



COMMUNITY PRESERVATION ACT

Town of Sudbury

Application for CPA Funding

Please email PDF application to:
PoteatR@sudbury.ma.us

Applications may also be dropped off or mailed to:
Community Preservation Coordinator
278 Old Sudbury Road, Sudbury, MA 01776

Project Title Davis Field Field Improvements Date Submitted 08/31/2026

Applicant/Contact Person (please print) Victor Garofalo

Signature Victor Garofalo
Digitally signed by Victor Garofalo
DN: cn=Victor Garofalo, o=Town of Sudbury,
ou=Assistant Town Manager, Finance Director,
email=garofalov@sudbury.ma.us, c=US
Date: 2025.09.22 12:22:43 -0400

Staff person/Responsible party Victor Garofalo, Assistant Town Manager

Email garofalov@sudbury.ma.us Telephone 978-639-3377

Estimated Completion Date Spring 2028

Total Cost of Project \$2,800,000 CPA Funds Requested \$2,800,000

CPA Eligibility (refer to the chart on page 4)

Please select the category and purpose of your project:

CPA Category:

- ☐ Community Housing
- ☐ Historic Preservation
- ☒ Open Space & Recreation

CPA Purpose:

- ☐ Acquisition
- ☒ Creation
- ☒ Preservation
- ☐ Support
- ☐ Rehabilitation & Restoration

For more information of the factors and considerations used by the Community Preservation Committee used to prioritize projects, please refer to the General Considerations summary (on pages 5-6).

<https://sudbury.ma.us/cpc/>

PROJECT DESCRIPTION

Expanded response fields — Part 1

1. Goals

The goal of the Davis Field Improvements Project is to transform an underutilized Town-owned recreational property into high-quality, game-ready natural grass fields that can support a variety of youth and adult recreational programs. Davis Field is an approximately 29-acre Town-owned parcel located off North Road. While the property currently contains a large natural grass field, much of its recreational potential is not being utilized. The proposed project would improve the existing natural grass area to create two or three regulation-size natural grass rectangular fields, while also improving drainage, field planarity, accessibility, parking, and pedestrian circulation. The project would provide additional field capacity for soccer, lacrosse, ultimate frisbee, football, radio-controlled flying activities, and other recreational uses. Importantly, Parks and Grounds staff reline the field for multi-sports opportunities, creating additional community adaptability.

2. Community Need

Sudbury has a continuing need for additional quality rectangular field space to support its heavily used youth and adult sports programs. Davis Field provides a unique opportunity to meet this demand by transforming an underutilized recreational facility. While the existing field has generally good grass coverage, it lacks proper drainage, field configuration, accessibility, parking, and other basic infrastructure needed for regular athletic programming. Improvements to Davis Field would significantly expand the Town's recreational capacity while maximizing the value of land Sudbury already owns. Investing in Davis Field would also help prolong the useful life and sustainability of Sudbury's other natural grass fields by providing the additional capacity needed for proper field rotation, allowing heavily used surfaces time to rest, recover, and establish healthy grass growth.

3. Community Support

The Davis Field project has been reviewed by the Sudbury Park and Recreation Commission as part of the Town's broader planning for recreational fields. The Park and Recreation Commission identified several specific goals for Davis Field, including creating new natural grass fields capable of supporting multiple rectangular-field sports, maximizing usable recreational field space, providing the Parks and Grounds Division with the ability to rotate field use, and improving ADA and general accessibility throughout the site. The Commission has also considered potential site amenities, including a paved and lined parking lot, accessible pathways, benches, bleachers, equipment storage, potential bathroom facilities, a water filling station if feasible, and irrigation. The project is also supported by the Town's ongoing recreational planning efforts and the Fields Needs Assessment, which identified Davis Field as an opportunity to increase usable recreational field capacity. The project will continue to be coordinated by the Assistant Town Manager, Parks and Recreation, Department of Public Works/Parks and Grounds, Facilities Department, and other appropriate Town boards and departments as the design advances. Existing users of Davis Field, including the Charles River Radio Controllers and Boston Ultimate Disc Alliance, have also provided useful information regarding existing conditions and use of the property.

PROJECT DESCRIPTION

Expanded response fields — Part 2

4. Budget

The current conceptual estimate for the Davis Field improvements is approximately \$2 million - \$2.8 Million, depending on the final project scope. The Town is currently developing the schematic design, which will be reviewed by the Recreation Commission during September and October 2026. Because this application is being submitted before the schematic design is complete, the project scope and cost estimate are still preliminary. The Town will provide updated plans, costs, and project information at the time of the CPC presentation. CPA funding would support eligible recreational improvements, including two to three regulation-size natural grass fields, grading and drainage improvements, parking improvements, accessible walkways, irrigation where feasible, and related site improvements. The Town's priority is to increase recreational field capacity and accessibility while minimizing unnecessary infrastructure and preserving the open character of Davis Field.

5. Funding

Community Preservation Act funding is being requested as the primary funding source for the construction of the Davis Field recreational improvements. The Town (CPC) has already invested in the planning and conceptual design necessary to evaluate the property and identify an appropriate approach for improving Davis Field. The use of CPA funding is particularly appropriate for this project because it represents a significant capital investment in Town-owned recreational land and will create additional active recreational opportunities for Sudbury residents.

6. Timeline

The Town anticipates completing design and permitting during 2026 and 2027, followed by construction beginning in 2027. Following Town Meeting authorization and completion of the design and permitting process, the Town would prepare final construction documents and publicly bid the project in accordance with applicable Massachusetts procurement requirements. The anticipated schedule is: 2026–Early 2027: Complete design development, environmental review, permitting and refinement of construction costs. Spring 2027: Seek Town Meeting authorization for project funding. Spring/Summer 2027: Complete final construction documents and procurement. Summer/Fall 2027: Begin site and field construction. Late 2027–Spring 2028: Complete field establishment and remaining site improvements. Spring 2028: Anticipated project completion, subject to appropriate establishment of the natural grass playing surfaces. Because this project involves natural grass fields, the construction schedule will need to provide sufficient time for turf establishment before the fields are opened for regular athletic use.

7. Urgency

There is a continuing need for additional usable athletic field capacity in Sudbury, and delaying the Davis Field project means an existing Town-owned recreational asset will continue to remain significantly underutilized. The Town has limited opportunities to create substantial additional rectangular field space without acquiring new property. Without additional capacity, the Town has limited ability to rotate fields and allow natural grass surfaces sufficient time to recover. Developing Davis Field would provide Parks and Grounds with another important tool for managing field use across the community. The current site also has deficiencies that will remain if the project is delayed. The gravel parking lot is in poor condition and lacks defined parking spaces, portions of the field have drainage concerns, and the site does not provide the accessibility and recreational infrastructure expected of a Town athletic facility. The Town has already completed substantial planning work and identified a preferred approach for the property. Moving forward now allows Sudbury to capitalize on that planning and convert an underutilized property into a community recreational asset. If the project is delayed, the Town will continue to have the same demand for field space while losing another year in which Davis Field could have been developed to help address that demand.

PROJECT DESCRIPTION

Expanded response fields — Part 3

8. Implementation

The project will be managed by the Assistant Town Manager, working in coordination with the Town's Parks and Recreation Department, Department of Public Works/Parks and Grounds Division, and the Town's professional design consultants. The Assistant Town Manager has experience managing Town capital projects from planning and design through procurement, construction and project closeout. Professional consultants will be responsible for final design, engineering, permitting and construction administration as appropriate. Construction will be publicly procured in accordance with applicable Massachusetts procurement requirements. Parks and Grounds staff will be closely involved throughout the design and construction process to ensure that the completed facility can be efficiently maintained and that field layout, irrigation, access and other improvements meet the Town's long-term operational needs.

9. Maintenance

Following completion, Davis Field will remain a Town-owned recreational facility. The Department of Public Works/Parks and Grounds Division will be responsible for the ongoing maintenance of the natural grass fields and associated grounds as part of the Town's recreational field maintenance program. Routine maintenance will include mowing, turf management, field lining, irrigation where provided, field rotation, and other normal grounds maintenance. The ability to rotate use between Davis Field and other Town fields should also improve the Town's ability to maintain healthy natural grass surfaces throughout the recreational field system. Maintenance of the parking area and other site infrastructure will be incorporated into the Town's normal facility and grounds maintenance responsibilities and funded through the appropriate operating budgets.

10. Further Documentation

Supporting materials included with the submitted application follow on the next pages. These include the CPA allowable-spending chart, the Davis Field conceptual site plan, site photographs, and the Open Space Evaluation Form.

Additional notes

The source application states that complete applications should include relevant supporting information and exhibits as needed. The supporting documentation supplied with the application is retained in this reformatted version.



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CONCEPTUAL

PROJECT
DAVIS FIELD IMPROVEMENTS
TOWN OF SUBSBURY
SUBSBURY, MA 01776
OWNER
TOWN OF SUBSBURY
278 OLD SUBSBURY ROAD
SUBSBURY, MA 01776

NO	DATE	DESCRIPTION	BY
PROJECT NO.	260379		
CADD FILE	260379_C101		
DESIGNED BY	KMR		
DRAWN BY	KMR		
CHECKED BY	KMR		
DATE	8/25/2026		
DRAWING SCALE	1" = 80'		



SHEET TITLE

SITE PLAN

DRAWING NO.
C101

1 OF 1

PARKING COUNT	
TOTAL PARKING SPACES	86
ADA ACCESSIBLE SPACES	4

LEGEND	
	BITUMINOUS PAVEMENT
	EXISTING BITUMINOUS PAVEMENT
	CONCRETE
	NATURAL TURF
	TRAFFIC MARKINGS

DAVIS FIELD



Photo 1: Existing unpaved parking lot, lack of discrete spaces/lanes.



Photo 2: ADA accessible walkway and connection to Bruce Freeman Rail Trail.



Photo 3: Field entrance area.



Photo 4: Open passive recreation space.



Open Space Evaluation Form



Name of Venue

Davis Field

Open Space
Grade:

2.7

Date of Evaluation	11/20/2024
Address	195 North Road
Total Size	29.50 Acres
General Description of Use	Open Field/Passive Use

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				X	
Safety and Security (site lighting, clear visibility, fencing, etc.)				X	
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)			X		
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)					X
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)			X		
Adequate Seating Areas (benches, landscaped seating, tables, etc.)			X		
Average Score = 2.7					

Comments

- Gravel parking lot
- Located off Bruce Freeman Rail Trail
- No sports field stirring or equipment