

Present: Chris Morely, Matt Barach, Jan Hardenbergh, John Cutting, Debbie Dineen, Jody Kablack, Christa Collins (SVT)

999 Concord Road – Northgate Farm, Pam Duggan, owner

Debbie Dineen described the property. It is 40 acres consisting of 2 parcels. The owners wants the Town to purchase the development rights as a means of retaining ownership of the farm. She has financial difficulties and needs a cash infusion. She has purchased an abutting property with no frontage, which increases the developability of the property. She approached the Town with the proposal, which included a subdivision plan showing 10 lots.

The property is not on the Open Space and Recreation Plan, however it is in c. 61A. The group discussed why it wasn't on the Open Space Plan, and Debbie indicated that there is a misunderstanding as to the extent of the flood plain, which is less than previously thought. The subdivision plan proposed may be realistic, or at least there is more developability than what was currently known. Debbie believes that if this information had been known, this parcel would have been added to the Open Space Plan priority list.

Debbie recommended that the Town fund a feasibility analysis of this parcel to ascertain its development potential, so that the value of the property can be determined.

Chris Morely indicated that it is his opinion that residents want to limit the number of parcels that we preserve using development rights. Outright purchase seems to be a more acceptable method of preservation. Christa Collins noted that this parcel would be more attractive if some of the property were offered for purchase, and some for development rights. It was also discussed that keeping the horse farm intact with enough property to maintain the agricultural exemption (5 acres) would minimize the subdivision potential of the rest of the property.

The group discussed how much money the property owner was looking for, but did not have this information. The property was appraised in 2010 for \$1.8 million as a horse farm, and for \$2.4 million as buildable land. In 2007 it sold to Ms. Duggan for \$2.4 million. The rear parcel was then subsequently acquired for \$2500.

After more discussion, the group suggested that Ms. Duggan be requested to explore other potential buyers/investors in order to satisfy her immediate funding needs, including Chris Kurth, Steve Verrill, MA Fish and Wildlife Service, Paul Cavicchio, Bartletts and the Sudbury Water District.

Snow Property, 96 Wayside Inn Road, Framingham

Christa Collins described this property as 14 acres in Framingham abutting the Sudbury Town line and the Wittenborg Woods conservation land. There is a small house on the property, and trails that connect to public trails in the vicinity. The parcel is steep in places, and wooded with a small open patch of land in the front. LandVest is marketing the property for \$1.4 million, and she thinks the owner may take slightly less. The property can be subdivided into 4 ANR lots along the road, or 2 large ANR lots. Christa indicated that the Sudbury abutters may be interested, and SVT has been talking with them. The property was taken out of c. 61A in October, 2012 so there is no right of first refusal. Christa will also contact the Sudbury Water District to see if there is interest.

Chris Morely indicated that if Sudbury funds are needed for Framingham open space, those funds should be prioritized for the Framingham portion of the Nobscot Boy Scout Reservation.

The rest of the group agreed that this was not a priority for Sudbury funds.

Lot on the corner of Arborwood and Birchwood, Assessor Map F04-0414

Debbie described this lot which is delinquent in its property taxes and has been offered to the Town as a gift in lieu of paying the back taxes. It contains a vernal pool and there is no development potential. There also may be a wetland violation on the property caused by dumping yard waste and junk by unknown persons. Debbie recommended that the Town accept this gift for conservation purposes with the proviso that the current owner cleans up the junk and debris.

The group asked if there was any liability concern for the Town. Debbie will ask Town Counsel this question. If none, it was recommended to accept the gift of this parcel of land for conservation purposes.

There being no further business, the meeting was adjourned at 9:35 am.