



Town of Sudbury

Land Acquisition Review Committee

LARC@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

www.sudbury.ma.us/larc

Land Acquisition Review Committee Minutes of the Meeting held April 28, 2020, 10:00 am Virtual Meeting

Members Present*: Jan Hardenbergh; Chris Morely; John Hincks, Matt Barach, and Tom Freedlander

Staff Present: Lori Capone, Adam Duchesneau, and Beth Suedmeyer

*Member John Cutting was not able to fully participate in the meeting due to technical difficulties.

The Town received a notice of proposed sale of a 9.7-acre property enrolled in Ch. 61A at 3 French Road. The Notice of Sale and a certified Purchase and Sale Agreement (PSA) entered into by Buyer and Seller, with a purchase price of \$1.35 million were previously distributed to LARC members. As a Chapter 61 enrolled property, the Town has the option for the right of first refusal to acquire the parcel and LARC convenes to consider this potential acquisition.

LARC members discussed the opportunity and questioned what was the justification for property enrollment in Chapter 61A. Beth Suedmeyer indicated the Assessor's Office documents part of the lot is in hay production. Of the 9.7 acres, 7.5 acres are enrolled in Chapter 61A. It was confirmed that the PSA indicated continued residential use is proposed. There was a discussion of the lot size and frontage. It appeared there is no by right opportunity to subdivide the parcel. The potential risk of a variance was discussed.

It was indicated that the Conservation Commission deliberated on the potential acquisition and did not support the purchase of the property.

Under different circumstances it was mentioned that potentially protecting part of lots in key locations in Town, such as within the historic districts, would help protect character.

It was unanimously agreed that this is not a priority acquisition and with the COVID-19 crisis and recent land purchases in Town not the right time for a purchase like this.

Tom Freedlander left the meeting before the vote, thus the vote, by roll call of Jan Hardenbergh, Chris Morely, John Hincks, Matt Barach, was 4-0 opposing acquisition of the 3 French Road parcel.

Following the vote there was a brief discussion of LARC seeking to better understand the policy for Chapter 61 enrollment from the Assessor's Office. There is also an interest in seeing an updated Ch. 61 data layer on Maps Online.

Minutes of the May 1, 2019 meeting were approved, 4-0 by roll call vote.

It was mentioned that the BOS is engaged in negotiations with CSX for potential acquisition of the CSX corridor.

The meeting was then adjourned.