

Present: Chris Morely, Matt Barach, Jan Hardenbergh, Debbie Dineen, Jody Kablack

**Newbridge Farm Trust**

The Town has received a Notice of Intent to Sell Land Classified under M.G.L. c. 61B dated July 3, 2013 from Roseanne Dickey, Trustee of the Newbridge Farm Trust. The land in question is a 40,043.71sq. ft. parcel at 10 Newbridge Road which is shown as Lot 3 on a plan entitled “Plan of Land in Sudbury Massachusetts” prepared by Thomas Land Surveyors for New Bridge Farm Trust, 10 New Bridge Road, Sudbury, MA 01776 dated October 26, 2010, which has recently been endorsed by the Planning Board as an Approval Not Required lot. A Purchase and Sale Agreement has been submitted with the Notice offering the property for sale for \$305,000. The entire property under Chapter 61B consists of over 70 acres of land, and only this 1 acre lot is being removed.

The committee discussed this property, and its history. In 2011 the Town passed on the same offer which never came to fruition. The high cost versus the low ecological value of this particular piece of the larger property does not make it a good candidate for preservation.

The recommendation from the LARC was to pass on the Town’s right of first refusal to purchase the property. SVT will also be consulted, but it is believed they will have a similar opinion.

**233 Concord Road – Booma Property**

A 2.2 acre parcel of land adjacent to the Booma residence will soon be on the market for sale. The Town holds a right of first refusal since it is within c.61B. The Boomas have approached the Town to see if we are interested in purchasing the property. It is within a Historic District, and contains wetlands and a conservation restriction in the rear 1/3 to 1/2 of the property. The property owners have indicated that they are in discussion with a builder to purchase it for \$400,000. Jody Kablack has had a few conversations with the owners, and indicated a willingness to feel out some of the boards who might be interested in the property.

The LARC discussed concerns for the design if a structure is constructed. The location would likely be fairly close to the road due to the wetlands in the rear.

The values of the property were also discussed. As a field, there is avian habitat. The location of the property in the Town Center and its connectivity to the public open space in the center would make it an attractive addition to the town’s land holdings in the area. As with 15 Hudson Road, it could have a major impact on the character of the area if it were preserved and maintained as an open field.

There was discussion about reaching out to various groups to see if there was an appetite to fund this project collaboratively, including the Sudbury Foundation, Sudbury Valley Trustees, and abutters.

**Nyanza Fund Priorities**

Debbie Dineen reported that the Nyanza fund has set aside \$720,000 for land acquisition in the Sudbury River Corridor. She was recently in a meeting with the different stakeholders, and the State, SVT, USFWS and the Town of Sudbury have all prioritized the Newbridge Farm Trust property (the backland, not the frontage lot) as a priority for these funds. An RFP will be issued by the Trustees of the funds later this summer. The funding is limited.

Chris Morely stated that the priority for these funds should be 79 Lincoln Lane, which is on the river and has already received some funding from CPA. It is also a realistic purchase given the small amount of funds available.

Other parcels were also discussed, including the Rudenberg property on Wayside Inn Road (little developability but good habitat); McLagan on Plympton Road (no interest to sell from owner); MacNeill on Brimstone Lane (in litigation with the Town); and the Dickey parcel on Nobscot Mtn (do this in conjunction with the farm parcel).

The LARC agreed that the priority for Nyanza funds should be Newbridge Farm, with 79 Lincoln Lane as the secondary.

There being no further business, the meeting was adjourned at 9:30 am.