

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

PROJECT SUBMISSION FORM

Applicant:

Submission Date:

Group or Committee Affiliation (if any):

Applicant Address:

Purpose (please select all that apply):

☐ Open Space & Recreation

☐ Community Housing

☐ Historic Resource

Applicant Email & Phone Number:

Project Manager Email & Phone Number:

Project Name:

Project Description:

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2027			
2028			
2029			
2030			
2031			
Total			

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

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.

For Community Preservation Committee Use:

Form Received On: _____

Project Presented to CPC On: _____

Reviewed By: _____

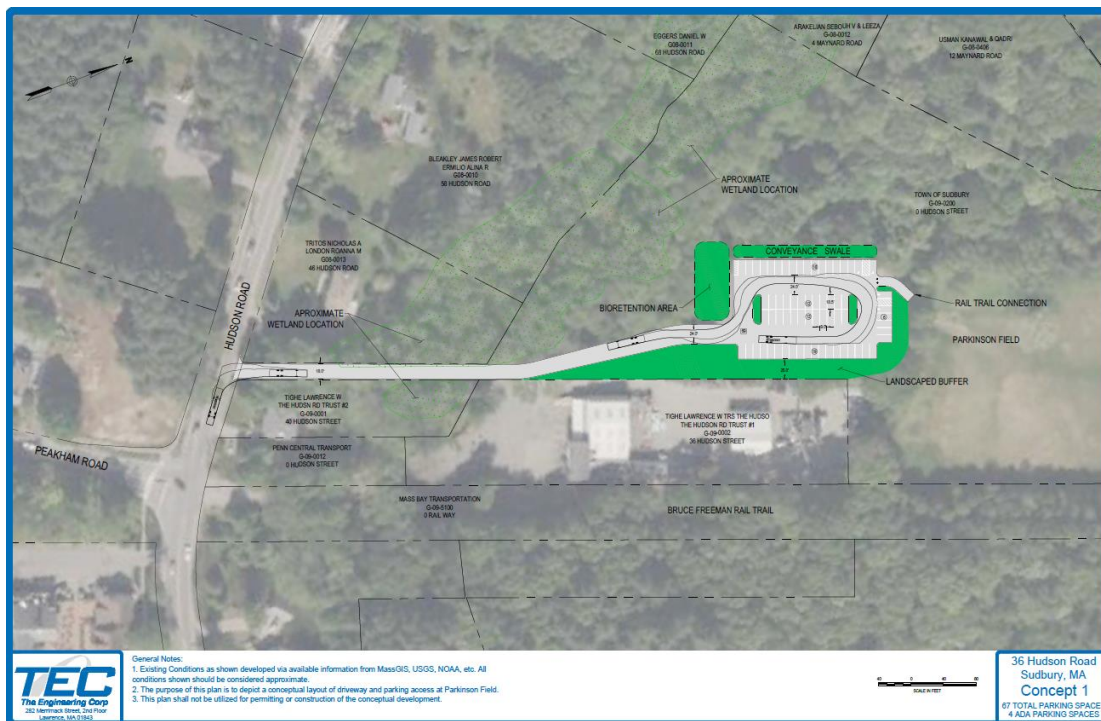
Determination: _____

FY 2027 Community Preservation Committee Application Form
Attachment Project Description/Narrative
Construction of the Parkinson Field Driveway and Parking Lot Improvements

Project Description

Summary: The Town of Sudbury seeks CPA funds up to \$1,398,000 to undertake the construction of the driveway access and parking lot improvements for Parkinson Field to serve both the recreation area and the Bruce Freeman Rail Trail (BFRT). The site is located adjacent to and behind TI-SALES in Sudbury Center.

In 2024, the Community Preservation Committee and Annual Town Meeting voted to approve funds of \$100,000 toward the design, engineering and permitting for improving the driveway access and parking lot that serves both the Parkinson Field and Bruce Freeman Rail Trail access. In the summer of 2025, TEC, Inc. was contracted to conduct a survey of the driveway and parking lot, wetlands delineation, traffic sight-lines and potential turning movement impacts, stormwater management, wetlands replication if needed, and engineering design for improved driveway access and formalized parking layout, which includes handicapped accessibility requirement. As of September 2025, the survey has been conducted and initial wetlands flagging completed. As well, an initial concept plan for up to 69 parking spaces (this number may be reduced after further evaluation and inclusion of designated handicapped parking spaces) and preliminary estimate (based on comments provided by Town boards and committees in 2023/24) have been prepared in anticipation of this application being submitted for consideration.



The preliminary estimate (attached) includes wetlands replication, if required by the Conservation Commission, stormwater management as required by the Planning Board, asphalt pavement as stated as desirable by other town boards/committees during presentations in 2023/24. The plan also includes extension of water mains and conduit for electricity to allow future improvements to Parkinson Field for irrigation and lighting.

The conceptual plan addresses safety concerns associated with the existing one-lane driveway by increasing the pavement width to 20-feet (although an 18-foot width may also be considered, to minimize the need for easements from abutting properties), as well as the conflicts experienced by Ti-SALES with field users accessing the Parkinson Field lot through the nearby commercial driveway.

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).

CONSTRUCTION COST ESTIMATE

DATE: 9/16/2025

DESCRIPTION: Parkinson Field Parking Area

LOCATION: Parkinson Field, Sudbury MA

ESTIMATOR: SNL

TEC PROJ. #: T1720

DESIGN STAGE: CONCEPT

CHECKED BY: PFE

SPEC	ITEM	DESCRIPTION	UNIT	UNIT PRICE	QTY	TOTAL
*	102.51	INDIVIDUAL TREE PROTECTION	EA	\$650.00	5	\$3,250.00
	103	TREE REMOVED - DIAMETER UNDER 24 INCHES	EA	\$2,000.00	12	\$24,000.00
	104	TREE REMOVED - DIAMETER 24 INCHES AND OVER	EA	\$4,100.00	5	\$20,500.00
	120	EARTH EXCAVATION	CY	\$55.00	2400	\$132,000.00
*	124	LOAM EXCAVATED AND STACKED	CY	\$15.00	250	\$3,750.00
	151	GRAVEL BORROW	CY	\$75.00	950	\$71,250.00
	156	CRUSHED STONE	TON	\$75.00	250	\$18,750.00
	170	FINE GRADING AND COMPACTING - SUBGRADE AREA	SY	\$8.00	7000	\$56,000.00
	201	CATCH BASIN	EA	\$6,250.00	4	\$25,000.00
	202	MANHOLE	EA	\$6,000.00	2	\$12,000.00
	221	FRAME AND COVER	EA	\$1,400.00	6	\$8,400.00
	241.12	12 INCH REINFORCED CONCRETE PIPE	FT	\$160.00	250	\$40,000.00
	302.06	6 INCH DUCTILE IRON WATER PIPE	FT	\$200.00	800	\$160,000.00
	349.06	6 INCH GATE VALVE	EA	\$3,750.00	1	\$3,750.00
	376	HYDRANT	EA	\$9,000.00	1	\$9,000.00
	443	WATER FOR ROADWAY DUST CONTROL	MGL	\$100.00	50	\$5,000.00
	450.23	SUPERPAVE SURFACE COURSE - 12.5 (SSC - 12.5)	TON	\$215.00	480	\$103,200.00
	450.31	SUPERPAVE INTERMEDIATE COURSE - 12.5 (SIC -12.5)	TON	\$200.00	480	\$96,000.00
	452	ASPHALT EMULSION FOR TACK COAT	GAL	\$12.00	500	\$6,000.00
	453	HMA JOINT SEALANT	FT	\$1.75	1500	\$2,625.00
	506	GRANITE CURB TYPE VB - STRAIGHT	FT	\$75.00	600	\$45,000.00
*	656	72 INCH VINYL PRIVACY FENCE	FT	\$150.00	450	\$67,500.00
*	697.1	SILT SACK	EA	\$400.00	6	\$2,400.00
	748	MOBILIZATION	LS	\$35,000.00	1	\$35,000.00
	751	LOAM BORROW	CY	\$100.00	200	\$20,000.00
	765	SEEDING	SY	\$5.00	1800	\$9,000.00
	767.121	SEDIMENT CONTROL BARRIER	FT	\$10.00	1500	\$15,000.00
*	776.999	LANDSCAPING	LS	\$50,000.00	1	\$50,000.00
	804.2	2 INCH ELECTRICAL CONDUIT TYPE NM - PLASTIC (UL)	FT	\$65.00	650	\$42,250.00
*	812.99	LED LIGHT POLE	EA	\$12,000.00	6	\$72,000.00
	852	SAFETY SIGNING FOR TRAFFIC MANAGEMENT	SF	\$30.00	20	\$600.00
	864.04	PAVEMENT ARROWS AND LEGENDS REFLECTORIZED WHITE (THERMOPLASTIC)	SF	\$12.00	150	\$1,800.00
*	866.104	4 INCH REFLECTORIZED WHITE LINE (THERMOPLASTIC)	FT	\$2.00	3000	\$6,000.00
	866.112	12 INCH REFLECTORIZED WHITE LINE (THERMOPLASTIC)	FT	\$6.00	12	\$72.00
*	877.4	SIGN POST 2 - 1/2 INCH STEEL	EA	\$600.00	8	\$4,800.00
		WETLAND REPLICATION				
*	751.7	COMPOST TOPSOIL	CY	\$125.00	20	\$2,500.00
*	755.35	INLAND WETLAND REPLICATION AREA	LS	\$25,000.00	1	\$25,000.00
*	755.75	WETLAND SPECIALIST	HR	\$175.00	40	\$7,000.00
*	755.76	WETLANDS MONITORING REPORT	EA	\$750.00	5	\$3,750.00

SUBTOTAL = \$1,206,897.00
CONSTRUCTION ENGINEERING = \$70,000.00
10% CONTINGENCY = \$120,689.70

TOTAL = \$1,397,586.70