

Mahoney/Melone Feasibility Studies Project Description

This proposal received \$50,000 in CPA funding for feasibility analyses on two town-owned parcels of land to determine potential future use (for CPA eligible projects only) and preliminary design. Uses contemplated on the parcels would be limited to recreation, housing, open space and historic preservation. Other uses, though they may arise during public discussion of the project, will not be contemplated within the scope of this project.

The Mahoney property is a 38 acre parcel located on the eastern side of Old Framingham Road in south Sudbury which was deeded to the Town by Evergreen Realty Trust. Access to the parcel is on Old Framingham Road. The parcel consists of 2 distinct portions, one being west of the CSX railroad corridor and containing 21 acres, and one being east of the railroad corridor containing almost 17 acres. Wetlands exist on the parcel. The extent and exact location of wetlands needs to be determined in order to quantify the usability of the parcel for any type of municipal use. Some soil testing has been done by private landowners which indicates that the soils are difficult to percolate, however with the recent changes to Title V, new testing should be completed to determine the feasibility for housing. The parcel's open fields lend themselves to the development of recreation fields. The Grouse Hill Incentive Senior Development, a 52 unit age-restricted condominium development currently under construction, abuts the property on the southern boundary. Land to the north is privately owned but not developed. Sudbury Valley Trustees also owns land abutting this parcel.

The Melone property is a 46 acre parcel located on Route 117, North Road. The town purchased this property in 1990 and has operated a gravel operation out of it since the 1990's. Estimates from the Department of Public Works indicates that nearly all the gravel has been removed from the parcel, and final grades will be set in the next year. Sixteen (16) acres of the property is located in the Town of Concord. This parcel lies within a DEP designated Zone II, which will require protections for groundwater supplies. One of the Town's water supply wells is located directly across the street from the parcel. A 150 foot high wireless communication tower is located adjacent to the parcel on land owned by the Sudbury Water District. Other abutters include one single family dwelling to the southwest, the Northwoods at Sudbury condominium complex to the west and the Town of Concord to the north and east. Plans of both parcels are attached.

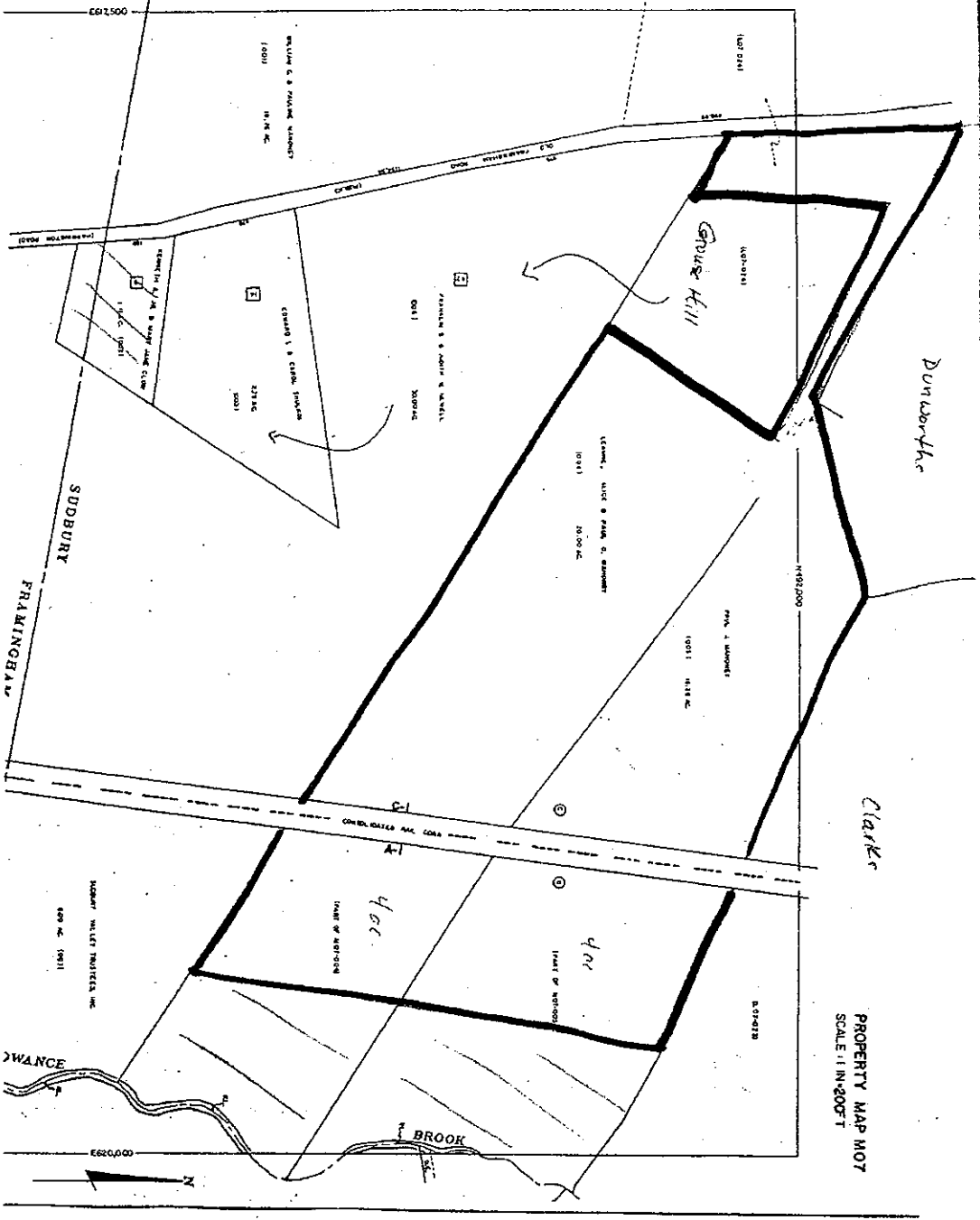
This funding is for Phase 1 of a multi-phase project. Phase 1 includes the examination of the parcels to determine feasibility for use, including surveying, wetland identification, and soil testing. It also includes soliciting comments from town boards, staff and the general public as to desired use of the parcels. After these tasks are completed, preliminary design plans of CPA eligible uses will be drawn and circulated for discussion. Existing town plans and studies will be used as the basis for identification of municipal uses, but it is expected that dialogue during the planning process will also identify new uses as well. Only CPA eligible uses will be taken to the design phase.

Phase 1 are the feasibility analyses of both parcels, will be completed in 2008. Both parcels are being studied at the same time in order to economize on several aspects of the project, including data synthesis and collection of comments from interested parties. Each parcel will require specialized engineering and design for the concept development portion. All work is under the direction of the Town Manager by the Planning and Community Development Director and Park & Recreation Director.

Phase 2 includes final engineering of the plans and the completion of bid documents. Phase 3 is the actual construction. It is likely that additional funds may be sought for Phases 2 and 3, depending on the outcome of the planning process and the determination of use of the parcels. Cost estimates for these phases are difficult to determine at this time due to the inability to predict what uses will eventually be developed.

Maps

Mahoney Farm, Annotated property map



Melone Land, property map

