



# Town of Sudbury Community Preservation Committee

cpc@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314  
www.sudbury.ma.us/cpc

RECEIVED  
OCT 05 2023  
BY: RF

## PROJECT SUBMISSION FORM

**Applicant:** Andy Sheehan, Town Manager

**Submission Date:**

October 5, 2023

**Group or Committee Affiliation (if any):** Town of Sudbury  
Planning & Community Development

**Applicant Address:**

Flynn Building/278 Old Sudbury Road  
Sudbury, MA 01776

**Purpose (please select all that apply):**

- Open Space & Recreation
- Community Housing
- Historic Resource

**Applicant Email & Phone Number:**

SheehanA@sudbury.ma.us  
978-639-3381

**Project Manager Email & Phone Number:** rasmussenm@sudbury.ma.us

**Project Name:** Parkinson's Field Driveway Access Improvements

**Project Description:** Project description forthcoming - design/engineering/permitting and construction of driveway improvements from Hudson Road to Parkinson's Field to create a two-way driveway and other access improvements. Additional project description will be provided separately.

**Costs:**

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2025	\$250,000	\$250,000	ossible MassDOT construction for the BFRT 2D proje
2026			
2027			
2028			
2029			
<b>Total</b>			

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

TOWN CLERK  
SUDBURY, MASS  
2023 OCT - 6 1 PM 12: 03

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

This project is associated with the current construction of the Bruce Freeman Rail Trail (BFRT) Phase 2D and will potentially mitigate traffic impacts to the TI-SALES driveway that is being modified to accommodate the BFRT. The Rail Trails Advisory Committee is in support of this application.

**For Community Preservation Committee Use:**

Form Received On: \_\_\_\_\_

Project Presented to CPC On: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Determination: \_\_\_\_\_

FY 2025 Community Preservation Committee Application Form  
Attachment Project Description  
Parkinson's Field Driveway Improvements

**Project Description**

*Summary:* The Town of Sudbury seeks CPA funds to undertake the design, engineering, permitting and construction of the driveway access for Parkinson's Field located behind TI-SALES in Sudbury Center.

As construction has begun for the Bruce Freeman Rail Trail, which includes access improvements for trail users immediately adjacent to Parkinson's Field, it became apparent that the existing single-lane driveway from Hudson Road into the fields site needed attention. The driveway access at Hudson Road is overgrown with trees and shrubs, which obscure existing signs and the entrance itself. The driveway is a 300-foot long, single-lane (which is located within a 20-foot wide right-of-way) that allows only one car at a time to use the driveway since there are no turn-outs available and no sight distance for drivers entering the driveway from Hudson Road. This requires drivers attempting to exit from the site using the existing driveway to back up.

These requested funds will be used to hire the appropriate consultants to conduct a survey of the driveway access, determine the extent and type of wetlands (it has been suggested that there are wetlands located to the east of the driveway, not just west of the driveway), work with town staff to determine whether an 18-foot wide, two-lane driveway can be designed and engineered, permitted, and, eventually reconstructed. The Town will also seek additional funds through grants or funding awards as the project design is underway.



View of driveway from existing parking area, looking south toward Hudson Road.

**How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects?**

The following General Criteria are applicable to this project:

- Is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation as serving recreation purposes;
- Is consistent with the Town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, and other planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receives the endorsement by other municipal boards and/or departments;
- Preserves the essential character of the town as described in the Master Plan;
- Leverages additional public and/or private funds, to the extent possible.

The following Open Space criteria are applicable to this project:

- Provides connections with existing trails or potential trail linkages;
- Preserves (or develops for recreation) a parcel identified in the 2009-2013 Open Space and Recreation Plan.

The following Recreation criteria are applicable to this project:

- Supports multiple recreation uses;
- Serves a significant number of residents;
- Expands the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefits Conservation Commission and Park & Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing on Town-owned property (and Town maintained property in the BFRT).



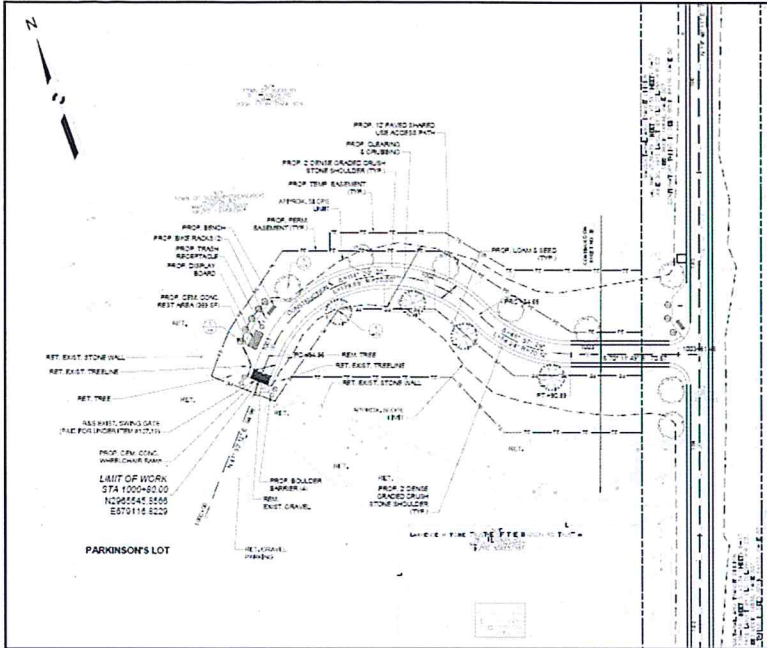
Views left and right of driveway at Hudson Road.



View at driveway intersection with Hudson Road looking west.



View at driveway intersection with Hudson Road looking east.



Proposed Parkinson’s Field access improvements from the Bruce Freeman Rail Trail, which end at the stone wall adjacent to the existing parking area.



The aerial photo is taken from the Town of Sudbury GIS maps and shows the existing fields and parking area (the gray area defined by a wider yellow line) adjacent to the former railroad right-of-way under construction for the Bruce Freeman Rail Trail. The building at #36 is the TI-SALES site. Wetlands are shown in the blue and green hatched areas to the left, or west of the existing 20-foot wide access from Hudson Road.