

# Town of Sudbury

## Master Plan Steering Committee

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### DRAFT MINUTES

JULY 19, 2019 AT 8:45 AM

POLICE STATION MEETING ROOM, 75 HUDSON ROAD, SUDBURY, MA

**Members Present:** Chair John Sugrue, At-Large; Vice-Chair Susan Asbedian-Ciaffi, At-Large; Nathalie Forssell, At-Large; Jan Hardenbergh, At-Large; Dan Carty, Board of Selectmen; Pat Guthy, Commission on Disability; Ellen Joachim, Lincoln-Sudbury Regional High School Committee; Amy Lepak, Sudbury Housing Authority; and Robert May, Council on Aging.

**Members Absent:** Janie Dretler, Board of Selectmen; Dave Henkels, Conservation Commission; Lisa Kouchakdjian, Sudbury Public School Committee; John Riordan, Zoning Board of Appeals; Lee Swanson, Historic Districts Commission; Fred Taylor, Historic Districts Commission; and Dick Williamson, Parks and Recreation Commission.

**Others Present:** Fabiola Alikpokou, Staff Planner, Horsley Witten Group; Adam Duchesneau, Director of Planning and Community Development; John Hincks, Planning Board; Nate Kelly, Principal, Horsley Witten Group; Nancy Kilcoyne, Planning Board; Krista Moravec, Senior Planner, Horsley Witten Group; Jennifer Roberts, Board of Selectmen; and Taryn Trexler, Historical Commission.

### Welcome

Mr. Sugrue opened the meeting at 8:45 a.m.

### Regular Meeting Business

#### *Approval of Minutes*

Mr. Sugrue asked if there were any proposed edits to the June 21, 2019 minutes. Mr. Carty and Ms. Guthy provided amendments.

Mr. Sugrue motioned to approve the minutes of June 21, 2019 as amended. Mr. May seconded the motion. The vote was unanimous.

#### *Administrative Report*

Mr. Duchesneau stated the Master Plan Steering Committee's (MPSC) presence at the Touch-A-Truck event went well and there was good community attendance. He added Ms. Dretler and Ms. Forssell assisted at the event, and pictures were included on the Town website.

### Follow-Up Survey to Public Forum

Ms. Moravec detailed there were over 200 responses to the survey, which was a good indicator this tool was most useful, and added there was an attachment to memorialize what people have said in a more comprehensive manner.

Ms. Guthy questioned a survey comment regarding the Sudbury School System scores and ranking. Ms. Moravec responded the Sudbury School System was ranked very highly. Mr. Carty noted the submitted comment was likely referencing the top Massachusetts school rankings according to “Boston Magazine” and “US News and World Report.” Ms. Moravec stated this aspect should be included in the report.

Mr. Duchesneau asked about the rate of school decline. Mr. Moravec responded the trend has leveled according to the chart within the Town Services section.

Ms. Moravec noted the older Sudbury population (70 years and older) who are not as likely to participate in the survey or provide comments. She stated extra effort was made to reach out to the older residents.

Ms. Asbedian-Ciaffi commented about land use responses and concerns about housing stock, and mentioned diversity of housing stock to include smaller houses. Ms. Moravec stressed housing was an important aspect of the Master Plan, and discussed different types of housing stock and inclusion of regulatory standards. She noted the efforts of the Sudbury Housing Trust.

Ms. Moravec detailed transportation related comments received in the survey responses. Mr. Hincks noted there appeared to be conflict between growth and the number of housing units, and those people concerned about traffic were against an increase in the number of housing units. Mr. Hincks suggested providing the population with the facts regarding the Quarry North/Melone Property development where traffic studies have been completed. He stated those studies demonstrate an increase of only 200 vehicles on a road that accommodates thousands of cars per day. Mr. Hincks emphasized the problem on North Road/Route 117 was the result of a poorly timed traffic light, which could be fixed. Ms. Moravec agreed about presenting such examples to the public and also including alternative methods of transportation.

Mr. May asked how he might view comments made by other MPSC members on different subjects, as well as his own comments. Mr. Duchesneau stated concerns regarding the Open Meeting Law when comments were exchanged as a group. He emphasized the best way to express ideas was at the MSPC meetings. Mr. Duchesneau noted the Horsley Witten Group compiles the comments and incorporates them into each baseline chapter. Ms. Moravec stated she would be happy to review such comments at the meetings. She indicated she had received comments from Mr. May, Mr. Hardenbergh, and Ms. Lepak which also included grammar and text edits within the draft chapter.

Mr. May stated he felt he was not receiving enough information about various issues in town. Ms. Moravec noted the purpose of the MPSC meetings was to discuss such issues. Mr. May replied the level of detail would require more than two hours once per month and recognized the conflicts associated with the Open Meeting Law. Mr. Duchesneau recommended MSPC members send comments to staff which could be sent directly to the Horsley Witten team. Mr. May added people could respond to such comments via staff. Mr. Carty cautioned that comments reflecting opinion could not be sent which could indicate deliberation.

Mr. Carty noted one way to make edits to draft documents was to employ redlining which could identify the originator of comments/edits, and could be reviewed at the next meeting. Ms. Moravec reiterated the

importance of the communication process which Mr. Duchesneau had outlined. Mr. May stated he felt more discussion time was necessary to cover topics presented at meetings.

Ms. Moravec apologized for not sending the Town Services Baseline Report to the members in advance. She said more detailed issues should be addressed by the Working Group. She asserted that moving forward, comments and details would be distributed to the group before the next meeting. Mr. May acknowledged the Horsley Witten Group was doing a good job to the extent they could. Ms. Moravec promised to set up a process where all members could view the comments of other members.

### **Baseline Report: Town Services**

Ms. Guthy stated she felt the section regarding the Police Department lacked detail.

Mr. Hardenbergh mentioned the Town services of the Community Emergency Response Team (CERT) and the Medical Reserve Corps (MRC). Ms. Moravec stated all service-oriented Town professionals were included in the Baseline Report, but not all of the Town's boards, committees, or commissions. She mentioned these entities could be included if MPSC chose to.

Ms. Guthy suggested an appendix in the back of the Baseline Report could include a listing of boards, committees, or commissions not otherwise mentioned in the Report.

Mr. May spoke about "the history of Town Master Plans" as described by Ms. Moravec and detailed that such history had much to do with space needs. He added he expected the MPSC to address social issues which were critical. Mr. May agreed with an earlier mentioned goal which was to get correct information into the Town because there was some inaccurate data circulating around the community. He noted there was very little discussion regarding the matrix of the Town's services and added it would be helpful to know the total number of the Town's service population. Mr. May commented about service volunteers involved in the tax offset program, which included some 100 such volunteers.

Mr. May noted there was no discussion regarding SudburyTV, which was a very significant and important service in town. He suggested having an MPSC discussion regarding expectations to be covered. Mr. Hardenbergh agreed. Mr. Kelly commented this area reflected one of the more challenging topics and the way municipalities typically address this topic was by recognizing the numerous Town departments doing their strategic planning. He suggested MPSC members look at the broader picture (big quality of life issues) rather than individual buildings, programming, and staffing.

Mr. Hardenbergh recommended these other established department procedures should be highlighted and perhaps offer a summary of each one, such as Livable Sudbury. Ms. Moravec noted Livable Sudbury was the exception.

Ms. Guthy stated providing the number of each type of employed service person is worthy to note and not overly detailed. She noted people working in the tax write-off program should be recognized. Ms. Moravec agreed and stated volunteerism is a significant aspect of the community, which was mentioned at the workshop and the survey. Ms. Moravec stated she would get those volunteer numbers from Senior Center Director Debra Galloway and include them in the report. Ms. Guthy reiterated that including both paid and unpaid employees in the report reflects who we are as a Town. Mr. Hincks agreed with Ms. Guthy and stated this aspect involved Town administration, but was not really a Master Plan process and the MPSC should not argue about the validity of the tax write-off program. He added the purpose of the MPSC involved examining trends and planning for them, but was not about making determinations on

how the Town should be run. Ms. Guthy stated she respectively disagreed with Mr. Hincks' sentiment and affirmed the tax write-off program was a means of controlling residential taxes and was reflective of the town.

Ms. Moravec stated the included section in the report would be titled "Volunteerism" and it would reflect the sentiment of the MPSC as expressed at the meeting. Mr. Carty stated it was important this aspect be documented in a portioned budgetary fashion and should include the current date as the numbers will change quickly. Mr. Sugrue stressed the inclusion of trends is the most important item. Ms. Moravec agreed with including staffing and volunteers as it might relate to trends, but indicated she was unsure about taking a budgeting approach.

Mr. Sugrue queried if the Baseline Report with included the comments was intended to stand alone or to set up some of the factors that go along with implementing the Master Plan. Ms. Moravec replied the section was intended to elicit MPSC discussion and could also be part of pulling all aspects together and serve as a snapshot depicting trends - but statements were often necessary when describing trends.

Ms. Lepak noted she did not see walkways mentioned in this report but they were maintained by the Department of Public Works. She suggested superimposing the walkways on the Recreation map. Ms. Moravec agreed to investigate these areas and check with staff for accuracy. Ms. Lepak also mentioned the Town may use Willow Hill for recreation, but it was not a public school. Ms. Moravec acknowledged the oversight. Mr. Carty noted the Town uses the Lincoln-Sudbury Regional High School for recreational purposes, but that site was not included in the report.

Mr. May felt it was difficult to address Town services without including the assets involved, and stressed the assets were going to be a significant factor for the Town. Mr. Carty stated the assets were included in the facilities section. Mr. May asserted the report should somehow include this financial aspect. Mr. Hardenbergh agreed with such financial inclusion within the report. Related discussion took place.

Ms. Roberts mentioned some reporting inconsistencies regarding school facilities and related projects with no mention of the dire need at the Fairbank Center under the Park & Recreation section. Ms. Moravec stated more details would be provided after interviews with the Park & Recreation Commission had occurred and the section would be revisited, as well as, the open space section.

Ms. Guthy noted the report made no mention about students who attended vocational technical schools. Ms. Joachim stated the vocational aspect is somewhat complicated at this time considering there is no vocational education agreement in place. Ms. Guthy indicated residents were still attending those schools and the fact must be included. Mr. Carty agreed. Mr. Duchesneau recommended the current state of the potential vocational education agreement should be included. Ms. Joachim suggested inclusion of a Lincoln Sudbury Regional High School facility description and Ms. Moravec noted the addition. Mr. Carty recommended including the fact the high school was a regional facility and not property of the Town of Sudbury. Mr. May expressed concern about the resident funding of the Lincoln Sudbury Regional High School without direct oversight by the Town. Handicap accessibility compliance at the high school was discussed.

Mr. May suggested inclusion of charting to depict usage of the Goodnow Library and trends regarding library participation rates. Ms. Moravec agreed to include such trending and charts. Ms. Guthy recommended inclusion of the Makerspace renovation recently completed at the Goodnow Library. Ms. Moravec commented the addition was included in the teen services section, but she would further define the Makerspace aspect.

Ms. Asbedian-Ciaffi queried about including all Town department staffing information for consistency. Ms. Moravec responded it could be included without difficulty and agreed it was a good aspect to include. Mr. Sugrue commented the inclusion was beneficial if it related to future planning of the Town. Ms. Moravec reiterated the benefit of consistency. Mr. Carty agreed all facility use charting depicting trends was a good idea.

### **Public Outreach Update**

Ms. Moravec announced a follow-up Master Plan Forum would be held on August 8, 2019 from 2:00 p.m. to 3:00 p.m. at the Senior Center on Fairbank Road. She mentioned related Master Plan Forum emails were sent and announcement flyers would be dropped off at the Senior Center later that day.

Ms. Moravec stated the latest op-ed article was submitted to the Sudbury Town Crier yesterday and Mr. Carty agreed to provide the op-ed for the August submission.

Ms. Moravec asked if there was additional Town board, committee, or commission feedback the representatives of those groups wanted to share. She stated the team had reached out to the Park & Recreation Commission to get their input and ideas on the Open Space and Recreation Baseline Report. Ms. Moravec inquired about any pertinent events in August where Master Plan information could be circulated.

Ms. Moravec stated focus-related topic groups would be coordinated for meetings in the fall and stakeholder spreadsheets would also be included. She explained that at the August MPSC meeting information would be shared to allow for more in-depth, focused discussions. Ms. Moravec noted there would be three additional chapters to review at the August meeting – Natural Resources, Open Space and Recreation, and Historic Resources.

### **Open Discussion**

Mr. May stated he appreciated the MPSC's attention to the baseline additions mentioned earlier in the meeting. He mentioned possible overview of utilities and the Eversource situation in Sudbury. Mr. May also suggested the improvement of internet service in town in order to retain small businesses in the community, as well as school internet capabilities. Ms. Moravec noted the Town did not own any of the communication stations in Sudbury. Mr. May stated the Town of Concord had its own utility company for power and internet generation. He suggested Sudbury explore all options. Mr. Duchesneau stated a recommendation for researching potential options on this topic could be made. He suggested an action item in the Master Plan could be that a committee be formed to study the issues surrounding this topic.

At this time Mr. Carty left the meeting.

Mr. Hardenbergh noted the MPSC would be dedicating two more meetings to the Baseline Reports and asked what the future meetings would entail. Ms. Moravec responded there would be a discussion of themes, focus on the structure of the Master Plan, consideration of land use, and the summarization of public comments. Mr. Hardenbergh asked how many months would be needed to create the plan. Mr. Kelly responded the answer was dependent upon how much the MPSC wanted to explore details and present "key issues." Mr. Kelly explained the process of arriving at the Master Plan policy, completing an annotated outline of the plan, and then finalizing the plan to include relative figures and formatting. In the final phase, the Master Plan would be handed over to the Planning Board who would actually adopt the

plan. Mr. Kelly indicated the Planning Board may want to dedicate a certain amount of time to review that plan before holding a public hearing on the plan.

Ms. Moravec stated the MPSC could meet with the Planning Board during various stages of the process. Mr. Hincks noted Mr. Duchesneau provided the Planning Board with all the documentation discussed by the MPSC at each meeting. Mr. Hincks stated he felt the Baseline Report meeting discussion structure was effective for monthly meetings, but when addressing themes, other modes of meeting formats and durations might need to be incorporated. He felt focus could be lost when a group only met monthly. Mr. Kelly was in agreement with Mr. Hincks. Ms. Moravec responded that additional thought would be given to such scheduling and formatting.

Mr. May suggested that when the Baseline Report sections were complete, the Planning Board could participate in a joint meeting to avoid presenting the whole package to that Board at one time. Mr. Hincks agreed a joint meeting to brain storm on themes would be beneficial to the process. Ms. Lepak recommended a retreat concept for such a meeting.

Ms. Asbedian-Ciaffi recommended having a complete summary page rather than summarizing items at the end of each Baseline Report section.

Mr. Hardenberg asked about the scheduling of the next Public Forum in the fall. Ms. Moravec replied that forum could take place around the annotated outline phase. Mr. Kelly asked the MPSC if it would be helpful to share one of the annotated outlines from another community and the MPSC felt it would be.

Mr. Kelly spoke of different plan design options. MPSC members commented on such options and addressed the Action Plan and the Community Plan. Ms. Guthy questioned if there could be a meeting with department heads at the end of the process and Ms. Moravec agreed this would be beneficial. Mr. Kelly agreed and stated "Vetting the Plan" was the title given to such a meeting. Ms. Asbedian-Ciaffi advocated for such a joint department head meeting rather than inter-office mail mode.

### **Adjourn - Next Meeting**

Ms. Moravec stated the next MPSC meeting would be held on August 16, 2019.

Mr. Sugrue motioned to adjourn the meeting at 10:00 a.m. Ms. Asbedian-Ciaffi seconded the motion. The vote was unanimous with Mr. Carty absent from the vote.

# Natural Resources

Much of Sudbury's character is shaped by its open spaces, historic landmarks, conservation trails, scenic roads, and residents' love of the land. Natural resources provide important environmental, social, and economic benefits, including habitat for plants and animals, flood protection, recreation, economic livelihood, and improved air and water quality. Protection and management of these areas are important for the long-term health of a community and its resilience in the face of a changing climate.

## Watersheds & Water Resources

### Watersheds

Sudbury is located within the Sudbury-Assabet-Concord (SuAsCo) River watershed, which can be divided into nine sub-watersheds as shown in **Error! Reference source not found.**<sup>1</sup> These were established by the Ponds and Waterways Committee and allows it to focus on manageable areas and to develop plans that are unique to the ecology of each watershed. Apart from the Goodnow Watershed, all of the other watersheds cross into neighboring towns, emphasizing the regional nature of this issue. Additionally, all watersheds drain into the Sudbury River except for the Cutting and Powder Mill watersheds, which drain into the Assabet River.

Protecting Sudbury's water resources ensures residents have access to clean source water for drinking and recreation. Residents depend primarily on groundwater from public wells associated with the Sudbury Water District. Maintaining the health of the rivers and land throughout the watersheds optimizes Sudbury's water quality and quantity for current and future usage.

### Surface Water Resources

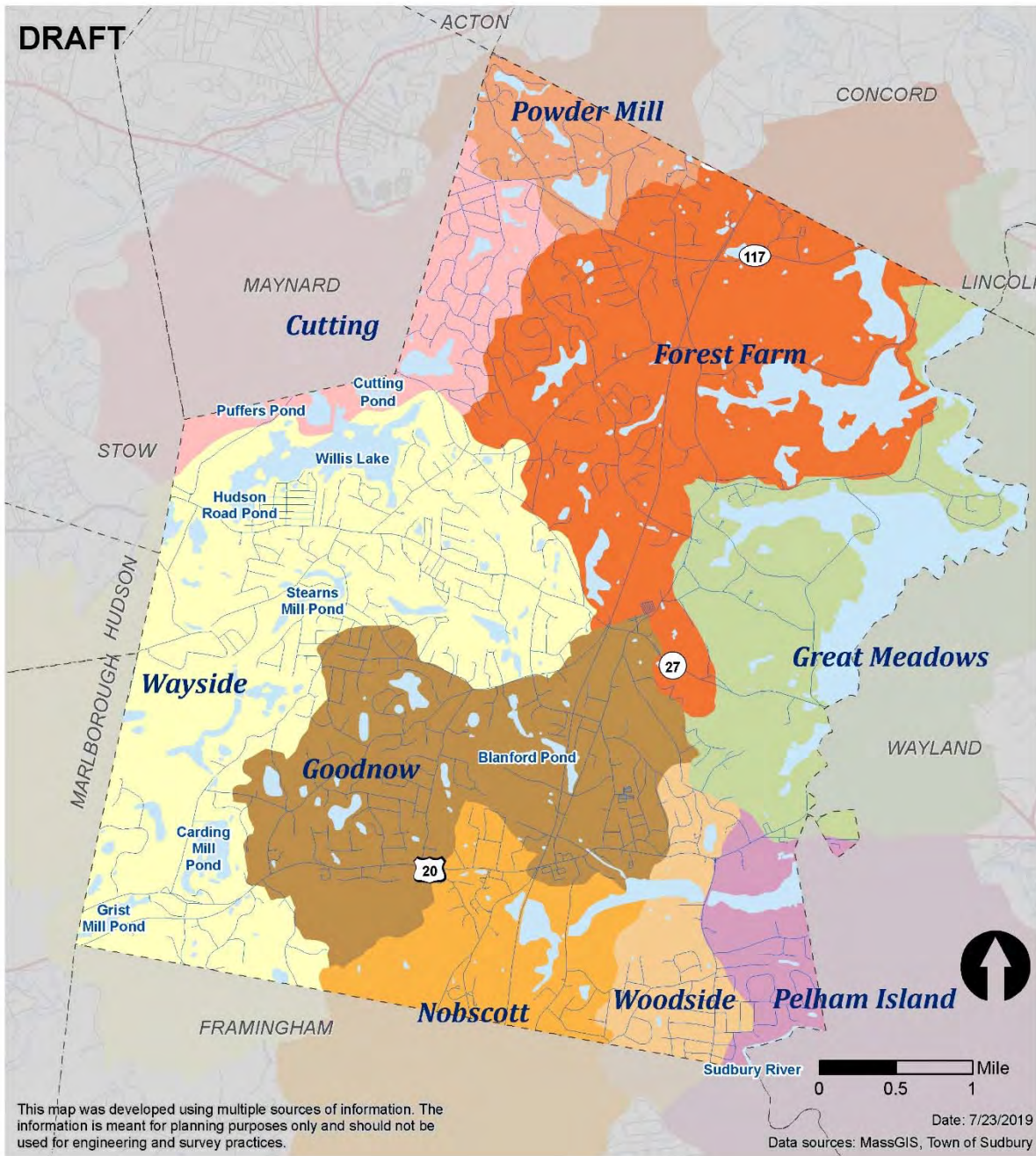
In total, there are reportedly 190 ponds and 45 streams in Sudbury. Approximately 36% of unnamed ponds are on public lands. Major water resources include the Sudbury River and five small waterbodies: Willis Pond, Carding Mill Pond, Grist Mill Pond, Cutting Pond, and Stearn's Mill Pond.

### Sudbury River

The 29-mile-long Sudbury River was designated by Congress as a federally protected Wild and Scenic River in 1999 along with the Assabet and Concord rivers. It is connected to the Great Meadow National Wildlife Refuge and is the largest body of water accessible in the Town for numerous recreational uses such as hiking, birding, fishing, and boating.

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<sup>1</sup> Ponds and Waterways Master Plan 2010



- LEGEND**
- Numbered Highway
  - Major Road, Collector
  - Minor Road, Arterial, Local
  - Local Roads
  - Streams
  - Surface Water



**Map 1: Watersheds & Surface Water**



The Sudbury River has one of the most significant sediment contamination problems in the nation, especially mercury. Over the years, nutrients have entered the river from point sources such as wastewater treatment plants and nonpoint sources such as stormwater runoff, causing contamination of the water. Consequently, fish in the Sudbury River are unsafe for human consumption. The river also suffers from invasive species such as purple loosestrife and water chestnuts.<sup>2</sup>

#### Willis Pond

The largest pond in Sudbury, Willis Pond is shallow and weedy, but provides some recreational opportunities such as fishing, boating, and ice skating. The pond is in the Wayside Watershed, and its outlet flows into Hop Brook through Run Brook. The north shore of the pond is unpopulated wetland bordering on the Assabet National Wild Refuge.

#### Cutting Pond

Cutting Pond is privately owned and is located in the Cutting Watershed. The area offers public access through the Cutting Recreational Land. On the east side of the pond is recreational land, a parking area, a canoe launch, and a small picnic area. Many wetlands and wildlife habitat surround the pond.

While this area is protected from development as part of the Assabet River National Wildlife Refuge, it is still vulnerable to being affected by stormwater runoff from nearby developed areas.

#### Stearn's Mill Pond

Formed in the 1600s when a dam was constructed along Hop Brook for power generation, Stearn's Mill Pond is now a popular spot for recreational activities such as fishing and ice skating.<sup>3</sup> The area around the pond has recently been purchased by the Town and is being developed with a small parking lot and picnic area. The area is primarily surrounded by private property.

#### Carding Mill Pond

Carding Mill Pond, the second largest pond in Sudbury, is downstream from the Wayside Inn, the Grist Mill, and the Easterly Wastewater Treatment Plant (located in neighboring Marlborough). The pond is surrounded by private homes and a small, Town-owned, publicly-accessible conservation area to the west. The pond<sup>4</sup> is vulnerable to nutrient pollution due to discharges from the treatment plant and has problems with weed growth.

#### Grist Mill Pond

Located in the southeast corner of Sudbury, Grist Mill Pond offers fishing and bird watching.<sup>5</sup> Public trails touch the southern side of the pond through the Hop Brook property and the eastern side of the

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<sup>2</sup> Ponds and Waterways Master Plan 2010

<sup>3</sup> *Wayside Watershed Inventory*, <file:///H:/Projects/2018/18085%20Sudbury%20Master%20Plan/Background%20and%20Research/Natural%20Resources/WaysideWatershedInventory.pdf>

<sup>4</sup> Sudbury Open Space Recreation Plan 2009-2013

<sup>5</sup> Ponds and Waterways Committee, *Public Access to Water Bodies in Sudbury* <https://sudbury.ma.us/pwc/wp-content/uploads/sites/333/2015/01/Sudbury-Waterways-Public-Access.pdf>

pond through the Wayside Inn property. The northern side is connected to private property. Much like the Carding Mill Pond, the Grist Mill Pond suffers from phosphorous-laden discharges from the Easterly Wastewater Treatment Plant in Marlborough.

## Wetlands

There are a variety of wetland types in Sudbury from forested and shrub swamps to deep water marshes to ponds, lakes, and streams (Map 2). All are important water resources in town, playing a critical role in flood control and water quality maintenance as well as providing visual variety, wildlife habitats, and support for a healthy environment.

The Town also has wooded wetlands which occur on the fringe of the river floodplain. Such areas are used as a shelter for deer and other mammals during the winter season. According to the 2009-2013 Open Space and Recreation Plan, about 30% of Sudbury is wetlands.

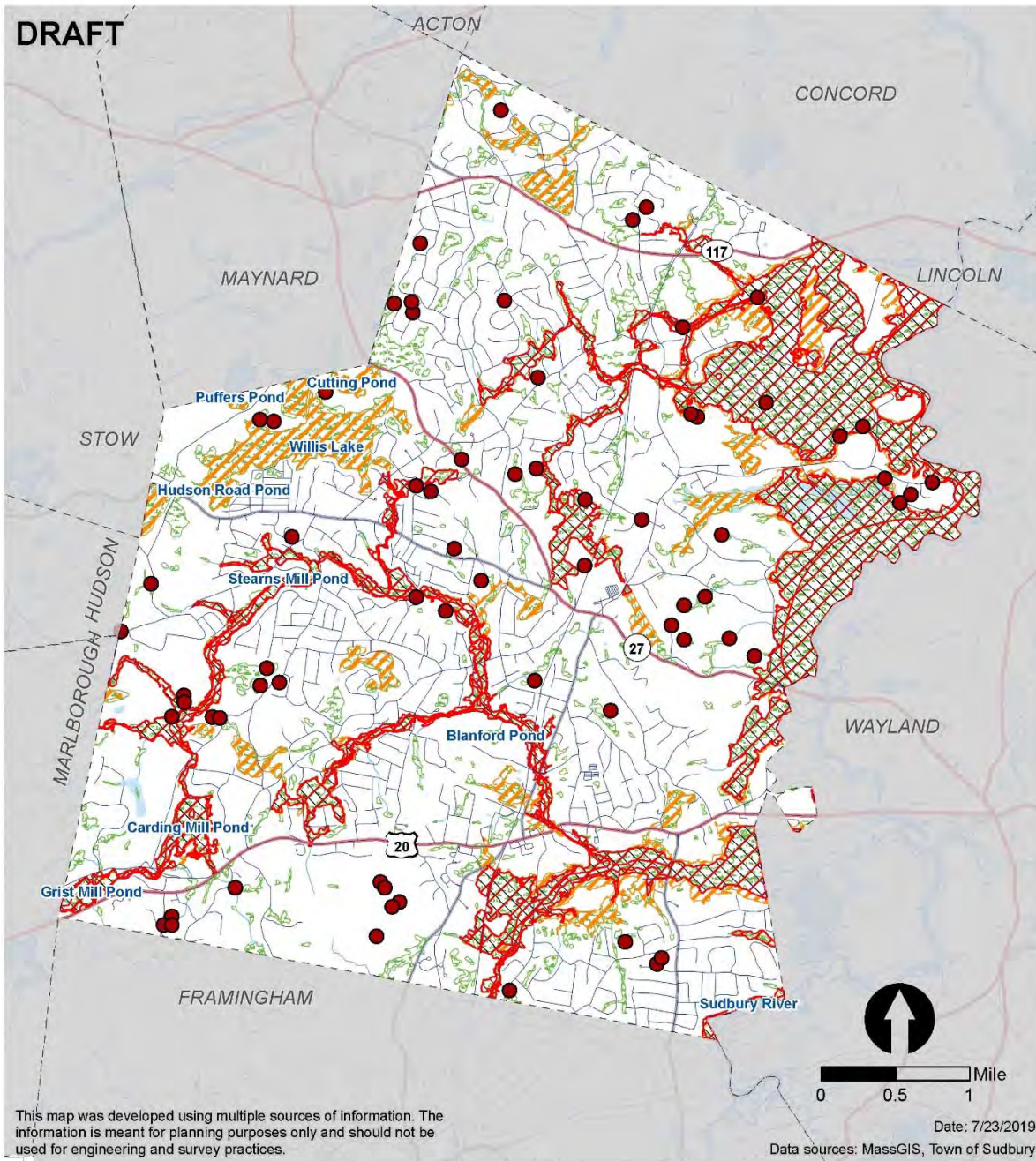
Great Meadows National Wildlife Refuge has 548 acres of wetlands and is the largest public open space area in Sudbury. The area is adjacent to upland along the Sudbury River and has many recreational opportunities.

## Floodplains

While rivers and streams provide valuable water resources, they can be prone to flooding during rain events. Floodplains are low-lying areas along rivers and streams that collect overflow. When periodic flooding occurs in these areas, sediments and nutrients are redistributed, creating rich soil deposits that often support unique plant life. Undeveloped floodplains are important in controlling erosion, buffering against catastrophic flooding, and serving as significant habitat for wildlife.

The largest floodplains in Sudbury are associated with the Sudbury River and its tributaries. The river's floodplain is a protected open space owned by the US Fish and Wildlife Service and the Massachusetts Department of Environmental Management. The river has been noted to raise more than twelve feet during certain times of the year. The surrounding floodplains serve as giant sponges that detain floodwaters and protect downstream areas more suitable for development from severe flooding.

The Federal Emergency Management Agency (FEMA) maps an area's potential flood risk on Flood Insurance Rate Maps (FIRMs). Also shown on **Error! Reference source not found.**, the primary risk classifications used in Sudbury are A Zone (1% annual chance of flooding), AE Zone (1% annual chance of flooding and the base flood elevation is known), and X Zone (.2% annual chance of flooding).



<b>LEGEND</b>	Numbered Highway	Wetlands
Major Road, Collector	NHEPS Certified Vernal Pool	
Minor Road, Arterial, Local	<b>Flood Zones</b>	
Local Roads	A (100 yr.) 1% Annual Chance Flood Hazard	
Streams	AE - Regulatory Floodway	
Surface Water	X (500 yr.) 0.2% Annual Chance Flood Hazard	



**Map 2: Water Resources**

## Vernal Pools

Vernal pools are temporary pools of water that provide habitat for distinctive plants and animals. They are generally small, shallow ponds characterized by lack of fish and by periods of dryness. Vernal pool habitat is extremely important to a variety of wildlife species for breeding, feeding, and other critical functions. Vernal pools receive certification by the Natural Heritage and Endangered Species Program (NHESP) according to the Guidelines for the Certification of Vernal Pool Habitat (Massachusetts Division of Fisheries & Wildlife, 2009), and are protected if they fall under the jurisdiction of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00). Certified vernal pools are also afforded protection under the state Water Quality Certification regulations (401 Program), the state Title 5 regulations, and the Forest Cutting Practices Act regulations. As can be seen in Map 2, there are dozens of NHEPS Certified Vernal Pools spread all across Sudbury.

## Aquifers

**Error! Reference source not found.** shows the groundwater resources in Sudbury. Sudbury Water District supplies public drinking water from gravel packed ground wells in three separate aquifers: Raymond Road, Hop Brook, and Great Meadow. While Sudbury generally has conditions suitable for public wells, five of the Town's nine public water wells are in aquifers with a high vulnerability to contamination and pollution, specifically from the Boston Post Road/Route 20 business corridor.

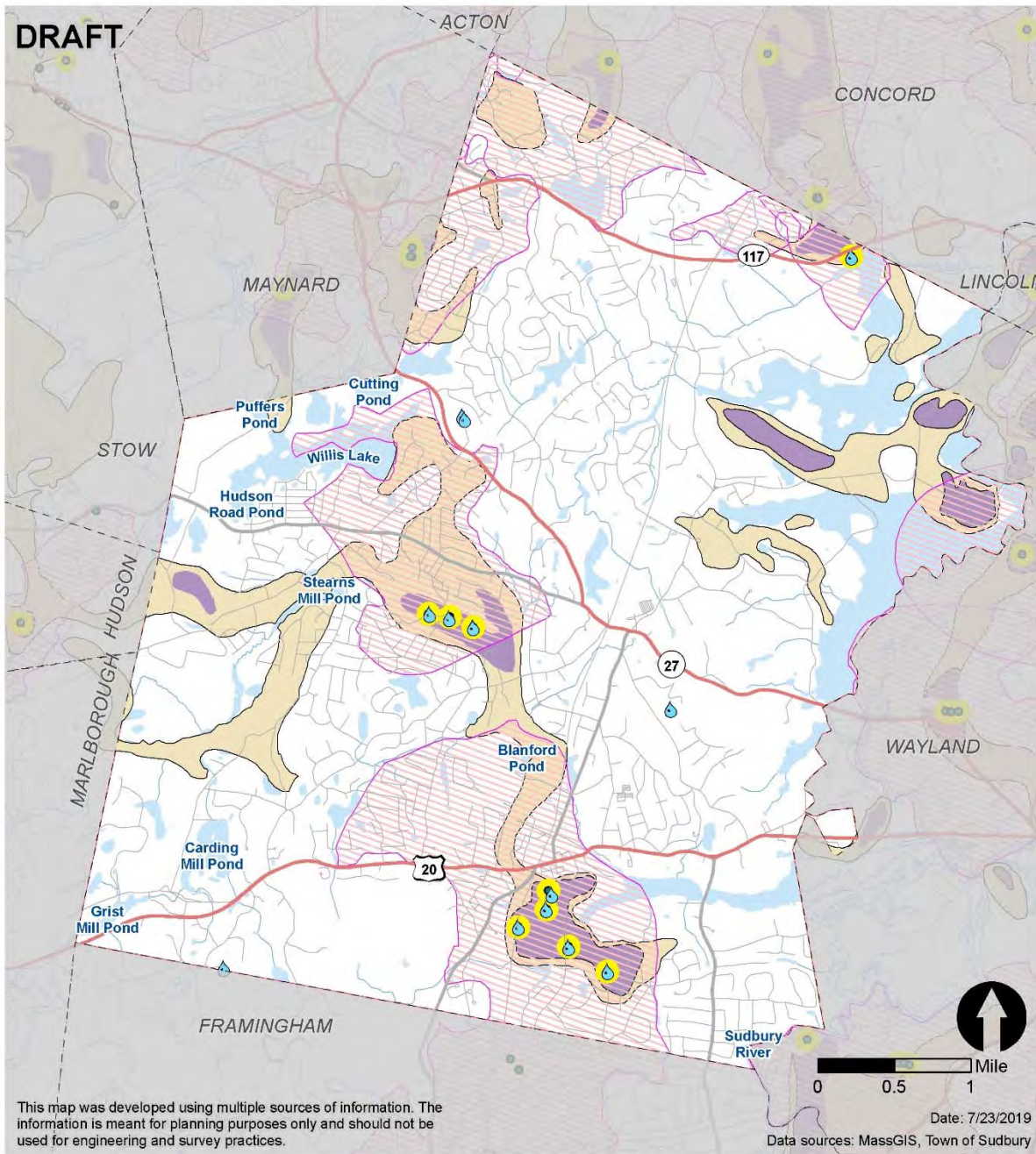
Each public water supply well has an associated Zone I and Zone II. Zone I is the area closest to a well. Per the Massachusetts Drinking Water Regulations (310 CMR 22.00), it should be owned or controlled by the water supplier and limited to water supply activities. Zone II consists of the primary recharge area for the aquifer, as defined through a hydrogeologic study. Each well in Sudbury has a Zone I radius of 400 feet.<sup>6</sup>

## Impaired Waters

According to the Massachusetts Department of Environmental Protection, about 40% of the lakes, ponds, rivers, wetlands, and coastal waters in the nation are listed as impaired waters due to pollution. Under the Clean Water Act, MassDEP assesses the quality of its waterbodies and reports its findings to the U.S. Environmental Protection Agency periodically. If a waterbody is not meeting its designated uses (such as habitat for fish and wildlife, fish consumption, or recreational uses, among others), it is considered impaired and MassDEP must develop a plan to improve water quality. MassDEP is required to develop a total maximum daily load (TMDL), which is a pollution "budget" that calculates the maximum amount of a pollutant that can occur in a waterbody. A TMDL is a tool used by states to reduce pollutants by allocating a portion of the maximum amount allowed to the various sources of the pollutant. In the impaired water assessment, each waterbody is categorized from 1 to 5 (most impaired).

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<sup>6</sup> 2017 Water Quality Report, <http://www.sudburywater.com/wp-content/uploads/2018/06/SWD-2017-Water-Quality.pdf>



- LEGEND**
- Numbered Highway
  - Major Road, Collector
  - Minor Road, Arterial, Local
  - Local Roads
  - Streams
  - Surface Water
  - Public Water Supply Well (DEP)
  - Zone I Water Supply Protection
  - Zone II Water Supply Protection
- AQUIFERS**
- High yield (> 300 gallons per minute)
  - Medium yield (100-300 gpm)



**Map 3: Ground Water Resources**

In the Massachusetts Year 2016 Integrated List of Waters, Carding Mill Pond, Grist Mill Pond, and majority of the Sudbury River were listed as category 5.<sup>7</sup> The categorization indicates the water to be Impaired or threatened for one or more uses and requiring a TMDL. Willis Pond, Stearn’s Mill Pond and part of the Sudbury River were listed as category two which indicate waters that are supporting some uses but are not assessed for all other uses. Cutting Pond is not assessed. TMDLs have yet to be developed for impaired waters in Sudbury.

**Table 1: Impaired Waterbodies in Sudbury**

Waterbody	Category	Location of Impairment	Source of Impairment
Sudbury River	5	Outlet Saxonville Pond, Framingham to confluence with Hop Brook (the lower portion of Hop Brook was identified as Wash Brook on USGS quads prior to 1987), Wayland	Mercury in Fish Tissue
Sudbury River	5	Confluence with Hop Brook (the lower portion of Hop Brook was identified as Wash Brook on USGS quads prior to 1987), Wayland to confluence with Assabet River (forming headwaters Concord River), Concord	Mercury in Fish Tissue
Sudbury River	5	From the Fruit Street bridge Hopkinton/Westborough to the inlet of Framingham Reservoir #2, Ashland (formerly part of segment MA82A-02).	Mercury in Fish Tissue
Sudbury River	5	Outlet Framingham Reservoir #1, Framingham to inlet of Saxonville Pond, Framingham (formerly part of segment MA82A-02).	Mercury in Fish Tissue
Carding Mill Pond	5	In Sudbury	Dissolved oxygen saturation, Excess Algal Growth, Phosphorus, and Aquatic Plants
Grist Mill Pond	5	Sudbury/Marlborough	Dissolved oxygen saturation, Excess Algal Growth, Phosphorus, fecal coliform, and Aquatic Plants

Source: Massachusetts Year 2016 Integrated List of Waters

## Forested Areas

Sudbury forested areas provide habitat, biodiversity, and ecosystem protection as well as recreational opportunities such as hiking, bird watching, and viewing of woods, marshes, and wetlands. Most of the

<sup>7</sup> Massachusetts Year 2016 Integrated List of Waters, <https://www.mass.gov/files/documents/2017/08/zu/16ilwplist.pdf>

forested areas are wooded with a mixture of mixed oak, oak/white pine, white pine, and pitch pine forest types. The Town has worked hard to protect large wooded areas despite many new housing developments.

Forested areas in the Town include:

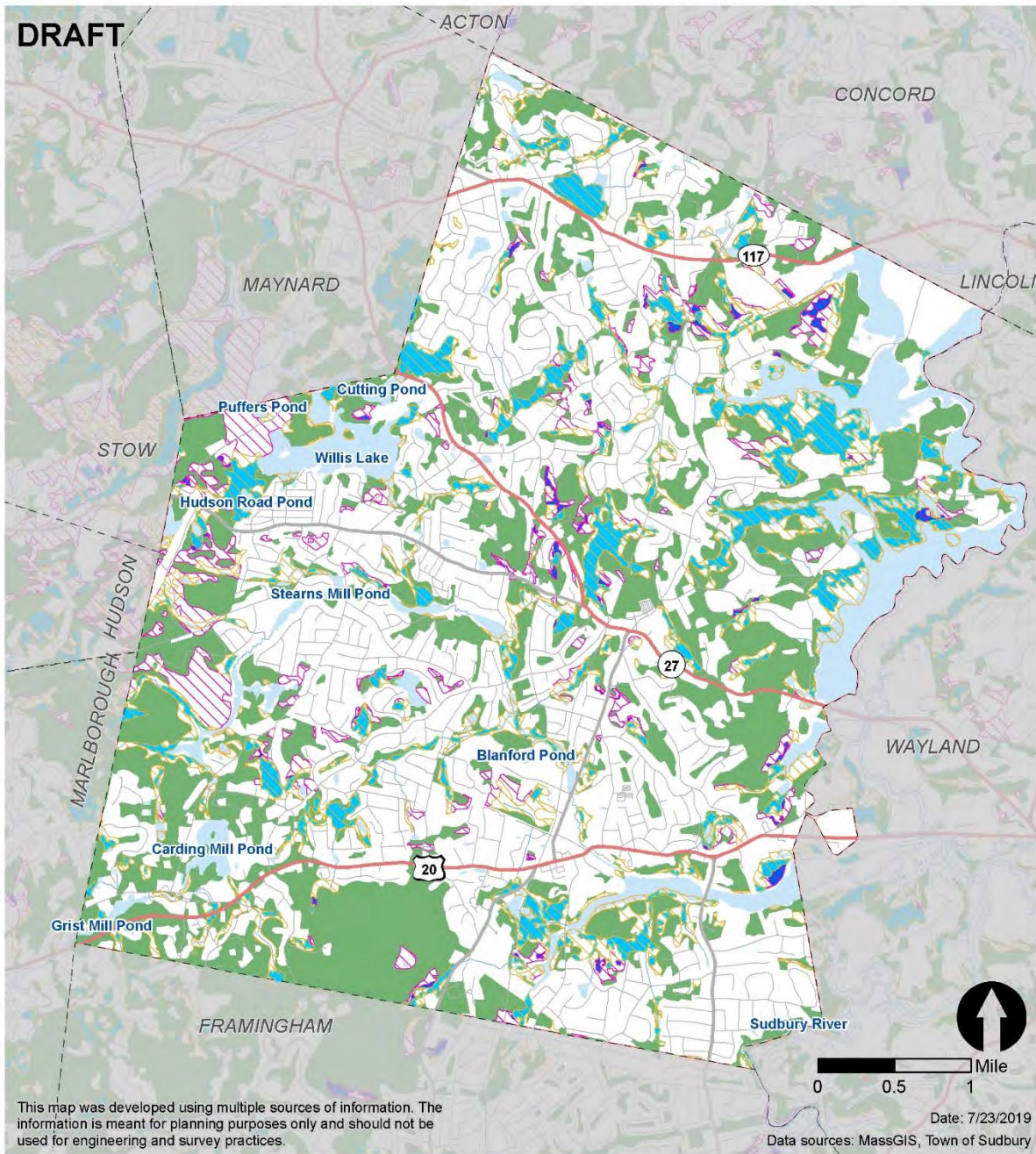
- Nobscot Boy Scout Reservation
- Wayside Inn Historic District
- Sudbury Valley Trustees (SVT) Memorial Forest and Desert Natural Area
- Assabet River National Wildlife Refuge
- Great Meadows National Wildlife Refuge
- Pantry Brook Wildlife Management Area
- Davis Conservation Land
- Hop Brook Marsh Conservation Land
- SVT Round Hill Reservation and Lincoln Meadows Conservation Land
- Poor Farm Conservation Area (Meachen property)
- King Philip Conservation Area

Map 4 shows prime forest lands in Sudbury as determined primarily by the Department of Natural Resources Conservation at the University of Massachusetts at Amherst and MassGIS Soils data. Potentially forested land is divided into nine different categories based on potential average timber productivity. This map may help the Town prioritize future conservation of forested areas.

## Rare, Threatened, & Endangered Species

Sudbury's wide variety of habitat types are the foundation for a rich diversity of wildlife. **Error! Reference source not found.** shows priority habitat and natural communities. Priority Habitat is the geographical extent of habitat for all state-listed plant and animal species. The NHESP database lists 26 such species observed in Sudbury. The population status of rare animals is defined in the Massachusetts Endangered Species Act (MESA) as:

- **Special Concern Species** have either experienced a decline that could threaten the species without intervention, or whose populations are so small, localized, or dependent upon specialized habitats that they could become threatened.
- **Threatened Species** are likely to become endangered in the foreseeable future.
- **Endangered Species** are in danger of extirpation from Massachusetts.

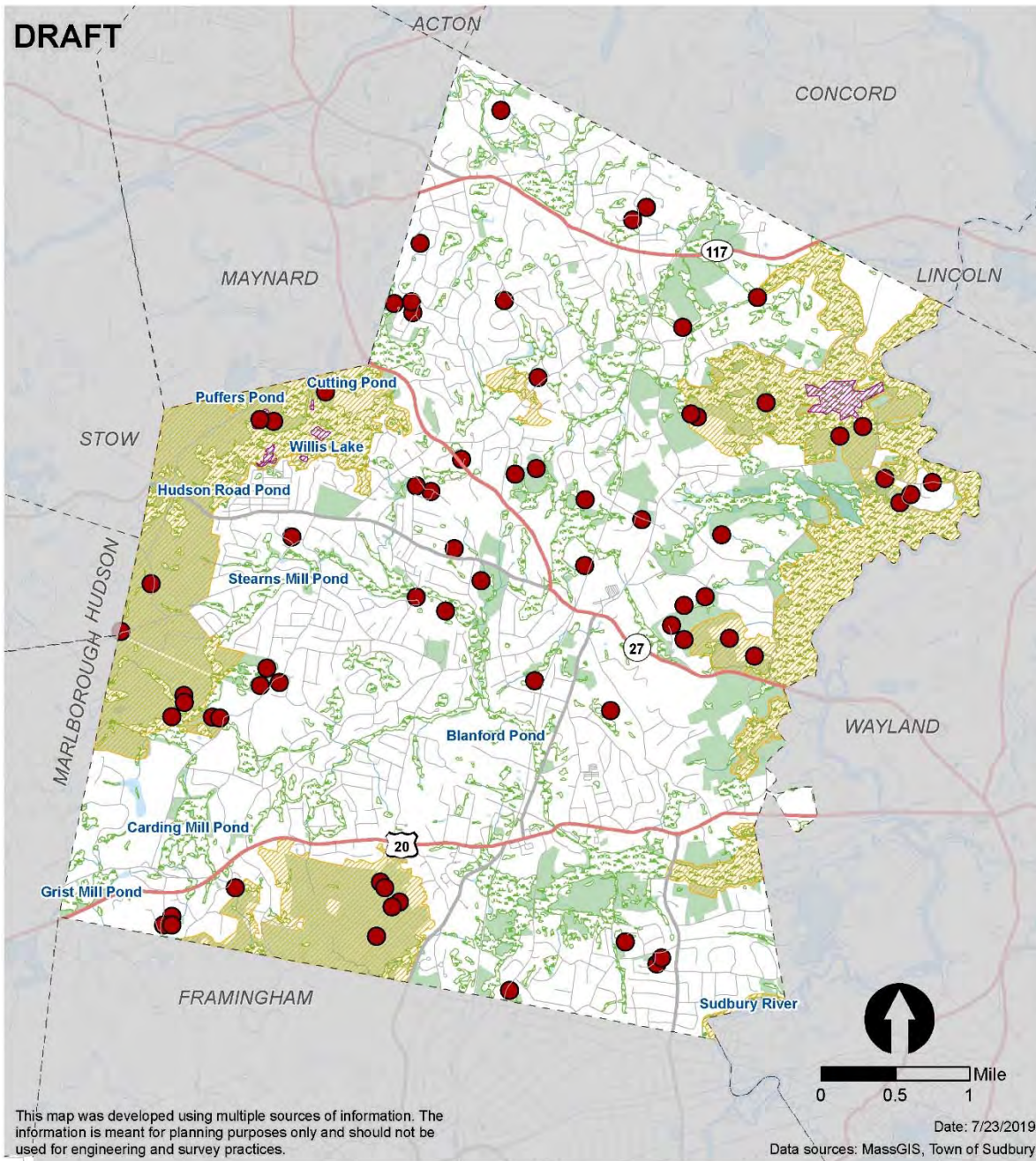


<b>LEGEND</b>	
Numbered Highway	Prime Forest Land, 2013
Major Road, Collector	Local Importance
Minor Road, Arterial, Local	Statewide Importance
Local Roads	Prime Forest Land
Streams	Local Importance Wet
Surface Water	State Importance Wet



**Map 4: Forested Land**





- LEGEND**
- Numbered Highway
  - Major Road, Collector
  - Minor Road, Arterial, Local
  - Local Roads
  - Streams
  - Surface Water
  - Open Space/ Conservation Lands
  - NHEPS Certified Vernal Pool
  - Wetlands
  - Natural Heritage & Endangered Species Program Natural Communities
  - Natural Heritage & Endangered Species Program Priority Habitat



**Map 5: Priority Habitat for Rare Species**

**Table 2: Rare species observed in Sudbury**

Taxinomical Group	Scientific Name	Common Name	MESA Status	Most Recent Observation
Vascular Plant	<i>Carex tetanica</i>	Fen Sedge	SC	1902
Vascular Plant	<i>Eriophorum gracile</i>	Slender Cottongrass	T	1905
Vascular Plant	<i>Listera cordata</i>	Heartleaf Twayblade	E	1897
Vascular Plant	<i>Nabalus serpentarius</i>	Lion's Foot	E	1931
Vascular Plant	<i>Platanthera dilatata</i>	Leafy White Orchis	T	Historic
Vascular Plant	<i>Scheuchzeria palustris</i>	Pod-grass	E	1896
Vascular Plant	<i>Scirpus longii</i>	Long's Bulrush	T	2008
Vascular Plant	<i>Scleria triglomerata</i>	Tall Nut-sedge	E	1899
Vascular Plant	<i>Sphenopholis pensylvanica</i>	Swamp Oats	T	1896
Vascular Plant	<i>Viola brittoniana</i>	Britton's Violet	T	1931
Reptile	<i>Emydoidea blandingii</i>	Blanding's Turtle	T	2008
Reptile	<i>Glyptemys insculpta</i>	Wood Turtle	SC	2018
Reptile	<i>Terrapene carolina</i>	Eastern Box Turtle	SC	2017
Butterfly/Moth	<i>Catocala herodias gerhardi</i>	Gerhard's Underwing	SC	2015
Butterfly/Moth	<i>Zanclognatha martha</i>	Pine Barrens Zanclognatha	SC	2015
Bird	<i>Botaurus lentiginosus</i>	American Bittern	E	2008
Bird	<i>Caprimulgus vociferus</i>	Eastern Whip-poor-will	SC	2015
Bird	<i>Cistothorus platensis</i>	Sedge Wren	E	1945
Bird	<i>Gallinula chloropus</i>	Common Moorhen	SC	2017
Bird	<i>Ixobrychus exilis</i>	Least Bittern	E	2009
Bird	<i>Podilymbus podiceps</i>	Pied-billed Grebe	E	2010
Beetle	<i>Cicindela purpurea</i>	Cow Path Tiger Beetle	SC	1923
Beetle	<i>Cicindela rufiventris hentzii</i>	Eastern Red-bellied Tiger Beetle	T	Historic
Amphibian	<i>Ambystoma laterale</i>	Blue-spotted Salamander	SC	2018
Amphibian	<i>Ambystoma opacum</i>	Marbled Salamander	T	1896

T: Threatened; E: Endangered; SC: Special Concern

Source: National Heritage and Endangered Species Program, Rare Species by Town View

The “natural communities” depicted on Map 5 represent important groups of plants and associated animals classified and described by their dominant biological and physical features. Massachusetts gives conservation priority to types of natural communities that have limited distribution in the state and/or around the globe (together considered to be Priority Types of Natural Communities for Conservation or “Priority Natural Communities”).

## Farmland

For many years, much of the land in Sudbury was farmland. Today, the town has approximately 1,300 acres of prime agricultural soils, the majority of which are located on the north end of Sudbury between North Road/Route 117 and Concord Road (Map 6). There are other scattered fields along Lincoln Road, Horse Pond Road, Marlboro Road, Morse Road, and south of Boston Post Road/Route 20 on Nobscot Road. J.P. Bartlett's Wholesale Greenhouse on Boston Post Road/Route 20 and Cavicchio Greenhouses on Union Avenue are two of the largest agricultural operations in the Commonwealth of Massachusetts.

## Protecting Natural Resources

### Sudbury Ponds and Waterways Committee

The purpose of the Sudbury Ponds and Waterways Committee is to advise the Board of Selectmen on the condition of the town's major ponds, waterways, and tributaries, and to recommend remediation strategies where necessary in order to enhance opportunities for both active and passive recreational use as appropriate. The Committee was formed in 2005 to study and establish strategies and options for the remediation and sustainability of all publicly owned ponds and waterways throughout the town. In 2010 the Committee completed its Master Plan to document its activities and plan for future efforts.

### Sudbury Conservation Commission

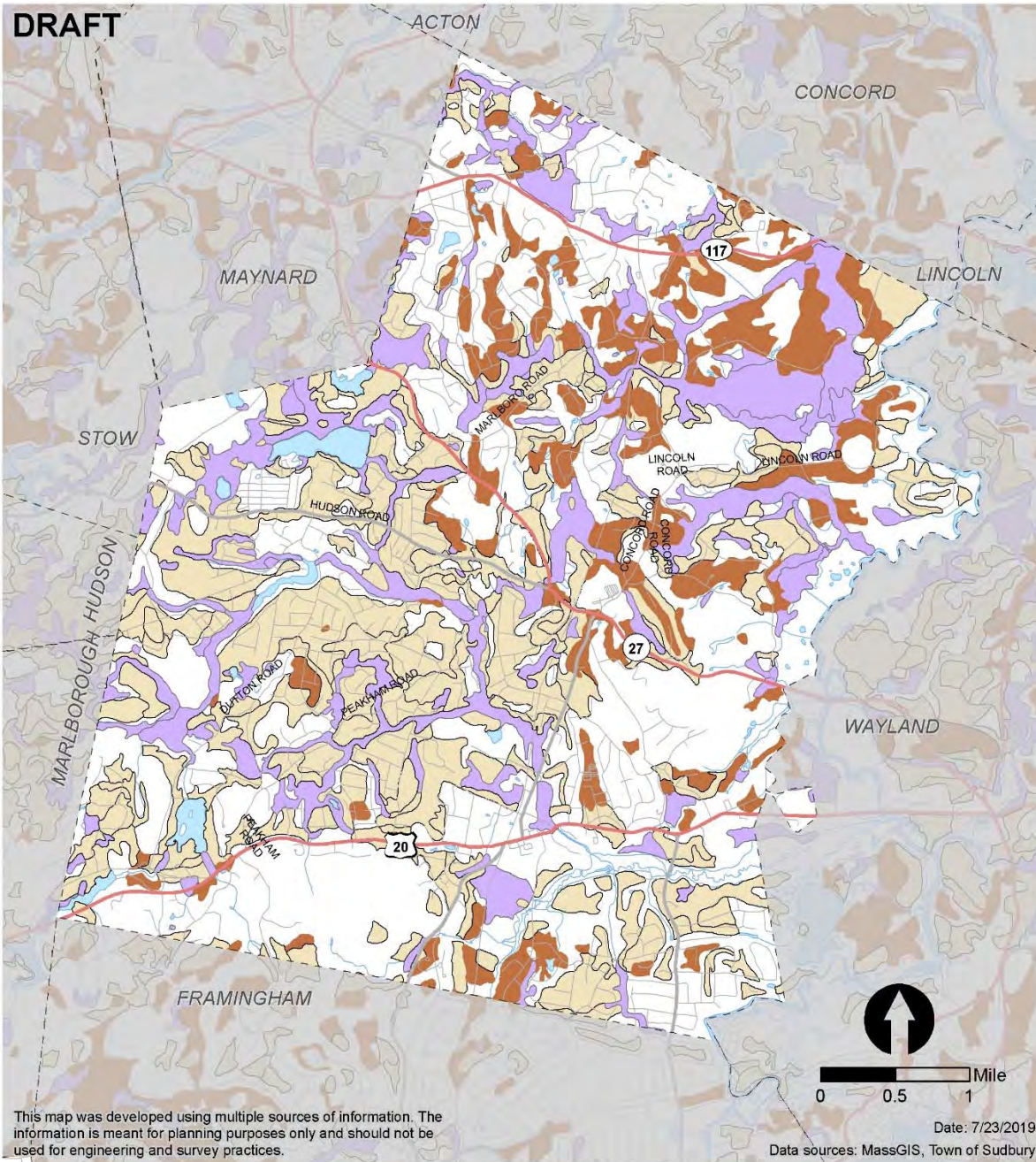
The Sudbury Conservation Commission was established in 1962 to protect local natural resources and features, and to act as stewards of the Town's conservation properties. One of its most important responsibilities is protecting the ecological integrity of Sudbury's wetlands and the surrounding landscape. The Commission is responsible for implementing and enforcing the Massachusetts Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw.

### Sudbury Wetlands Administration Bylaw

This bylaw aims to protect surface water by prohibiting filling, dredging, building upon, degrading, polluting, and discharging into surface water resources such as any freshwater wetlands, marshes, wet meadows, etc.

### Zoning Overlay Districts

On top of the general environmental performance standards woven throughout the bylaws, the Town has two specific zoning overlay districts designed to protect flood plains and water resources.



- |                             |                                  |
|-----------------------------|----------------------------------|
| <b>LEGEND</b>               | <b>PRIME FARMLAND</b>            |
| Numbered Highway            | All areas are prime farmland     |
| Major Road, Collector       | Farmland of statewide importance |
| Minor Road, Arterial, Local | Farmland of unique importance    |
| Local Roads                 |                                  |
| Streams                     |                                  |
| Surface Water               |                                  |



**Map 6: Prime Farmland**

### Flood Plain Overlay District

This overlay prohibits fill, new construction, substantial improvements, and other development that would increase the 100-year flood level within the Flood Plain Overlay District without a Special Permit from the Zoning Boards of Appeals.

### Water Resource Protection Overlay District

This overlay controls development and land use within aquifers and their recharge areas to protect the available supply and quality of drinking water for the town. Only water supply activities are allowed in Zone I. Zone II prohibits business, industrial, research, or institutional uses discharging more than 1,000 gallons per day per 40,000 square feet of lot area.<sup>8</sup>

## Subdivision Rules and Regulations: Low Impact Development

Low Impact Development (LID) is an ecosystem-based design approach to land development and managing stormwater runoff often referred to as “green infrastructure.”<sup>9</sup> LID focuses on conservation and the use of on-site natural features to protect water quality.

## Open Space and Recreation Plan

The 2009-2013 Open Space and Recreation Plan, which is currently being updated, is used by the Town’s efforts in preserving land and protecting open space. It inventories the town’s environmental, open space, and recreational resources; identifies resource protection, community, and resource management needs; and provides an action plan over the next seven years to meet those needs. The goals identified in the plan are:

1. Preserve town character through the permanent protection of undeveloped land, surface water bodies and wetlands, agricultural lands and uses, publicly cherished views and historic sites.
2. Protect land areas and migration corridors for the well-being of indigenous flora and fauna.
3. Protect the quality and quantity of the Town’s water supply, through both aquifer protection and water use education.
4. Protect and restore the quality of the town’s ponds and waterways.
5. Provide and maintain a diversity of conservation and recreation land uses reflecting the interests and needs of the whole community, including opportunities for both active and passive recreation.
6. Develop and maintain trail linkages by connecting old or creating new walkways and trails for non-motorized recreational vehicles, such as bicycles.
7. Continue to provide outreach to increase awareness among residents of the range of the Town’s open space and recreational assets, and their possible uses and entry points.

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<sup>8</sup> *Zoning Bylaws, 2017*, <https://s3-us-west-2.amazonaws.com/cdn.sudbury.ma.us/wp-content/uploads/sites/270/2017/08/2017-Zoning-Bylaw.pdf?version=fdcf73cfa742f47d98f673651763632>

<sup>9</sup> *Stormwater Management Bylaw Regulations*, <http://www.mapc.org/wp-content/uploads/2017/11/Sudbury-Stormwater-Regulations-Final-Approved-2009.pdf>

# Open Space and Recreation

The Town owns and maintains recreation and open space land to meet diverse objectives, including public access to nature, opportunities for active recreation, and protection of critical natural resources. These resources are managed primarily by the Parks and Recreation Department and Conservation Coordinator. The Conservation Commission and Parks and Recreation Commission also play key roles in developing policies and management strategies for these properties. Other entities own recreation and open space lands with public access in Sudbury, including federal and state agencies and non-profit organizations.

## Open Space & Recreation Plan

The Town uses its 2009-2013 Open Space and Recreation Plan (OSRP) to plan for recreation and open space needs. It outlines the Town's goals and objectives, and includes resource inventories, priorities for resource protection, needs of the community, and an action plan to meet those needs. It is intended to be updated every seven years. The OSRP is a companion to the Master Plan, and much of the information is referenced and summarized here.

The goals identified in the plan are:

1. Preserve town character through the permanent protection of undeveloped land, surface water bodies and wetlands, agricultural lands and uses, publicly cherished viewsapes and historic sites.
2. Protect land areas and migration corridors for the well-being of indigenous flora and fauna.
3. Protect the quality and quantity of the Town's water supply, through both aquifer protection and water use education.
4. Protect and restore the quality of the town's ponds and waterways.
5. Provide and maintain a diversity of conservation and recreation land uses reflecting the interests and needs of the whole community, including opportunities for both active and passive recreation.
6. Develop and maintain trail linkages by connecting old or creating new walkways and trails for non-motorized recreational vehicles, such as bicycles.
7. Continue to provide outreach to increase awareness among residents of the range of the Town's open space and recreational assets, and their possible uses and entry points.

The OSRP is currently being updated.

## Open Space and Recreation Land

The term “Open Space” is defined in the Massachusetts Open Space and Recreation Plan Handbook as “conservation land, forested land, recreation land, agricultural land, corridor parks and amenities such as small parks, green buffers along roadways or any open area that is owned by an agency or organization dedicated to conservation. However, the term can also refer to undeveloped land with particular conservation or recreation interest. This includes vacant lots and brownfields that can be redeveloped into recreation areas. Some open space can be used for passive activities such as walking, hiking, and nature study, while others are used for more active recreational uses including soccer, tennis, or baseball.”<sup>1</sup> Because open space land can be both public and private property, public access can vary.

In Sudbury, there are approximately 4,869 acres of conservation and recreational open space (Table 1). The inventory includes properties that are owned by public, private, and non-profit entities and have different levels of legal protection from future development. This inventory is depicted in Map 1. These number might change as the Town is currently updating its Open Space and Recreation Plan.

**Table 1. Inventory of Recreation and Open Space Land (2019)**

Landowner	Acreage
Private	647
Federal	1364
State (Incl. Sudbury Water District)	726
Town	1430
Sudbury Valley Trustees	673
Other (Lincoln-Sudbury Regional School District)	29
TOTAL	4,869

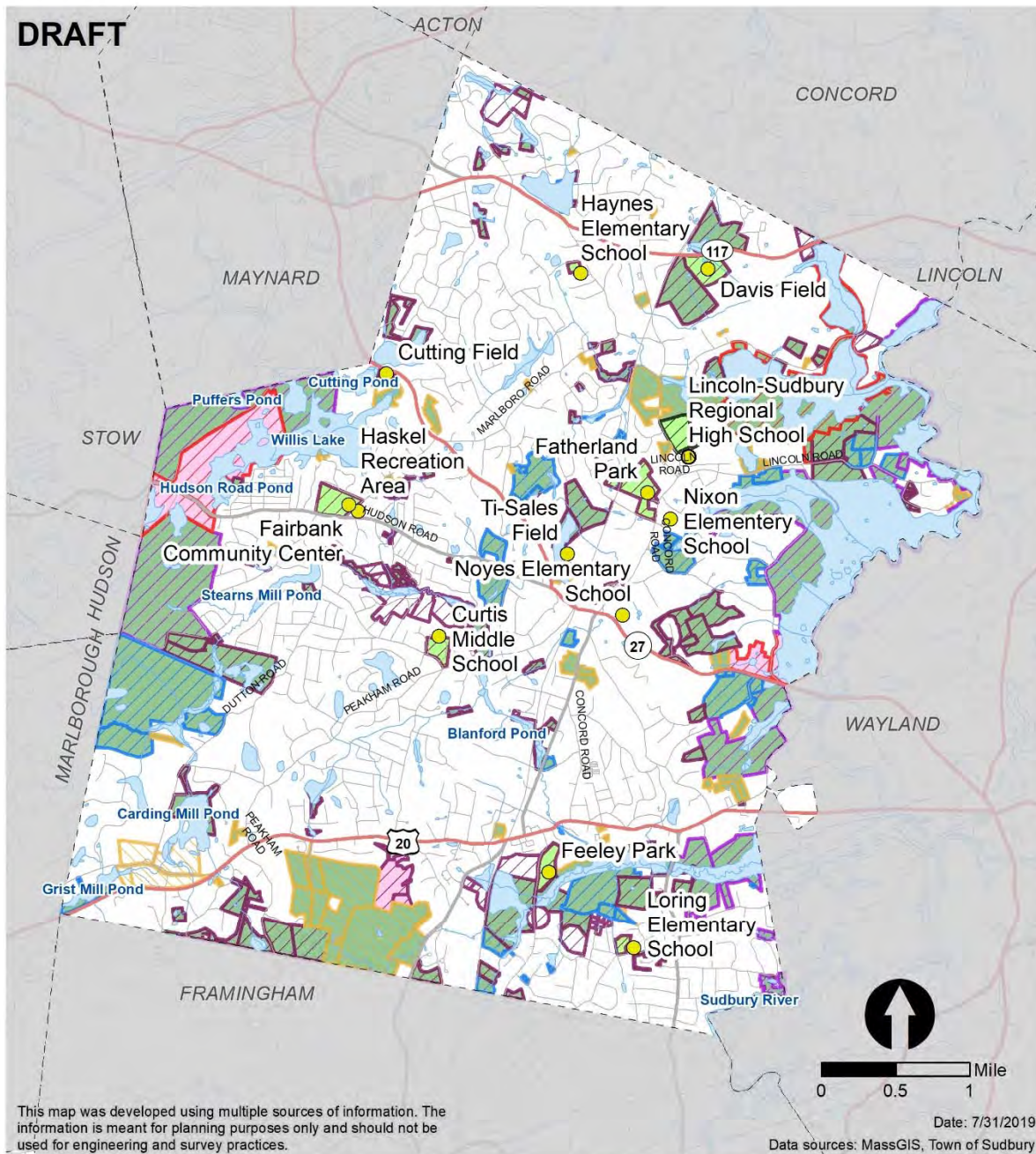
Source: MassGIS, May 2019

## Recreational Resources

Recreation, as a municipal service, focuses on developed facilities such as playgrounds, baseball fields, and basketball courts as well as organized programming offered through the Sudbury Park and Recreation Department. Town facilities are also shown on Map 1 and include:

- **Fairbank Community Center** is home to the **Atkinson Pool** which consists of an 8-lane, 25-yard lap pool, and separate diving well. The pool is open to Sudbury residents and non-residents with the payment of a daily fee. The center also has a volleyball area and basketball courts.
- **Haskell Recreation Area**, which is near the Fairbank Community Center, provides fields for soccer, boys and girls lacrosse, Haskell Playground, a full-size baseball diamond, and a walking trail around the field.

<sup>1</sup> MA Open Space and Recreation Planner’s Workbook, <https://www.mass.gov/files/documents/2016/08/tx/osrp-workbook08.pdf>



**LEGEND**

- Numbered Highway
- Major Road, Collector
- Minor Road, Arterial, Local
- Local Roads
- Streams
- Surface Water

**Land Type**

- Conservation
- Recreation
- Recreation/Conservation

**OWNERSHIP**

- Federal
- State
- Town
- Land Trust
- Private for Profit
- Other



**Map 1. Recreation and Open Space Resources**



- **Featherland Park** offers a softball field, Little League baseball fields, public tennis courts, and an area for public ice-skating in the winter months, weather permitting.
- **Feeley Park** has areas for baseball, softball, and tennis.
- **Davis Field** is used for soccer, lacrosse, and other activities.
- **Ti-Sales Field** is used for Ultimate Frisbee teams.
- **Cutting Field** is used by many community groups for soccer and lacrosse.
- **Public school fields** are made available to the Park and Recreation Department during non-school hours and provide a further valuable recreational resource.

## Open Space Land

Open space land in Sudbury is both publicly and privately held and has different levels of public access and protection.

### Chapter 61 Tax Program

As of July 2018, the Town of Sudbury has a total of 1,019.26 acres of land in the Chapter 61 programs. The voluntary program offers a property tax break for landowners willing to commit to keeping some or all of their land undeveloped for a specified period. Table 2 shows the types of land and the number of acres in town that are in the program. One property in Town has land that is designated as both Chapter 61 and 61B.

**Table 2: Chapter 61 Properties**

Type	Program Acres
Chapter 61 (Forestry)	11.64
Chapter 61 A (Agriculture)	735.69
Chapter 61 B (Recreation)	233.63
Chapter 61 & 61B	38.3

Source: Town of Sudbury Conservation Coordinator

### Public Land

There are several lands dedicated to open space and recreation with public access that is owned by different government entities. As shown in Table 3, some of these lands are permanently protected, and others are not.

**Table 3: Public Land with Public Access**

Property	Acres	Owner	Protection Status
Assabet River National Wildlife Refuge	473	Federal	No
Barton Farms Conservation Area	16	Town	Yes
Broadacres Farm	34	Town	Yes
Carding Mill Pond Conservation Area	43	Town	Yes
Crystal Lake Parcel	3	Town	Yes

Property	Acres	Owner	Protection Status
Davis Farm Conservation Area	61	Town	Yes
Flintlock Lane Conservation Area	1	Town	Yes
Forest Street Parcel	4	Town	Yes
Frost Farm Conservation Area	46	Town	Yes
Great Meadows National Wildlife Refuge	891	Federal	No
Haynes Meadow	22	Town	Yes
Hopbrook Marsh Conservation Land	96	Town	Yes
Hunt Road Conservation Area	2	Town	Yes
Johnson Farm Conservation Area	33	Town	Unknown
Kato Drive Conservation Area	6	Town	Yes
Lincoln Meadows	71	Town	Yes
Mahoney Farm	7	Town	Yes
Marlborough-Sudbury State Forest	240	State	Yes
Mineway Brook Parcel	4	Town	Yes
Morse Road Conservation Area	3	Town	Yes
Newfell Conservation Area	20	Town	Yes
Nobscot Reservation	108	Town	Yes
Pantry Brook WMA	403	State	Yes
Parcel Near Water Row	5	Town	Yes
Piper Farm Conservation Area	63	Town	Yes
Poor Farm Meadow Conservation Land	55	Town	Yes
Raymond Reservation	109	Town	Yes
Waite Parcel	7	Town	Yes
Wake Robin Conservation Area	49	Town	Yes
Wash Brook Parcel	29	Town	Yes

Source: MassGIS, May 2019

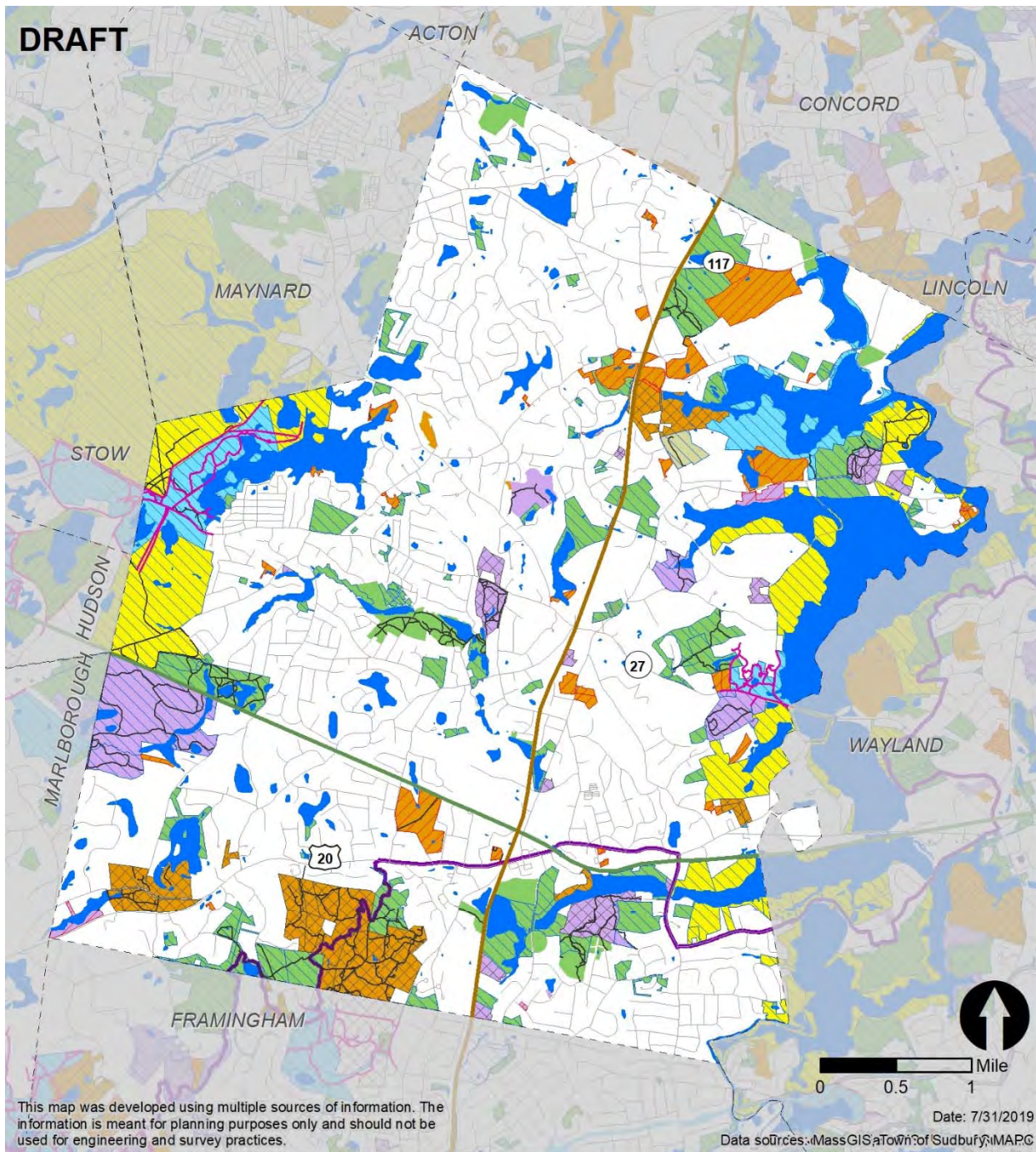
### Non-Profit Land

The non-profit land includes properties owned the Sudbury Valley Trustees (SVT) and the Sudbury Water District. These two entities are dedicated to protecting natural resources in Town. SVT is a non-profit conservation organization to conserving land and protecting wildlife habitat in the Concord, Assabet, and Sudbury River basins. The Sudbury Water District provides an adequate supply of high-quality water to all District consumers.

### Trails

Sudbury has an extensive trail network that connects many of the Town’s conservation areas (Map 2), including:

- Hop Brook Conservation Area
- Tipling Rock Conservation Area



**LEGEND**

- |                                     |               |  |
|-------------------------------------|---------------|--|
| — Roads                             | Public Access | Open Space and Recreation Land - Ownership |
| ■ Surface Water                     | ▨ Yes         | ■ Federal                                  |
| — Proposed Bruce Freeman Rail Trail | ▨ Limited     | ■ State                                    |
| — Proposed Mass Central Rail Trail  | ▨ No          | ■ Town                                     |
| — Bay Circuit Trail                 |               | ■ Land Trust                               |
| — DCR Trails                        |               | ■ Private for Profit                       |
| — Walking Trails (MAPC)             |               | ■ Other                                    |



**Map 2. Walking and Biking Trails in Sudbury**

- Barton Farm
- Nobscot Conservation Area
- Davis Farm
- Lincoln Meadow
- Haynes Meadow
- King Philip Woods
- Piper Farm
- Frost Farm
- Poor Farm Meadow
- Cutting Farm Conservation Land

The Conservation Commission offers programs and guided hikes.<sup>2</sup>

## Recreation and Conservation Protection Tools

### Park and Recreation Commission

The Park and Recreation Commission members are elected by residents. It is a policy-making board responsible for ensuring high-quality year-round indoor and outdoor recreation facilities for Sudbury residents of all ages. It works closely with the Park and Recreation Department.

### Sudbury Conservation Commission

The Conservation Commission was formed in 1962 to protect local natural resources and features. One of the Conservation Commission's most important responsibilities is protecting the ecological integrity of Sudbury's wetlands and the surrounding landscape. The Commission is also responsible for implementing and enforcing the Massachusetts Wetlands Protection Act and the Sudbury Wetlands Administration Bylaw. Its members work hard to educate Sudbury residents and businesses about living responsibly with wetlands, providing a homeowner's guide to wetlands, and information on the Town's tree removal bylaw, among other resources.

### Community Preservation Act (CPA)

The Town of Sudbury has been committed to protecting and preserving its open space and recreational land for years. Sudbury was one of the first communities in the Commonwealth to adopt the Community Preservation Act (CPA) in 2002.<sup>3</sup> CPA allows cities and towns to adopt a property tax surcharge with revenues from this surcharge (plus state matching funds) to be used for open space preservation, the creation of community housing, preservation of historic buildings and landscapes, and the creation of recreation opportunities. Since the surcharge went into effect with the start of Fiscal Year 2003 on July 1, 2002, the Town has collected almost \$15 million in funding for land protection and related efforts. In

<sup>2</sup> Information about these areas and permitted uses are available at the Conservation Commission's website: [https://sudbury.ma.us/conservation\\_lands/](https://sudbury.ma.us/conservation_lands/). The land use policy is found here:

<https://s3-us-west-2.amazonaws.com/cdn.sudbury.ma.us/wp-content/uploads/sites/273/2014/08/conslandregs090713final.pdf?version=9f3bc00832b72481c6f31dcfdd1fc3e5>.

<sup>3</sup> [Community Preservation Committee Report](#)

the same year that the Town adopted CPA, it also formed the Community Preservation Committee. The committee consists of nine members who focus on:

- Study the needs, possibilities, and resources of the Town regarding community preservation
- Make recommendations to the legislative body for the acquisition, creation, and preservation of open space.
- Recommends fund allocation for preservation at Town Meetings.

#### Land Acquisition Review Committee

The Land Acquisition Review Committee (LARC) is a committee appointed by the Board of Selectmen to evaluate properties as they become available to the Town for conservation, recreation, municipal use, or development. Properties may come to be reviewed by LARC for a variety of reasons, including outright offers to the Town for purchase or the Town's exercise of right-of-first-refusal on Chapter 61 lands. Evaluations determine the appropriateness for purchase or preservation by the Town, considering the following needs of the community:

- To preserve the character of Sudbury so defined by the Master Plan.
- To provide alternative housing so defined by the Housing Plan.
- To preserve and protect open space for conservation and recreation purposes, utilizing the Open Space and Recreation Plan.
- To provide for community activities.
- To preserve for future town/school use.
- To enhance municipal revenue, including commercial potential of properties.
- To protect natural resources, including water resources.

#### Sudbury Valley Trustee

The Sudbury Valley Trustee (SVT) is a 501(c)3 non-profit organization that focuses on protecting natural areas and farmland that surrounds the Sudbury, Assabet, and Concord rivers. SVT and the Town of Sudbury collaborate to protect large and small tracts of land. SVT owns about 673 acres of land in town as of 2019.

#### Conservation Easements and Restrictions

Conservation easements or restrictions are voluntary, legal agreements between the landowner and a conservation agency that permanently limits the development rights of the land but does not change the ownership of the land. Landowners retain many of their rights, including the right to own and use the land, sell it, and pass it on to their heirs. However, because the conservation easement or restriction is a legal document, all future owners of the property are required to abide by the easement stipulations.

Landowners can also participate in the Agricultural Preservation Restriction (APR) Program.<sup>4</sup> The program offers to pay farmland owners the difference between the "fair market value" and the "agricultural value" of their farms in exchange for a permanent deed restriction which keeps valuable farmland soil from being built on by development companies for non-agricultural purposes.

#### Chapter 61 Tax Program

The Chapter 61 Tax Program<sup>5</sup> is a special designated tax status that offers offer a property tax break for landowners willing to commit to keeping some or all their land undeveloped and in use for forestry, agriculture, or recreation for a specified period. Properties disqualified for the program if their application is not renewed, the property use is developed, or the property is under agreement for sale. The Town has the right of first refusal to purchase enrolled properties if the sale or development of the property is proposed during the Chapter 61 enrollment period.

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<sup>4</sup> <https://www.mass.gov/service-details/agricultural-preservation-restriction-apr-program-details>

<sup>5</sup> <https://www.mass.gov/service-details/forest-tax-program-chapter-61>

# Historic and Cultural Resources

Among the oldest towns in New England, Sudbury has one of the longest-running Town Meeting forms of government. The town boasts a rich history and strong cultural resources. For example, the Wayside Inn, one of Sudbury's historic landmarks, is said to be the nation's oldest operating inn, built in 1683 and established as an inn in 1716. The Wayside Inn's longevity is accredited to Henry Ford, who purchased the property in 1923, restored it, and donated it to a charitable foundation which continues the operation today. Sudbury also played a significant role in King Philip's War, contributing the most militia members of any town and serving as the site of a battle in 1676. These along with historic farms, houses, cemeteries, churches, parks, schools, and landscapes, as well as with events, define the character of Sudbury and contribute to its sense of place and quality of life. The Town of Sudbury is committed to preserving its rich historical heritage through a strong preservation effort.

## Historic Overview

Named after a town in the County of Suffolk in eastern England, Sudbury was founded in 1639 and included its current area plus most of the area within the present Towns of Wayland (split off in 1780) and Maynard (split off in 1871). Before the first permanent European settlements in Sudbury in 1638, the area was home to Nipmuc Indians. The Nipmuc people are descendants of the indigenous Algonquian peoples of Nippenet, which means 'the freshwater pond place.'

Repeated contact with European settlers and explorers in the 1500s and early 1600s caused multiple epidemics of smallpox and other European diseases in Native American tribes. As a result, many Native Americans died, and very few were known to visit the area at the time of Sudbury's founding.

The number of permanent European residents of Sudbury in early 1639 was about 130, many of whom came from different boroughs, parishes, and towns in England. To better structure the town, Sudbury's founders had begun to develop not only a new community but a new government system based on the idea of giving political power directly to its citizens. Through this effort, the Town Meeting structure was developed, which borrowed from each of system local government that the settlers came from and modeled after the New England Congregational Church meeting.<sup>1</sup> The Town Meeting structure was adopted by other towns in the Massachusetts Bay and Plymouth colonies and remains an important civic feature across the Commonwealth today.

Reverend Edmund Brown was chosen as the Town's first minister. He and the European settlers planned their new land to operate differently from England's parish/town governing system. In doing this, the Town Meetings functioned differently from the church.

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<sup>1</sup> The History of Sudbury, Massachusetts, 1638-1889, Alfred Sereno Hudson  
[https://archive.org/stream/historyofsudbury00huds/historyofsudbury00huds\\_djvu.txt](https://archive.org/stream/historyofsudbury00huds/historyofsudbury00huds_djvu.txt)

Before the 1670s, there was relatively peaceful coexistence between the neighboring Native Americans and the European immigrants. This all changed when King Phillip's War erupted in 1675. Captain Samuel Wadsworth and his men fought to their death at a battle in the Town's Nobscott Mountain area, defending the site and winning the war, which lasted until August 1676. Captain Wadsworth and his troops were later buried in the Wadsworth Cemetery near today's King Philip Historic District.

The American Revolutionary War was fought from 1775 to 1783. The start of the war was the Battles of Lexington and Concord which were fought on April 19, 1775, in Middlesex County, Province of Massachusetts Bay, within the towns of Lexington, Concord, Lincoln, Menotomy, and Cambridge.

At the start of the revolutionary war in 1775, Sudbury's territory included present Town of Wayland and part of the present Town of Maynard with a population about 2,160. Due to its large size, the Town of Sudbury was able to supply men to participate in the war. Almost all of the adult male population of about 500 living within the Town boundaries fought in the Revolutionary War and about half of them were experienced soldiers.

In the early 19<sup>th</sup> century, the town continued to change and grow with more people, a railroad system (1871), and businesses like Enoch Kidder's leather shop on the corner of Boston Post Road and Concord Road. In the later 19<sup>th</sup> century, education and culture began to develop in town. In 1861, the Goodnow Library was bequeathed to the town by John Goodnow II.

By the early 20<sup>th</sup> century, the town was dealing with automobile traffic and excessive speeding. In 1905, it was estimated that about 100 cars per day were passing along the Boston Post Road, which was significant at the time.<sup>2</sup> In the 1920s, Henry Ford made an impact in Sudbury by purchasing the Wayside Inn and surrounding properties and building a chapel and a fieldstone grist mill. In addition, Mr. Ford moved the Redstone School to its current site and employed and trained many young boys in the area.

By the 1920s and 1930s, commercial farming was thriving with many commercial trucks, chicken, and fox farms. While business was booming, fire disasters were a major concern, which had limited capacity to combat fires adequately. Some notable fire disasters in town occurred at Hunt's Store in 1922, the Sudbury Music Hall in 1925, and the original Town Hall in 1930. Soon after the last fire in 1930, the Town formed its first fire department, comprised of local farmers and businessmen.

Before the 1940s, Sudbury was a rural community with many small farms and a steady population. After World War II, Sudbury's population and industry grew rapidly. The first police department was formed in the 1940s with the Chairman of the Board of Selectmen serving as acting chief, and one full-time officer kept a small office at the Town Hall. By 1950s, the population was at the highest in Town's history and talked about how to fund service for residents started. To address these issues, the Planning Board appointed Industrial Development Board to expand the commercial base in town. As a response, Raytheon opened in 1958 employing 2,100 people. Shortly after that Sperry Rand opened in 1960,

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<sup>2</sup> Sudbury Chamber of Commerce, <https://www.sudbury.org/home>



followed by Star Market and then First National supermarket, which is now known as the Sudbury Farm. While these businesses were opening and operating, many of the schools in town were being constructed. Lincoln-Sudbury Regional High School in 1956, followed by Peter Noyes and Ephraim Curtis middle schools and the three elementary schools. Following the schools were services such as the first postal office, expansion of the Goodnow Library, and first Police Station were done in the 1960s.

## Resource Inventories

### Historic Resources

With its rich history, Sudbury has a variety of noteworthy sites, many of which are listed on the National and State Registers of Historic Places, as shown on Map 1. In addition to many buildings, Sudbury is home to a variety of other historic neighborhoods, farms, and landscapes, including the town's many ponds and streams that contribute to Sudbury's overall scenic character. There are over 400 historic sites inventoried in the Massachusetts Cultural Resources Information System (MACRIS).<sup>3</sup>

**To MPSC:** HW is working with Historical Commission to update the list and format of Table 1.

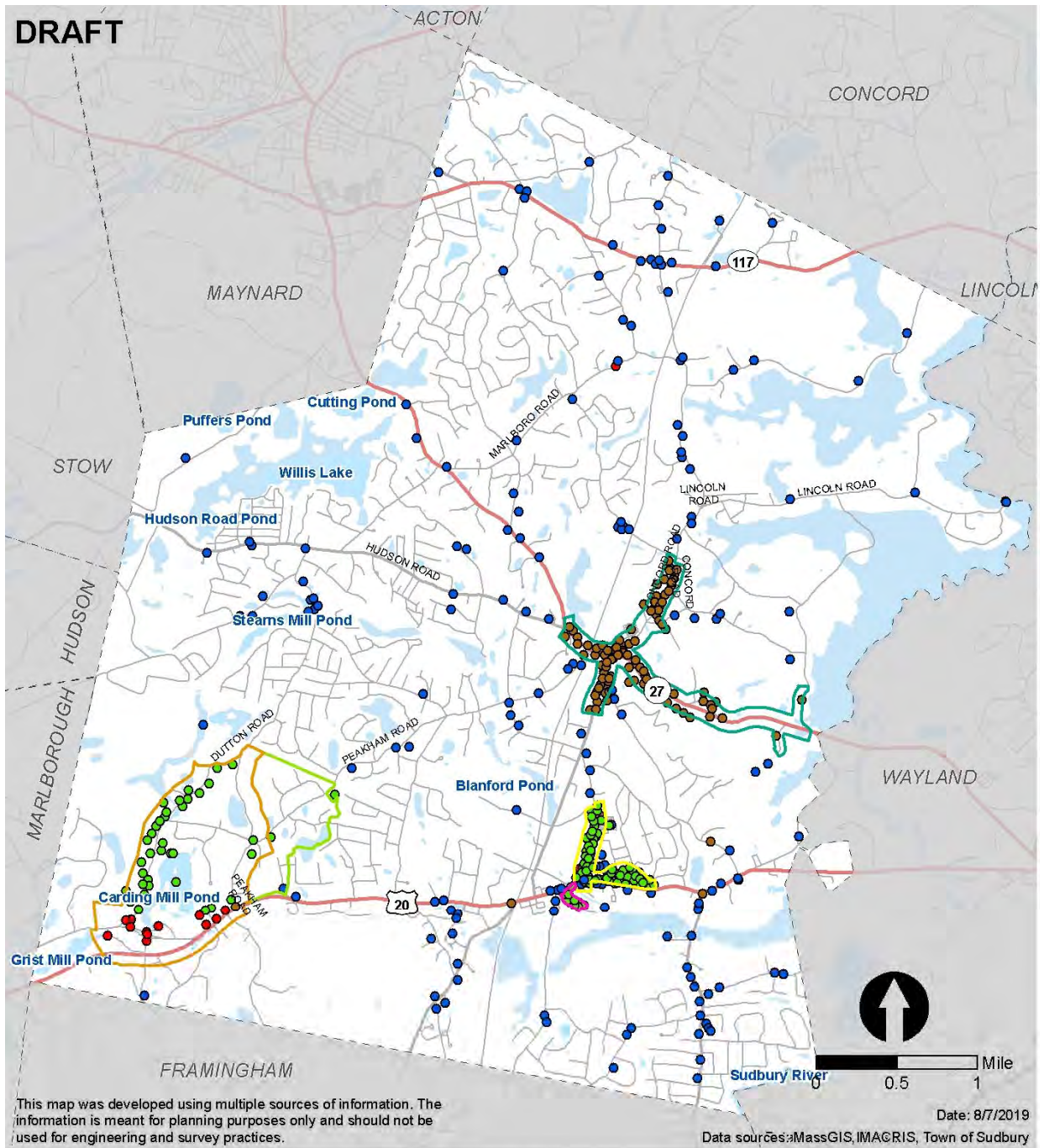
Table 1 highlights some of these sites.

Of special note is the Homer House. It was built in 1793 by Elisha Wheeler and Asher Goodnow. It was later purchased by Ella and James Willis, and they ran many business operations in the building, including a general store and Post Office on the first floor and ballroom for local dancers in the larger room on the second floor.<sup>4</sup> In 1897, the house was purchased by Reverend Edwin Barrett Hosmer. He lived there with his wife, Abbie Louisa Ames, and five children, including daughter Florence Ames Hosmer. Miss Hosmer went on to become a well-known artist. She deeded to the Town of Sudbury in 1959. The stipulation in her will was that the House and all of its contents be on display to the general public as a living memorial to her father. Miss Hosmer resided in the house until her death in 1979. Before her passing, she donated over 450 of her paintings to the Town, which are displayed throughout the house. Today, the Hosmer House is open to the public on certain dates and by appointment.

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<sup>3</sup> <http://mhc-macris.net/>

<sup>4</sup> Hosmer House, <https://s3-us-west-2.amazonaws.com/cdn.sudbury.ma.us/wp-content/uploads/sites/300/2014/08/HosmerHouse.pdf?version=ee1cd199d20b1d5fc26175a6cbca3eb7>



**LEGEND**

Numbered Highway	<b>Designation (July 2019)</b>	<b>Local Historic Districts</b>
Major Road, Collector	Historic - No Designation	George Pitts Tavern Historic District
Minor Road, Arterial, Local	Historic Structures in Local Historic District	King Philip Historic District
Local Roads	National Register of Historic Places	Old Sudbury Historic District
Surface Water	Preservation Restriction	Wayside Inn Historic District I
		Wayside Inn Historic District II

**Map 1: Historic Resources in Sudbury**

**To MPSC:** HW is working with Historical Commission to update the list and format of Table 1.

**Table 1: Select Listing of Historic Resources in Sudbury**

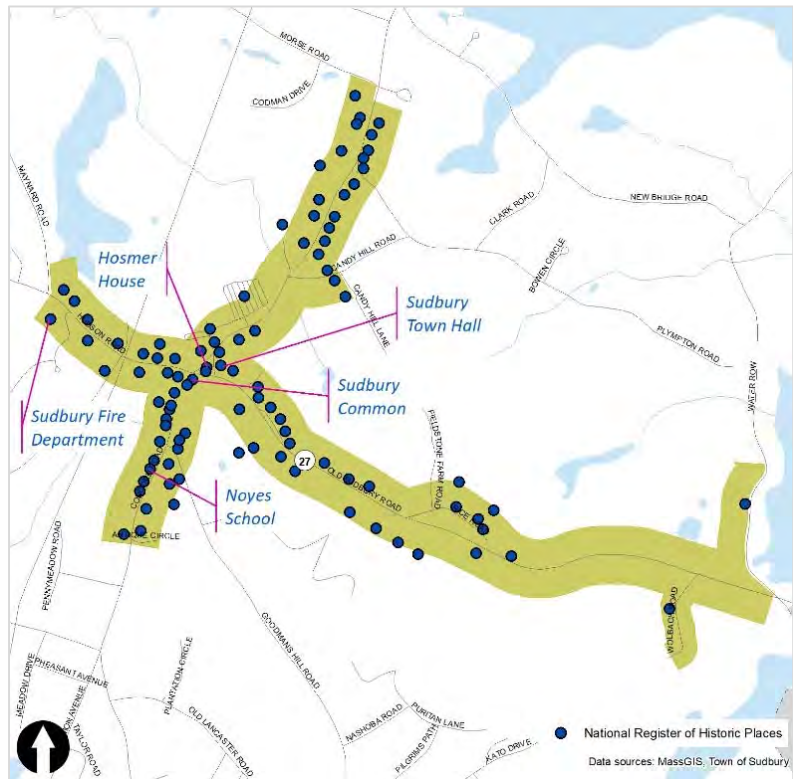
Name	Date	Name	Date
Sudbury Common	1647	Hunt, Emory House	"c" 1855
Wayside Inn, The	1683	Clark House	"r" 1860
Willis, Samuel House	1704	Goodnow, John B. House	1860
Loring, Rev. Israel Parsonage	1710	Parmenter, Lumen F. House	"c" 1890
Sudbury Old Cemetery - Revolutionary Cemetery	"c" 1725	Goodnow Watering Trough	1891
Osborn, Isaac - Clark, Obadiah Farm	"c" 1730	Revolutionary War Monument	1896
Moore, Curtis House, and Farm	"c" 1750	Pratt, Nathan L. Grain Mill Outbuilding	1905
Milestone, 1767	1767	Parmenter Garrison Site Marker	1906
Hosmer House	"c" 1780	Pratt's Mill Pond Dam and Spillway	1915
Parmenter - Moore House	"r" 1790	Gott, George House - Wayside Cottage	"c" 1916
Cutting, John House	"r" 1795	Sudbury World War I Honor Roll	1918
Sudbury Town Pound	1797	Wayside Inn Grist Mill	"c" 1927
Willis Farm	"c" 1800	Redstone School	1927
Bailey, William B. - Darling, Trowbridge House	"c" 1800	Sudbury Town Hall	1932
Sudbury Hearse House	"c" 1800	Garfield House	"c" 1950
Cutler, Christopher G. House	"c" 1800	Sudbury Common Marker	1967
Hurlbut, Rev. Rufus House	1817	Natick Research and Development Laboratories	Unavailable
Hunt, Israel House	"c" 1820	Sudbury First Industrial Area	Unavailable
Kidder, Enoch Shoe Shop	"c" 1820	First Period Buildings of Eastern Massachusetts	Unavailable
Mount Wadsworth Cemetery	1833	King Philip Historic District	
Jones, Dexter C. - Whiting, Rev. Elbridge C. House	"c" 1839	Goodnow Library	Unavailable
Mount Pleasant Cemetery	1840	Saint Anselm Roman Catholic Church Complex	Unavailable
Sudbury Town Farm	1843	Carding Mill and Pond	Unavailable
North Sudbury Cemetery	1843	Pratt's Mill Area	Unavailable
New Cemetery	1843	Maenpaa Farm - Haynes Farm - Broad Acre Farm	Unavailable
Hunt - Powers, Abijah House	1850	Maynard Ammunitions Sub-Depot Survey District	Unavailable
Pratt's Mill Pond	"c" 1850	Spiller House	Unavailable
Wadsworth, Capt. Samuel Monument	1852	Tower, Jonas Blacksmith Shop Site	Unavailable

Source: MHCR State Register of Historic Places; National Register of Historic Places; Massachusetts Cultural Resource Information System (<http://mhc-macris.net/Results.aspx>), obtained July 17, 2019. "c" and "r" in the "Year" column indicate circa and range construction date estimates. Sites with dates noted as "unavailable" indicate date not available in database.

# Historic Districts

## Old Sudbury Historic District

The Old Sudbury Historic District (1963), also known as the Sudbury Center Historic District, was the first district to be established in the town under Chapter 40 of the Acts of 1963. In 1967, at the Annual Town Meeting, the boundaries were expanded along Hudson Road to the railroad tracks. The boundaries were expanded again in 1967 along Hudson Road to the intersection with Maynard Road. The last expansion was in 2000, and today the Old Sudbury Historic District covers Route 27/Old Sudbury Road between Water Row and Maynard Road and Concord Road between Morse Road and Pennymeadow Road.



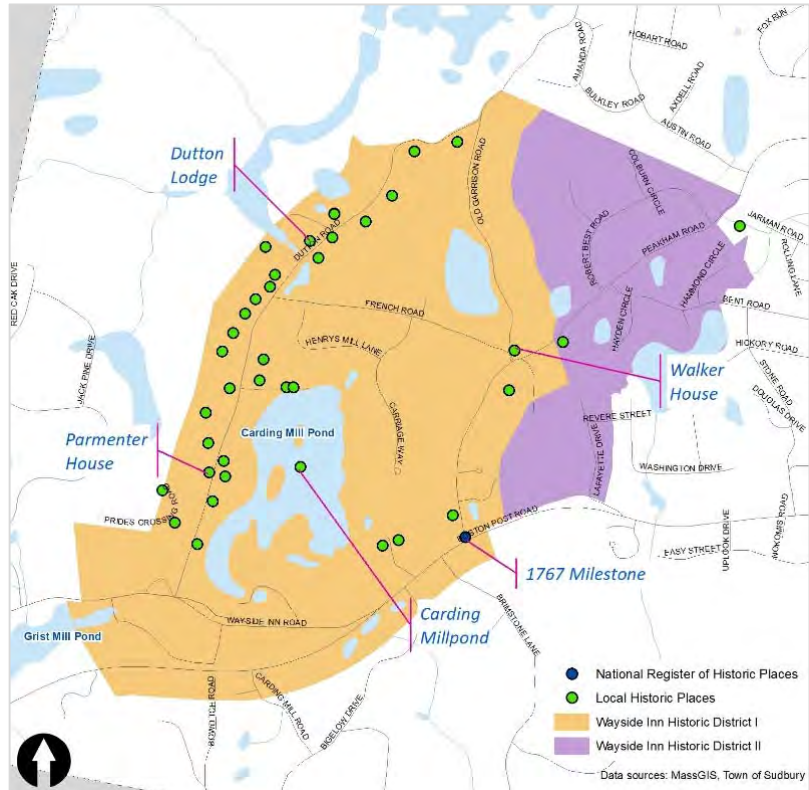
The District is comprised of 98 buildings on the National Register of Historic Places that span over 300 years of growth and development in the community. These sites include the First Parish Meetinghouse, Hosmer House, Loring Parsonage, Town Hall, the Fire Department building, Noyes School, Sudbury Common, and many more. The Town Center was located at the heart of the District in 1723 when the West Meetinghouse was built. Previously, there was a single meetinghouse located near the Sudbury River at what is now known as Wayland’s North Cemetery. The first meetinghouse was built in Sudbury shortly after the Town was incorporated in 1639 and served as a place for both worship and Town Meetings. At the time, voters were legally required to attend church both for services and Town Meetings. For the residents on the west side of the river, it was a treacherous passage in the winter. Eventually, the petition to build a second meetinghouse was granted, and in 1722, the Reverend Israel Loring crossed the river to become the preacher there. The Loring Parsonage was constructed soon after so that he and his family could better serve the growing population on the other side of the river. Reverend Loring lived and worked there until his death in 1772. Today, the Loring Parsonage is being repurposed for the Sudbury History Center.<sup>5</sup>

<sup>5</sup> *Sudbury Historic Society*, [http://www.sudbury01776.org/historycenter\\_2.html](http://www.sudbury01776.org/historycenter_2.html)

It was also in this District that, on the Morning of April 19, 1775, over 300 of Sudbury’s men gathered to march to Concord to take part in the battles of Lexington and Concord at the start of the American Revolution.<sup>6</sup>

### Wayside Inn Historic Districts

The Wayside Inn Districts I and II (1967) were collectively the second historic district to be established in Sudbury. The Districts run from Dutton Road to Boston Post Road/Route 20 and from Peakham Road to Austin Road. In this area is the famous Wayside Inn which claims to be the nation’s oldest and longest-running inn. The Inn was made famous by Henry Wadsworth Longfellow when he wrote Tales of the Wayside Inn shortly after his first visit to the Red Horse Inn.<sup>7</sup> Also in this District is the Redstone Schoolhouse, which is said to be where Mary and her little lamb went to school from the famous nursery rhyme “Mary Had A Little Lamb.”<sup>8</sup>



The District has 36 designated Local Historic Places including Dutton Lodge, Parmenter House, Carding Millpond, Walker House, and more. The district also has one site on the National Register of Historic Places, a 1767 Milestone.

### King Philip Historic District

Adjacent to the George Pitts Tavern Historic District, the King Philip Historic District (1972) was established at the 2005 Annual Town Meeting. The District sits on Concord Road between Codjer Lane and Boston Post Road/Route 20. This area is historically significant in that it was the site of the King Philip’s War battle of 1676 where Captain Samuel Wadsworth and his troops were killed. The men were honored by erecting the Wadsworth Monument, which now appears on the Town seal.

<sup>6</sup> *Sudbury’s Historic Districts*, <https://sudbury.ma.us/historicdistricts/historicdistricts/>

<sup>7</sup> *Sudbury History*, <https://www.sudbury.org/>

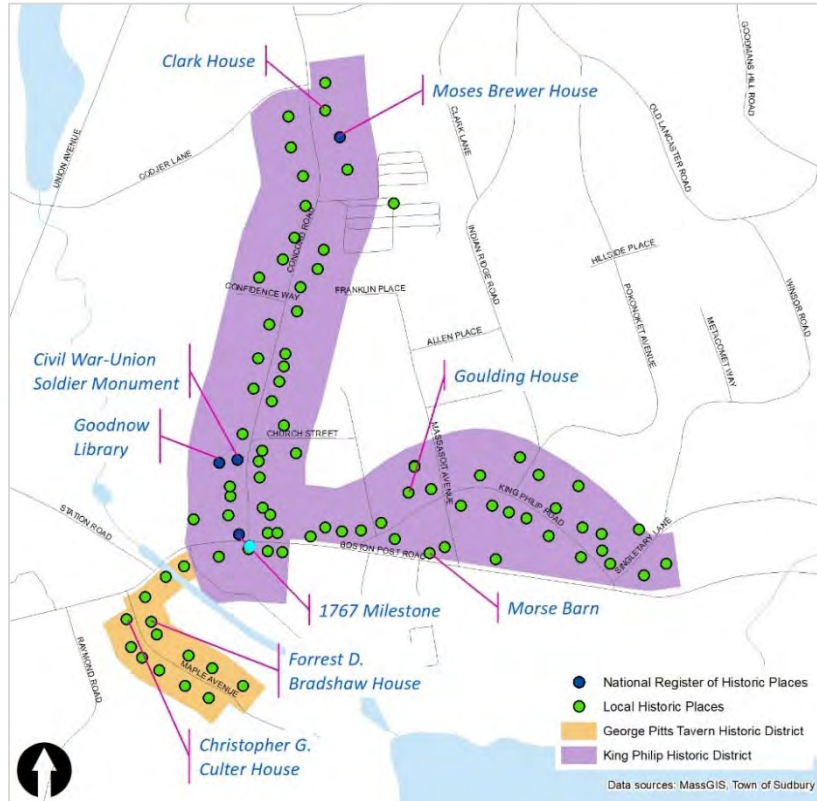
<sup>8</sup> *The Redstone Schoolhouse*, <https://www.atlasobscura.com/places/the-redstone-schoolhouse-sudbury-massachusetts>

In this District are four designated National Register of Historic Places — Moses Brewer House, Goodnow Library, Civil War-Union Soldier Monument, and a 1767 Milestone. The District also includes 64 designated Local Historic Places including Goulding House (the oldest existing home in Sudbury), the Clark House, Morse Barn, and many more.

## George Pitts Tavern Historic District

The George Pitts Tavern Historic District (2008) sits southwest of the King Philip Historic District on Boston Post Road/Route 20 and Maple Avenue. The District is significant in that it was the location of the famous 1721 Town Meeting that approved the building of a new church in western Sudbury, which ultimately separated Wayland from Sudbury.<sup>9</sup>

The District consists of 18 designated Local Historic Places including the Forrest D. Bradshaw House, Christopher G. Cutler House, and others.



## Tools to Protect Historic Resources

The Town of Sudbury has, through several means, acted to protect and preserve its historic and cultural resources as development and growth continues in town.

### Town Committees and Local Organizations

#### Sudbury Historical Commission

The Sudbury Historical Commission was formed in 1968 by a Special Town Meeting vote. It presides over preservation, protection, and development of historical or archaeological assets of the town under Section 8D of Chapter 40 of the General Laws of the Commonwealth. The Historical Commission has jurisdiction over all historic buildings, structures, and properties owned or acquired by the Town. This inventory currently includes:

<sup>9</sup> *Sudbury's Historic Districts*, <https://sudbury.ma.us/historicdistricts/historicdistricts/>

- Hosmer House
- Loring Parsonage
- Haynes Garrison Site on Water Row
- Revolutionary War Training Field on Old County Road
- Revolutionary War Cemetery in the center of town

The Historical Commission also administers the Town’s Demolition Delay of Historically Significant Buildings, Structures or Sites Bylaw. This covers buildings and structures outside of Local Historic Districts built before 1940, on the National Register or State Register and/or in Sudbury’s Historic Homes Survey, which is the Town’s record of historic structures and areas of historic interest

The intent of this bylaw is to provide opportunity to develop preservation solutions for properties threatened with demolition for up to six months; and to allow the Sudbury Historical Commission, and other appropriate Town departments time to find grants or some person or group willing to purchase, preserve, rehabilitate, or restore the building or structure.

The Historical Commission also serves as the contact in state and federal historic preservation review processes.

#### Sudbury Historic Districts Commission

The Sudbury Historic Districts Commission (HDC) was formed in 1962 after the Board of Selectmen modified the original group, which was the Historic District Study Committee. Today, the HDC operates under the mission of preserving and protecting buildings, places, and other areas of historical or architectural significance. The HDC is responsible for reviewing proposed alterations to buildings and structures located within the Town’s local historic districts, including exterior architectural and color features of buildings, landscaping, stone walls, signs, etc. HDC also studies proposed modifications to the Historic Districts Bylaw. The HDC consists of five members appointed by the Board of Selectmen as follows:

- One registered architect (if not available, a person the Selectmen deem qualified)
- Three registered voters living in a Historic District (if possible)
- One (of two nominees) by the Historical Commission

#### Sudbury Historical Society

The Sudbury Historical Society (SHS) was founded in 1956. It is an independent, non-profit membership-based organization dedicated to collecting and preserving Sudbury’s historic records, promoting the study of local history, and connecting people to Sudbury’s traditions through educational programming and community engagement.

In 2017, SHS relocated its headquarters from the Town Hall to a revitalized Loring Parsonage. The new location is still under work for the creation of the Sudbury History Center & Museum. The renovation

aims to safely store and exhibit the SHS’s collection, accommodate its growing membership and volunteer corps, facilitate scholarly research, and provide a fully accessible visitor’s center for Sudbury’s residents and tourists.<sup>10</sup>

### Sudbury Planning Board

The Sudbury Planning Board is responsible for administering the Town’s Scenic Roads Bylaw. See discussion of the bylaw below.

### Community Preservation Committee

Sudbury was one of the first communities in the Commonwealth to adopt the Community Preservation Act (CPA) in 2002.<sup>11</sup> CPA allows cities and towns to adopt a property tax surcharge with revenues from this surcharge (plus state matching funds) to be used for open space preservation, the creation of community housing, preservation of historic buildings and landscapes, and the creation of recreation opportunities. The Community Preservation Committee reviews and recommends requests for CPA funds. Since the surcharge went into effect with the start of Fiscal Year 2003 on July 1, 2002, the Town has collected almost \$15 million in funding for historic preservation, land protection, and related efforts.

### Goodnow Library Trustees

The Goodnow Library curates the Local History Collection,<sup>12</sup> which is intended to preserve, collect, describe, exhibit, and make publicly accessible materials that document the history of Sudbury and its inhabitants. Notable collections are:

- Barton Collection: Personal papers, publications and artifacts from the estate of George H. Barton, noted geologist, explorer, and professor at the Massachusetts Institute of Technology.
- Goodnow Collection: Includes publications from the Goodnow Family Association, biographical information, various genealogies, books, “Goodenow’s Ghosts” dating from 1981 to present, and the key to John Goodnow’s tomb.
- Loring Papers: Diaries, notes and sermons of the Revered Israel Loring dating from 1748-1765. Transcriptions are available.
- Parmenter Collection: Diaries, books, photographs and other items dating from the late 1800s to 1978, which belonged to Gilbert, John Robert, and Mary F. Parmenter. This collection highlights local life and 3 prominent families (Bent, Haynes, and Parmenter).
- Rice Collection: Includes publications from the Edmund Rice Association as well as copies of the Dunster papers from the Harvard University Archives.
- Vincent Collection: Native American artifacts from a cremation pit dating to ~ 1520 BC, uncovered along Dudley Road in Sudbury, MA.

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<sup>10</sup> Sudbury Historical Society, [http://sudbury01776.org/historycenter\\_1.html](http://sudbury01776.org/historycenter_1.html)

<sup>11</sup> [Community Preservation Committee Report](#)

<sup>12</sup> <https://goodnowlibrary.org/resources/local-history-and-genealogy/>



Town documents are also available, including Town Meeting records and reports dating back to 1644, official warrants from 1940, tax records from 1778, and town bylaws from 1937 to 2001, among other documents. The Library's historical collections are available to the general public on a limited basis for research involving local, genealogical, and/or historical issues. In recent years, Town Meeting has approved funding for digitizing local archives.

### Sudbury Historical Society

The Sudbury Historical Society<sup>13</sup> is a non-profit organization dedicated to bringing the rich history of the Sudbury Plantation into the lives and activities of the people of Sudbury. It was founded in 1956 by history-minded citizens of Sudbury. In 1970, it absorbed the Goodman Society (founded in 1890) and its predecessor the Historical and Improvement Society. Since 1998, thanks to the generosity of the Town's Selectman, the Society has been headquartered in the second floor of the Sudbury Town Hall. By 2019, the Society is scheduled to move next door to the Loring Parsonage, where it will operate the new Sudbury History Center.

The Society meets its mission by:

- Educating and raising the interest the citizens of Sudbury in a finer public spirit, through understanding of the traditions and history of the Town.
- Collecting, studying, and conserving artifacts and records relating to the history of Sudbury and its people.
- Providing public programs and events relevant to the local history of Sudbury.
- Providing age appropriate educational materials, research and tours related to the town's history for the Town's children and students.
- Assisting anyone looking for information on Sudbury history.
- Supporting academic research into the history of the Town.

### Sudbury Foundation

The Sudbury Foundation<sup>14</sup> was established in 1952 by Herbert and Esther Atkinson as a vehicle for their personal philanthropy. Long-time residents of Sudbury (they lived in the former Babe Ruth house on Dutton Road), the couple operated the Sudbury Laboratory, a successful small business specializing in soil testing kits. As their business prospered, the Atkinsons shared their good fortune with others, both directly and through the Foundation they created. The couple had no children, and when they died, they left their entire estate to the Foundation to carry on their charitable work.

Today, the Foundation awards grants and scholarships in excess of \$1.3 million annually. Funding is designed to strengthen the Foundation's nonprofit partners who are working to solve some of the most

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<sup>13</sup> <http://sudbury01776.org/>

<sup>14</sup> <https://sudburyfoundation.org/>

pressing social issues. Among the many funding categories of the Foundation, it supports the preservation of the Town’s natural, historic, and other cultural assets that celebrate the Town’s history.

The Foundation also manages the historic Grange Hall in Sudbury Town Center, which has a conference room available as a community meeting space for Sudbury Town committees and local nonprofits.

### Sudbury Valley Trustees

The Sudbury Valley Trustees (SVT) is a member-supported, 501(c)3 nonprofit organization that works in a 36-community region between Boston and Worcester. Its mission is to protect natural areas and farmland for wildlife and people in the 36 communities that surround the Sudbury, Assabet, and Concord rivers. Through its conservation efforts, it supports historic preservation by protecting important historic landscapes, such as farmland and open spaces, that contribute to the character of the communities it works in.

## General and Zoning Bylaws

### Wayside Inn Historic Preservation Zone

The Wayside Inn Historic Preservation Zone is a residential zoning district with a minimum lot size of five acres. Single-family dwellings are allowed by right and other types of residential developments, such as cluster, flexible, and senior residential community, require a Special Permit from the Planning Board. Residential apartments or businesses on second or third floors of structures, incentive senior development, and residential care facilities are prohibited. Other uses allowed by right in the zone include farming and farm stands as well as religious, educational, childcare, and family care uses.

### Historic Districts and the Zoning Bylaw

While not part of the Zoning Bylaw, they are included on the Town’s Official Zoning Map and highlighted in the Sudbury Zoning Bylaw for informational purposes.

### Demolition Delay of Historically Significant Buildings, Structures, or Sites

This purpose of this bylaw is to protect the historic and aesthetic qualities of Sudbury through preservation, rehabilitation, or restoration, whenever possible, of buildings, structures, or archeological sites that constitute or reflect distinctive features of the Town’s architectural or historic resources. The bylaw provides the opportunity to develop preservation solutions for properties threatened by demolition. It allows the property owner, the Sudbury Historical Commission (SHC), and other town departments the time to find grants or other resources to purchase, preserve, rehabilitate, or restore the building or structure.

The bylaw applies to the following structures:

- A building or portion thereof, structure or archeology site listed on the National Register of Historic Places or the State Register of Historic Places, or the subject of a pending application or listing on either of said Registers.

- A building or portion thereof, structure or archeology site located within 200 feet of the boundary line of any federal, state or local historic district.
- A building, or portion thereof, structure, or archeology site included in the Inventory of the Historic and Prehistoric Assets of the Commonwealth or designated by the SHC for inclusion in the inventory.
- Homes listed in the "Old Homes Survey" of the SHC, plus those structures or portion thereof constructed prior to January 1, 1940 town-wide or any building or portion thereof or structure of indeterminate age.

The bylaw would not apply to any building located in a local historic district and subject to regulation under the provisions of Chapter 40C of the Massachusetts General Laws.

When an applicant submits for a demolition permit to the Building Inspector, the SHC is notified within five days. The bylaw outlines procedures that the SHC must follow in order to determine if the structure is historically significant and, if found to be, the process by which steps are taken for preservation, rehabilitation, or restoration. There are also procedures for emergency demolition if the building or structure poses a serious and imminent threat to public health or safety.

#### Scenic Roads Bylaw

The purpose of the Scenic Roads Bylaw is to protect the scenic quality and character of the Town’s roads. The objectives of the bylaw are to:

- To maintain the natural beauty and scenic qualities along scenic roads in the Town of Sudbury.
- To enhance the rural character of scenic roads of the Town and encourage compatibility with existing roadside features.
- To implement more fully the provisions of the state Scenic Road Act, M.G.L. c.40, s. 15C.

As noted above, the Planning Board is responsible local authority for reviewing road repair, maintenance, construction, reconstruction, paving or other alteration that will involve the cutting or removal of trees or the tearing down of stone walls, or portions thereof on a scenic road.

Roads designated as scenic are listed below. To designating a new road as scenic, the Planning Board will hold a public hearing that includes notification to the Selectmen, Town Tree Warden, Director of Public Works, Conservation Commission, Historical Commission, and the Historic Districts Commission. A majority vote at Town Meeting is required for designation.

#### *Scenic Roads in Sudbury*

Bowditch Road	Haynes Road	Pantry Road
Brimstone Lane	King Philip Road	Peakham Road
Candy Hill Road	Lincoln Road	Plympton Road
Clark Road	Marlboro Road	Powers Road

Concord Road	Morse Road	Rice Road
Dakin Road	Mossman Road	Water Row
Dudley Road	Newbridge Road	Wayside Inn Road
Dutton Road	Old County Road	Weir Hill Road
French Road	Old Framingham Road	Willis Road
Goodman’s Hill Road	Old Garrison Road	Woodside Road
Goodnow Road	Old Lancaster Road	

## Cultural Resources

In addition to a multitude of historical resources, Sudbury has many cultural opportunities that further contribute to its overall sense of place and community. Residents can enjoy Sudbury’s small-town atmosphere and still have access to diverse experiences around the arts and other enriching opportunities. Civic and community organizations offer events, membership, and programming on a wide range of topics, giving residents places to learn and connect.

### Sudbury Cultural Council

The Sudbury Cultural Council (SCC)<sup>15</sup> was established in 1982 as a part of a statewide program to develop cultural programs in local communities. The SCC supports and promotes community originated projects and activities in the arts, humanities, and interpretive sciences to benefit the residents of Sudbury. Members are residents appointed by the Board of Selectmen to disperse public funding allocated by the Massachusetts Cultural Council (MCC), a state agency, whose budget is determined annually by the state legislature in July of each year. MCC divides this funding to each Massachusetts community using a formula that includes population and economic status, although the Town is permitted to raise additional funds through donations and events. Applications are accepted by the SCC typically in October on an annual basis. The SCC also works collaboratively with organizations in the community, helping them develop ideas for programs and events.

### Local Arts & Cultural Organizations

There are many organizations outside of town government that support the arts and bring cultural experiences to Sudbury. Below is only a select list.

Religious Institutions	
Our Lady of Fatima	St. Anselm’s Church
Congregation B’nai Torah	Sudbury United Methodist Church
Congregation Beth El	St. John Evangelical Lutheran Church
Presbyterian Church in Sudbury	First Parish of Sudbury (Unitarian Universalist)
St. Elizabeth’s Episcopal Church	Memorial Congregational Church
New Church of Boston	Chabad Jewish Center of Sudbury

<sup>15</sup> <https://sudbury.ma.us/culturalcouncil/>

**Fraternal Organizations**

Knights of Columbus

**Special Interest Organizations**

Sudbury Garden Club

Chinese American Association of Sudbury

Sudbury Historical Society

Goodnow Library Foundation

Sudbury Boy and Girl Scouts

Sudbury Savoyards

Sudbury Art Association

The Thursday Garden Club of Sudbury

Hope Sudbury

Friends of the Goodnow Library

**Outreach Strategy**

<b>Stakeholder Topic Meetings</b>	The purpose of these meetings will be to confirm existing conditions and trends and discuss future needs and potential strategies to meet those needs. They will begin in September.
<b>Surveys</b>	All groups will receive information about ongoing greater public input surveys and how to access them.
<b>Host a Working Mtg</b>	A focused discussion with the group to talk about Master Plan/topic(s) of interest, facilitated by consultant. Typically these are town committees/commissions that do not have representation on the Steering Committee as well as meetings with the Planning Board and Board of Selectmen at various stages of the update. Key stakeholders in the community are also included (e.g. Chamber of Commerce). These meetings would be 45 to 60 minutes.
<b>Email via Plg Dept - Town Committees/Commissions</b>	Planning Department will send an email with questions (no more than 3) for the group to consider at their next meeting. Worksheets will be provided. Responses will be emailed/provided to town/consultant.
<b>Email via Plg Dept - Community groups</b>	Same as above. For first outreach email, a contact will be requested to keep the group current on the project.
<b>Email via other Town Departments</b>	If appropriate, other town departments will be asked to do a similar request as the Planning Department to town committees/commissions they are staff to. Worksheets will be provided. Responses will be emailed/provided to the town/consultant.
<b>SC MIAB</b>	A Steering Committee Meeting in a Box will give members a script to present to their respective committees or other community groups they are involved with and ask questions (no more than 3) to consider at their next meeting or individually. Worksheets will be provided. Responses will be collected at a later date or sent to the town/consultant. Requires 10 to 15 minutes to do introduction and give instructions for answering questions.

# Sudbury Master Plan Stakeholder Outreach Plan

August 9, 2019

Town Committees/Commissions	Stakeholder Topic Meetings					Other Targeted Engagement Strategies						Outreach
	Historic & Cultural Resources	Mobility & Connectivity	Health, Housing & Equity	Economic Resiliency & Town Infrastructure	Natural Resources, Open Space, Recreation	Surveys	Host a Working Mtg	Email via Plg Dept	Email via other Town Dept	SC MIAB	SC Contact	Help with Promotion (Email, posting flyers, etc.)
Agricultural Commission	X	X		X				X				
Board of Selectmen	X	X	X	X	X		X				Janie Dretler, Dan Carty	
Bruce Freeman Rail Trail Design Task Force		X	X	X	X			X				
Commission on Disability	X	X	X	X	X	X				X	Pat Guthy	
Community Preservation Committee	X	X	X		X	X				X	Nancy from PB	
Conservation Commission					x					X	Dave Henkels	
Council on Aging	X	X	X	X	X	X				X	Robert May	
Cultural Council	X			X		X		X				
Energy and Sustainability Committee	X	X	X	X	X	X		X				
Finance Committee								X	Finance			
Goodnow Library Trustees	X					X		X	Library			
Historic Districts Commission	X									X	Fred Taylor Lee Swanson	
Historical Commission	X			X				X				
Lincoln-Sudbury Regional High School Committee	X	X	X	X	X					X	Ellen Joachim	X
Park and Recreation Commission					X				Parks & Rec	X	Dick Williamson	
Planning Board	X	X	X	X	X	-	X				All members	
Pond and Waterways Committee					X			X				
Sudbury Housing Authority		X	X			X				X	Amy Lepak	X
Sudbury Housing Trust		X	X			X				X	Janie Dretler	
Sudbury Public Schools School Committee	X	X	X	X	X	X				X	TBD	X
Sudbury Transportation Committee		X	X							X	Dan Carty	
Sudbury Zoning Board of Appeals	X	X	X	X	X					X	John Riordan	
<b>Local &amp; Regional Groups</b>												
Chamber of Commerce				X		X	X					X
Sudbury Valley Trustees					X			X				X
Agricultural community (organized?)	X			X	X	X						X
Sudbury Historical Society	X							X				X
Sustainable Sudbury	X	X	X	X	X							
Sudbury Family Network	X	X	X	X	X	X		X				X
Sudbury Clergy Association	X	X	X	X	X	X		X			Pat Guthy	X
Rotary Club of Sudbury	X	X	X	X	X	X		X				X
Sudbury Food Pantry			X			X		X				X
OARS					X	X		X				X
SuAsCo Watershed Community Council					X	X		X				X
SuAsCo Wild and Scenic River Stewardship Council					X			X				X
Sudbury Foundation	X	X	X	X	X							x
Gen. John Nixon Elementary School PTO	X	X	X	X	X							x
Israel Loring Elementary School PTO	X	X	X	X	X							x
Josiah Haynes Elementary School - Haynes Org of Parents	X	X	X	X	X							x
Peter Noyes Elementary School PTO	X	X	X	X	X							x

**Sudbury Master Plan Stakeholder Outreach Plan**

**Stakeholder Topic Meetings**

	Historic & Cultural Resources	Transportation, Mobility & Connectivity	Health, Housing & Equity	Economic Resiliency & Town Services & Infrastructure	Natural Resources, Open Space, Recreation
<b>Town Committees/Commissions</b>					
Agricultural Commission	X	X		X	
Board of Selectmen	X	X	X	X	X
Bruce Freeman Rail Trail Design Task Force		X	X	X	X
Commission on Disability	X	X	X	X	X
Community Preservation Committee	X	X	X		X
Conservation Commission					x
Council on Aging	X	X	X	X	X
Cultural Council	X			X	
Energy and Sustainability Committee	X	X	X	X	X
Finance Committee					
Goodnow Library Trustees	X				
Historic Districts Commission	X				
Historical Commission	X			X	
Lincoln-Sudbury Regional High School Committee	X	X	X	X	X
Park and Recreation Commission					X
Planning Board	X	X	X	X	X
Pond and Waterways Committee					X
Sudbury Housing Authority		X	X		
Sudbury Housing Trust		X	X		
Sudbury Public Schools School Committee	X	X	X	X	X
Sudbury Transportation Committee		X	X		
Sudbury Zoning Board of Appeals	X	X	X	X	X
<b>Local &amp; Regional Groups</b>					
Chamber of Commerce				X	
Sudbury Valley Trustees					X
Agricultural community (organized?)	X			X	X
Sudbury Historical Society	X				
Sustainable Sudbury	X	X	X	X	X
Sudbury Family Network	X	X	X	X	X
Sudbury Clergy Association	X	X	X	X	X
Rotary Club of Sudbury	X	X	X	X	X
Sudbury Food Pantry			X		
OARS					X
SuAsCo Watershed Community Council					X
SuAsCo Wild and Scenic River Stewardship Council					X
Sudbury Foundation	X	X	X	X	X
Gen. John Nixon Elementary School PTO	X	X	X	X	X
Israel Loring Elementary School PTO	X	X	X	X	X
Josiah Haynes Elementary School - Haynes Org of Parents	X	X	X	X	X
Peter Noyes Elementary School PTO	X	X	X	X	X



Group	SC Member	Questions Round	Date notified	Materials Rcvd	Notes
First Parish	Jan Hardenbergh	Round 1	4/23/2019		
Historical Society	Jan Hardenbergh	Round 1	4/23/2019		
Sudbury Housing Trust	Janie Dretler	Round 1	4/13/2019		Sent questions
League of Women Voters of Sudbury	Janie Dretler	Round 1	4/13/2019		Sent questions
Sudbury Villagers Club	Janie Dretler	Round 1	4/13/2019		Sent questions
Sudbury Housing Authority	Amy Lepak	Round 1		6/28/2019	
Sudbury Public Schools School Committee	via Adam Duchesneau	Round 1		8/1/2019	
Sudbury Recreation Commission	Adam Duchesneau, Krista	Round 1	7/10, 7/24		Sent questions
Sudbury Historical Commission	Krista	Round 1	8/5/2019		Sent questions

# Sudbury Master Plan Update



## **[TOPIC] Meeting AGENDA**

*Date*

*Time (1.5 to 2 hours)*

15-20  
minutes

Welcome and Introductions  
Overview of Sudbury Master Plan  
Overview of [Topic] in Sudbury  
Purpose of Meeting  
Review Questions

60 minutes  
(10-15  
minutes per  
question)

Small Group Discussion

1. What are the current issues around [topic]?
2. Will these issues change in the future? If so, how?
3. What local initiatives/projects (public and private) or policies are having a positive impact on [topic] in Sudbury? What are the positive impacts?
4. What initiatives/projects/policies have not had the outcome anticipated and need to be revisited? Why have they not been successful and what could be changed?
5. What are some new strategies/projects the Town should consider?

5-10 minutes Report Back to the Group

5 minutes Closing Remarks

# Sudbury Master Plan Update [Topic] Stakeholder Group

## FACILITATOR GUIDE

### **Welcome and Overview – 10-15 minutes**

The emcee will open the meeting with an overview of the Sudbury Master Plan and the update process.

### **Small Group Discussion – 60 minutes**

Read the first question. Ask each participant to (silently) write down their answers on their worksheet in the space provided. They can work in pairs if they choose. After a few minutes, go around the table and ask each person to share one idea they have listed on his/her worksheet. Reassure the group that the worksheets will be collected at the end of the evening so all their answers/ideas will be read and considered. The note taker will write each idea on the flip chart. Encourage people to be somewhat specific – a two-word idea is probably not specific enough, but a paragraph is too much.

Encourage the group to discuss issues and consider all viewpoints during the discussion. Note where there is agreement or disagreement. Consensus is not an intended outcome, more important are the understanding of the issues and experiences of participants.

Repeat this process for the following questions. Allow 10-15 minutes for each question.

1. *What are the current issues around [topic]?*
2. *Will these issues change in the future? If so, how?*
3. *What local initiatives/projects (public and private) or policies are having a positive impact on [topic] in Sudbury? What are the positive impacts?*
4. *What initiatives/projects/policies have not had the outcome anticipated and need to be revisited? Why have they not been successful and what could be changed?*
5. *What are some new strategies/projects the Town should consider?*

For the last question, after the list has been generated on the flip chart, ask the group to dot-vote their top 3 priorities in the first 5 years of the Master Plan, assuming the remaining strategies and projects would be implemented 5 to 10 years out.

### **Report Out – 5-10 minutes**

Each facilitator will be asked to report back to the larger group. The emcee will choose one of the five questions and ask what was the issue/topic that had the most agreement or disagreement in your group.



# TABLE #:

## Participant Worksheet

[Topic] Stakeholder Group – DATE

### INSTRUCTIONS

Work with your facilitator to answer the following questions related to [topic] in Sudbury. Please leave this worksheet with your answers at the sign-in table.

**1. What are the current issues around [topic]?**

DRAFT

2. Will these issues change in the future? If so, how?

DRAFT

**3. What local initiatives/projects (public and private) or policies are having a positive impact on [topic] in Sudbury? What are the positive impacts?**

DRAFT

**4. What initiatives/projects/policies have not had the outcome anticipated and need to be revisited? Why have they not been successful and what could be changed?**

DRAFT

5. What are some new strategies/projects the town should consider?

DRAFT