crops. The dug well is about 20-40 feet deep. This well is highly dependent of precipitation and regularly runs dry, particularly in the heat of summer when crops need to be irrigated the most. The gardeners request every year, whether a reliable artesian well can be installed. They take great pride in the vegetables and flowers that they produce, bringing water in from their houses, when the well runs dry.

Here is an aerial photo of the community garden, not in production, and some photos of the plots in season. The last photo shows the existing hand pump that is at Lincoln Meadows.





The Community Gardeners have provided the following letter of support for this project:

*The many members of the Sudbury Community Gardens strongly support the addition of an irrigation well to supply water to the garden area.*

*Over multiple decades, the Conservation Commission has allowed hundreds and hundreds of gardeners to use a portion of the Commission's land to grow vegetables and flowers for ourselves and for the community. Using the current hand-powered pump, gardeners are required to fill buckets and haul them back to their individual plots. This is both time and energy consuming. The addition of a well would ease that burden, and allow the benefits of the garden to flourish.*

*Sudbury Community Gardens is certainly enjoyed by those of us who value being outdoors and working in the soil. It creates a sense of community amongst the gardeners and provides us a place to gather, exchange ideas, and share the results of our gardening endeavors. And we all strive to make the soil fertile and rich through conservation efforts, organic soil additives, crop rotation and healthy soil practices.*

*In addition to being beneficial to the community of gardeners, Sudbury Community Gardens also benefits the larger community through;*

- *Healthy land use practices*

- *Increased bee and insect habitat*
- *Use by high school students in their community outreach programming*
- *formal and informal distribution of produce and flowers throughout the community (including produce distribution to Musketahquid Village, a Sudbury Housing Authority property offering housing for low-income, senior and disabled people )*
- *Flowers and produce are shared with neighbors and friends, brightening days and nurturing community relationships*

*Sudbury Community Gardens builds a sense of community among the gardeners and throughout the greater Sudbury area. An irrigation well will enable all of us at Sudbury Community Gardens to continue our community-building, education, and environmental impact activities.*

*Sincerely,  
The Sudbury Community Gardens Committee*

### **Broadacres Farm – Morse Road**

The piece of Broadacres Farm that is under the care and custody of the Conservation Commission is a 20 +/- acre parcel on the southerly side of Morse Road, located at 82 More Road. There has been a request from the Broadacres neighborhood, to develop a second community garden at Broadacres Farm. This was a use that was identified and highly supported by the community at the Broadacres Charette in 2020. Broadacres was purchased in 2019. The Conservation parcel was purchased for conservation and agricultural purposes. Conversion of a portion of the old horse field meets this goal by preserving the agrarian landscape of the property, which has been in farming since at least the early 20<sup>th</sup> century. This property, having previously been a horse farm has very production soils, by no water source, except for a small farm pond. To further preserve the agricultural heritage of the property, the Commission would be interested in expanding its agricultural use of conservation land by Licensing out a portion of Broadacres to a local farmer. This property is currently used for passive recreation, which use would be retained in addition to the introduction of farming activities.



Last year, a resident had submitted a similar request for CPC funds to install a well at Broadacres, which was not funded. At that time, it was a little premature to develop a community garden at this site. However, over the last year, the farm buildings that were a safety risk have been removed, providing ample space for parking. Additionally, the wetlands replication area that will be constructed in the rear of the site for the Bruce Freeman Rail Trail, will soon be completed, so this site will no longer be encumbered by other projects.



Both wells would consist of artesian wells to provide ample, reliable water to each site. Funds would be for the installation of the well, electricity, and shed to house the well pump and electronics. A spicket would be installed for gardeners to either fill buckets or connect hoses to water their plots. Irrigation lines will not be installed at either location. Partnering with a local farmer, it is anticipated that maintenance of the Broadacres well will fall under their License Agreement, which consists of winterizing and activating the well each year. Funds for electricity and maintenance of the well and shed will be collected as a portion of the community gardeners' fees and License Agreement fee with the farmer. With the completion of the Bruce Freeman Rail Trail, which runs directly adjacent to Broadacres, this facility will be much more accessible to many residents.

Sienna Farms had a similar system installed at Poor Farm Meadow and at their Rockledge Field over the last two years. Though we have not obtained a specific quote for these fields, costs to install similar wells are in the realm of \$35,000. Therefore we are seeking funds of \$80,000 for the two wells.



Following installation, there would be no future costs for these wells that we would need to seek CPC funds to support. This initiative helps Sudbury's goal of being sustainable, and improving local food security, improving recreational opportunities its open spaces provide, and preserving the historical character of these agrarian landscapes.

This project meets many of the criteria developed by the Community Preservation Committee for use of CPA funds. This project serves both an open space and historic purpose. For open space purposes, this project preserves Sudbury's rural and agricultural character and provides for passive recreational activity (community gardening) that other conservation lands do not. Both properties are managed by the Conservation Commission for open space purposes and their use as community gardens helps maintain the historic agrarian landscape of the community. Enhancement of the agricultural use of these properties is consistent with the Open Space and Recreation and Master Plans. The Conservation Office, having a budget of about \$10,000 per year to manage all conservation operations, does not provide sufficient funds to be able to undertake such a project without the use of other funding mechanisms outside the Town budget, but can expeditiously be implemented, if funded. This project helps preserve and utilize existing Town assets and rehabilitates the historic function of both properties.

The Conservation Commission appreciates your consideration to support these open space and historical preservation initiatives and look forward to meeting with you to discuss this request in more detail.