

Land Acquisition Review Committee
Minutes of the Meeting held August 14, 2018, 8:30 am
Thompson Room, Flynn Building

Present: Jan Hardenbergh; Chris Morely; Nancy Kilcoyne, and John Cutting
Staff: Beth Suedmeyer

LARC opened the meeting and met to discuss the proposals under consideration by the Board of Selectmen (the "Board") in response to the Request for Proposals issued by the Board for the development of the town-owned Melone Property on North Road.

The LARC is generally involved in evaluating the Town's proposals and opportunities for acquisition of land, not the disposition of land. The discussion therefore focused on the potential land swap proposed by Quarry North, LLC. Based on the assumption that a 330 or more unit-housing complex will be constructed at one of the two locations, the Committee focused its discussion on evaluating the two location options: the town center/Sudbury Station proposal or the Melone property /Quarry North, LLC proposal.

The Committee voted unanimously to support the housing development be located at the Melone property after evaluating the two locations under the guidelines intended for LARC's consideration. The mission statement indicates the following needs of the Town be considered in evaluating property:

- to preserve the character of Sudbury so defined by the Master Plan
- to provide alternative housing so defined by the Housing Plan
- to preserve and protect open space for conservation and recreation purposes, utilizing the Open Space and Recreation Plan
- to provide for community activities
- to preserve for future town/school use
- to enhance municipal revenue, including commercial potential of properties
- to protect natural resources, including water resources

The Committee felt that the Melone property location was more advantageous for the Town than the town center location on each of the above criteria. Protection of the resources in the Town's historic center and the open space continuity are the paramount concerns of the Committee.

The Committee recognized there is still much uncertainty in the details of the Quarry North, LLP project, but hopes the LIP process will allow the town's interests to be strongly considered. During the design of the project, the Town will need to carefully plan to ensure protection of water and natural resources and negotiate mitigation to compensate for impacts to town services.

The Committee stressed that low impact use of the town center location is ideal. There is significant continuity between the property and existing conservation lands, including potentially connecting to the Broadacres Farm property should the Town acquire it, via the Wake Robin Wood property. Expansion of the cemetery, recreational, or other uses consistent with the protection of the historic character and conservation of open space would be more feasible than development of the area.

Beth Suedmeyer indicated she would prepare a memo for the Board of Selectmen capturing the Committee's comments.

Meeting Minutes

The December 12, 2017 meeting minutes were approved as written.

Administrative Update

Broadacres Farm

Beth Suedmeyer provided an update on the ongoing Broadacres Farm acquisition negotiations. The Town anticipates a deal will have been reached in time for the fall Town Meeting.

This property is listed as a priority parcel for preservation in the 2009 Open Space and Recreation Plan and a priority Heritage Landscape in the 2006 Heritage Landscape Inventory Report. It is subject to the 61A Agricultural tax classification. LARC members had previously unanimously supported the acquisition of the parcel, pending a reasonable agreed upon purchase price.