



COMMUNITY PRESERVATION ACT

Town of Sudbury

Application for CPA Funding

Please email PDF application to:
PoteatR@sudbury.ma.us

Applications may also be dropped off or mailed to:
Community Preservation Coordinator
278 Old Sudbury Road, Sudbury, MA 01776

Project Title _____ **Date Submitted** _____

Applicant/Contact Person (please print) _____

Signature _____

Staff person/Responsible party _____

Email _____ **Telephone** _____

Estimated Completion Date _____

Total Cost of Project _____ **CPA Funds Requested** _____

CPA Eligibility (refer to the chart on page 4)

Please select the category and purpose of your project:

CPA Category:

- ☐ Community Housing
- ☐ Historic Preservation
- ☐ Open Space & Recreation

CPA Purpose:

- ☐ Acquisition
- ☐ Creation
- ☐ Preservation
- ☐ Support
- ☐ Rehabilitation & Restoration

For more information of the factors and considerations used by the Community Preservation Committee used to prioritize projects, please refer to the General Considerations summary (on pages 5-6).

<https://sudbury.ma.us/cpc/>

PROJECT DESCRIPTION: Provide answers to the questions listed below. A complete application must provide all relevant requested information. Include supporting materials and exhibits as needed.

1. Goals: What are the specific objectives of the proposed project? Who will benefit and how?

2. Community Need: Why is this project needed? Does it address needs identified in existing Town or regional plan, by committees/board, or needs raised in community discussions? Will the project serve multiple needs or populations?

3. Community Support: Which Town Boards/Committees/Departments or community organizations have you consulted/collaborated.

4. Budget: What is the total budget for the project and how will CPA funds be spent? Provide written estimates to substantiate proposed costs. Include a multi-year budget, if appropriate. (NOTE: CPA funds may NOT be used for general maintenance purposes.)

5. Funding: What other funding sources are committed or under consideration? Include any commitment letters or describe other efforts to secure funding for this project.

6. **Timeline:** What is the schedule for project implementation? Include a timeline for critical elements: procurement, groundbreaking, expenditures, and estimated project completion.
7. **Urgency:** Is there urgency to the completion of this project? What are the ramifications if the project is delayed and/or not completed?
8. **Implementation:** Who will be responsible for implementing the project? Who will manage the project? Does the proposed project manager have relevant experience? Who else will be involved in project implementation and what arrangements have been made with them?
9. **Maintenance:** If maintenance is required, who will be responsible and how will it be funded?

ADDITIONAL INFORMATION: Provide the following additional information, if applicable.

10. **Further Documentation:** Provide feasibility reports, renderings, map location, and other relevant studies and materials. Photos, detailed design renderings, relevant or comparable projects and supporting documents such as historic structural and existing conditions reports, also will be helpful in defining the parameters of your project.
11. **Other Information:** Include any additional information that might benefit the Community Preservation Committee in the evaluation of this project.
12. **Applicants with multiple requests:** Please prioritize your proposals.

Grant recipients are required to acknowledge the Community Preservation Act in press releases, publicity materials, news, and written or oral announcements about work supported with CPA funds. Additionally, the CPC requires signage in the form of a sign or plaque affixed on or adjacent to CPA-funded work as approved by the CPC when possible. The CPC will fund and supply the signage in consultation with the Applicant.

Conflict of Interest: The CPC is governed by Massachusetts General Law Chapter 268A Conflict of Interest Law, which regulates the standards of conduct of all state, county and municipal employees and volunteers, whether paid or unpaid, full or part-time, intermittent or temporary.

Wayside Inn Historic District Pedestrian Connectivity Project

Applicant: Scott Campbell, Resident | Submission: FY2028 Community Preservation Act Application | Date: September 2026

Executive Summary

The Wayside Inn Historic District Pedestrian Connectivity Project requests planning, feasibility analysis, survey, and preliminary engineering for safer pedestrian connections serving the Wayside Inn Historic District. The study will evaluate alternatives along Boston Post Road (Route 20), Wayside Inn Road, and other feasible on-road or off-road routes identified through survey, engineering, agency coordination, and stakeholder consultation. It will not select a final alignment in advance.

Today, residents and visitors must travel this corridor without a continuous sidewalk despite the presence of the Wayside Inn Historic District, Martha-Mary Chapel, nearby conservation land, and surrounding residential neighborhoods. The project would provide the foundation for a future pedestrian connection that supports historic preservation, recreation, tourism, and community safety.

This application requests \$220,000 in Community Preservation Act funding solely for planning, feasibility analysis, survey, and preliminary engineering. The work will identify feasible alternatives, document constraints and costs, address year-round operations, and position the Town to pursue later design and construction funding. No final design or construction funding is requested in this phase.

Project Area

The initial study area includes Boston Post Road (Route 20) between Hager Street and the eastern Wayside Inn Road junction near Bigelow Drive, Wayside Inn Road, and logical connections to historic, conservation, recreational, and residential destinations. The study boundaries may be refined where survey, engineering, or stakeholder consultation identifies a safer or more practicable on-road or off-road connection.

Feasibility Study Scope

The selected consultant will use a MassDOT-approved survey firm, as appropriate for work affecting the state highway corridor, and will coordinate survey standards and available records with the Town and MassDOT. The study will compare alternatives along Route 20, Wayside Inn Road, and other feasible on-road or off-road routes. It will address topography, property and right-of-way limits, traffic and pedestrian conditions, ADA accessibility, crossings, drainage, utilities, environmental and historic-resource constraints, permitting, preliminary cost, and funding strategy.

Concept development will also evaluate year-round operation, including snow storage, snow removal, winter surface conditions, drainage and icing, equipment access, likely ownership, and maintenance responsibility. The final study will recommend a feasible concept or explain why an alternative should not advance.

MassDOT Technical Coordination

Ann Sullivan, MassDOT District 3 Project Development Engineer, reviewed the proposal and confirmed that it addresses design elements MassDOT would evaluate during preliminary engineering and that the information developed through the grant would further inform possible future sidewalk improvements. She recommended using a MassDOT-approved survey firm and adding winter maintenance and snow removal to the study scope. Ms. Sullivan gave permission to include her email with this application. Her correspondence is included as Appendix A. This technical feedback does not constitute MassDOT project approval, a funding commitment, or a determination of CPA eligibility.

The study area serves the Wayside Inn Historic District, including Longfellow's Wayside Inn, Martha-Mary Chapel, the surrounding historic landscape, nearby conservation and walking opportunities, residential neighborhoods, and visitors. Feasibility work will document existing pedestrian facilities, roadway shoulders, drainage, utilities, right-of-way and property conditions, historic resources, environmental constraints, and maintenance considerations that may affect an alignment.

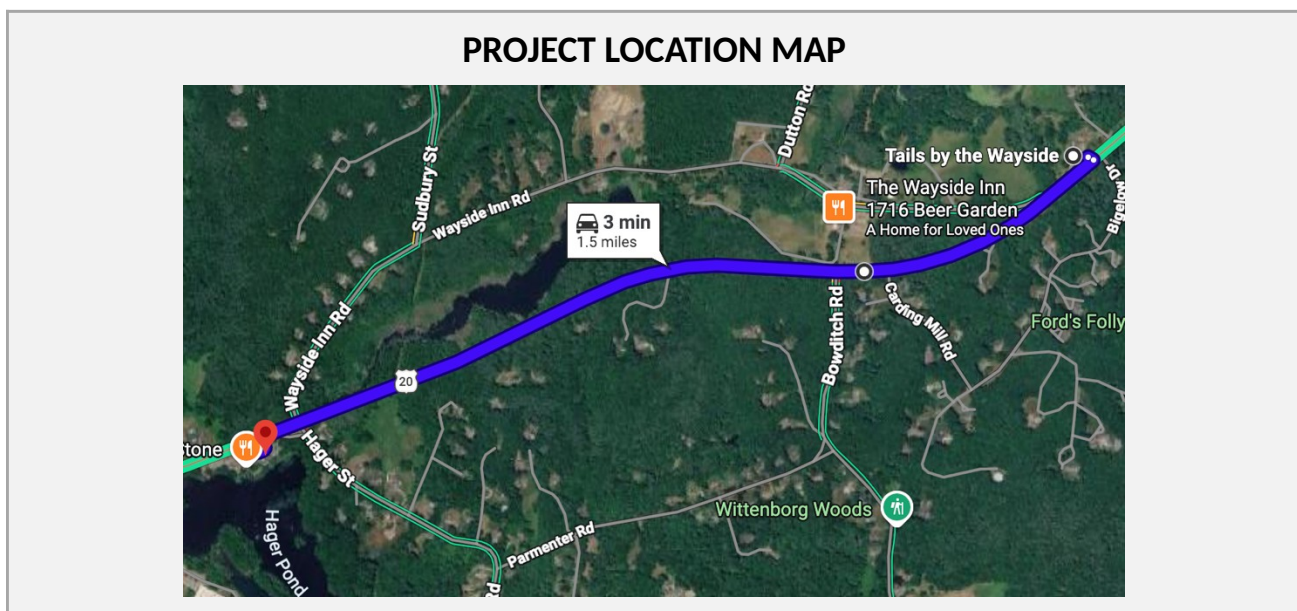


Figure 1. Project context map showing the initial Route 20 corridor between Hager Street and the eastern Wayside Inn Road junction near Bigelow Drive, Wayside Inn Road, historic destinations, and surrounding neighborhoods. Study limits and alternative connections remain subject to survey and engineering.

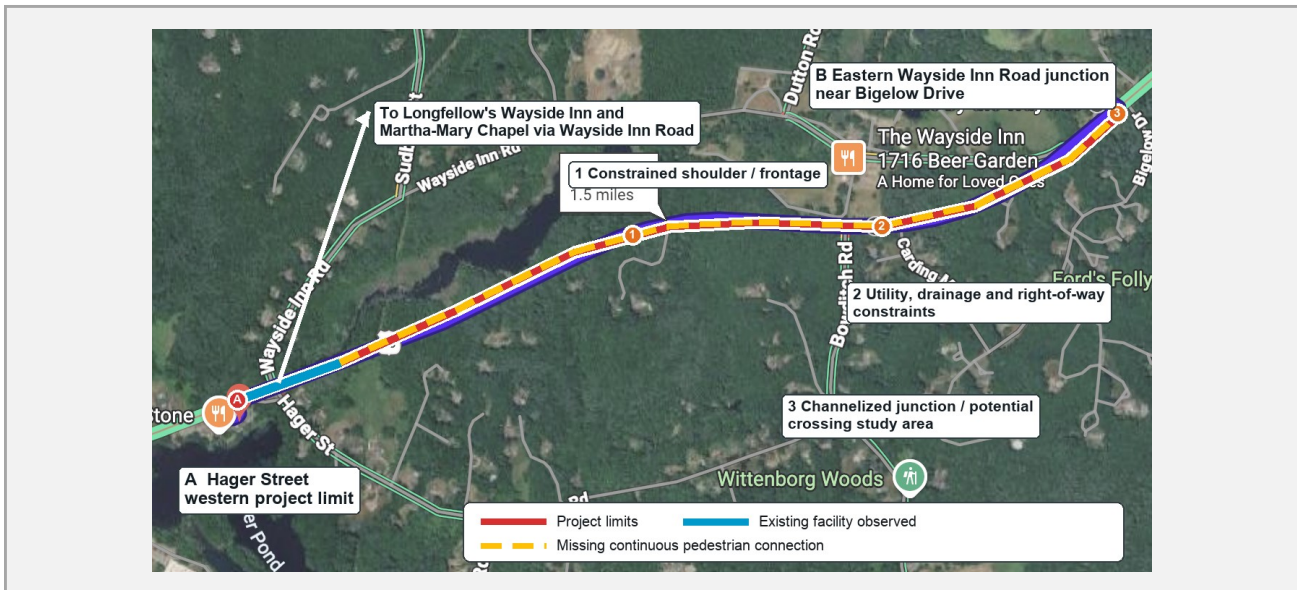


Figure 2. Planning-level map of the initial study area, field-observed pedestrian facilities, the missing connection, historic destinations, and preliminary crossing and constraint areas. The feasibility study will also evaluate Wayside Inn Road and other feasible on-road or off-road connections.

Existing Conditions

Boston Post Road (Route 20) is one of Sudbury's primary east-west transportation corridors. The section from the eastern Wayside Inn Road/Boston Post Road junction near Bigelow Drive to Hager Street serves multiple destinations but lacks continuous pedestrian infrastructure.

The corridor includes:

- Wayside Inn Historic District
- Martha-Mary Chapel
- Conservation land and walking opportunities
- Nearby residential neighborhoods
- Regional visitors traveling to one of Massachusetts' most recognizable historic destinations

Field photographs document the lack of a continuous sidewalk, constrained shoulders, and intersection approaches along the corridor. Pedestrian counts, observed travel patterns, and other evidence of existing use will be collected during the feasibility study rather than assumed in this application.

The absence of pedestrian infrastructure creates a gap in connectivity within an area that already functions as one of Sudbury's most important cultural and recreational destinations.

Existing Conditions Photographs



Route 20 between Hager Street and Wayside Inn Road, looking eastbound. Narrow paved shoulder with no sidewalk.



Route 20 where the existing sidewalk ends, looking westbound. The fragmented paved edge is constrained by driveways, stone walls, vegetation, and utility poles.



Route 20 approaching the eastern Wayside Inn Road junction near Bigelow Drive, looking westbound. The channelized approach has no continuous pedestrian route.



Route 20 approaching Hager Street, looking eastbound. Accessible curb ramp and short sidewalk/bicycle-lane segment; the facility does not continue through the corridor.

Figure 3. Existing corridor conditions documenting the sidewalk gap, constrained roadway shoulders and frontage, the eastern Wayside Inn Road junction, and the Hager Street intersection approaches.

Need Statement

The absence of a continuous pedestrian facility along this section of Route 20 creates a critical gap between nearby neighborhoods and one of Sudbury's most significant historic and recreational destinations. This project addresses that gap by completing the feasibility analysis and preliminary engineering necessary to identify a safe, context-sensitive, and implementable pedestrian connection.

Why This Matters

This request is not for construction. It is for the planning and preliminary engineering needed to determine how a safe pedestrian connection can be achieved.

It is about safely connecting people to places that define Sudbury's history and character.

A future continuous pedestrian pathway, if advanced through later design and construction phases, would:

- improve safety for residents and visitors;
- encourage walking between neighborhoods and historic destinations;
- improve accessibility for families and older adults;
- reduce reliance on short vehicle trips;
- strengthen connections between historic, recreational, and conservation resources.

Completing the planning and design phase will also position the Town to pursue future construction funding from a variety of state and federal transportation programs.

Historic District Context

The Wayside Inn Historic District is among Sudbury's most important historic resources and attracts visitors from throughout Massachusetts and beyond.

The district includes the historic inn, Martha-Mary Chapel, and surrounding historic landscape that collectively tell an important story of the Town's history and New England's cultural heritage.

Despite its importance, pedestrian access within this portion of Route 20 remains incomplete.

The proposed planning work is intended to support preservation of and context-sensitive public access to historic resources and connections to recreational and conservation destinations. Significant eligibility questions remain because a future pedestrian facility may be located within

a public-road right-of-way and because each planning expense must be sufficiently connected to an allowable CPA purpose. The applicant therefore requests CPC review under Historic Resources and Open Space and Recreation, with Preservation as the selected purpose. Final eligibility, including the eligibility of each expense, must be confirmed by the Community Preservation Committee and Town Counsel before funds are expended.

Community Benefits

The project is intended to advance historic-preservation and recreational objectives, subject to confirmation of CPA eligibility.

Historic Preservation

Plans for safer public access to the Wayside Inn Historic District and supports appreciation of one of Sudbury's defining historic resources.

Recreation

Establishes a feasible approach for future safer connections to conservation land, walking routes, and recreational destinations.

Public Safety

Evaluates the design and constraints of a future alternative to walking along roadway shoulders on a heavily traveled section of Route 20.

Community Connectivity

Plans a future connection between neighborhoods and historic, cultural, and recreational destinations while supporting walking and active transportation.

Economic and Tourism Benefits

Positions the Town to enhance the visitor experience through safer pedestrian movement and improved access to destinations throughout the historic district.

Consistency with Town Plans

This proposal advances goals identified in multiple Town planning documents, as reflected in the following excerpts.

Sudbury Route 20 Corridor Study Final Report (June 30, 2025)

“Future planning efforts must carefully balance preservation objectives with any infrastructure or connectivity improvements, particularly as they relate to traffic, accessibility, and visual character.” (Route 20 Corridor Study, Section A, p. 15.)

Complete Streets Funding Program Project Prioritization Plan (February 13, 2020)

“Wayside Inn Road intersects Boston Post Road (Route 20) at an acute angle of approximately 30 degrees which restricts sight distance.” (Complete Streets Funding Program Project Prioritization Plan, Project 1, p. 1, dated February 13, 2020.)

Sudbury Master Plan (adopted April 28, 2021)

“Use streetscape improvements to create a positive walking experience in the Route 20 Corridor, including sidewalk connections, banners, street trees, and burying utilities.” (Sudbury Master Plan, Route 20 Corridor, Action A.8, p. 29.)

Town of Sudbury 2009-2013 Open Space and Recreation Plan

“Develop and maintain trail linkages by connecting old and creating new walkways and trails for non-motorized recreation.” (Town of Sudbury 2009-2013 Open Space and Recreation Plan, Goal 6.)

Note: The Town began updating the Open Space and Recreation Plan in 2026; the citation above is to the adopted 2009-2013 plan.

Together, these Town planning documents can demonstrate that the requested feasibility and preliminary engineering work advances established Town priorities while providing the technical foundation needed for future implementation.

Why This Project Is Unique

This planning investment is intended to advance historic-preservation and recreational objectives by evaluating context-sensitive access to the Wayside Inn historic resources and connections to walking and conservation opportunities. The application does not assume that every alternative or planning expense is CPA-eligible. The CPC and Town Counsel may limit, condition, reclassify, or decline particular expenses based on the required nexus to an allowable CPA purpose.

The request is also strategically timed. CPA funding for feasibility, survey, and preliminary engineering can resolve key questions before the Town commits to construction, produce credible cost and permitting information, and create the

technical foundation needed to pursue larger state, federal, Town, and transportation funding sources. In this way, a limited planning investment can leverage future funding while improving long-term access to one of Sudbury's defining historic landscapes.

Funding Strategy

This application requests \$220,000 in Community Preservation Act funding for planning, feasibility analysis, survey, and preliminary engineering. The request does not include final engineering or construction.

Task	Estimated Cost
Existing-conditions and topographic survey using a MassDOT-approved survey firm	\$45,000
Right-of-way and property research	\$20,000
Traffic, pedestrian, and safety analysis	\$20,000
Drainage, utilities, environmental, and historic-resource constraints	\$25,000
Alternatives analysis and preliminary concept design, including Route 20, Wayside Inn Road, other feasible connections, ADA, crossings, and winter maintenance	\$55,000
Permitting and funding strategy and preliminary construction-cost estimate	\$15,000
Public engagement, agency coordination, and project management	\$20,000
Subtotal	\$200,000
Planning contingency (10%)	\$20,000
Total CPA request	\$220,000

No outside or matching funds are committed at this stage. Town staff participation and interdepartmental coordination are anticipated as in-kind contributions but have not been assigned a monetary value. Completion of this work will position the project to pursue future

funding through Town capital planning, MassDOT programs, Complete Streets funding, and other state and federal grant opportunities.

Basis for estimate. This planning-level allowance reflects the initial approximately 1.5-mile Route 20 corridor plus evaluation of Wayside Inn Road and other feasible connections; use of a MassDOT-approved survey firm; anticipated survey and right-of-way work; traffic, drainage, utility, environmental, and historic-district constraints; ADA and crossing analysis; alternatives development; winter maintenance and snow-removal analysis; and public and agency coordination. The estimate will be validated by the designated Town administrator and qualified transportation consultants before procurement.

Next Steps

This application is submitted by Scott Campbell as a resident proposal; no Town department has agreed to sponsor or manage the project. Subject to Town Meeting appropriation, the Town must designate an administering department and qualified project manager before procurement or consultant work begins. The proposed schedule assumes that designation and an approximately 15-month process beginning in July 2027.

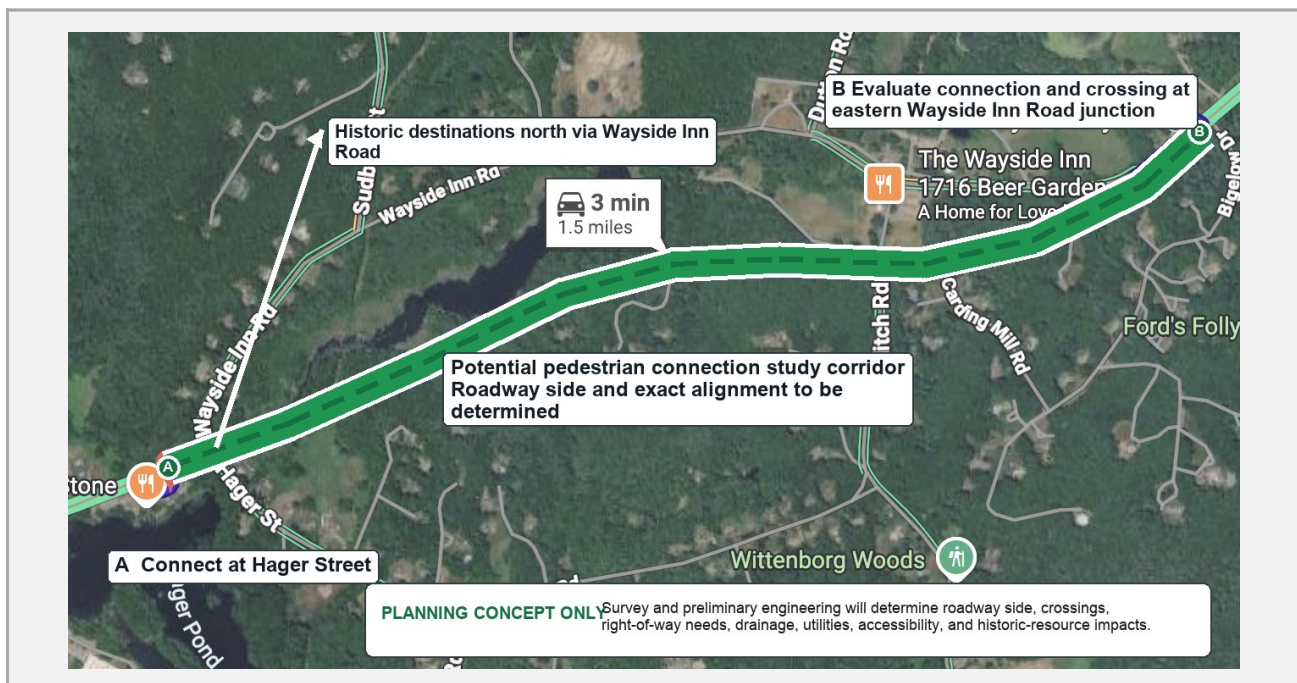


Figure 4. Preliminary planning concept showing the initial Route 20 study corridor. The graphic does not select a roadway side or establish an engineered alignment. Survey, preliminary engineering, agency coordination, and stakeholder consultation will compare Route 20, Wayside Inn Road, and other feasible on-road or off-road connections and will evaluate accessibility, right-of-way, utilities, drainage, historic resources, crossings, and year-round maintenance.

Proposed Schedule and Responsibility

Milestone	Anticipated Dates	Responsible Party
Town administration and project-manager designation	July-August 2027	Town Manager and/or department designated by the Town
Consultant procurement	August-September 2027	Designated Town department and procurement staff
Feasibility, survey, and alternatives analysis	October 2027-March 2028	Selected consultant under designated Town project manager
Preliminary engineering and cost estimate	January-June 2028	Selected consultant under designated Town project manager
Public and stakeholder engagement	November 2027-July 2028	Designated Town project manager and consultant, with resident applicant support
Final concept, implementation strategy, and completion	August-September 2028	Designated Town project manager and consultant team

Attachments and Submission Status

Item	Status
Appendix A	MassDOT District 3 email exchange with Ann Sullivan and permission to include — included in this narrative
Exhibits 1 through 4	Project maps, existing-conditions photographs, and planning concept — included in this narrative
Appendix B	Letter of support from Rocky Prozeller, Sudbury resident — included in this narrative with the writer's approval
Appendix C	Signed letter of support from John Ho on behalf of the Wayside Inn Foundation Board of Directors — included in this narrative
Appendix D	Letter of support from Cara and Ben Brill, Boston Post Road residents — included in this narrative
Appendix E	Letter of support from Tanya and Bill Hahn —

	final wording sent for confirmation; add only after approval is received
Appendix F	Additional neighbor support letters — pending; attach only letters actually received
References	Relevant Town plan excerpts or source links — citations included in this narrative

Community support status. Rocky Prozeller, a Sudbury resident, provided the letter of support included as Appendix B and approved its inclusion. John Ho, President of the Wayside Inn Foundation Board of Directors, provided the signed Foundation letter included as Appendix C. The Foundation supports the proposed feasibility study and would welcome the opportunity to participate as a stakeholder if the project advances. Additional resident support is documented in the letter from Cara and Ben Brill included as Appendix D. Additional Tanya Hahn also expressed written support for studying a potential connection and offered to provide a formal letter; confirmation of the final letter wording from Tanya and Bill Hahn is pending. Additional neighbor letters remain pending.

Eligibility correspondence. Ryan Poteat identified significant eligibility questions concerning a pedestrian facility within a public-road right-of-way and whether the planning expenses are sufficiently connected to an allowable CPA purpose. The applicant requested guidance on September 10, 2026, regarding category and purpose selections. No response had been received when this package was finalized; nothing in this application should be read as his endorsement of the revised category or eligibility approach.

Appendix A MassDOT Technical Correspondence

The following email exchange is reproduced from the correspondence supplied by the applicant. Ann Sullivan gave express permission on September 11, 2026, to include her email in the application. Routine email-system security banners and blank lines have been omitted; the substantive messages are reproduced below.

From Ann Sullivan to Scott Campbell September 11 2026 at 8 47 AM

Yes, you can include my email in the application.

From Scott Campbell to Ann Sullivan September 10 2026 at 9 57 PM

Hi Ann,

Thank you very much for reviewing the materials and providing this guidance.

I will revise the proposed scope to specify that the survey work should be performed by a MassDOT-approved firm. I will also add evaluation of winter maintenance, snow storage, equipment access, and responsibility for snow removal. I understand that any future Town commitment to provide snow removal would require separate consideration and approval.

Your confirmation that the application addresses the design elements MassDOT would evaluate during preliminary engineering is extremely helpful. May I include your email as supporting correspondence with the CPA application and reference your technical recommendations in the project narrative?

Thank you again for your time.

Best regards,
Scott

From Ann Sullivan to Scott Campbell September 10 2026 at 10 43 AM

Scott,

Your application addresses the design elements MassDOT would evaluate as part of a preliminary engineering effort. The information you could gather with the grant would further inform future sidewalk improvements.

I would recommend that the survey company used under the grant be a MassDOT approved firm. The scope of the grant should also include consideration for how the sidewalk would be cleared in the winter, given the length of the project and few abutters. MassDOT would likely look for a Town commitment to provide snow removal.

Please feel free to reach out again with questions.

Thank you,
Ann

Ann Sullivan
District 3 Project Development Engineer
MassDOT Highway Division
499 Plantation Parkway
Worcester MA 01605

From Scott Campbell to Ann Sullivan September 7 2026 at 10 21 PM

Hi Ann,

I wanted to follow up on our earlier conversations about the missing pedestrian connection along Route 20 near the Wayside Inn.

Your explanation of the drainage, right-of-way, ADA, safety, and roadway-design constraints helped me understand why this cannot be addressed through routine maintenance. Based in part on that guidance, I have prepared a resident CPA application requesting funding for a feasibility study, survey, and preliminary engineering.

The proposed study area runs from Hager Street to the eastern Wayside Inn Road junction near Bigelow Drive. The request is for planning only—not construction or approval of a particular alignment. The purpose is to determine whether a safe, context-sensitive connection is feasible and to identify the drainage, right-of-way, utility, historic-resource, and permitting issues that would need to be addressed.

I've attached the application and supporting narrative for your review. No Town department has agreed to sponsor or manage the project at this stage.

If you have an opportunity, I would greatly appreciate your thoughts on whether the proposed study addresses the types of issues MassDOT would expect to see evaluated. If MassDOT is comfortable doing so, would you also consider providing a brief letter or email supporting the value of undertaking the feasibility and preliminary-engineering work? Such support would not need to endorse a particular design, commit MassDOT funding, or indicate approval of a future project.

If a formal letter is not possible, any technical feedback or guidance that I may reference in the CPA application would also be very helpful.

The application deadline is September 14th. I understand that this is a short timeframe and appreciate any assistance you may be able to provide.

Thank you again for your previous guidance and for adding this location to the District's sidewalk-gap tracking list.

Best regards,
Scott Campbell
1055 Boston Post Road
Sudbury MA 01776

Appendix B Resident Letter of Support

September 13, 2026

Sudbury Community Preservation Committee
Town of Sudbury
Sudbury, Massachusetts

Dear Members of the Community Preservation Committee,

I am writing as a Sudbury resident to express my support for the Wayside Inn Historic District Pedestrian Connectivity Project and the request for CPA funding to study a potential pedestrian connection along Route 20 near the Wayside Inn.

The Wayside Inn and the surrounding historic landscape are an important part of Sudbury's identity and a tremendous community resource. At the same time, Route 20 can be difficult and unsafe to navigate on foot or by bicycle, limiting the ability of residents to safely access the Wayside Inn area and its surrounding trails and open spaces without a vehicle.

I believe a feasibility study is an appropriate and responsible first step. It would allow the Town to better understand what may be possible while carefully considering pedestrian safety, traffic, drainage, property impacts, accessibility, and the historic character of this unique area before any specific improvement is proposed.

I support funding this initial study and believe it could provide valuable information for future decisions about improving safe pedestrian connectivity in this part of Sudbury.

Thank you for your consideration.

Sincerely,
Rocky Prozeller
Sudbury Resident

Appendix C Wayside Inn Foundation Letter of Support



THE WAYSIDE INN®
FOUNDATION

72 Wayside Inn Road
Sudbury, Massachusetts 01776
Phone: (978) 295-1716 • Fax: (978) 443-6449

September 10, 2026

Community Preservation Committee
Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776

Re: Wayside Inn Historic District Pedestrian Connectivity Project

Dear Members of the Community Preservation Committee:

On behalf of the Board of Directors of the Wayside Inn Foundation, I am writing in support of the proposed feasibility study for improved pedestrian connectivity in and around the Wayside Inn Historic District.

Improved pedestrian access could benefit residents and visitors while strengthening connections among the Wayside Inn, Martha-Mary Chapel, surrounding historic and conservation resources, and nearby neighborhoods.

The Foundation supports a thoughtful planning process that evaluates potential alternatives and considers pedestrian safety, accessibility, traffic, and the protection of the historic buildings, landscape, views, and character of the district.

The Foundation would welcome the opportunity to participate as a stakeholder if the project advances.

Thank you for considering this proposal.

Sincerely,

John Ho
President, Board of Directors
The Wayside Inn Foundation

Appendix D Resident Letter of Support

September 13, 2026

Sudbury Community Preservation Committee
Town of Sudbury
Sudbury, Massachusetts

Dear Members of the Community Preservation Committee,

We are writing as residents of Boston Post Road to express our support for the Wayside Inn Historic District Pedestrian Connectivity Project and the request for CPA funding to study potential pedestrian improvements along Route 20 near the Wayside Inn.

We live along a section of Boston Post Road that has sidewalks, which provide an important way for residents and families to safely walk through our part of the community. However, those sidewalks end before reaching the Wayside Inn area. This creates a noticeable gap in pedestrian connectivity to one of Sudbury's most important historic and recreational destinations.

We believe it is worthwhile to study whether that gap can be addressed safely and appropriately. A feasibility study would allow the Town to evaluate potential options while considering traffic and pedestrian safety, drainage, property impacts, accessibility, and the historic character of the Wayside Inn area.

We support this initial planning effort and believe it would be a valuable step toward understanding whether safer pedestrian access to the Wayside Inn and surrounding trails and open spaces can be achieved.

Thank you for your consideration.

Sincerely,
Cara and Ben Brill
790 Boston Post Road
Sudbury, Massachusetts