

DRAFT

2008-2012

OPEN SPACE AND RECREATION PLAN

TOWN OF SUDBURY

SEPTEMBER 29, 2008

Preface

This Plan is the culmination of a twelve month process by the Open Space and Recreation Plan Committee. Committee members are:

Susan Asbedian-Ciaffi
Laura Bartlett Abrams
Jack Braim, Park & Recreation Commission representative
Jan Hardenbergh
Susan Iuliano
Chris Morely, Planning Board representative
Lynne Remington
John Sklenak, Conservation Commission representative
Debbie Dineen, Conservation Coordinator
Jody Kablack, Director of Planning and Community Development
Dennis Mannone, Recreation Director
Victoria Parsons, Board of Health/Conservation Assistant
David Hunter, Planning Dept. intern
Jennifer Atwood Burney, Assistant Planner

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- Town of Sudbury Soils Map: available for review at the Town of Sudbury Engineering Department
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SECTION 1: PLAN SUMMARY

The 2008-2012 Open Space and Recreation Plan has been written to further the Town's widely endorsed goals of open space protection and land preservation. Over the past two decades, Sudbury has spent considerable effort and money on preserving land, with over 550 acres purchased for conservation use or preserved in perpetuity with restrictions. The community was one of the first in the Commonwealth to adopt the Community Preservation Act in 2002, which has committed almost \$15 million in funding for land protection efforts since that date.

This Plan presents an updated analysis of the Town's resources and needs, and provides an action plan for meeting those needs. The goals and objectives have been carefully crafted to focus on the community's priorities for natural resource protection and recreation. They also include unmet goals from past plans, updated to today's needs. The goals include: preserving the Town's character; protecting wildlife and critical habitats; protecting the Town's aquifers and surface water bodies, providing recreational opportunities to meet the needs of the entire community; developing trail linkages for non-motorized recreation; and maintaining town owned lands for enjoyment by the residents and increasing outreach to the public on these wonderful assets.

The 2008-2012 Open Space and Recreation Plan is complementary with other Town plans, and shares many similar goals and objectives with the 2001 Master Plan, the 2002 Land Use Priorities Committee Report, the 2004 Athletic Field Master Plan, and the 2007 Heritage Landscape Report. It is clear that Sudbury residents and town officials have strong desires to preserve land for a variety of reasons and uses. This Plan will help the Town prioritize its decisions for funding as parcels are offered to the Town for purchase, or become threatened by development or other land uses.

SECTION 2: INTRODUCTION

This Open Space and Recreation Plan is written to provide the Town a framework with which to approach the task of land preservation for open space and recreation, and to help establish priorities among the overwhelming number of potential parcels available. This plan updates previous studies completed in 1977, 1985 and 1998. Many of the goals and objectives identified in those studies have been attained, however many remain unaddressed and new goals have been added. The Town continues to grow and its finite open land resources are diminishing. This plan will assist the Town in meeting its open space and recreation needs over the next ten to twenty years.

The Town has identified long term goals and has been planning for its future, and this plan is one resource to manage growth and maintain Sudbury's history and character. The plan represents a broad coalition of interests, including the Conservation Commission, Park and Recreation Commission, Planning Board, Community Preservation Committee, Agricultural Commission, and private residents. The plan itself was written by members of the Open Space and Recreation Plan Committee (OSRPC), which includes a broad representation of board members and private residents interested in conservation and recreation.

The views of many residents are also reflected in the plan, as over 500 residents responded to a town-wide survey distributed in the fall of 2007. In addition, a public forum to discuss the goals and objectives of the plan and the proposed priority parcels was held in October 2007 and attended by approximately 50 residents. The public forum was also broadcast on the local cable television channel in order to reach a broader segment of the population. Large landowners were contacted for input, and additional input was received at the board and committee level by representative members of the OSRPC.

Sudbury is within the MAPC regional planning area, and is a member of the subregional Minuteman Advisory Group on Interlocal Communication (MAGIC). This plan is consistent with the Land Resources goals of the regional planning agency, contained in both MetroPlan 2000 and in current goals, in that they support and attempt to achieve sustainability through sound land use practices. Sudbury has identified its critical resources, including environmental, recreation, historic, visual and cultural in order to define our “community character”, and has established procedures for acquisition of threatened resources. Sudbury has integrated protection of critical environmental resources into all local bylaws and state regulations, including adoption of best management practices for wetland protection, erosion control, stormwater management and cluster housing. We work in partnership with diverse groups to promote regional open space. We have adopted the Community Preservation Act as a funding mechanism to help us achieve our goals.

SECTION 3: COMMUNITY SETTING

A. Regional Context

Sudbury is located approximately 25 miles west of Boston in the heart of "Metro West" in Middlesex County. It is predominantly residential, though there are some vestiges of farming and a small segment of light industry. The town is bordered by Concord and Lincoln to the north, Marlborough, Maynard and Hudson to the west, Wayland to the west, and Framingham to the south. The major thoroughfares through the town are state routes 20 and 117, both running in an east/west direction. Approximately 25 square miles in area, the community is home to just over 18,000 residents in 2007.

The Sudbury River flows along the eastern boundary of the Town, forming a natural border with the Town of Wayland. Most of the river’s floodplain is protected open space owned by the US Fish and Wildlife Service and the State Department of Environmental Management. The Sudbury River is a vital recreational resource for boaters, canoeists, anglers, bird watchers and wildlife enthusiasts. Major streams flowing into the Sudbury River include Hop Brook and Pantry Brook.

Sudbury is one of fifty communities located along the Bay Circuit Greenway. The Bay Circuit, also known as the outer Emerald Necklace, was envisioned in 1929 as a 100-mile long “green beltway”, extending from Plum Island on the north shore, to Kingston Bay on the south shore. The goal of the project was to create a series of parks and conservation lands linked by trails,

waterways and scenic drives. The greenway is currently under development, with state and local conservation groups securing easements across private and public lands for trail access. The Bay Circuit Trail enters Sudbury from the east across the Sudbury River in Wayland, crosses Nobscot Mountain in Sudbury, and then travels into Framingham.

The Nobscot Boy Scout Reservation, the largest undeveloped parcel of land in Sudbury, spans into Framingham and, via both public and private lands, adjoins the Callahan State Park, creating a vast network of open space, wildlife habitat and public trail system of over 1000 acres.

B. History of the Community

Sudbury was settled by English colonists in 1638 and incorporated in 1639, the second Massachusetts town “beyond the flow of the tide”. Part of the original attraction of the area was its broad river meadows for pastures (after the dam at Billerica was enlarged in 1825, the meadows became less useful for agriculture, as they were now more consistently flooded). The initial town included all of Wayland and Maynard, and parts of Framingham and Marlborough. In 1722, the West Precinct was created in the current town center, and in 1780 the town of East Sudbury split from Sudbury and later became Wayland. The initial center of Town was in Wayland, with Sudbury a western district.

Native Americans also inhabited the area, although their numbers had been substantially reduced by epidemics in the early 17th century. Many Native American artifacts have been discovered in Sudbury, including stone tools, a cremation pit, and grinding stones.

In the late 17th century a Wampanoag chieftain, Metacomet, known by the English as “King Philip”, created an alliance of many Indian groups to make war on the colonists who were usurping their lands. Sudbury was the frontier then, defended by garrison houses, and was the site of one of the major English losses of King Philip’s War, the Battle of Green Hill, in 1676.

A century later, on April 19th, 1775, over three hundred Sudbury militiamen marched to Concord to become a major presence at the battles of Lexington and Concord. This march is reenacted annually at daybreak on April 19th.

Toward the end of the 19th century, Sudbury remained a primarily agrarian community. What industry there was centered at South Sudbury (now Mill Village) where there were a series of mills. Other industries included numerous greenhouses; these were heated by coal, which became more available after the railroad came in 1871. The other population centers of the late nineteenth century and early twentieth century include the Town center and North Sudbury, which was just a small village.

Once it became more profitable to build than to farm, Sudbury's rolling landscape made it easy to develop, and the town experienced tremendous growth in the 1950's and 60s. The eastern border of the town is dominated by the floodplain of the Sudbury River, which is the major regional topographic feature. Nobscot Mountain, a large hill which Sudbury shares with Framingham, is

the other principal regional geographic feature of the town. Both of these are important areas for outdoor recreation, not only for Sudbury residents, but also for the larger community.

The last half-century has seen a tremendous increase in the population of Sudbury, as it has evolved from a small country town to a suburb of greater Boston. Although passenger rail service to Sudbury was discontinued in 1971, the advent of high technology industries in Boston and along outlying Route 128 has spurred a large population growth in this town.

Being a semi-rural residential community, the Town's recreation and open space needs are primarily to provide for active recreation, for passive recreation, for preservation of remaining farmland, and for habitat preservation for wildlife and open space.

C. Population Characteristics

Until 1945, Sudbury had been a small, agricultural village dating back to early Colonial Times, and proudly boasted of its role in the American Revolution. Since 1945, however, Sudbury has experienced rapid population growth, with the population reaching a plateau at approximately 15,000 in 1975. Population grew slowly for the next 20 years to reach 16,923 in 1998 when the last Open Space and Recreation Plan was written. Since then the population increase has again accelerated and Sudbury's population as of April, 2008 was 17,924. Sudbury is approximately 25 square miles, giving it a density of about 600 people per square mile.

The rapid population growth in the 1940's through the 1960's was due to the availability of land for residential use, and Sudbury's proximity to Boston. Stabilization of the population may be due to things such as: the physical constraints of developing the remaining land in Sudbury, successful preservation efforts for much of the Sudbury River flood plain and other environmentally sensitive areas fluctuations in the building trade industries, and the conscious or sub-conscious karma in Town that over-development is not wanted.

The fact that substantial development has taken place in the last 20 years with little increase in the total population suggests that the numbers of households are increasing, but the number of people per household is decreasing. In 1975, the number of dwellings was 3860, the average number of persons per dwelling was 3.9, and approximately 35% of the total population was school age children. As of 1996, the number of housing units in Sudbury was 5304, the average number of persons per housing unit was 2.98 and the percentage of the total population which was school age was 30%. Current statistics show that the total number of dwelling units in Sudbury is 5,772 (2007 figures obtained from the Town Clerk's Office), the average number of residents per household is 3.19, and the percentage of the town's total population that is school age is 49.27%.

Population projects prepared by the Metropolitan Area Planning Council (MAPC) in May 2007 estimate that over the next 2 decades we can expect to see the following changes in Sudbury's population:

2008	17,924 (present)
2010	18,469
2020	20,133
2030	21,611

This represents a 19.5% increase in the current population by the year 2020, with a corresponding increase in the number of households by over 30% (to 6369 total households). These projections may or may not be valid, depending to a great extent on the methods Sudbury employs to control growth and preserve undeveloped land. A build-out analysis was conducted by MAPC in 2000 to give a more accurate accounting of the actual number of developable parcels in Town and estimated projections for population growth. MAPC analyzed vacant, developable land, excluding wetlands and flood plain and applying Sudbury's minimum lot size under zoning, to come up with an upper limit for the potential for new subdivision lots. From this number, they estimated household size and projected impacts on the Town from estimated water usage, solid waste generation, number of new students and new road construction. The analysis showed that there is the potential for 2048 additional homes, for a total of just over 7600 homes, and that the Town would reach total build-out in 2025. Armed with this data, Sudbury decisively voted to adopt the Community Preservation Act in 2002, giving the Town the resources to slow growth and development by purchasing developable land for conservation. The Town's desire to conserve land will likely have a large impact on these build-out figures. Over the last 10 years alone the Town has reduced the number of potentially buildable lots by almost 150 with the purchase/restriction of properties for open space.

Sudbury has a higher than average median household income and median home value compared to many towns in the county, as well as the state. The average median household income in 2005 was \$134,600, as compared to the state median of \$57,184. The median home value in 2005 was \$741,500, as compared to the state median of \$361,500.

Unemployment in the region is typically lower than both the statewide and national averages. Despite the relatively small population and limited commercially zoned area in the Town, the town's business sector currently employs approximately 8,600 people with a 2005 average annual wage of approximately \$52,000. Major employers in Sudbury include Raytheon Corporation, Sudbury Farms, Lincoln-Sudbury Regional School District, Chiswick Trading Company and the Wayside Inn. Employment sectors, including job growth, employment and wages, have continued to grow over the last decade despite downturns in the economy. The largest job sectors found in the region are professional and business services; trade, transportation and utilities; manufacturing; and education and health services.

D. Growth and Development Patterns

1. Patterns and Trends

Sudbury was settled in 1636 as a farming community, with the population reaching 2,000 by 1776. In 1945 the population was still only 2,500, with agriculture still the main occupation in the town. The period between 1945 and 1970 was one of tremendous residential growth. Since that time the town has changed from being a predominantly rural farming community to a suburban “bedroom” community of Boston. The current population in 2008 is 17,924 people, and land use is still primarily residential, with some agriculture, light industry and retail business uses.

Zoning in Sudbury is predominantly residential, occupying over 93% of the total land area in the Town. Minimum lot sizes throughout the Town are 1 to 1.5 acres. A small portion of the Town is zoned for 5 acre lots, corresponding to properties once held in ownership by the Wayside Inn. Approximately 7% of the total land area is zoned non-residential, including business zones, industrial zones, and one research zone. The non-residential areas in Town are primarily located along the Route 20 corridor and its intersection with Union Avenue. The Town has experienced little growth in the commercial sector in the last decade due to a surge in commercial development in the 1980’s and the diminution of the supply of commercial land now available. The Fort Devens Sudbury Annex property, 500 acres located along the western boundary of the Town, is zoned for Open Space and has recently been transferred to the US Fish and Wildlife Service for protection as a wildlife refuge.

Although the population has remained somewhat fixed around 15,000 for over 20 years, development demands for new homes has increased. This is most likely due to the greater number of households in Sudbury, each with fewer numbers of people in them than 20 years ago.

Subdivision activity has decreased since the 1990’s and 2000’s, when development had taken its toll on many large, visible tracts of land, as well as smaller parcels which were enjoyed mostly by the adjacent neighborhoods. Most recent subdivisions are proposed under the Town’s Cluster Development Bylaw or other bylaws which require significant upland open space preserved. Since the adoption of the CPA in 2002, several large developable parcels have been preserved, with limited or no development.

2. Infrastructure

There are currently 160 miles of roadways in Sudbury, most of which are owned and maintained by the Town. Only state Route 20, which bisects the Town in an east-west direction in the southern portion of Town, is owned and maintained by the state. With little state interference, the Town has been able to maintain the rural nature along the roads, and to reduce the use of salt and other contaminants during winter months. Sudbury has enacted a Scenic Road Bylaw which further restricts widening of roads and preserves trees and stone walls.

While development of frontage lots proliferated in the 1950's, the 1990's saw the back lands subdivided, and the creation of mostly dead end streets. Due to environmental constraints which limit road construction across wetlands, and a general lack of frontage due to previous development patterns, these newer dead end streets burden the local roadway system by forcing more traffic onto the main roads. Residents of dead end streets enjoy the solitude they offer the neighborhood, however, those people living in the older neighborhoods, along the more traveled routes, have to cope with increasing traffic. Alternative methods for joining neighborhoods are now essential. This can be accomplished by pedestrian and bike paths through neighborhoods and conservation land, thereby avoiding congested streets and conventional modes of transportation.

The Sudbury Water District provides water to almost 90% of the Town. The Water District is a separate governmental entity with its own board of commissioners and budget. Water is supplied from underground wells located in several locations throughout Town. Fewer than 200 homes have individual drinking water wells.

There is no municipal wastewater disposal in Sudbury, and all residential and most commercial properties utilize on-site septic systems to dispose of sanitary waste. The reliance on adequate soils for wastewater has played a large role on the low density nature of Sudbury. However, revisions to Title V, the State Sanitary Code, and the invention of new technologies has made portions of Sudbury more developable than in the past.

The Town has spent considerable time studying the need to create a municipal sewer collection system for the business district along Route 20. There are 2 major reasons for the need for a sewer system in this location. This area is adjacent to the Town's major drinking water well fields which are vulnerable to contamination from commercial and industrial sources. In addition, high groundwater and poor soil conditions pose substantial problems for existing businesses to maintain their septic systems, and operation and repair costs have been high. However, to date, the ability to locate a parcel of land for disposal of the waste for a large municipal system has not been found. Town leaders are pursuing potential out of town solutions in order to address the issue. A municipal sewer system will allow moderate growth of Sudbury's business district, including the introduction of residential housing, which will allow the Town to concentrate commercial development in accordance with the state's Smart Growth principles.

3. Long-term Development Patterns

Sudbury's 2001 Master Plan outlines tools for the Town's long term development plans. It provides a comprehensive approach to land development in order to preserve the character of Sudbury, including its historic charm, its agricultural roots, its wooded nature, and the unique biological attributes of its vast wetland systems. Conservation and development are balanced in order to produce the most beneficial product for everyone - the Town, the residents and the habitat. Open Space Cluster Development plans are one example of how the two can work together.

As noted above, most recent developments have utilized bylaws which cluster housing on developable lands, and preserve significant open space. Most recently however, Sudbury has experienced developments under the state's Comprehensive Permit law, Chapter 40B, which

propose development at density greater than typical zoning and have little or no open space. The Town has developed guidelines for Comprehensive Permits which state the Town's desire to allow developments at high densities, but with expectations of greater setbacks and creation of open space. Developers who propose developments meeting these guidelines can expect greater Town cooperation through the process in return.

Protection of land as open space is a critical component of the Master Plan and will play the most defining role in the preservation of Town character as the Town approaches build-out.

Prioritization of parcels for protection, as included in this Plan, clearly defines the Town's goals and sets an incentive for interested parties to get involved - to raise awareness of the assets of these properties, to raise funds for purchasing properties, and to become involved in developing growth management policies. (See Map 5)

SECTION 4: ENVIRONMENTAL INVENTORY AND ANALYSIS

A. Geology, Soils, and Topography

1. General Description

The two major geologic features of Sudbury are the Sudbury River, which flows from south to north demarcating most of the town's eastern boundary, and Nobscot Mountain, which reaches a summit of 600 ft above sea level near the town's southern boundary. They represent the highest and lowest elevations of the area, with the Sudbury River defining the low point at 122 feet above sea level. Elevations between the two undulate gracefully with rolling hills and rounded plains interspersed with numerous wetlands and vernal pools.

The landscape of Sudbury was molded by glaciers that buried it in sheets of ice more than a mile thick as they advanced, melted and last receded about 10,000 years ago. In general, soils have formed in glacial outwash deposits at elevations below 200 feet above sea level. Compact glacial till and ground moraine, which was deposited by the glaciers over bedrock, predominates at elevations above 250 feet. The two areas can generally be identified in the field by the association of stone walls with ground moraine, and stands of white pine trees which thrive in the sandy deposits of glacial outwash. Soils within floodplains along the Sudbury River and major streams are formed in alluvial materials. On the slopes of Nobscot Mountain and some other minor hills in the area, soils have developed over the mantle of ground moraine.

The following is a list of the types and approximate extent of the soils found in Sudbury:

Glacial Till/Moraine Upland Soils	20%	(e.g., Charlton, Paxton, Scituate soil series)
Glacial Outwash Upland Soils	- 40%	(e.g., Carver, Hinckley, Windsor soil series)
Hydric Soils	- 25%	(e.g., Raypol, Scarboro, Whitman soil series)
Shallow Bedrock Soils	- 10%	(e.g., Hollis soil series)
Floodplain Soils	- 5%	(e.g., Occum, Pootatuckto, Winooski soil series)

The bedrock of Sudbury is unequally divided by the Bloody Bluff Fault, which separates the Nashoba Terrane from the Avalon Terrane and the Boston Basin. The Nashoba Terrane is

somewhat of a geologic enigma: Its rocks are much more highly metamorphosed than those on either side of it, and are typical of rocks which are formed at great depth. This is in contrast to the rocks of the Boston Basin, which are (lightly metamorphosed) sandstone, mudstone, and volcanic deposits.⁽⁹⁾

All the high spots in Sudbury (Nobscot Mountain, Goodman's Hill, Pendleton Hill and Green Hill) are underlain by the more resistant Avalon rocks. The Nashoba rocks to the northwest, which are generally light gray granite, gneiss, and schist, produce a more low-lying terrain.⁽⁹⁾

2. Effects of Geology, Soils and Topography

2.a) Effects on Development

In many towns the type of soils found in the town limits or prohibits the installation of septic systems, and thus limits development. In Sudbury, 40% of the soils in Town are hydric soil, floodplain soils or soils with a shallow depth to bedrock, thereby putting significant pressure on the remaining upland areas for development. The remaining soils are the sandy soils of glacial outwash soils which have a fast percolation rate and the more compact till soils have a slower percolation rate. Most of these soils are suitable for septic systems, given enough depth of soils, percolation rate, water table and adequate land area for the system. One just has to drive around the town to see the extent of new construction with huge lawns covering large septic systems, and you can readily observe the tremendous pressure on the town for residential development

2.b) Effects on Water Supply

Sudbury is served by 10 operating wells (not all run simultaneously) which are administered by the Sudbury Water District. The Water District provides water to town residents and also water for fire protection. Most wells produce good quality water, with chlorination, pH neutralization, air stripping (2 wells), greensand filtration for manganese and iron, and fluoridation treatment taking place in various wells as needed.⁽¹⁾

Sudbury is fortunate to have large areas of surficial stratified deposits with saturated thicknesses greater than 40 feet which are suitable for public wells. Unfortunately several of the Town's major wells are located in aquifers with a high vulnerability to contamination due to the absence of hydro geologic barriers (clay) that can prevent contamination migration. This is of great concern since Rt. 20 and the densely developed business district is just north of these wells.

2.c) Effects on Wastewater treatment

Since Sudbury is served by septic systems, the types of soils are an important factor in the growth rate of the town. Approximately 40% of the town is glacial outwash plain which is characterized as sandy soils with rapid percolation rates. Systems in these soils must be designed to compensate for the fast percolation rate of the soils so the leachate achieves the purification necessary to protect the groundwater. Approximately 20% of the town is glacial till/moraine soils which present the opposite problem with slow percolation rates. Sudbury has its own local Board of Health Regulations which define design requirements more stringently than Title 5 requirements for septic systems in these soils. Floodplain soils and hydric soils are found in

wetlands and river/stream systems and are not suitable for septic systems under Title 5, local regulations or the Wetland Protection Act. Approximately 30% of Sudbury is wetland/floodplain area. Since a significant portion of the town is not suitable for installation of septic systems, there is added pressure for development in those areas of town with suitable soils.

The Rt. 20 business corridor is also served by individual septic systems. This area is substantially located in areas of gravel, sand and silt. These types of soils, and the density and types of businesses pose a potential threat to the groundwater. Since much of this high density business area is just north of many of the town wells, the Town is very concerned about the threat of groundwater pollution and protecting the wells. The Rt. 20 Sewer Technical Advisory Committee has been trying to find a piece of land which would be suitable for a local treatment plant or some other alternative sewer treatment in an effort to protect our wells. To date no suitable area has been found.

The town has instituted an Aquifer Protection Bylaw which provides additional protection and regulates land uses within the town aquifers.

2.d) Effects on Recreation

While hydric and floodplain soils are not suitable for development, the associated rivers, streams and wetlands provide a wide variety of recreational opportunities. Canoeing, kayaking, bird watching, hiking and catch and release fishing are recreational activities which abound along the Sudbury River and other streams and wetlands in Sudbury. The Sudbury River is categorized as a Class B waterway ⁽⁵⁾ and has been designated as a Wild and Scenic River for its entire length through Sudbury. Within the Town there are 4 primitive canoe launching sites along the Sudbury River that are open to the public, located at Pelham Island Road, Route 20, Sherman's Bridge and Great Meadows.

Recreational fields for active recreation are in great demand in Sudbury. In 2004 the Park and Recreation Department hired a consultant to prepare an Athletic Field Master Plan Report ⁽³⁾ which would identify cost effective strategies for the creation of new fields and the renovation of existing fields. The over-scheduling of most of the existing facilities made it more imperative that the most effective use of the existing facilities be implemented. Since the upland soils in Sudbury are generally suited for many active and passive recreational activities, proper design, maintenance, irrigation and resting of the fields are important. The limiting factor in new site development for active recreational activities is more often the cost of land, slope and water table, rather than soils.

B. Landscape Character

Sudbury's landscape is varied, with some hilly wooded sections, some open fields with gentle slopes, a few farms, large wetland systems and many single family subdivisions. Rt. 20 is the business corridor in town and is densely populated with all types of businesses, gas stations, small shopping centers, Longfellow Glen Apartments, a hotel, two nursing homes and an Assisted Living Facility. The Sudbury River with its large associated flood plain provides a beautiful landscape panorama along the eastern boundary of the town. Nobscot Mountain which

is located at the Sudbury/Framingham border is the highest point in Sudbury. Nobscot Mountain is part of the Nobscot Conservation Area and the Nobscot Boy Scout Reservation which is owned by the Knox Trail Council of the Boy Scouts. Trails on the mountain are open to the public for hiking and enjoying the scenic vistas from Tippling Rock. The 2008 Annual Town Meeting voted to purchase the development rights, through the placement of a conservation restriction on 303 of the 316 acres located in Sudbury, from the Knox Trail Council. Once this transaction is completed, anticipated before June 2009, the property will be permanently protected.

The Wayside Inn is the premier historical and scenic point of interest in Sudbury. Located north of Rt. 20 on the south west side of town, it is a destination for many townspeople and tourists alike. With the Hop Brook flowing through the Grist Mill, the Martha Mary Chapel, and the Little Red School House, it is a wonderful place for a walk or picnic. While the Wayside Inn is currently open to the public, it is owned by a private corporation and is not fully protected from future development. This area is considered a prime parcel of land in need of permanent protection.

One of the noticeable features of Sudbury that particularly contributes to the Town's character is its few remaining roadside fields. Driving through Town one can see remnants of old farmsteads, adjoining fields and stone walls which remind us all of the past farming history of Sudbury. However, these fields are especially vulnerable to development and now many of the old farmhouses are surrounded by modern, single family homes.

While some roadside fields remain today, many of them, which have not succumbed to development, have reverted to woodland. Woods are the dominant type of landscape in town. The forests include oak-hickory stands and pine forests. There are extensive areas of pine woods on the western side of town.

The topography in Sudbury promotes the large number of wetlands and vernal pools. Wetlands are readily visible when driving along the road, or taking a walk in the woods. Vernal pools can occur in all positions in the landscape ranging from within wetland areas to isolated upland settings. The occurrence of wood frog choruses in the late spring betrays the existence of a vernal pool. Sudbury has worked hard to identify and protect many of the vernal pools in town and to date has 143⁽⁴⁾ confirmed vernal pools and 60 certified vernal pools.⁽¹⁰⁾ Development which takes place too close to wetlands or vernal pools can adversely impact the breeding habitat and the quantity and quality of the water. The local wetland bylaw strives to provide additional protection to the wetland resources in town.

Over the last 5 years, development has continued in town and so has the effort to protect the natural resources and landscape character of the town. Efforts to protect and preserve large parcels that provide corridors for wildlife and recreational opportunities continue. Determining priority parcels will help the Town determine which resources and methods of preservation are best suited to continue the effort to help preserve the character of the town and future recreational resources.

C. Water Resources

1. General Description

Sudbury is fortunate to have the Sudbury River with the adjoining Great Meadows National Wildlife Refuge along the eastern boundary of town. The river provides a variety of recreational activities, as well as flood control. Future generations will enjoy much of the greater Sudbury River Valley as it exists today since the US Fish and Wildlife Service has been acquiring land since the 1940s to form the Great Meadows National Wildlife Refuge. Great Meadows is a wonderful resource for the town and provides access to the river, information, guided events and many educational opportunities.

Willis Pond, Carding Mill Pond, Cutting Pond and Stearn's Mill Pond are small water bodies in Sudbury. Willis Pond is now shallow and weedy, but does provide some recreational opportunities. In the past there was boating on the pond, but it is now used for canoes and kayaking. A small cleared area and dock are located on the south side of the pond. Only catch and release fishing is allowed due to contamination.

Carding Mill Pond is downstream from the Wayside Inn and the Grist Mill and the Marlboro Easterly Wastewater Treatment Plant. The pond is subject to nutrient loading from the effluent of the treatment plant and has problems with weed growth.

Cutting Pond is privately owned, but offers public access via the Cutting Recreation Land. A canoe launch and small picnic area are located on the east side of the pond, accessible via the recreation land parking area.

Stearn's Mill Pond is a local favorite spot for fishing and ice skating. The dam at the Pond has recently been purchased by the Town and a small parking area and picnic area are being constructed.

2. Watersheds:

The Sudbury Ponds and Waterways Committee was established in 2005 with a mission to study and establish strategies and options for the remediation and sustainability of all publicly owned ponds and waterways throughout the Town.⁽⁶⁾ They are also developing a Ponds and Waterways Master Plan. As part of this process they are preparing GIS Maps of Sudbury's water resources and watersheds. The maps are nearing completion, but are not finished at this time. One of the maps is a Watershed Map on which they have defined and named 9 watersheds in town. This map and several others will be part of their final report to the town. They have prepared a Draft Hydro Map which shows all the surface water resources in Town, a draft Watershed Map and a draft Wetlands Map which shows the watersheds, water resources and property map. The draft maps are posted on the Town's web site.

SuAsCo and the Sudbury Valley Trustees are non-profit organizations which are actively involved in protecting the quality of the Sudbury River and its watersheds. Techniques such as land acquisition, partnering with the Town, providing recreational opportunities and educational programs have helped protect parcels of land, water resources and watersheds in Town.

The Hop Brook Protection Association has been actively involved in the federal and state permitting process for the Marlboro Easterly Wastewater Treatment Facility since 1986. Studies have shown that the nutrient level of the effluent from the facility, which is near the headwaters of Hop Brook, facilitate the growth of algae and weeds in Hop Brook and downstream ponds. In October 2006 the operating permit for the facility was revised requiring substantial upgrades to the facility and effluent. ⁽⁷⁾

In July 2004 the Sudbury Water District completed the Source Water Assessment and Protection Report (SWAP) ⁽²⁾. The SWAP report is a planning tool to support efforts to improve water supply protection. By identifying land uses that may be potential sources of contamination within the watersheds and the water supply protection area, the assessment helps focus protection efforts. The report helped the District develop plans for corrective actions to promote good practices on land contained within Zone I and Zone II areas. The SWAP report is on the Sudbury Water District website.

3. Surface Waters

Sudbury is dotted with a large number of wetlands, small ponds, small and large streams and most significantly the Sudbury River. These water bodies are all shown on the Draft Hydro Map (Map 4) which was prepared by the Ponds and Waterways Committee and is on the town website ⁽⁶⁾. It is interesting to follow the corridors of Hop Brook, Pantry Brook and Cold Brook to the Sudbury River. Carding Mill Pond, Willis Pond, Cutting Pond and Stearn's Mill Pond and many un-named small ponds are also shown on the map.

4. Groundwater Resources

Self-reliant in terms of water supply and wastewater disposal, Sudbury is distinguished from its neighbors by not subscribing to services provided by the Massachusetts Water Resources Authority (MWRA). Sudbury's drinking water is supplied by groundwater pumping stations operated by the Sudbury Water District.

The Sudbury Water District has prepared maps which show the existing and potential drinking water supplies. It also includes Zone I and Zone II recharge areas around existing wells. The 24"x 36" map is on display in the Water District office.

5. Flood Hazard Areas

Flood hazard areas are generally associated with the Sudbury River and its tributaries. The 100 year flood elevation is at an elevation of generally 122 feet along the river and rises with the elevation of the tributaries. ⁽⁸⁾ The Flood Insurance Rate Maps, which show the 100 year flood areas and elevations, are available for review at the Public Works Department. In the springtime, the river reaches flood stage with run-off from snow melt and spring rains giving it the appearance of a long vast lake. The river has been documented rising more than twelve feet during certain times of the year. ⁽⁹⁾ By detaining floodwaters for controlled release it provides an invaluable flood control function. During years of extremely high snow melt and spring rains,

some of the tributaries to the river may cause flooding of roads. Flooding has occurred at Water Row, Lincoln Road, Pelham Island Road, Route 20 and Concord Road.

Flood hazard from other sources is relatively low in Sudbury. Water main breaks and beaver dams pose the most significant threats outside of the river flood plain. The Sudbury Water District has a comprehensive leak detection program and a semi-annual gate and valve exercising which are in place to avoid large problems with the water distribution system throughout Town. Beaver activity varies from year to year, but has been the cause of flooding in residential neighborhoods in near Hickory Road.

The Sudbury Zoning Bylaw prohibits construct or filling in the Flood Plain Overlay District without a Special Permit from the Zoning Board of Appeals. Sudbury also incorporates extensive stormwater runoff zoning performance standards for all projects, and requires compliance with the MA DEPT Stormwater Management Policy Standards for most development.

6. Wetlands

In the mid 1970's the Sudbury Conservation Commission contracted with IEP to prepare wetland maps of the town. The detailed 24" x 36" maps show the wetland boundary as delineated by vegetation are available for review at the Conservation Commission office. However, delineating the wetland boundary now includes hydric soils, therefore the wetland areas may vary. The IEP maps are an invaluable reference tool and serve as a starting point for the Commission. On site inspections and in the field delineations are required for applicants to the Conservation Commission. It is estimated that approximately 30% of the town is wetlands.

D. Vegetation

1. General description and inventory

Most of Sudbury is 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 tracts of land which are open to the public for passive recreation. The Town has also partnered with other groups such as the Sudbury Valley Trustees (SVT) to protect large and small tracts of land. While the town has many new housing developments, many large land areas, such as the Cutting Nursery, Wolbach Farm and portions of the Mahoney properties have been protected over the recent years.

On the south western side of the town a significantly large tract of forest includes the Nobscot Boy Scout Reservation. This land then connects to the Wayside Inn Historic District, the SVT Memorial Forest and Desert Natural Area, which connects to the Assabet River National Wildlife Refuge. All these areas provide wonderful opportunities for hiking, bird watching and viewing of beautiful woods, marshes and wetlands. Scenic vistas of the Boston skyline and the white steeples of the many New England style churches in the area are visible from Tippling Rock in the Boy Scout Reservation. These large, contiguous tracts of land provide exceptional habitat, biodiversity, ecosystem protection and recreational opportunities.

In 2005, the Assabet River Wildlife Refuge was opened to the public. The refuge encompasses 3.5 square miles located with the towns of Sudbury, Hudson, Maynard and Stow. It includes a vast network of trails for walking, wildlife observation, photography, fishing and hunting. This area was formerly the Fort Devens Sudbury Training Annex, and has paved and gravel roads throughout the area. The land provides excellent habitat opportunities for area-sensitive species of birds and mammals as well as healthy populations of more common and adaptable species such as coyote, raccoons, fisher, skunk, etc.

The SVT has recently been gifted the Wolbach Farm on Rt. 27 along the Sudbury River. Their headquarters are located there along with open, mowed fields and many walking trails through the woodlands. This land is open to the public for hiking, educational programs and bird watching and connects to the Great Meadows National Wildlife Refuge.

Other large forested areas include, Great Meadows National Wildlife Refuge, Pantry Brook Wildlife Management Area, the 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 (including the Piper, Libby and Dickson properties), and various other SVT properties. These areas include woodlands, wetlands, river systems and open fields. All of these areas provide a great deal of natural resource protection and protection of the naturally occurring biodiversity

In 1999 the Conservation Commission started a Bow and Arrow by permit hunting program on selected conservation lands. The 12 parcels of land are generally fairly large, wooded tracts of land with good habitat for deer. As of 2006, 24 permits have been issued to persons who have passed a proficiency test and perform 2 hours of stewardship service for the Town. These stewardship assignments include such things as building a kiosk, cleaning up and refurbishing a parking lot, installing a gate, and log removal.⁽⁴⁾

The Park and Recreation Department has developed many of the larger athletic fields at existing schools. Other athletic facilities have been built in areas that were old farms, nursery operations or open fields. All of these areas provide intensive recreational activities to a large number of adults and youths. Detailed information about all of the recreation facilities are on the Town website.

2. Forested land types⁽⁹⁾

2.a) Mixed Oak Forests:

A mixture of oak species (white, red, and black) dominates the majority of Sudbury forests with white pine often comprising a strong component. These forests average 60-80 years old, with many trees ranging from 8-16" in diameter. While oak dominates the dry crests of eskers (sometimes with scarlet oak) as seen on the town property west of Haynes School(?) or on well-drained sandy plains as found in the southwest corner of the SVT Memorial forest. Otherwise, at mid to lower slopes, red and black oaks are most common with some mixing of white ash, American elm, black cherry, and red maple. More occasionally sugar maples, beech, and/or black birch are seen growing in richer soils. Eastern Hemlock can be found on cool north-south

slopes, but rarely in large numbers. Mid-story vegetation consists often of saplings of these same species. Witch-hazel may be found along slopes by streams or wetlands.

Shrub layers are rarely dense due to shading by closed tree canopy. However, scattered about are clumps of America hazelnut (*Corylus Americana*), highbush blueberry (*Vaccinium corymbosum*), northern arrowwood (*Viburnum recognitum*), and nannyberry (*Viburnum lentago*). Where more light penetrates due to a fallen tree or two or along the edge of a trail, there are often dense patches of low growing black huckleberry (*Gaylussacia baccata*), early blueberry (*Vaccinium vacillans*) and low bush blueberry (*Vaccinium angustifolium*) with sheep laurel (*Kalmia angustifolia*) mixed in. Herbaceous plants, those that disappear in winter, include scattered evergreen woodfern (*Dryopteris intermedia*), swathes of hay-scented fern (*Dennstaedtia punctilobula*), and often ubiquitous Canada mayflower (*Maianthemum canadense*). More rarely seen in cooler sites are bunchberry (*Cornus Canadensis*), bluebead lily (*Clintonia borealis*), and the delicate, ephemeral wood anemones (*Anemone quinquefolia*). Evergreen groundcovers include the fragrant-leaved wintergreen (*Gaultheria procumbens*), diminutive twinflower (*Linnaea borealis*), partridge berry (*Mitchella repens*), the more prominent pipsissewa (*Chimaphila umbellata*), striped wintergreen (*Chimaphila maculate*), dewberry (*Rubus flagellaris*), and shinleaves (*Pyrola rotundifolia* and *Pyrola elliptica*). Occasionally, one will find the ghostly clusters of Indian pipes (*Monotropa uniflora*), a parasite. Various creeping, bushy clubmosses (*Lycopodium obscurum*, *L. tristachyum*, *L. complanatum*, and *L. clavatum*) add interest throughout the year as well. Open patches have various blackberries that are attractive to wildlife, meadowsweet, young gray birch, cherry, and all too often the exotic European blackthorn.

Oak forests dominate several of our most popular conservation lands. The Boy Scout land and Nobscot Reservation, which encompasses most of Nobscot Mountain, is almost exclusively oak woods due to its steep, well drained slopes and lack of disturbance over many years. Mostly oak canopies shade Hop Brook Marsh, Hop Brook, and other town conservation lands. The variety of associated species, the dramatic seasonal changes (including late fall color) and the varied terrain usually associated with these forests provide excellent nature experiences for Sudbury residents. Also, many of these wooded areas are near to schools, providing for rich educational opportunities.

Oaks are rated as the most important food for wildlife. The mast or acorn crop provides vital nutrition for grey squirrels, chipmunks, deer, wild turkey, and blue jays. Deer browse on the young growth as do grouse. The trees young, old, and dying provide nesting cover for a variety of birds and other mammals.

2.b) White pine forests⁽⁹⁾

Some small areas around Sudbury are almost exclusively white pine. White pine stands frequently grow on sandy soils where once there was an abandoned field. Due to site conditions and chance, including the release of seeds in a high-yield seed year, there are a number of areas of exclusively white pine. These sites have scant under story of saplings, shrubs, herbs, or evergreen groundcovers. While some stands could provide good timber and some wildlife value, when they are located on public or private conservation lands such as SVT Memorial Forest,

Hop Brook and Hop Brook Marsh conservation lands, and Davis Farm Conservation Land, these dense evergreen woodlands provide great aesthetic appeal. The open understory, stillness, and often impressive trunks provide the walker with a sense of tranquility and awe. In winter, such forests can harbor flocks of chickadees and kinglets and the occasional great horned owl.

2.c) Pitch Pine Community⁽⁹⁾:

The southwestern sections of Sudbury (and eastern Marlboro), where glacial Lake Sudbury once stood, have deep deposits of sandy soil. These very well-drained sites support predominantly pitch pine forests (*Pinus rigida*). Although some of these forests types are now growing into mixed oak/pitch pine forests, areas which have had repeated fires such as "the Desert" area of town, have large stands of this fire-adapted species. Occasionally red maple, cherry, or a tree oak will sprout into an opening. Where fires have been most frequent or intense, thereby creating open areas, scrub oak forms impenetrable thickets. The various members of the Heath family (*Gaylussacia baccata* *Vaccinium vaccillans*, and *V. angustifolia*) can also be abundant. Sweet fern (*Comptonia peregrina*), meadowsweet (*Spirea latifolia*), and frostweed (*Helianthemum canadense*) may grow into these open patches as well. Herbaceous plants are uncommon except for bracken fern (*Pteridium aquifolium*), Pennsylvania sedge (*Carex pennsylvanica*), and rarely the lovely bird's-foot violet (*Viola pedata*). Asters and goldenrods may be found in openings or along trails in the fall.

These burned over areas provide a mosaic of evergreen and deciduous trees and shrubs, patches that are conducive to wildlife. Deer browse on the oak sprouts along with grouse, and potentially wild turkey. Palm warblers, towhees, and cuckoos are common in these dry, second growth habitats.

While some observers consider these pine stands as stark, and others consider such areas wastelands, the pitch pine community in Sudbury is one of its rarest habitat types. With careful management by a coalition of land owners of the "Desert Project Area", this natural area is now open for passive recreation. The many woodland trails, the dry wooded habitats interspersed with lush wetlands and streams provide excellent opportunities for people to explore the subtle, often contrasting, qualities of this natural habitat.

3. Agricultural fields:⁽⁹⁾

As is the case elsewhere in eastern Massachusetts, much of the farm land that used to cover much of Sudbury in the 1930s and 1940s, has been developed into residential subdivisions. However there are some significant areas that provide economic, scenic, recreation and in a few instances, wildlife amenities to the town.

The majority of agricultural fields are located on the north end of Sudbury between Rte. 117 and Concord Road, although there are other scattered fields along Lincoln Road, Horse Pond Road, Marlboro Road, Morse Road and south of Route 20 on Nobscot Road. Most are annually

cultivated for a variety of crops including corn, squash and pumpkins, and some "pick your own" produce such as Verrill's strawberry and asparagus patches. Pick Your Own Blueberries is located on the Clark property on Nobscot Road, providing economic and recreational opportunities. A few of the open fields are hayed. Two of the largest commercial agricultural operations in the state are located in Sudbury. They are Bartlett Greenhouses on Rt. 20 and Cavicchio Greenhouses on Union Avenue. They are both wholesale growers selling to local garden centers and landscaping companies.

Some of the agricultural lands are permanently protected under the Agricultural Preservation Restriction (APR) program, others are under chapter 61A, the tax-incentive program for farmers. The Town Assessors records show 53 parcels in the 61A program in 2008. Three groups of parcels are in the 61B-Forestry program.

Most of the working fields in Town are not accessible to the public visually or physically. The Town-owned Davis Farm land, managed in part by Sudbury Conservation Commission and in part by the Park and Recreation Department, includes several acres in the interior which is mowed occasionally. A small area down the old, interior farm road is particularly notable for butterflies. Nearby, on the old Sperry property, now called Frost Farm, there are some fields that are periodically mowed. These include typical European fodder grasses such as Kentucky bluegrass (*Poa pratensis*), timothy (*Phleum pratense*), and orchard grass (*Dactylis glomerata*). Another piece of town conservation land is leased out to a local grower, Cavicchio Greenhouses, which is wholesale distributor of annuals, perennials, trees and shrubs. Cavicchio Greenhouses has its major nursery operation, most of which is for potted plants, located just north of Rte. 20, They also have a large field on Lincoln Road with trees and shrubs. Bartlett Greenhouses which is located on the north side of Rt. 20 in the business area of town, has a large agricultural operation with greenhouses specializing in geraniums.

Community Sponsored Agriculture (CSA) is on the rise in the state, and several small farms have been established in the region in recent years. CSA consists of a community of individuals who financially support a local farm so that the farmland becomes the community's farm, with the growers and consumers providing labor and capital, and sharing the risks and benefits of food production. Typically, members become "share-holders" of the farm, and the payment covers the anticipated costs of the farm operation and farmer's salary. In return, they receive shares in the farm's bounty throughout the growing season. Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests. By direct sales to community members, who have provided the farmer with working capital in advance, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing. According to the Massachusetts Department of Agriculture, in 2004 there were 60 CSAs in Massachusetts.

3.a) Uncultivated fields⁽⁹⁾

This field type typically is dominated by bunch grass with pointed red cedar trees scattered here and there. Of particular note is a rare field type: little bluestem (*Schizachrium virginicus*). The only large tract of little bluestem in town is on the Waite/Wolfe property at the corner of Concord Road and Pantry Road. With a barn on the crest of the hill, broad open slope, stone walls, and adjacent wetland, it is a particularly scenic sight for travelers driving from Concord to

Sudbury, and represents the epitome of Sudbury's "rural character". It also serves to protect a long stretch of Pantry Brook, just before it enters the state's Pantry Brook Wildlife Management Area. The parcel of land also provides a wildlife corridor from protected lands to the west to the large preserved acreage to the east, the Pantry Brook Wildlife Management Area and Great Meadows National Wildlife Refuge. Also, these extensive little bluestem fields may attract the Juniper Hairstreak Butterfly—once common but now becoming increasingly rare due to loss of habitat. This property provides not only a scenic amenity, but highly significant wildlife values.

4. Wetlands Vegetation:⁽⁹⁾

Sudbury has a great variety of wetland types from forested and shrub swamps to deep water marshes to ponds, lakes, streams, and rivers. Each has its own associated set of species; however, in many cases the various types merge into one another and create mosaics of habitat types. This mixture of habitats adds greatly to the wildlife and scenic values of the wetlands. In general, many of the wetlands are not as accessible as the upland areas due to difficulty of creating and maintaining trails. This is unfortunate for residents, since wetlands, of all the Town's plant communities, support for the greatest biodiversity. However, their seclusion only enhances their value to wildlife which depends on these undisturbed areas for food, shelter, breeding, and migration. Indeed, as they are often linked by a series of streams and smaller wetlands, these linear habitats provide vital links to wildlife populations throughout the town. The dispersal of individuals with their associated variation of genetic inheritance, is essential to healthy populations now and in the future.

4.a) Wet meadow⁽⁹⁾:

A wonderful example of a wet meadow is the area just south of Feeley Field on Raymond Road. This acre (or more) of open land provides a buffer to the ball fields and is mowed once a year between mid-July to late August. Annual mowing and the wet mucky soils provides excellent habitat for a large diversity of herbaceous wetland plants: sedges, rushes, grasses, and wildflowers that are very unusual in Sudbury. The variety of plants also provides for an abundance of unusual butterflies and dragonflies.

This wet meadow is used, with permission, by the New England Wildflower Society for its more advanced botanical courses and also for training wetland scientists in wetland boundary delineation. Amateur botanists and entomologists also frequent the site. Woodcock use these types of open areas for their unique courtship dances, so this area would be prime habitat for these birds. Thus, this wet meadow comprises a locally rare habitat for many species, provides unusual educational opportunities, as well as provides for a buffer around the ball field. Many of the wet meadows in Sudbury, including land to the south owned by the Sudbury Water District, have grown up into shrubs and will soon be dominated by red maples. Consequently, the Feeley Field wet meadow is one of the few such wetland habitats remaining in Sudbury, and the only one accessible to the public.

4.b) Bogs⁽⁹⁾:

There are few bogs in Sudbury, and those that remain have been severely impacted by drainage systems. For instance, a classic kettle hole bog located behind Haynes School has a large drainage pipe altering its water quality and eliminating any opportunities for rare bog orchids.

4.c) Cedar Swamp⁽⁹⁾:

There is a cedar swamp in the north part of Sudbury just off Route 117 and another along the north side of Willis Pond on land owned by the US Fish and Wildlife Service.

4.d) Red Maple Swamps⁽⁹⁾:

By far the most common wetland type in Sudbury and throughout the Northeast, red maple swamps can be found in isolated wetland pockets, wetlands adjacent to small streams, and along the edges of lakes and rivers throughout Sudbury. It is the most common wetland in people's "backyards". The dominant species is red maple (*Acer rubrum*) which can be mixed with white ash (*Fraxinus americana*), white pine (*Pinus strobus*), and American elm (*Ulmus americana*). The understory can vary greatly within and between individual swamps depending on land use history, seasonal fluctuations in the water table, and pure chance. On the drier end of the wetland spectrum are scattered clumps of sweet pepperbush (*Clethra alnifolia*), highbush blueberries, silky dogwood (*Cornus amomum*), male berry (*Lyonia ligustrina*), chokeberry (*Aronia arbutifolia*), swamp azalea (*Rhododendron viscosum*), winterberry (*Ilex verticillata*) with an herbaceous layer of ferns including sensitive fern (*Onoclea sensibilis*), interrupted and/or cinnamon fern (*Osmunda claytoniana*, *O. cinnamomea*), and sometimes royal fern (*O. regalis*) in more moist depressions. Spice bush (*Lindera benzoin*) is more rarely seen due to its preference for rich soils. The bold leaves of skunk cabbage (*Symplocarpus foetidus*) are often a frequent sight in these wet woodlands, especially along slow or intermittent streams, along with bright yellow marsh marigolds (*Caltha palustris*) in spring, and sometimes brilliant red cardinal flowers (*Lobelia cardinalis*) in August. Sphagnum moss may fill in wet depressions. Where the water table may fluctuate 2-3 feet and the area was once a pasture, tussock sedge (*Carex stricta*) may predominate below a canopy of red maple.

Due to their prevalence on both public and private land, red maple swamps are often not considered to be of particular interest; however, to the attentive nature watcher, these areas provide a wide number of opportunities. Red maple swamps harbor many different animals and plants that are relatively accessible to the viewer. Many conservation lands have trails that skirt the edges of such areas allowing the walker to view these lush habitats. Also, because they are protected, red maple swamps provide buffers between houses and reduce densities, adding to the rural feeling and privacy of home owners in the town.

4.e) Shrub swamps⁽⁹⁾:

Where deep water (1-2') stresses and thereby reduces the number of deep-rooted trees, large tussocks of sedge may support islands of extremely dense shrubs under a scant over-story of trees or no trees at all. Many of the shrub species listed above become dense and often bear

bounties of fruits that attract a variety of wildlife, particularly birds. Buttonbush is common in some deep-water shrub swamps. Also, along the edges of sluggish open water may be found thickets of bayberry and leatherleaf. The openings created by such wetland hydrology can be aesthetically pleasing as well as of high wildlife value.

4.f) Marsh⁽⁹⁾:

Marshes are dominated by herbaceous plants that can survive in up to 3 feet of water. Typically in Sudbury we notice cattail marshes, often with clumps of alder (*Alnus spp.*), shrub willows (*Salix spp.*) and/or black willow (*Salix nigra*), near the edge or on widely scattered islands. One such marsh can be easily seen along Raymond Road where it covers the town wells. These and other marshes in town are being overwhelmed by purple loosestrife, an invasive introduction from Europe. This is particularly apparent along Cold Brook just north of Concord Road, and along the Sudbury River at the various road crossings.

The marshes along parts of Hop Brook, including the SVT Memorial Forest, Hop Brook and Hop Brook Marsh Conservation Lands, are notable for the dominance of 4- to 5-foot reed-canary-grass (*Phalaris arundinacea*) which forms wide belts along the edge of the stream. While much of the area may appear to be a monoculture, in disturbed areas such as beaver meadows and ice scours, there can be a great diversity of annual species including arrow-leaved tear thumb (*Polygonum arifolium*, *P. sagittatum*), water smartweeds (*P. hydropiper*), water purslane (*Ludwigia palustris*), bugle weeds (*Lycopus spp.*) rice cutgrass (*Leersia*, and jewelweed (*Impatiens capensis*) colonizing the bare ground. Perennial burreeds (*Sparganium spp.*, arrowheads (*Sagittaria spp.*), softrush (*Scirpus validus*), and other sedges persist on less disturbed sites. Orange tangles of parasitic dodder clamber over the grasses and large black and yellow spiders mark their fine webs with a white zig-zag to warn mammals of their work. There are also stiff stands of cattail (*Typha latifolia*), giant burreed (*Sparganium americanum*), and occasionally soft-stem bulrush with their linear, up-right leaves. Wool-grass (*Scirpus cyperinus*), with its soft cinnamon heads and tussocks of arching thin leaves can dominate areas as well. A few culms of the state-listed river bulrush (*Scirpus fluvistile*) are found in disturbed areas. Nearer the upland, blue-joint grass (*Calamagrostis canadensis*) and tussock sedge begin to replace the reed-canary grass. Wetland shrubs such as blueberry, arrowwood, and winterberry skirt the edges along with healthy red maple. Spikes of brilliant cardinal flower are particularly appealing in late summer. Of note are several bands of red maple that succumbed to the higher water table caused by beaver dams at various points along the brook. Dead grey trunks, many still with bark, have become popular nesting, feeding, and roosting areas for woodpeckers, black phoebes, and eastern kingbirds.

These protected marshes along Hop Brook are vital habitats for insects, songbirds, waterfowl, and mammals. Dragon- and damsel-flies are prevalent along with spiders and mosquitoes that help to nourish nestling birds. Beaver have colonized Hop brook over the last ten years

5. Rare species⁽¹⁰⁾

Plants that are listed in the 2006 Massachusetts Natural Heritage & Endangered Species Program are listed in Table 1.

Table 1 - State-listed Plant Species in Sudbury

Common Name	Scientific Name	State Status
Longs Bullrush	<i>Scripus longii</i>	Threatened
Fen Sedge	<i>Carex tetanica</i>	Special Concern
River Bullrush	<i>Bolbuschoenus fluviatilis</i>	Special concer
Slender Cottongrass	<i>Eriophorum gracile</i>	Threatened
Heartleaf Twayblade	<i>Listera cordata</i>	Endangered
Leafy White Orchis	<i>Platanthera dilatata</i>	Threatened
Lion's Foot	<i>Prenanthes serpentaria</i>	Endangered
Pod-grass	<i>Scheuchzeria palustris</i>	Threatened
Tall Nut-sedge	<i>Scleria triglomerata</i>	Endangered
Swamp Oats	<i>Sphenopholis pensylvanica</i>	Threatened
Britton's Violet	<i>Viola brittoniana</i>	Threatened

Source: Natural Heritage & Endangered Species Program (2006)

6. Unique natural sites : vernal pools, cedar swamp⁽⁹⁾

There is a cedar swamp in the north part of Sudbury just off Route 117 and another along the north side of Willis Pond on land owned by the US Fish and Wildlife Service.

The gently rolling topography lends itself to the existence of many vernal pools. The Conservation Commission has identified 143 vernal pools⁽⁴⁾ and has certified 60⁽¹⁰⁾. The Commission has been a strong advocate of maintaining a large buffer zone around vernal pools to ensure the viability of the animals frequenting the pool

7. Vegetation mapping:

No references to state or regional vegetation mapping could be found.

E. Fisheries & Wildlife

Sudbury Natural Areas Project (SNAP)⁽⁴⁾

Sudbury has a rich diversity of habitat types and natural, un-fragmented corridors that allow movement of wildlife. The Sudbury Natural Areas Project (SNAP) is a strategic concept plan that is in progress to systematically restore the ecological integrity of Sudbury's landscape. This plan will revitalize the town's capacity to support native plant and animal diversity in a town-wide landscape context. It is an ambitious effort to reclaim vital natural areas, wildlife habitat features, characteristics and qualities that have already been swept from Sudbury's landscape.

Actively reclaiming key segments along streams and brooks, uplands near ponds, vernal pools and bordering vegetated wetlands will reconstitute their systemic ecological functions and result in restoring the ecological integrity of the natural systems that define Sudbury's ecology.

SNAP Concepts:

- Analyze, evaluate and implement resource protection in the ecological context of the landscape (town-view) level rather than on a property-by-property basis;
- Build preservation and restoration efforts around core linkage systems and reclaim vital elements of developed areas within and feeding these core systems
- Reduce fragmentation, segmentation and edge effects of natural areas by filling gaps in protected land and actively repatching development/natural area boundaries;
- Develop stream-side wildlife corridors using additional protection of Rivers Protection Act;
- Emphasize critical habitat feature protection and restoration;
- Re-vegetate with native species endemic to work sites and the Sudbury Landscape;
- Use active management of lands to restore and maintain habitat and biological diversity at the landscape level;
- Educate town officials and residents on the quality of life of natural areas and wildlife and the community benefits of town-wide steward-ship of natural areas and wildlife.

1. General Inventory: Habitat types ⁽⁹⁾

1.a) Wooded wetlands (swamps):

These occur on the periphery of the river floodplain, particularly along tributary streams and upstream along upland watercourses and water bodies. Pockets of such areas also occur in kettle depressions in outwash areas and in uplands of high table.

Deer and other mammals use these areas for shelter in winter. Deer prefer the cover of the softwood wetlands, which also provide forage. Song birds feed on the fruit and insects are plentiful here. These are important breeding areas for such amphibious species as frogs, salamanders, and toads.

1.b) Seasonally flooded basin or flats, shrub swamp, and meadows:

In Sudbury, these habitat types occur mostly in the floodplain areas and along upland streams and water bodies. The soil may be waterlogged or covered with water during the spring, but are well drained during the growing season.

Animals supported include migratory waterfowl, muskrat, some mink and weasel, raptors (hawks and owls), raccoons, deer, game birds (pheasant, woodcock, and grouse). The seasonally flooded basins and flats provide the primary feeding and resting areas for migratory waterfowl.

1.c) Bogs and shallow marshes:

These occur mostly around Willis Pond, Pantry Brook, and Allowance Brook, as well as scattered upland areas. The most likely plants are heath shrubs, cranberries, sedges, sphagnum moss, and sundews. Trees include red maples, some hemlock, black spruce, and white cedar. In

the wetter areas cattails, some bulrushes, pickerelweed, arrowheads, and some larger sedges abound.

Animals found in bogs and shallow marshes include wading birds (herons, rails, bitterns), small pan fish, skunks, and turtles. Shallow marshes are secondary nesting and feeding grounds for pairs and small flocks of waterfowl. Their primary importance to upland game is water supply, hunting, and grazing areas. Bogs are important to the wading birds and as winter forage areas for upland wildlife.

1.d) Deep marsh:

Deep marshes occur along the Sudbury River and in scattered upland areas of high water table. Vegetation is similar to the shallow marsh. Deep marshes also provide the nesting and feeding areas for many waterfowl, but are not as significant in this respect as the shallow marshes. The fringes of deep marshes are feeding and watering grounds for upland mammals (raccoons, skunks, deer) and wading water birds. Their primary importance is for fisheries and other aquatic recreation.

1.e) Fields:

Fields are important home habitats for small mammals which form the basis of major food chains. Primary consumers such as mice, woodchucks, and rabbits live and feed in this habitat, providing critical food sources for secondary consumers such as hawks, foxes, coyotes, and owls. Fields also provide food for song birds and game birds, as well as for larger grazing animals such as deer.

The following are of particular value as wildlife habitats: fields bordered by thickets, forests and/or marshes, fields which have water sources or are/near water sources, and fields which provide a diversity of vegetation.

1.f) Brush lands or thickets:

These frequently occur in proximity to open fields as they are a habitat most often created by vegetative succession or the over-growth of unused agricultural fields.

Thickets provide critical shelter and forage for song birds, game birds (woodcock, pheasant, grouse) and small mammals (rabbits, muskrats when near wetlands), particularly in winter. Thickets in proximity to open fields are of particular value as the two habitats are attractive to many of the same wildlife species during different seasons, when each provides different shelter and foraging resources

1.g) Deciduous woodlands:

The habitat is dominated by grey squirrels, chipmunks, raccoons, and song birds (downy woodpeckers, chickadees, blue jays). Other less predominant resident species include skunk,

foxes, weasels, mink, nesting hawks (migratory), deer, pheasants, and certain waterfowl if near water.

Deciduous woodlands lose many active resident species in winter to hibernation (subsurface burrows or hollow trees) and to migration (song bird species and hawks). Several species do not remain all year in this habitat, but move according to the season (food and shelter availability), most often to thickets and/or coniferous woodlands.

1.h) Coniferous woodlands:

Because of its year round foliage, this habitat is attractive to wildlife during winter months. Deer, particularly, prefer to "yard" in these areas during months of heavy snows. Also, hawks nest in summer; herons nest (if near marsh)- owls nest year round (and hunt in nearby fields); raccoons nest here- and red squirrels prefer this habitat year round. If this habitat is near a water hole and/or field, it will be of increased wildlife value due to the food need of many coniferous-preferring wildlife species.

2. Vernal Pools:

The gently rolling topography lends itself to the existence of many vernal pools. Sudbury also has a large number of vernal pools which are basin depressions that contain water for at least two continuous months during the late spring/early summer. These basins are used exclusively by certain amphibians for breeding because of their hydrology and their lack of adult predatory fish populations. The Conservation Commission has identified 143⁽⁴⁾ confirmed vernal pools and has certified 60 vernal pools.⁽¹⁰⁾ The Commission has been a strong advocate of maintaining a large buffer zone around vernal pools to ensure the viability of the animals frequenting the pools. They have adopted a comprehensive local wetland bylaw that provides protection to vernal pools and the surrounding buffer zone.

3. Wildlife Corridors:

One of the more significant contributors to the loss of species diversity is the loss of appropriate habitat to maintain a healthy ecosystem. For many species, especially predatory birds and mammals, a key inhibitory factor is the fragmentation of habitat areas into many small, preserved parcels which are difficult, if not impossible, for these species to pass between.

Although Sudbury has seen significant residential growth over the last decade, with the concomitant loss of many differing habitats and their resident natural communities, a unique resource still remains. Significant wildlife corridors on the east side of Sudbury in Great Meadows National Wildlife Refuge and several other adjacent preserved parcels, including King Philip Woods. On the west side of town the Assabet River Wildlife Refuge and the contiguous preserved parcels of Hop Brook Conservation land, the SVT Memorial Forest of Sudbury are a large corridor for wildlife migration. These areas are home to a wealth of resident and migratory species, some of which are rare, threatened or endangered. These species range from the smallest of insects and crayfish, rare salamanders and turtles, exotic plants such as orchids as well as large predators like the Northern Harrier, coyote and bob cat.

Smaller corridors, some of which have a limited connection with the major corridors to the east and west, are scattered throughout town which should be targeted for preservation. Primary objectives in prioritizing these corridors should include the need to identify and protect specific areas which support significant natural communities and provide habitat for rare species. A second major objective is to provide corridors which allow for passive recreational use thus facilitating a healthy interaction between humans and wildlife in Sudbury. Sudbury is currently conducting a wildlife study of the north-south railroad corridor in order to determine what effects the construction of a recreational trail may have on the wildlife which currently uses the corridor.

4. Rare, Threatened and Endangered Species

Sudbury is home to a number of wildlife species that are protected under the Massachusetts Endangered Species Act. (See Table 2)

Table 2- State-listed Wildlife Species in Sudbury 2006⁽¹⁰⁾

Common Name	Scientific Name	State Status
Sharp-shinned Hawk	Accipiter striatus	Special Concern
Blue-spotted Salamander	Ambystoma laterale	Special Concern
Marbled Salamander	Ambystoma opacum	Threatened
Henslow's Sparrow	Ammodramus Henslowii	Endangered
American Bittern	Botaurus lentiginosus	Endangered
Purple Tiger Beetle	Cicindela purpurea	Special Concern
Hentz' Redbelly Tiger Beetle	Cicindela rufiventris hentzii	Threatened
Sedge Wren	Cistothorus platensis	Endangered
Spotted Turtle	Clemmys guttata	Special Concern
Common Moorhen	Gallinula chloropus	Special Concern
Least Bittern	Ixobrychus exilis	Endangered
Pied-billed Grebe	Podilymbus podiceps	Endangered
Eastern Box Turtle	Terrapene carolina	Special Concern
Wood turtle	Glyptemys insculpta	Special concern

Source: Natural Heritage & Endangered Species Program (2006)

F. Scenic Resources and Unique Environments

1. Scenic Landscapes:

Sudbury retains a rural character containing many scenic landscapes. The three local Historic Districts preserve the historical settings of those areas, including the town center and the King Philip and Mill Village neighborhood. The Wayside Inn and the Grist Mill, contained in the Wayside Inn Historic Preservation District, are the subject of many iconic images. There are many vantage points along the Sudbury River and many agricultural settings are still visible. There are some dramatic viewpoints, but much of the scenery is on a smaller, more intimate scale.

Perhaps the best vantage point to view the landscape of Sudbury and the Metrowest area is Tippling Rock on the shoulder of Nobscot Mountain. On a clear day when the leaves are off the trees, beyond the scenery of Sudbury are views of the tops of Boston's tallest buildings to the east, Mount Monadnock to the northwest, Mount Wachusett to the west, and the Blue Hills to the southeast. For the most part, the beautiful view from Tippling Rock appears as a continuous forest canopy of mixed stands of conifers and deciduous trees interspersed with white church steeples. The predominantly green scenery belies the fact that Sudbury has been experiencing tremendous pressure from suburban sprawl for housing development.

Another large-scale view is from Old Sudbury Road descending toward the Sudbury River. As you emerge from the trees, the landscape opens out and you can see the wide expanse of marsh. The Sudbury River can be seen meandering through the wetland, which is surrounded by low hills. There are two sentinel drumlins, Weir Hill and Round Hill, which punctuate the floodplain. From the top of these hills, you can see the across the marshes and far into the distance.

All of these cherished landscapes have been identified as Heritage Landscapes in the 2007 Sudbury Reconnaissance Report developed in conjunction with the Freedom's Way Heritage Association and the Massachusetts Department of Conservation and Recreation. Heritage Landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. This report compiled community input on identified Heritage Landscapes in Sudbury, and prioritized 8 specific landscapes, some of which cover large areas and corridors. The landscapes chosen include the Hop Brook Corridor, the Hunt-Bent Farm on Concord Road, the Indian Grinding Stone on Greenhill Road, Nobscot Reservation, the Sudbury River Corridor, the Town Center, the Water Row Corridor and the Wayside Inn Complex. This report is available on the Town's website. [This should be included as a Resource]

2. Major characteristics or unusual geologic features or other resources for potential protection

The OSRPC has developed a list of Resource Criteria to help highlight major characteristics, unusual features or other resources which make parcels desirable for preservation. As parcels become available, they can then be evaluated based on available information and knowledge of the parcel. The criteria include: scenic views, links/corridors, accessibility, historic preservation, suitability for recreation, natural resources (wildlife habitat, vegetative diversity and geologic features), surface water resources, agriculture and ground water resources. (See Resource Criteria Chart in Appendix A).

3. Cultural and historical areas

There is substantial evidence of Sudbury's history in town. The old Town Center has a group of 18th century buildings which includes the Old Meeting House. The Old Burying Ground, with graves of Revolutionary War veterans, the Town Commons, and the Town Pound are also in the Town Center.

Many of the roads in town date from Colonial times. As you drive along them, the views of woods, fields, and meadows laced together with the ubiquitous stone walls give a sense of Sudbury's more pastoral past. Some better examples of these are Water Row, Concord Road, and Old Sudbury Road.

The Wayside Inn is located in the western part of Sudbury. The Inn was built in 1770 on the Boston Post Road and has been operated continuously as an inn ever since. The area near the Inn was bought by Henry Ford in the 1920's and developed as an historic area. Henry Ford restored the Inn and, just down the road, erected the landmark Gristmill out of fieldstone employing the old building methods using only oxen and manpower. The mill uses only water power to grind corn. On the Inn's grounds, Ford also built the Martha-Mary Chapel, a traditional New England chapel, and nearby, he relocated the "Little Red Schoolhouse", described in the poem "Mary Had a Little Lamb". This area provides a sense of what the Town was like in its early days.

4. Unique environments

There are no designated Areas of Critical Concern in Sudbury.⁽¹²⁾

G. Environmental Challenges

There are no known hazardous waste or Brownfield Sites in Town that would influence open space and recreation planning.⁽¹¹⁾ The old railroad beds proposed for recreational uses have not been tested for contamination.

Releases of effluent from the Marlboro Easterly Wastewater Treatment Plant into Hop Brook has increased loading of phosphorous entering the Hop Brook stream and pond system. Portions of Hop Brook are unusable during the warmer months due to the algae blooms. The Hop Brook Watershed Protection Association is working diligently with the Department of Environmental Protection, US Environmental Protection Agency and the City of Marlboro to revise and upgrade their discharge permit. The town supports the efforts of the group and continues to lobby for adherence to the standards and time schedules set forth in the permit, so the recreational opportunities can be restored.

There are no operating landfills in Sudbury. The Town's landfill has been capped since __ and is being monitored by DEP.

There are no areas of erosion, chronic flooding or sedimentation that will influence the town's open space and recreation planning.

Due to the Town's lack of a public sewer system, Sudbury's development potential is limited to the existing soil conditions on most sites. This has served to naturally limit the proposal of large developments. The Town has recently permitted its first residential package sewage treatment plant for a 72 unit Comprehensive Permit. While not a preferred method, the Town will vigilantly review the permitting of the plant through DEP and monitor its performance.

Sudbury has made significant improvements in its land use regulations for new development over the last two decades, and continues to do so. Since 1988, the Town has enacted a Cluster Development Bylaw, Groundwater Protection Bylaw, local Wetlands Administration Bylaw, performance standards in the areas of erosion control, stormwater management, and prevention of commercial and industrial pollution. The Town is currently developing a new stormwater bylaw in compliance with the National Pollutant Discharge Emissions Standards. Town Boards and staff carefully review development plans prior to construction, during construction and post-construction. Redevelopment sites are required to upgrade existing stormwater and wastewater facilities to current standards, or to some higher level of protection.

SECTION 5: INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

There are over 3,000 acres of land in Sudbury which are privately held and undeveloped or under-developed. These lands face heavy development pressures as the demand for raw land increases. Land owners are offered higher and higher prices for their land, which cause many to sell. Currently, prices for raw land can exceed \$400,000 per one acre building lot. Unless a property is enrolled in one of the programs under M.G.L. c. 61, taxes on the value of the land become burdensome and may force a sale of the land.

Development of these parcels brings not only a destruction of habitat and a loss of character to a neighborhood, it also increases the need for additional town services, especially educational services. Information from the American Farmland Trust concludes that there is a long-term greater cost to taxpayers when a parcel of land is developed for residential housing than if it is purchased for open space preservation or left to active farming.

With this in mind, all undeveloped land in Sudbury, especially land targeted for single-family residences, becomes a priority for preservation in terms of the potential financial impact that results from development. Protection of land can occur via several methods. Outright purchase of the land for conservation purposes is one method. Placing a conservation restriction, or other restriction such as an Agricultural Preservation Restriction, can also protect the land from development. In this scenario, the Town or a conservation organization holds and monitors the restriction, and a landowner retains the title to the land. With restrictions, in many instances the landowner can continue to use the land for purposes which are consistent with conservation, passive recreation, agriculture and similar uses.

We recognize, however, that it is unrealistic to acquire or restrict all remaining undeveloped land in Town. This section of the Plan identifies key parcels that will best contribute towards achievement of the goals and objectives as outlined in this Plan. Other sections of the Plan investigate mechanisms for protecting key features of certain parcels of land while allowing development when outright purchase is unrealistic.

A. Private Parcels

The Private Land Inventory represents a list of parcels that the Town of Sudbury deems important to protect from development. It was developed using input from past studies (Master Plan, Heritage Landscape Report, Land Use Priorities Committee Report), public hearings, and identification by the Open Space and Recreation Plan Committee in accordance with the goals and objectives of this Plan. The parcels on the inventory list contain resources or features of local and/or regional significance that will be eliminated and unable to be recreated should the parcel be altered by full or partial development. Criteria used to determine the parcels on the inventory include:

- The parcel contains valuable natural resources – groundwater, surface water, wildlife habitat, etc.
- The parcel is contiguous in location to other permanently protected lands owned by the Town of Sudbury, or other land conservation entities, or provides connection between conservation or recreation lands.
- The parcel contains a unique geologic feature, such as the Sudbury River, glacial formations or significant topography
- The parcel contains historical significance, public views, is a working farm, etc.
- The parcel can serve a municipal need, such as: recreation, natural resource/natural heritage education, public water supply, public garden, public access to a water supply, etc.
- The parcel is large in size, i.e., over twenty (20) acres.

The Private Land Inventory is depicted on Map 5 - Inventory of Lands of Conservation and Recreation Interest. Parcels on the Private Land Inventory are not prioritized, as availability for preservation will vary depending on the landowner. The parcels have been given numerical ranking in Appendix A (Resource Criteria) based on the number of criteria that they fulfill. However, it is noted that all identified parcels on this inventory are deemed important for the fulfillment of the Town’s open space and recreation needs.

Table 3 – Private Land Inventory

#	NAME	LOCATION	ASSESSOR MAP	ACREAGE
1	Aaronson	137 Brimstone La	L04(6,7)	8.83
2	Beers/Arabian Horse Farm	277 Old Sudbury Rd	H09(51)	8.99
3	Blue Sky Trust	Maynard Rd.	E(06),307	36.7
4	Bonnie Brook	Maynard Rd.	G08 (300)	27.3
5	Boy Scouts	Nobscot Rd.	L05 (1,3,4,5,7,200); L06(009)	apprx. 316
6	Cavicchio	110 Codjer Lane	J08 (4,5,6,501,502,503); J07(6,9,205)	apprx. 135
7	Clarke/Murphy	118 Nobscot Rd.	L07 (200)	27.35
8	CSX Corridor			10.11
9	Dickey/Nobscot	Nobscot Rd.	L05 (006)	4.5

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10	Dickey/Newbridge Rd.	10 Newbridge Rd.	G11 (500)	73.56
11	EOT Corridor (Bruce Freeman RT)			apprx. 35
12	Fairbank Farm	Old Sudbury Road	H10 (203 and 200)	apprx. 33
13	Greenwood Swim and Tennis	261 Mossman Rd	C07(21)	6.43
14	Honora Haynes	82 Morse Rd.	F09 (002)	24.51
15	Hillside south of Rte 20 across from Wayside Inn (5 separate parcels)			
		Boston Post Road	L02 (200)	5.01
		Boston Post Road	L02(210)	5.0
		67 Bowditch Road	L02 (211)	5.03
		Bowditch Road	L02 (212)	5.01
		25 Bowditch Road	L03 (211)	5.06
16	Hodder	136 Hudson Road	G08(700)	7.52
17	Johnson	189 Landham Rd.	L10 (500)	37.04
18	Kurth	113 Haynes Road	D09(2, 300)	20.93
19	Leon	25 Plympton Rd.	H11 (004,005)	3.13; 6.37
20	Liberty Ledge	Julian's Way, Liberty Ledge Dr.	C8, lots 183-213, 173, 115, 333-335	apprx. 40
21	56 Lincoln Road (White)	56 Lincoln Road	F13(016); F14(022); F14(021)	3.05; 3.0; 4.67
22	79 Lincoln Lane	79 Lincoln Lane	F14(008)	1.44
23	MacNeill	Brimstone Lane	L04 (500)	20.73
24	Maurer/Norman	206 North Road	C10 (9,10,12,13,14 and 400)	apprx. 56.5
25	Maynard Rod & Gun Club	Powder Mill Rd.	B07 (300)	38.3
26	MBTA Corridor (Wayside RT)			apprx. 35
27	McCarthy	Peter's Way/ Concord Road	G09 (100)	12
28	McCarthy	Union Ave	K08(55)	21.3
29	McLagan	Plympton Rd	G11 (300)	10.48
30	Nashwtuc Country Club	Concord Rd.	D13 (300)	105.06
31	Old Sudbury Road (Oechsle)	Old Sudbury Rd	H11 (306,307)	3.88; 5.04
32	Rudenberg	Wayside Inn Rd	L01 (002)	10.3
33	Sudbury Swim and Tennis	1 Hemlock Rd	H05(29)	13.07
34	Sullivan	151 Plympton Rd	G10(501)	24.16
35	Waite/Wolfe	652/667 Concord	E10 (201,200)	60; 40.61
36	Wayside Inn	72 Wayside Inn	L02 (2,9,10) K5 (601); L03(1,2)	136.25
37	Weaver	248 Old Lancaster	H08(8)	11.58
38	Wolbach/SVT	Old Sudbury Road	H11 (104,105)	2.76
			TOTAL	1506.56

Parcel Descriptions

Parcel #1: Aronson, Brimstone Lane

Acreage: 8.83

Chapter 61

Owner: David and Georgianna Aronson

Parcel located at the southern end of Brimstone Lane adjacent to Town conservation land containing several residential buildings, fields and forest.

Parcel #2: Beers/Arabian Horse Farm, Old Sudbury Road

Acreage: 8.99

Owner: Richard and Joan Beers

Equestrian property and Bed & Breakfast located in the Historic Town Center. Contains house and barn, pastures and wetlands. One of many parcels located within the Town Center Priority Heritage Landscape. Barn and house may have historic significance.

Parcel #3: Blue Sky Trust, Maynard Road

Acreage: 36.7

Owner: Blue Sky Trust, Robert Quirk, Trustee

This property is located at the Sudbury/Maynard border on the west side of Town. Most of the 36+ acres are forested wetland with a direct surface water connection to the Assabet River National Wildlife Refuge. The Blue Sky Trust parcel has confirmed Blandings turtles, a state-listed threatened species. A small man-made ponding area with sand and gravel banks is presumed to be prime nesting areas for the Blandings turtles.

Parcel #4: Bonnie Brook off Maynard Road

Acreage: 27.3

Owner: Bonnie Brook Realty Corp.

Parcel with sloping entrance down to vegetated wetland bordering on Mineway Brook. Variable topography with low flat riverfront area. Good wildlife value and connectivity value.

Parcel #5: Boy Scout Nobscot Reservation, Nobscot Road)

Acreage: 316 (Sudbury), 454 total (Sudbury & Framingham)

Owner: Knox Trail Council

The Knox Trail Council currently owns the Nobscot Reservation, which is comprised of 454 acres between Sudbury and Framingham. 316 of those acres reside in Sudbury. The land, originally farmland, has reverted to woodlands. Two trails of state-wide significance travel through the area, the Bay Circuit, and the Knox Trail. Many other trails and Boy Scout cabins are located throughout the property. Currently, the land is being utilized by the Boy Scouts for recreational and youth development uses. Identified as a Priority Heritage Landscape.

Parcel #6: Cavicchio, Codjer Lane

Acreage: approximately 135

Chapter 61

Owner: Paul and Louise Cavicchio/Codjer Lane Realty Trust

Started as an apple farm in 1910 but was leveled during a hurricane in 1938. Was rebuilt and currently functions as a large-scale plant and landscape nursery. Contains an early 20th century house and barn on Codjer Lane. Located within the Hop Brook Corridor Priority Heritage Landscape.

Parcel #7: Clark/Murphy (Blue Meadow Farm), Nobscot Road

Acreage: 27.35

Chapter 61

Owner: David and Maryann Clark

Open meadow and cultivated pick-your-own blueberry operation. Part of the meadow was a former small airplane landing strip. Property abuts the abandoned CSX railroad right-of-way. Contains a perennial stream, two ponds, and bordering vegetated wetland. Property is in close proximity to several of the town's municipal wells. Identified as an area of Critical Concern in the Heritage Landscape Inventory.

Parcel #8: CSX Railroad Corridor

Acreage: 9.76

Owner: CSX Corporation

1.4 mile corridor stretching from the intersection of Union Ave. south to the Framingham town line. Corridor continues into Framingham and Natick, with opportunities for connection to proposed/existing rail trails in those towns. Property adjacent to significant wetlands, and abuts water supply well. Scenic views along the corridor.

Parcel #9: Dickey/Nobscot, Nobscot Rd

Acreage: 4.5

Owner: Newbridge Farm Trust

Parcel located within and surrounded by the Boy Scouts Nobscot Reservation. No obvious or known legal access for development, however should legal access be found, development will fragment an undisturbed parcel, increase edge effects, and reduce the overall wildlife value of the area. Located within the Nobscot Reservation Priority Heritage Landscape.

Parcel #10: Dickey/Newbridge Farm, Newbridge Road

Acreage: 73.56

Chapter 61

Owner: Newbridge Farm Trust

Large forested parcel. No longer farmed. Abuts State Fish & Wildlife Management Area; includes Bridge Brook. Appears to have development potential with considerable upland areas. Currently in a Forestry Plan. Located within the Water Row Priority Heritage Landscape, and is listed as a Critical Concern in the Heritage Landscape Inventory.

Parcel #11: EOT Railroad Corridor/Proposed Bruce Freeman Rail Trail

Acreage: approximately 35

Owner: MA Executive Office of Transportation

4.5 mile corridor stretching from Union Ave. north to the Concord town line. Corridor continues into Concord, Acton, Westford, Carlisle, Chelmsford and Lowell, with opportunities for

connection to proposed/existing rail trails in those towns. Property adjacent to areas of significant wetlands. Crosses Hop Brook and Pantry Brook.

Parcel #12: Fairbank Farm, Old Sudbury Road

Acreage: 33

Chapter 61

Owner: Rebecca and William Fairbank

Property increases in elevation from Old Sudbury Road. Considerable disturbance from current greenhouse, farm stand and composting uses. Important agricultural land located along a major scenic, historical “gateway” into Sudbury Center. Barn may have historical significance. Parcel is within the Town Center Priority Heritage Landscape, and is listed as a Critical Concern in the Heritage Landscape Inventory.

Parcel #13: Greenwood Swim and Tennis Club, Mossman Road

Acreage: 6.43

Chapter 61

Owner: Greenwood Club Inc.

Private recreational club in North Sudbury. Contains pool and multiple tennis courts. Excellent opportunity for Town recreation complex.

Parcel #14: Honora Haynes/Broad Acre Farm, Morse Road

Acreage: 24.51

Chapter 61

Owner: Honora Haynes Trust

Active horse farm with stables, pasture, indoor arena and riding fields located on both sides of Morse Road. Abuts the Wake Robin Woods Conservation Land, Featherland Park and the proposed Bruce Freeman Rail Trail. Contains three vernal pools. Listed as a Critical Concern in the Heritage Landscape Inventory.

Parcel #15: Hillside across from Wayside Inn, Bowditch Road

Acreage: 25.11 Total – 5 separate parcels

Owners: William Peed (2), William and Joyce Duvall (2), Susan Robelen

Sloping, boulder-covered scenic hillside opposite Wayside Inn on Route 20. Was used as a cow pasture. Henry Ford built passage under Route 20 so cows from the Wayside Farm could pass safely. Historical, aesthetic, and wildlife significance. Adjacent to the Wayside Inn Priority Heritage Landscape.

Parcel #16: Hodder/Twillingate Farm, Hudson Road

Acreage: 7.52

Chapter 61

Owner: James and Karen Hodder

Local flower farm. Portion has been subdivided and developed into residential subdivision. Horse pasture and cultivated fields along Hudson Road currently undeveloped.

Parcel #17: Johnson, 189 Landham Road

Acreage: 37.04

Owner: John and Maria Johnson

Limited development potential due to extensive wetlands and vernal pools. The land stands adjacent to 150 acres of protected open space lands owned by the Town of Sudbury, the Sudbury Water District, and Sudbury Valley Trustees. Property contains both open fields and wooded areas. Acquisition and permanent protection of most of this parcel will protect a wildlife corridor located along Landham Brook

Parcel #18: Kurth, Haynes Road

Acreage: 20.93

Chapter 61

Owner: Richard and Mary Kurth

Small private farm currently cultivated. Contains fields and forested land.

PP #19: Leon, Plympton Road

Acreage: 9.5

Owner: Gonzalo and Holly Leon

Small but strategically located parcel directly abutting the Piper/Libby/Dickson/King Philip Woods conservation areas. The existing trail system incorporates trail segments on the Leon property. Trail easements, conservation restriction with public access, or outright purchase of the non-residential area of this parcel will enhance the public use of existing conservation land.

Parcel #20: Liberty Ledge/Camp Sewataro, Haynes Road

Acreage: 40

Owner: Liberty Ledge Real Estate Trust

Camp Sewataro, a children's summer day camp since 1960, operates on this property. Managed swimming ponds, canoeing areas, tennis courts, and sports fields exist. This parcel would provide a combination of active and passive recreation opportunities and is a potential area to relocate Sudbury's Park & Recreation Day Camp.

Parcel #21: 56 Lincoln Road

Acreage: 10.72 (3 parcels)

Chapter 61

Owner: Henry and Barbara White

Four separate but contiguous parcels; three undeveloped. Borders on Sudbury River and USFW Great Meadows National Wildlife Refuge. The parcel is within a section of the Sudbury River designated by the National Park Service as Wild & Scenic. The parcels contain a vernal pool and upland areas. Parcel is within the Sudbury River Corridor Priority Heritage Landscape.

Parcel #22: 79 Lincoln Lane

Acreage: 1.44 acres

Owner: Caroline Diamond

Parcel is within the Sudbury River Corridor Priority Heritage Landscape, and the Wild & Scenic River designation area. It borders the Sudbury River and is adjacent to the Great Meadows National Wildlife Refuge and protected Town of Sudbury conservation land on three sides. The

lot is located within a Natural Heritage and Endangered Species Program Estimated Habitat Area for seven state-listed species. It is a wooded lot with floodplain, bordering vegetated wetland and sufficient upland areas and suitable soils on the parcel to permit the construction of a single-family house under current regulations. Development of this lot will fragment a naturally vegetated corridor paralleling the river and introduce residential uses within a pristine natural area.

Parcel #23: MacNeill, Brimstone Lane

Acreage: 20.73

Owner: Mallard Real Estate Trust

Property abuts the Nobscot Conservation Land and the Boys Scout Nobscot Reservation property. This is a heavily wooded parcel with variable topography, including steep areas sloping to a large wetland. Parcel is adjacent to the Nobscot Reservation Priority Heritage Landscape.

Parcel #24: Maurer/Norman, North Road

Acreage: 56.5

Chapter 61

Owner: Fairview Development Corp., John and Doris Norman

Active plant nursery and landscape business abutting the proposed Bruce Freeman Rail Trail and White Pond in Concord. The parcel contains three ponds, open fields, and wooded areas. Much of it is disturbed for the landscaping operation, resulting in the potential for Town development of an active/passive recreation area. Abutting land owned by John and Doris Norman increase potential for significant habitat preservation.

Parcel #25: Maynard Rod & Gun Club, 45 Powder Mill Road

Acreage: 38.3 (Sudbury); 93 acres total in Sudbury and Maynard

Chapter 61

Owner: Maynard Rod & Gun Club Inc.

Private recreational club in North Sudbury. Contains a fishing pond, recreation fields, clubhouse and pavilion.

Parcel #26: MBTA Railroad Corridor

Acreage: approximately 35

Owner: MBTA

4.5 mile corridor stretching east/west across Sudbury from Wayland to Marlborough. Corridor is portion of 26 mile corridor which continues through 7 towns from Waltham to Berlin, with opportunities for connection to proposed/existing rail trails in those towns. Property adjacent to areas of significant wetlands. Crosses Hop Brook twice in Sudbury.

Parcel #27: McCarthy (JOC Trust), Peter's Way/Concord Rd

Acreage: 12

Owner: Dorothy and Martha Bartlett, Laura McCarthy

Forested, landlocked parcel adjacent to undeveloped Town lands (Parkinson, Howe, New Town Cemetery) and the proposed Bruce Freeman Rail Trail. Adjacent to actively managed crop land under Agricultural Preservation Restriction, and wooded area containing Mineway Brook with

limited trails. Presents an opportunity for further development of an active/passive recreational complex and expansion of Town cemetery.

Parcel #28: McCarthy, Union Ave

Acreage: 21.3

Owner: CAS Trust

Landlocked residentially zoned parcel adjacent to Industrial parcels on the west side of Union Ave. Contains wetlands and possible vernal pools.

Parcel #29: McLagan, Plympton Road

Acreage: 10.48

Chapter 61

Owner: Barbara McLagan

Scenic hillside with well-maintained meadow overlooking the Sudbury River and wetlands within the National Park Service's Wild & Scenic designation area and the Water Row Corridor Priority Heritage Landscape. Parcel is within the Sudbury River Corridor Priority Heritage Landscape.

Parcel #30: Nashawtuc Country Club, Concord Road

Acreage: 105.06 (Sudbury)

Chapter 61

Owner: Nashawtuc County Club

Country club located in Sudbury and Concord, MA with considerable frontage on the Sudbury River. Clubhouse is located in Concord. All of the Sudbury section of the property is part of an 18-hole golf course. This property has active recreation potential as well as access to the Sudbury River for passive recreational uses. Parcel is within the Sudbury River Corridor Priority Heritage Landscape.

Parcel #31: Old Sudbury Road

Acreage: 8.92 (2 parcels)

Owner: Walter Oechsle Trust

These two properties total 8.92 of undeveloped, wooded land directly adjacent to the King Philip Conservation Land. Properties are within the Sudbury Center Historic District along Old Sudbury Road, and are the "gateway" to Sudbury along the main route from the Sudbury River to the center of Town. The property lends itself to an expansion of the existing trail system in the Piper/Libby/King Philip conservation lands. Parcels are within the Town Center and the Sudbury River Corridor Priority Heritage Landscapes.

Parcel #32: Rudenberg, Wayside Inn Road

Acreage: 10.3

Owner: Gunther Rudenberg

This property is located just west of the Longfellow's Wayside Inn on the Sudbury/Marlborough line. The land is level and wooded with Hop Brook forming the southerly property line. In addition to Hop Brook, numerous wetlands are located throughout the parcel, although there is good potential for an upland trail system within the parcel which could connect to walking trails

or sidewalks to the Wayside Inn properties. Property is located in the Wayside Inn Historic District.

Parcel #33: Sudbury Swim and Tennis Club, Hemlock Road

Acreage: 13.07

Chapter 61

Owner: Sudbury Swim and Tennis Club Inc.

Private recreational club. Contains pool and multiple tennis courts. Excellent opportunity for Town recreation complex.

Parcel #34: Sullivan, Plympton Road

Acreage: 24.16

Chapter 61

Owner: Plympton Conservation Trust

Large open field and woodlands containing a large residential structure. Front field could accommodate further residential development or recreation use. Wetlands in rear of parcel.

Parcel #35: Waite/Wolfe (Hunt-Bent Farm), Concord Road

Acreage: 100.61

Chapter 61

Owner: Pantry Brook Preservation Trust, West Pantry Brook Farm Limited Partnership

Includes the 1825 Aaron Hunt House and two barns. Lucius Philip Bent moved to the farm in the late 19th century from a cottage at 652 Concord Road. Five generations of Hunts/Bents have farmed the land. Tall pine trees shield the home from the road. Stone walls line the fields and some of the open fields slope down towards the marshland of Pantry Brook. This land is an important parcel aesthetically for the preservation of the town's agricultural history and character. A portion of the property is bisected by the proposed Bruce Freeman Rail Trail. Property is identified as a Priority Heritage Landscape.

Parcel #36: Wayside Inn, Wayside Inn Road

Acreage: 136.25

Owner: Wayside Inn and Wayside Inn Corporation

The property was first created in 1702 as a two-room home but was restructured into an Inn in 1716. Overnight accommodations returned in 1897 with the Inn taking on the name of Longfellow's Wayside Inn. The property was then sold to Henry Ford in 1923, who subsequently moved an Inn building from Sterling, MA to its current residence on the site. Hop Brook flows through the property under an 18th century stone bridge. Several of the extensive fields are used for craft and antique fairs. The grounds include a working Grist Mill, several ponds, an historic ice house, and the Martha Mary Chapel. It is located within the Wayside Inn Historic District and sets the standard for much of the historic and aesthetic planning goals and objectives of the town. The property is identified as a Priority Heritage Landscape.

Parcel #37: Weaver, Old Lancaster Road

Acreage: 11.58

Chapter 61

Owner: James and Melanie Weaver

Residential property containing trout stream and wetlands. Adjacent to the proposed Bruce Freeman Rail Trail.

Parcel #38: Wolbach Farm, Old Sudbury Road

Acreage: 2.76

Owner: Sudbury Valley Trustees

Currently two lots which are part of the Wolbach Farm, the Sudbury Valley Trustees headquarters, a property preserved by John Wolbach and gifted to the Sudbury Valley Trustees. A permanent conservation restriction is recorded on most of the property, except these 2 lots which have the ability to be sold for development. They are located within the “gateway” to Sudbury in the corridor between the Sudbury River and town center. Keeping parcels within this gateway undeveloped will preserve the historic and scenic character of this section of town as well as enhance the significant amount of property protected in perpetuity in this important area. These parcels are within the Town Center and Sudbury River Corridor Priority Heritage Landscapes.

B. Chapter 61, 61A and 61B Parcels

Many parcels in Town are under special designated tax status to the benefit of both the Town and the landowners. Table 4 lists lands that are in Chapter 61 (Forestry), 61A (agriculture), and 61B (Recreation) programs for fiscal year 2008. In exchange for beneficial tax status, the owners must agree to offer to the Town a right of first refusal on the property if a sale or conversion of use is contemplated. Many of the parcels on the Private Land inventory, and are considered priority parcels for preservation, are enrolled in this program. The Town has exercised its option under its right of first refusal over the years on several properties. In order to maintain program status, the owner is required to apply annually to the program. Properties are taken out of the program if the application is not renewed, the property use is converted, or the property is under agreement for sale.

Table 4 : FY08 Chapter 61 Properties

OWNER	LOCATION	TYPE	PROGRAM ACRES
MAYNARD ROD+GUN CLUB INC	POWDER MILL RD	Forestry	38.3
GREENWOOD CLUB INC	261 MOSSMAN RD	Recreation	6.43
FAIRVIEW DEVELOPMENT CORP	206 NORTH RD	Agriculture	3.69
FAIRVIEW DEVELOPMENT CORP	NORTH RD	Agriculture	15.53
MAURER BRUCE D & F JEFFREY	NORTH RD	Agriculture	15.25
VERRILL STEPHEN & JOAN	100 NORTH RD	Agriculture	11.63
VERRILL STEPHEN B & JOAN F	NORTH RD	Agriculture	0.57
VERRILL STEPHEN B & JOAN F	NORTH RD	Agriculture	16.9
KURTH RICHARD R & MARY F	113 HAYNES RD	Agriculture	4.11
KURTH RICHARD R & MARY F	HAYNES RD	Agriculture	12.72
VERRILL STEPHEN	CONCORD RD	Agriculture	24.1
VERRILL STEPHEN & JOAN	1 NORTH RD	Agriculture	87.1
DILLON DANIEL P & SHARON T	1011 CONCORD RD	Agriculture	20.42
PLL LLC	999 CONCORD RD	Agriculture	18.58

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NASHAWTUC COUNTRY CLUB	CONCORD RD	Recreation	105.06
CUTTING WEBSTER JR ETAL	MAYNARD RD	Agriculture	63
ROCKLAGE SCOTT M & PATTY B	MARLBORO RD	Agriculture	26.17
WEST PANTRY BROOK FARM	667 CONCORD RD	Agriculture	48
WOLFE CAROLE R TRS	652 CONCORD RD	Agriculture	53.61
VERRILL STEPHEN & JOAN	HAYNES RD	Agriculture	15.5
DILLON DANIEL P & SHARON T	CONCORD RD	Agriculture	11.5
HAYNES HONORA	82 MORSE RD	Agriculture	24.51
HAYNES HONORA	MORSE RD	Agriculture	9.6
CAVICCHIO PAUL F JR TRS	LINCOLN RD	Agriculture	36.6
WHITE HENRY & BARBARA	LINCOLN RD	Forestry	3.05
WHITE BARBARA & HENRY	56 LINCOLN RD	Agriculture	3.02
WHITE HENRY & BARBARA	LINCOLN RD	Forestry	2.77
WHITE HENRY & BARBARA	LINCOLN RD	Forestry	0.96
WHITE HENRY & BARBARA	LINCOLN RD	Forestry	0.92
HODDER W JAMES &	136 HUDSON RD	Agriculture	7.52
SULLIVAN CAROLYN TR	151 PLYMPTON RD	Agriculture	24.16
SLUDER GREENFIELD & PATRICIA	PLYMPTON RD	Agriculture	5
MCLAGAN BARBARA B	PLYMPTON RD	Agriculture	2
MCLAGAN BARBARA B	WATER ROW	Agriculture	10.48
MEADE & DICKEY TRUSTEES	10 NEW BRIDGE RD	Recreation	73.56
SUDBURY SWIM & TENNIS CLUB	1 HEMLOCK RD	Recreation	13.07
WEAVER JAMES C & MELANIE B	248 OLD LANCASTER	Recreation	11.58
BOOMA STEPHEN & SHARON	233 CONCORD RD	Agriculture	8.8
BOOMA STEPHEN & SHARON	CONCORD RD	Forestry	5.2
FAIRBANK REBECCA	OLD SUDBURY RD	Agriculture	25.88
CHEREN ROBERT V & JUDITH A	DUTTON RD	Recreation	3.9
CHEREN ROBERT V & JUDITH A	181 DUTTON RD	Recreation	10
CAVICCHIO FARMING LLC	CODJER LN	Agriculture	21.66
CAVICCHIO PAUL F JR	110 CODJER LN	Agriculture	14
CAVICCHIO FARMING	CODJER LN	Agriculture	16
TP FARMING LLC	CODJER LN	Agriculture	15
CAVICCHIO FARMING	CODJER LN	Agriculture	2.5
CAVICCHIO PAUL F JR	CODJER LN	Agriculture	8.68
CODJER LANE LLC	CODJER LN	Agriculture	20.8
CODJER LANE LLC	CODJER LN	Agriculture	7.05
CAVICCHIO PAUL F JR	CODJER LN	Agriculture	7.01
CAVICCHIO PAUL F JR	CODJER LN	Agriculture	16.79
CAVICCHIO PAUL F JR	CODJER LN	Agriculture	2.13
CAVICCHIO PAUL F JR	CODJER LN	Agriculture	1.87
GRAY LAWRENCE S & SUZANNE	3 FRENCH RD	Agriculture	9.7
P L M CORP	578 BOSTON POST	Agriculture	1.66
P L M CORP	578 BOSTON POST	Agriculture	10.27
STONE ANNE TRS	554 BOSTON POST	Agriculture	56
STONE WILLIAM P TRUSTEE	554 BOSTON POST	Agriculture	5.28
P L M CORP	BOSTON POST RD	Agriculture	0.92
CAVICCHIO PAUL F JR	110 CODJER LN	Agriculture	0.38
CAVICCHIO PAUL F TRUSTEE	CONFIDENCE WAY	Agriculture	1.29
CAVICCHIO PAUL F JR TRUSTEE	CONFIDENCE WAY	Agriculture	1.79
CAVICCHIO PAUL F JR TRUSTEE	CONCORD RD	Agriculture	13.64

MERCURI VINCENT C	189 BOSTON POST	Recreation	1.29
MERCURI VINCENT C	BOSTON POST RD	Recreation	1.55
MERCURI VINCENT C	BOSTON POST RD	Recreation	1.52
MERCURI VINCENT C	BOSTON POST RD	Recreation	1.59
SHYLOVSKY THEODORE W	192 BOSTON POST	Recreation	8.54
ARONSON DAVID & GEORG	137 BRIMSTONE LN	Recreation	7.44
ARONSON DAVID	BRIMSTONE LN	Recreation	1.4
MURPHY GLEN E & AUDREY C	NOBSCOT RD	Agriculture	1.38
MURPHY AUDREY C TRUSTEE	NOBSCOT RD	Agriculture	23.73
WRIGHT WARREN J & DOR TR	155 WOODSIDE RD	Agriculture	4.5
WRIGHT WARREN J & DOR TR	HOPESTILL BROWN	Agriculture	5
	TOTAL		1173.11

C. Public Parcels

The Town of Sudbury contains substantial lands dedicated to open space and recreation which are owned by various municipal entities. Some lands are permanently protected by virtue of their acquisition or donation. But not all these lands are protected, including some of the most popular areas for passive recreation.

Great Meadows National Wildlife Refuge is the largest of the public open areas. Managed by the US Department of the Interior, the refuge includes 548 acres of wetlands and adjacent upland along the Sudbury River. The newest addition to federal land-holdings in Sudbury is the Assabet River National Wildlife Refuge, dedicated in 2000, which includes 507 acres in Sudbury (out of a total of 2947 acres) and is part of the former Sudbury Fort Devens Annex.

The Commonwealth of Massachusetts owns two large parcels in Sudbury, the Pantry Brook Wildlife Management Area in the east (adjacent to Great Meadows NWR), and the Sudbury State Forest in the western part of Town (adjacent to Assabet River NWR). Both of these areas are popular for fowl hunting.

The Town of Sudbury owns thirteen designated Conservation lands that offer public trails. These lands range in size from 20 acres to over 118 acres (see Table 5). These dedicated conservation lands are managed by the Sudbury Conservation Commission. Public use of the reservations varies tremendously, but all are open to the public for passive use. The 88-acre Hop Brook Marsh is frequently used by day hikers, horseback riders and cross country skiers for passive recreation. The Hop Brook Marsh area has a vast network of maintained trails through upland, wetlands, around ponds, and along streams. These trails connect with over 3,000 acres of state, federal, private conservation non-profit, and abutting town's trail systems.

Davis Farm Conservation Land is more remote and does not get the extent of daily use some of the other conservation lands enjoy. Davis tends to be used by organized groups for camping as two firepits are available for use with a permit from the Fire Department.. The Lincoln Meadows conservation land has community garden plots available for annual rent. The Commission also oversees over 400 acres of designated conservation-restricted land which is not open to the public.

The Town's Park and Recreation Department administers and oversees the management of six recreation areas that include facilities for soccer, lacrosse, baseball, softball, field hockey, ice skating, courts for tennis, basketball, and a toddler playground. Park and Recreation also oversee the Town's two parks, Heritage Park and Grinnell Park.

There are 5 parcels of Town-owned land that have no specific designation on their use, but which may present opportunities for open space and recreation. These parcels are listed below, with a description and the current thinking on potential uses.

Frost Farm – part of the 140 acre Frost Farm, of which the Town purchased 75 acres in 1991, this property has been used for a variety of purposes. Approximately 16 acres were leased for the Frost Farm Incentive Senior Development, 44 town homes for moderate income seniors. Approximately 55 acres were designated for conservation use in 2001. The balance of the property is well-suited for designation as conservation use, however the Town has been reluctant to do so until litigation of the senior development is complete. The property contains trails which link with the Town of Concord conservation land to the north and the Davis Farm Conservation Land to the south..

Sand Hill Sanitary Landfill – a 28 acre parcel overlooking the Sudbury River, there is a possibility for redevelopment of this parcel into an active recreation area, such as a golf driving range. The Town has not done any feasibility studies to date, nor has sought public input on this idea.

Mahoney Farm – part of a larger parcel which has been subdivided and developed, the Town portion of this property is 36 acres. Currently the Town is involved in a feasibility study of the property to determine its potential for housing and/or recreation. The Park & Recreation Commission is interested in developing baseball/softball fields in this location, but preliminary testing indicates significant wetlands and high water table.

Melone (gravel pit) – this 30 acre parcel located on North Road is currently an active gravel pit owned by the Town, with an additional 16 acres in the Town of Concord. Currently the Town is involved in a feasibility study of the property to determine its potential for housing and/or recreation. Preliminary testing indicates high potential for both housing and recreation. However the parcel's proximity to a nearby water supply well and perennial stream will place some limitations on its eventual development.

Parkinson/Howe property – this 12 acre parcel of land located behind Ti-Sales off Hudson Road is currently used as an informal lacrosse practice field. Proper access to the field makes development into a formal, scheduled field problematic. The Town monitors sale of adjacent properties that could provide adequate access. This property has been suggested as a major trail head for the proposed Bruce Freeman Rail Trail. However, access problems would need to be addressed for any significant public use of this property.

Table 5: Town of Sudbury Conservation and Recreation Lands

PARKS & RECREATION LANDS

Playing Fields

Featherland Field	F10/001	36.75
Davis Field	C10/500	28.91
Haskell Field	F05/005	28.77
Fairbanks Community Center	F06/001	8.05
Frank G. Feeley Field	L08/012	18.00
Horse Pond Play Field	K06/036	2.04

Parks

Heritage Park	H09/048	4.40
Frank Grinnell Veterans Memorial	H09/004	.70
	TOTAL	127.62 acres

CONSERVATION LANDS - Open with Public Trails

Hop Brook Marsh	H04-008	93.28
Lincoln Meadows	F12-010	63.45
Davis Farm	D10	70.62
Barton Farm	D09-201	15.13
Haynes Meadow	H07-025	22.5
King Philip Woods	H11-308	86.0
Piper Farm	H10-300	68.5
Libby/Dickson	H11-400	26.8
Nobscot	L04-300	108.13
Raymond Rd. East & West (CC mgmt)	L08-008	118.0
Mahoney Farm	M07-004	9.98
Frost Farm	C11-301	55.00
Poor Farm Meadow	E08-602	55.36
Tippling Rock Trail	K06-306	41.30
	TOTAL	834.05

D. Non-Profit Parcels

The Non-Profit Parcel Inventory contains parcels owned by the Sudbury Valley Trustees and the Sudbury Water District. While most of these parcels are currently undeveloped, there are few or no permanent restrictions on future development. Sudbury Valley Trustees is incorporated as a non-profit conservation organization dedicated to conserving land and protecting wildlife habitat in the Concord, Assabet and Sudbury River basin. With this mission, it is unlikely that SVT will sell any of its land for development, however, unless protected through deed restrictions, SVT has the option of selling property when it is clearly in the best overall interests of their mission.

Property that may be expendable to SVT may be of great value to the Town for the goals & objectives in this Plan.

The mission of the Sudbury Water District is to provide an adequate supply of high quality water to all District consumers. As with SVT properties, all SWD parcels may not be suitable to further the mission of SWD. However these parcels could be of highest value to the Town in achieving its opens space and recreation goals.

Therefore, this plan is identifying both the Sudbury Valley Trustee and the Sudbury Water District properties as parcels for priority protection in hopes of engaging these entities in working with the Town to permanently protect these parcels. Other non-profit lands, including houses of worship, private schools and other state and federal lands have not been included in this report.

Table 6: Sudbury Valley Trustees Properties

POWERS RD	C08-0054	cedar swamp	3.77
NORTH RD	C08-0056		3
HUNT RD	E09-0126		0.92
MORSE RD	E09-0602		1.78
HERMITAGE ST	F08-0018		1.22
WILLIS RD	F08-0506	Mineway Brook/Ashley	41.1
HUNT RD	F09-0125		1.27
LINCOLN RD	F11-0006	Lincoln Road fields	9.73
LINCOLN RD	F11-0008		29.15
LINCOLN RD	F13-0018		10.18
WEIR HILL RD	F13-0022	Round Hill	11.6
LINCOLN RD	F13-0023		6.6
LINCOLN RD	F13-0024		11
MOORE RD	G05-0037		3.1
HUDSON RD	G07-0200	Gray Reservation	35
HUDSON RD	G07-0400	Gray Reservation	17
NEW BRIDGE RD	G10-0101	Brues Woods	1.65
NEW BRIDGE RD	G10-0301	Brues Woods	5
NEW BRIDGE RD	G10-0303	Brues Woods	4.77
PLYMPTON RD	G10-0400	Brues Woods	23
WATER ROW	G11-0401		10.7
CONCORD RD	H09-0012		5.16
WOLBACH RD	H11-0100	Wolbach Farm	44.09
WOLBACH RD	H11-0102	Wolbach Farm	5.27
OLD SUDBURY RD	H11-0104		1.38
DUTTON RD	J03-0001	Memorial Forest	217
UNION AVE	J08-0022		3.38
WOLBACH RD	J11-0202		1.38
BOSTON POST RD	K08-0029		0.25
WAYSIDE INN RD	L02-0004		1.68
WAYSIDE INN RD	L02-0011		18.1
NOBSCOT RD	L07-0023	East of Clark property	10.88
CLIFFORD RD	L09-0001		4

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LANDHAM RD	L09-0002	Lyons-Cutler Reservation	59
COOLIDGE LN	L09-0003		2.5
LANDHAM RD	L10-0029		3.04
CUTLER FARM RD	L10-0425		3.71
PELHAM ISLAND	L11-0014		0.26
OLD FRAMINGHAM	M07-0007		6
MORAN CIR	M08-0121		0.55
CIDER MILL RD	M08-0150		0.92
LAND END LN	M08-0189		0.92
		TOTAL	621.01

Table 7: Sudbury Water District Properties

BRIMSTONE LN	L03-0365	1.01
BLUEBERRY HILL	H07-0240	16.8
CLIFFORD RD	L09-0218	0.98
CLIFFORD RD	L09-0219	0.98
CLIFFORD RD	L09-0220	1.06
CLIFFORD RD	L09-0221	1.03
WRIGHT RD	L09-0222	0.93
CUTLER FARM RD	L09-0223	0.97
WRIGHT RD	L09-0234	0.92
15 NORTH RD	C12-0007	4
WATT ST	G06-0531	0.23
NELSON RD	G06-0532	0.55
WATT ST	G06-0533	1.42
GOODMANS HILL	H09-0035	1.24
NOBSCOT RD	L07-0018	2.8
NOBSCOT RD	L07-0039	7.24
NOBSCOT RD	L07-0041	0.18
199 RAYMOND RD	L08-0001	24.5
RAYMOND RD	L08-0008	2.89
RAYMOND RD	L08-0009	7.72
WARREN RD	M09-0021	16.35
POWDER MILL RD	B07-0400	32.09
NORTH RD	C12-0004	6.87
NORTH RD	C12-0006	0.08
CONCORD RD	D13-0500	10.24
MAYNARD RD	E07-0003	1.84
BRENTWOOD RD	G06-0001	10
BRENTWOOD RD	G06-0003	4.82
BRENTWOOD RD	G06-0005	5.65
PRATTS MILL RD	H06-0800	17.8
WASH BROOK RD	J08-0002	4.39
WASH BROOK RD	J08-0315	0.7
PEAKHAM RD	H07-0600	12.15
CLIFFORD RD	L09-0235	0.92
	TOTAL	201.35

SECTION 6: COMMUNITY VISION

A. *Description of Process*

1. Planning 1998-2007

Sudbury developed prior Open Space and Recreation Plans in 1978, 1985, and 1998. During the ten years since the Plan was last revised in 1998, the Sudbury community has worked diligently to define and refine its vision for the future and to provide mechanisms to implement that vision. During this time period, Sudbury has developed several significant planning documents and has adopted other measures that articulate key goals and objectives for the Town. These documents, which reflect broad input from the Town residents and thorough consideration of the Town needs, illuminate Sudbury's community vision. In particular, Sudbury has, on many occasions, addressed its priorities and plans for the use and preservation of open space and recreation resources and has articulated how those priorities fit within the context of its vision as a whole.

The most significant initiative during the past decade has been the adoption of the Community Preservation Act in 2002. This has given the Town the financial resources to implement and achieve its open space goals. Since 2002, the Town has collected an average of \$1 million each year from local taxes, along with a 100% match from the state CPA Trust Fund. Over \$16 million of those funds have been committed for open space and recreation.

The 2007 Open Space and Recreation Plan Committee has reviewed the following important resources to understanding how the Sudbury community values its open land and recreation resources and to assist in the identification of particular goals and objectives to implement the community's vision.

Sustainable Sudbury Master Plan (2001): In 2001, Sudbury adopted a Master Plan that reflected several years of hard work and the collaborative efforts of hundreds of town residents, several Town boards and committees, and especially those individuals serving on the Master Plan Task Force and other groups dedicated to production of the Plan. The process provided numerous opportunities for public input including three public forums and a town-wide survey with a highly significant response rate of 27%. This document is enormously valuable in understanding the vision of the Sudbury community.

Walkway Committee Report (1999): In connection with the development of the Master Plan, the Walkway Committee produced a plan to implement a system of integrated walkways throughout Town.

Land Use Priorities Committee Report (2002): This Committee was appointed in 1998 to evaluate undeveloped land for the potential for preservation and a variety of other community uses. This report provides a Decision Model for analysis and a priority ranking of land parcels

evaluated at that time. This report has provided a framework for analysis of private parcels as they have become available for possible protection. The criteria developed by this committee has been used to rank the parcels in the Private Land Inventory of this Plan.

Community Preservation Act (2002): Sudbury voted to adopt the Community Preservation Act, which provides a 3 % surcharge on real estate taxes to be matched by state grants to provide funding for open space preservation, affordable housing, historic preservation, and recreation resources. Sudbury's adoption of the highest surcharge demonstrates the community's commitment to dedicate resources to these target areas. To date Sudbury has received 100% matching funds from the state for the Town's preservation efforts.

Sudbury Athletic Field Master Plan (2004): Sudbury developed an Athletic Field Assessment Report and a Master Plan to identify cost-effective strategies for the creation of new fields and the renovation of existing fields.

Bylaw Review and Amendment (ongoing): Sudbury continues to review and amend its bylaws to further implement the goals of the Master Plan in maintaining the character of Sudbury. Many relevant bylaws (including the Water Resource Protection District Bylaw and the Open Space Bylaw) predated the Master Plan. More recent bylaw revisions include the Scenic Roads Bylaw, the Demolition Delay Bylaw, the In-ground Irrigation Bylaw and the Sudbury Wetlands Administration Bylaw.

Establishment of Boards and Committees (ongoing): In recent years, the Town has undertaken several initiatives consistent with its goals for land and natural resource preservation and for recreation opportunities including the creation of the following:

- Rail Trail Conversion Advisory Committee: In 2004, the Board of Selectmen created this Committee to provide a mechanism for the Town to examine the conversion of an existing unused rail line in Sudbury to a recreational path and alternative transportation corridor. This committee is currently studying the feasibility of constructing a rail trail along the proposed Bruce Freeman Rail Trail Corridor running north south through Sudbury. CPA funds have been allocated for a feasibility study, title search, wildlife study and corridor mapping.
- Sudbury Center Improvement Advisory Committee: In 2005, the Board of Selectmen established the Sudbury Center Improvement Advisory Committee to recommend plans to upgrade, restore, and improve the historic Town Center. The mission of the Committee reflects the Town's goals preserving the Town's historic landscapes while providing recreational and cultural opportunities as appropriate.
- Sudbury Agricultural Commission: Created in 2005, the Commission seeks to foster preservation of farmland and agricultural activities.
- Ponds and Waterways Committee: In 2005, this Committee was established to assess the condition of the Town's major ponds, waterways and tributaries, recommending remediation strategies where necessary, in order to enhance opportunities for both active and passive recreational use as appropriate.

Sudbury Reconnaissance Report: Freedom's Way Landscape Inventory (June 2006): In 2006, Sudbury participated in the Heritage Landscape Inventory Program sponsored by the

Massachusetts Department of Conservation and Recreation and the Freedom's Way Heritage Association. The primary goal of the inventory program was to identify a wide range of landscape resources, particularly those that are significant and unprotected. This inventory focuses on Heritage Landscapes: "special places created by human interaction with the natural environment that help define the character of the community and reflect its past." The process for identification of these landscapes included a community Heritage Landscape Identification meeting on May 9, 2006, attended by 25 residents and including input from representatives of Town boards and non-profit organizations. The public forum was followed by fieldwork by a consulting team and culminated in a significant report which focused on 8 Heritage Landscapes in Sudbury.

2. Open Space and Recreation Plan Committee Process

In June 2007, the Sudbury Town Manager established the Open Space and Recreation Plan Committee charged with updating the 1998 Plan. The Committee includes the Town Planner, the Conservation Coordinator, the Park and Recreation Director; representatives from the Planning Board, Conservation Commission, and Park and Recreation Commission; and a wide range of interested residents to enhance the public perspective of the process and the Plan. The Committee has held 14 public meetings over 9 months. All meetings were open to the public and advertised in the Town Clerk's office and on the Town's website. The Committee's work included review of other planning documents, maps, and reports, input from Town employees and boards on ongoing work in related areas, discussion of all key aspects of the Plan, and drafting and review of the Plan.

The Committee also conducted a public survey in Fall 2007 to solicit resident input on the Plan update. This survey was made available on the Town website and at various Town Building. A public forum was held on October 18, 2007, with over 50 participants. The Committee sought to heighten public awareness of these opportunities for input through notices in the Town newspaper, on the local cable channel, and advertisement on the Town website. Property owners whose parcels were proposed for preservation in the Plan were notified directly of the survey and the public forum. Notices about the survey and forum also were sent to parents through the public schools and placed in the Council on Aging and Park & Recreation Department newsletters. 560 surveys were returned to the committee.

The key questions of the survey show overwhelming support for protecting open space (434 to 63, or 87%) and providing diverse recreational activities (501 to 37, or 93%). When asked about preserving the character of the town, protection of undeveloped land was clearly the most important and protection of surface water and wetlands is clearly the second most important above the preservation of historic sites, agriculture and viewsheds. There was also overwhelming support of the Community Preservation Act funds for the preservation of open space as well as active and passive recreation.

The tabulation of survey responses, including open responses to several questions, is contained in Appendix B.

B. Statement of Open Space and Recreation Goals

The people of Sudbury truly value the Town's character – its scenic beauty, history, open space, natural resources, good schools, and the vibrant sense of shared community. Sudbury has a genuine sense of place. Sudbury residents invest significant time and other resources in efforts to maintain these special characteristics. Our community works to plan for the future but also to preserve that special connection to the past.

The Sudbury Master Plan reflects these values and articulates our efforts to realize this vision. The goals and objectives of the Master Plan are rooted in the concept of sustainability. This concept suggests a balancing of goals with an eye toward long-term outcomes. The Sudbury community recognizes that change is inevitable, but seeks to manage change in a positive and productive manner. As noted in the Master Plan: "A primary goal of a sustainable community is to meet its basic resource needs in ways that can be continued into the future. A sustainable community seeks to maintain and improve its economic, environmental and social characteristics so that its residents can continue to lead healthy, productive and enjoyable lives."

Among the many critical goals addressed in the Master Plan, the preservation of open space and natural resources are highly prominent. At the 1998 Town Meeting, the residents of Sudbury adopted as a resolution a statement about the character of Sudbury, which included the following:

We value the town's essentially residential, low-density nature. A significant aspect of Sudbury's charm and character is derived from its rural/suburban feeling. Becoming more like towns nearer Boston would not be considered "progress." This is not to say that the value and convenience of consumer oriented, commercial activity and development is not appreciated. We remain open to positive change, while zealously safeguarding historical treasures and traditions. High value is placed upon Sudbury's natural resources and beauty, its open spaces, wetlands, forests and wildlife. The opportunities that these resources provide for enjoying and appreciating nature, recreation and escaping from our hectic lives is precious. Aligned with these natural resources is the diligent protection of the quality of Sudbury's water and air.

This vision for Sudbury was further delineated in the Natural and Cultural Resources Element of the Master Plan and these themes permeate the subsequent planning documents and initiatives that inform our current efforts as a Town.

The preservation of open space is important to Sudbury for aesthetic, cultural, historical, environmental, and economic reasons. The Sudbury community envisions the protection of undeveloped lands as integral to its connection with its agrarian history. We seek to maintain a diversity of land uses including agricultural uses. Other important historical, archeological, or cultural features will also be lost if development is not managed proactively. We value the beauty of the land around us and recognize that these features draw people to visit and to live in Sudbury. The economic viability of Sudbury is also intricately linked with our ability to preserve open land as rapid development strains our ability to provide quality Town services.

Our future depends on what we do to protect our natural resources today – yet these goals go beyond mere protection of open space to consideration of broader environmental needs. We seek to protect our groundwater and surface water, wetlands, fish and wildlife, indigenous vegetation, and air quality. We seek to protect local ecosystems and habitats. As a community, we envision a proactive approach – not just to deter further harm, but also to restore and improve the quality of local resources. We recognize that local environmental efforts are necessarily intertwined with regional efforts, especially concerning the watersheds that encompass Sudbury.

The Sudbury community envisions a productive relationship between the human residents and the environment not only for the protection of the natural resources but also to allow for appreciation of our environment. We are fortunate to live in a beautiful place where we also have easy access to enjoy it. Sudbury values opportunities for both active and passive recreation and seeks to broaden those opportunities consistent with our protection goals. We aim to provide diverse opportunities to meet the needs of a wide range of residents including accessible recreational resources. Rapid population growth has placed a strain on our recreation facilities and we seek to address unmet needs for field space and other recreation opportunities. Finally, Sudbury has long envisioned a pedestrian-friendly town with interconnected trails and walkways (including connections to commercial areas) and increased opportunities for bicycle traffic.

In sum, Sudbury's open space and recreation goals must be viewed in the context of the broader vision for Sudbury which centers on sustainability. We seek to protect and enhance the resources we have now to sustain our community in the future. We envision a community that remains a desirable place to live and believe this enhances our economic viability. As a community, we endeavor to implement these open space and recreation goals in a manner consistent with other sustainability goals concerning housing, Town services, historic preservation, and other needs of Sudbury residents. We envision a balance of approaches that includes protection of highly valuable parcels towards these ends and other measures designed to manage the effects of development on our natural resources. Thus, we plan to continue moving forward in a deliberate and collaborative manner toward our vision for Sudbury's future.

SECTION 7: ANALYSIS OF NEEDS

Over the past two decades, Sudbury has made significant gains towards protection of its resources through its open space preservation efforts and other measures aimed at managing growth and development. Yet, Sudbury faces the ongoing need to protect its resources from threats posed by continuing development and other sources.

In analyzing the unmet needs for resource protection, the OSRP Committee looked to the community's priorities as articulated in many sources, including the 2001 Master Plan, the 2002 Land Use Priorities Committee Report, the 2004 Athletic Field Master Plan, and the 2007 Heritage Landscape report. To obtain further public input in updating the Plan, the Committee conducted an extensive survey, distributed through a variety of sources and which resulted in 560 responses.

In addition, the Committee held a public forum in October, 2007, to allow residents to discuss the goals and objectives of the plan and the proposed priority parcels. The comments offered by the 50 residents who attended have been incorporated into the planning process.

The Committee also looked to state and regional sources to better understand the protection of Sudbury's resources in the context of the needs of the region. These sources include *Massachusetts Outdoors!*, the Statewide Comprehensive Outdoor Recreation Plan (SCORP), population and build-out projections prepared by the Metropolitan Area Planning Council, and relevant GIS maps. The needs identified by Sudbury residents were compared with those identified by the residents in our region, the Northeast Region of Massachusetts, who were surveyed for the statewide outdoor recreation plan.

The needs identified through these various means support the goals outlined in Section 8 as well as the Five-Year action plan to implement the goals. Also, the protection needs identified are directly reflected in the Committee's list of Resource Criteria used to assess which parcels should be targeted for protection in light of these needs.

A. *Summary of Resource Protection Needs*

1. Preserve the Town Character

The preservation of open space is crucial to maintaining our Town character and quality of life, and the Town has recognized the need to protect certain types of land and land uses. Sudbury residents value our significant history, including the Town's place in the early American colonial era. Many Native American artifacts have been discovered in the Sudbury area. The Town's history as an agrarian community is prized and underscores the need to protect certain views and land uses.

The preservation of a variety of landscapes also remains an important need. Sudbury is characterized by a wide range of topographies, including forests, open fields, farmlands, wetlands, and various water bodies. Sudbury is representative of the region as described in the statewide plan (SCORP): "the long historical presence of agriculture and woodlands and the abundance of surface water resources lend this region its distinctive and attractive landscape."

As development continues to limit the types of views and land uses, there is a need to preserve certain landscapes. For instance, Sudbury has few remaining roadside fields. Those remaining farmsteads, fields, and stone walls which point to our farming history are in need of protection.

The limited options that remain for open space preservation highlight the need to link open space parcels, which will enhance the opportunities for recreation and for enjoyment of the natural resources, and will provide larger habitat areas to protect existing wildlife. The Sudbury River and the adjoining Great Meadows National Wildlife Refuge run along the eastern boundary of the town. The southwestern portion of Town has a band connecting several large tracts of land which include the Boy Scout Nobscot Reservation, the Wayside Inn Historic District, the SVT Memorial Forest and Desert Natural Area, and the Assabet River National Wildlife Refuge. Other large protected parcels are scattered throughout Sudbury. Preservation measures are needed to further connect these tracts to promote habitat protection and passive recreational opportunities.

The Town's continued growth underscores the need to protect the remaining parcels of open space. Sudbury was a small agricultural town until about 1945. Sudbury then experienced rapid population growth from the 1940s through the 1960s due to the availability of land and its proximity to Boston. In the last 20 years, substantial housing development has continued even as population growth has stabilized, as fewer persons now live in each household. In 2007, the Sudbury population had reached 18,080; the total number of dwelling units was 5,772. As described in Section 3, MAPC has predicted that Sudbury's population will increase 19.5% by 2020 (to 20,133), with an increase in the number of households by over 30%. While the Town may or may not continue to grow at this rate, it is clear that the amount of undeveloped land is finite and is diminishing rapidly. We are running out of time – and land.

The OSRP Survey responses demonstrate overwhelming support for protection of open space (434 to 63, or 87%). Sudbury residents rated “permanent protection of undeveloped land” as the most important means to preserve the Town character. Residents also strongly supported the continued use of Community Preservation Act funds for the preservation of open space. The numerous and expansive comments provided by survey respondents show the concerns residents have for the protection of cultural and historical features (such as barns, stone walls, and scenic roads) and for the aesthetic qualities of our Town (including the appearance of commercial enterprises, the types of housing, and the rural character).

2. Protect Wildlife and Critical Habitats

Sudbury boasts a wide range of vegetation and topographies which support a rich diversity of habitat types. In particular, there is a wide variety of wetland types, which each support a set of species and which often merge and mix providing even greater biodiversity. Sudbury includes some unique natural sites, such as a cedar swamp, and is home to many rare species of plants and a number of wildlife species protected under the Massachusetts Endangered Species Act (See Tables 1 and 2). While many habitats have been impaired by the impacts of development, Sudbury has developed a plan, the Sudbury Natural Areas Project (SNAP), to systematically restore the natural systems that define Sudbury's ecology.

Particular wildlife protection needs have been identified in the SNAP plan and through other efforts. Protection and restoration needs focus on areas adjacent to streams and brooks, uplands near ponds, vernal pools, and vegetated wetlands. The protection of habitats includes the need to reduce fragmentation of habitat areas and the need to protect or restore the natural boundaries of habitats.

Wildlife corridors are a primary protection concern. Significant wildlife corridors exist along the east side of Sudbury (including the Great Meadows National Wildlife Refuge and other preserved parcels) and along the west side (including the Assabet River Wildlife Refuge and other preserved parcels). Smaller corridors, some of which are connected to the major corridors, are scattered throughout Town and should be targeted for preservation.

The vast majority of the OSRP Survey respondents (469 of 525, or 89%) agreed that Sudbury should protect land areas and migration corridors for the well-being of indigenous plants and animals.

3. Protect the Town's Water Resources

3.a) Aquifers and Groundwater

Sudbury is served by 10 operating wells administered by the Sudbury Water District, which supplies Sudbury's drinking water. In July 2004, the Water District completed the Source Water Assessment and Protection Report (SWAP) to support water supply protection. Significant water resource protection needs are outlined in this report, including the identification of different zones requiring different protection practices. The OSRP Committee considered the location of the potential parcels within these zones in its assessment of parcels in need of protection.

Sudbury generally has conditions suitable for public wells. However, 5 of the 9 water supply wells (generating 58% of the total Sudbury water supply) are located in aquifers with a high vulnerability to contamination. In particular, the Route 20 business corridor presents a threat of groundwater pollution and contamination of wells in the area. The Town's major drinking water well fields are adjacent to the business district and are vulnerable to contamination from commercial and industrial uses. Thus, the Town has identified the need to create a municipal sewer collection system for the business district along Route 20. The current conditions make it difficult to maintain the current septic systems. The identification of a suitable site for a local treatment plant or other alternative sewer treatment remains a critical need.

The residents who responded to the survey favored zoning controls, such as aquifer protection bylaws, as means to protect the Town's groundwater resources, but also supported other measures such as water bans. The survey also demonstrated strong support for providing a sewer system for the Route 20 business district.

3.b) *Surface Water Bodies*

Sudbury faces the ongoing need to protect its ponds, streams, vernal pools, and wetlands. And the Sudbury River and its watershed, a major natural resource. Protection of these water resources is crucial to protection of the wildlife and plant life in these habitats. In addition, these waterways provide a wide array of recreational opportunities, including canoeing and kayaking. Sudbury has a large number of wetlands and vernal pools key to the biodiversity of wildlife; the Town has taken steps to protect these resources and must continue to review development that could harm the quality of the water or breeding habitats provided by these resources. Sudbury survey respondents gave high ratings to the “protection of surface water bodies and wetlands” as a way to protect the Town character.

A particular need for the protection of Hop Brook has been identified due to the effluent from the Marlboro Easterly Wastewater Treatment facility, which is facilitating the growth of algae and weeds in Hop Brook and downstream ponds. Survey respondents strongly support the Town’s efforts to reduce nitrogen and phosphorus emissions into Hop Brook from the Marlboro treatment facility.

B. Summary of Community’s Needs

1. Provide Recreational Opportunities to Meet the Diverse Needs of the Entire Community

Recreational fields for active recreation are in great demand in Sudbury. The Town’s Park and Recreation Department manages six recreation areas that include facilities for soccer, lacrosse, baseball, softball, field hockey, ice skating, tennis, and basketball. Sudbury has the need for creation of new fields as well as the need to effectively renovate existing fields. These particular needs are outlined in the 2004 Athletic Field Master Plan. The Park and Recreation Department also manages two parks and a toddler playground.

Sudbury residents also have incredible opportunities for passive recreation on the sixteen Conservation Reservations managed by the Sudbury Conservation Commission, on two wildlife reserves, and on other privately held parcels accessible to the public. Moreover, the rivers, streams, ponds and other water bodies provide opportunities for canoeing, kayaking, and other recreation.

The primary recreation need identified through the OSRP survey and other sources is the need to provide and maintain a diversity of recreational land uses reflecting the interests and needs of the whole community. A large majority, 501 of 552 Sudbury respondents, supported this goal. Recreational opportunities need to be accessible for those with differing needs, including physical disabilities. Likewise, 96% of the residents of our region surveyed for the statewide plan support improving access for people with disabilities, more strongly than in any other region. A majority of Sudbury residents specifically support the development of conservation trails accessible to people with disabilities. Sudbury residents also solidly support funding of active and passive recreation through the Community Preservation Act (425 of 541 respondents, or 79%).

When asked about new or expanded recreational opportunities that are needed in Sudbury, residents rated highly the following facilities: bicycle paths, conservation trails, small parks, outdoor skating facilities, playgrounds, and playing fields (see Appendix B for complete results). The needs identified in Sudbury overlapped with those identified by respondents in the region, who placed the highest priority for new facilities on road biking, playground activity, swimming, walking, golfing, and basketball.

2. Develop Trails and Walkways and Trail Linkages for Non-Motorized Recreation

The need to develop trails and walkways is a major feature of the need to enhance opportunities for passive recreation. A large portion of the Sudbury survey respondents (434 of 544, or 80%) agreed that Sudbury should develop and maintain trail linkages by connecting old or creating new walkways and trails for non-motorized recreation. A significant majority (again 80%) support the continued implementation of the comprehensive walkway program with the construction of new walkways. A majority of respondents believe Sudbury should work toward development of rail trails or recreation corridors along the rail bed lines.

The linkage of existing trails and open spaces remains a critical need. The linkage of parcels that are currently protected, including linkage of conservation trails, achieves many goals – such as enhancement of open space views to preserve Town character, protection of wildlife corridors, and increased potential for passive recreation.

C. Management Needs

1. Funding

The primary management need faced by the Town has been and will continue to be funding for the implementation of the open space and recreation goals. Sudbury's adoption of the Community Preservation Act in 2002 has significantly improved the Town's ability to implement these goals. Given the 100% state match that has been received to date, this mechanism has allowed Sudbury to make progress towards many important goals with projects supported by state funds in equal amount to local funds. Yet, Sudbury cannot afford to support every meritorious protection or preservation project.

Going forward, the Town needs to continue to educate residents about the provisions and advantages of the Community Preservation Act, and to work to use these funds in the most effective manner. Public education and public input concerning the potential benefits of the investments in these areas are crucial components of the funding process. Moreover, the Town needs to continue its efforts to seek and obtain any other sources of funding to implement open space and recreation goals, including state and federal grants and private fundraising. The Town must continue to explore other mechanisms, exemplified by our cluster zoning bylaw, to meet open space goals.

Working in conjunction with local groups such as the Sudbury Valley Trustees, private fundraising for open space purchases seems another viable funding option, as a majority of survey respondents indicated they would be willing to donate money towards a public fund for the acquisition of additional open space in Sudbury.

2. Develop a Cohesive Strategy Involving Town Boards and Committees, Regional Conservation Organizations, and Town Residents

Sudbury has enjoyed major successes in meeting its open space and recreation goals due in part to effective collaboration and communication among the relevant Town boards and committees. Moreover, many efforts have fostered good communication with local landowners concerning significant land parcels and with the public as a whole concerning the land preservation process. The process that has been used effectively is described in the Five-Year Action plan below.

Sudbury has also worked closely with private and non-profit groups in the region to achieve compatible goals for protection of open space, water resources, and wildlife. Examples of these organizations include the Sudbury Valley Trustees, the SuAsCo river protection organization and the Sudbury Foundation. Sudbury needs to continue with these collaborative efforts.

Taking the process even further, formation of a standing Open Space Advisory Committee may be an effective way to review and prioritize projects as they are presented by landowners. The Open Space Advisory Committee can be an advisory body and a resource to the Board of Selectmen in carrying out the major goals outlined in the Open Space and Recreation Plan and in revising the Open Space and Recreation Plan as needed to comply with federal and Commonwealth of Massachusetts requirements and guidelines.

3. Maintain and Develop Town-Owned Land for Enjoyment by Residents

The Town needs to continue the management of its resources, including Town-owned land and recreational facilities, in an effort to support the open space and recreation goals. The Town is currently reviewing plans for five parcels that may present opportunities for open space protection or recreation. The OSRP survey collected public input concerning possible uses for some of these lands, which are included in the appendices to this report.

4. Increase Awareness Among Sudbury Residents of the Towns' Open Space and Recreational Assets

Implementation of the Town's open space and recreation goals can be achieved in part through increased use of current assets, both Town-owned facilities and other local recreational opportunities available to the public, including accessible conservation land. A majority of the Sudbury survey respondents reported that they are not aware of the complete range of Sudbury's open space and recreational assets, including the location of those assets. The Town needs to develop strategies for outreach and public education about these local assets.

SECTION 8: OPEN SPACE AND RECREATION PLAN GOALS AND OBJECTIVES

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.
 - a) Implement the recommendations contained in the 2006 Heritage Landscape Report.
 - b) Continue support of the Community Preservation Act as a viable funding source to increase the amount of permanently protected land in Sudbury.
2. Protect land areas and migration corridors for the well-being of indigenous flora and fauna.
 - a) Inventory parcels for environmental sensitivity and to identify those that provide significant unprotected wildlife habitat.
 - b) Work with landowners to obtain Conservation Restrictions in critical areas.
3. Protect the quality and quantity of the Town's water supply, through both aquifer protection and water use education.
 - a) Continue to investigate centralized wastewater options for Route 20 business district properties.
 - b) Continue efforts for Town compliance with NPDES Phase 2 Stormwater standards.
 - c) Work with the Sudbury Water District to encourage water conservation.
4. Protect and restore the quality of the Town's ponds and waterways.
 - a) Continue efforts to reduce nitrogen and phosphorus emissions from the Marlboro Easterly Treatment Plant.
 - b) Protect critical parcels along the Sudbury River from further development.
 - c) Implement recommendations of the Ponds and Waterways Committee Master Plan.
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.
 - a) Continue support of the Community Preservation Act as a viable funding source for new recreational and conservation programs and areas.
 - b) Implement those field creation and redevelopment strategies described in the 2004 Athletic Field Master Plan which have not been implemented to date

(Davis Field, Feeley Field, Noyes School, Parkinson Land/Ti Sales, Mahoney Farm).

- c) Develop accessible conservation trails.
 - d) Investigate Town lands for potential reuse as recreational areas, including the landfill, Melone property and Mahoney property.
6. Develop and maintain trail linkages by connecting old or creating new walkways and trails for non-motorized recreational.
- a) Continue feasibility studies of the Bruce Freeman Rail Trail.
 - b) Continue working with CSX Corporation to create an additional link to the Bruce Freeman Rail Trail.
 - c) Explore reuse of the east-west MBTA corridor for bicycle and pedestrian use. Work with abutting towns to further the creation of a rail trail along the MBTA corridor. Discuss lease options with the MBTA.
 - d) Continue implementation of the 2001 Walkway Committee Report.
 - e) Identify gaps in the present trail network, including regional Bay Circuit Trail connections.
7. Continue to provide outreach to increase awareness among residents of the range of the Town's open space and recreational assets, and of their possible uses and entry points.
- a) Identify trail heads, canoe landings, and recreation areas on maps. Publish on the Town's web site and at all conservation land kiosks.
 - b) Expand and promote eco-tourism opportunities in Sudbury, including hiking, canoeing/kayaking, walking, biking and agricultural uses
 - c) Create stewardship programs for conservation lands. Engage residents and businesses to be involved.

SECTION 9: FIVE YEAR ACTION PLAN

Armed with achievable, consensus-based goals and objectives, a list of properties for both open space and recreation potential, and Community Preservation Act funding, the Town is poised to implement this plan. It is unlikely that all the goals will be accomplished in the next five years, but listing specific actions will enable us focus our efforts on high priority items, and to monitor progress over time.

One of the central aspects of the Action Plan must be to continue to work with the various boards and committees who represent the open space and recreation interests of the Town, including the Board of Selectmen, Conservation Commission, Park & Recreation Commission, Planning Board and the Community Preservation Committee. Success at Town Meeting will be linked to a cohesive strategy backed by all the major boards. Sudbury is fortunate to have excellent communication and cooperation amongst these boards so that goals can be evaluated and achieved equitably.

One example of Sudbury's ability to communicate and cooperate successfully is demonstrated in the land acquisition process currently in place. In order to understand what it takes to complete a preservation project, the process is outlined below.

Sudbury is enamored of its open spaces – fields, forests, farms and flood plains. These areas define the character of the Town, and make it a very desirable and beautiful place to live. The Town has spent considerable time and money ensuring that these areas remain undeveloped for future generations. Long after state subsidies for agricultural preservation dried up, and other funding sources for open space protection declined, the Town has continued to dedicate local resources to protecting land. Over the last several years, as land values have risen significantly and town financial resources have declined, an informal process for evaluating land for protection and negotiating with landowners has been developed which has met with approval from Town officials, landowners and residents alike. This process evolved with the guidance of the Land Protection Specialists at Sudbury Valley Trustees, to whom we are grateful for their advice and knowledge. The process has focused on the recommendations of the previous Open Space and Recreation Plan, and the evaluation criteria developed by the Land Use Priorities Committee Report. The process is outlined below so that future boards and committees can utilize this process and build upon its successes to continue the legacy of open space preservation in Sudbury.

How is a parcel chosen?

The vast majority of parcels that the Town preserves are identified in one or more Town plan or study. They have received some public acknowledgement that they contain resources worthy of protection, whether it is natural resource values, unique wildlife habitat, groundwater protection, scenic view, active farmland, etc.

The parcel may come to our attention by virtue of a right of first refusal under the Town's Chapter 61 tax program, whereby property owners receive real estate tax discounts for keeping their property undeveloped, and in return the Town receives a right of first refusal when they are ready to sell. The parcel may also be offered directly to the Town by a willing landowner who

needs to sell their land for any variety of reasons. Occasionally, the Town will send letters to landowners notifying them that the Town is interested in preserving their land, so that they can consider purchase by the Town when the time comes.

How is the value or cost determined?

However we begin the process, the determination of value is almost always the same. A plan is developed, typically by the landowner, showing the development potential under current zoning and subdivision regulations. In addition to the plan, an analysis of the soils and topography is also completed to determine buildability of the lots and the roadway system. This gives us an idea of how many lots could be developed. An appraisal is then done, which takes into account land value and the costs necessary to develop the plan into a subdivision. The net value becomes the price of the land.

Sometimes landowners want to continue to own the land, and only sell the development rights to the Town. The rights are typically in the form of a conservation or agricultural preservation restriction, prohibiting development but allowing some use of the property. Appraisals can also be prepared which show the value of the restriction, which are typically discounted from 10-30% of the price for a full sale of property.

How is the price negotiated?

If the property is enrolled in Chapter 61, the landowner must submit a bona fide purchase and sale agreement for the property, and the Town must match that offer. The purchase and sale agreement cannot contain contingencies, and there is no price negotiation.

For all other properties, where there is a less formal process, the price can be determined in one of two ways. The landowner can submit an offer of the land to the Town, and name a price. This method typically requires the landowner to have completed the subdivision plan and appraisal to document the value. The Town will then have an appraisal commissioned on its behalf, and armed with this knowledge, will negotiate terms and price for the sale.

Or, with a willing landowner who does not want to have to prepare a subdivision plan and appraisal, but does want the town to purchase the land or a restriction on the land, the Town can complete the valuation process outlined above. The cost of doing the plan will typically be deducted from any purchase price, and the Town must have sufficient staff help to carry this out.

What Town board or department is responsible for land acquisition?

Ultimately, the Town Manager and the Board of Selectmen have the authority to negotiate and purchase land for the Town. Other boards and departments may bring a parcel of land to the attention of the Town Manager, but no other board or department has the authority to negotiate for the Town unless expressly given. The Town Manager will assign a project manager, typically the Director of Planning and Community Development or the Conservation Coordinator. Once a project materializes, the project manager discusses its merits with other boards and committees such as the Conservation Commission, Planning Board, Community Preservation Committee, Finance Committee, and the Park & Recreation Commission. Projects that receive broad support are the most successful.

How long is the process?

From experience, we have seen that land negotiation typically take 1-2 years before a project is ready to be proposed for Town Meeting.

How is land acquisition/preservation funded in Sudbury?

Sudbury is fortunate to have a dedicated funding source for open space preservation with the Community Preservation Act. A 3% surcharge on all residential property tax bills is collected annually to fund this. Over the last 5 years the state has matched Sudbury's local revenues. These funds can be expended only upon recommendation of the Community Preservation Committee and an affirmative Town Meeting vote. The Community Preservation Committee has become an active participant in land acquisition since they must approve all expenditures. By virtue of the committee make-up, with representation by most major boards, enthusiastic support for a project by the CPC is an important political tool for passage at Town Meeting.

How many parcels will the Town be able to buy based on projections for Community Preservation Act revenue?

Given the large amount of undeveloped land left in Sudbury, the CPC has formulated spending policies that seek to leverage their revenues and maximize the number of projects that can be funded. It is the CPC policy to bond land acquisition expenditures and spread payments out over 20 years so that the current residents do not shoulder the entire financial burden. Future residents who will enjoy these lands will also be burdened with the costs. The annual debt service expenditure for a 20 year bond will typically cost 1/10th of the total cost of the project. For example a \$5 million expenditure for open space will cost \$500,000 per year. This then becomes a minimal annual cost, allowing reservation of revenue for other projects.

We have completed some modeling of CPC revenue in order to manage current debt and plan for new projects. Based on the current reserves of the CPC, outstanding debt and anticipated revenues, it is anticipated that the Town could fund a major open space acquisition every 3-4 years for as long as the CPA surcharge is collected.

Who else is involved?

Many people are involved from start to finish. Town Counsel reviews all legal documents, including purchase and sale agreements, restrictions, deeds and title work. The Conservation Commission typically becomes the manager of purchased or preserved lands, and constructs informational kiosks and trails. The Conservation Commission also typically submits applications to the state for approval for Conservation Restrictions, and Self-Help funding, if applicable, and leads site visits to inform the public prior to a Town Meeting vote. Sudbury Valley Trustees are another local resource that helps with negotiating purchases, fundraising, publicity, and monitoring of open space parcels.

As shown above, it takes a concerted effort to achieve the goals of this plan. We have had success in the past, and hope to continue these achievements into the next decade. The Five Year Action Plan sets forth realistic goals, and assigns responsibilities to various Town boards and departments to accomplish them. Map 5, Inventory of Lands of Conservation and Recreation Interest, incorporates the Five Year Action Plan. The parcels on the Plan are the priorities for the duration of the 2008-2012 Open Space and Recreation Plan.

GOAL	OBJECTIVES					RESPONSIBILITY	FUNDING
	Year 1	Year 2	Year 3	Year 4	Year 5		
Preserve Town Character	Implement Heritage Landscape Report	➔	➔	➔	➔	Selectmen	CPA
	Support CPA	➔	➔	➔	➔	All Boards	NA (Board goals and policies)
			Investigate Transfer of Development Rights Bylaw			Planning Board	NA (staff)
Protect Flora and Fauna				Wildlife inventory		Conservation Commission	CPA
	Work with landowners to obtain conservation restrictions	➔	➔	➔	➔	Selectmen Conservation Commission	CPA
Protect Groundwater Supply	Investigate alternative wastewater options along Route 20	➔	➔	➔	➔	Selectmen Planning Board	Private funds, Town Meeting funds, grants
	Continue compliance with NPDES Phase 2	➔	➔	➔	➔	Conservation Commission	Grants
	Work with SWD to encourage water conservation	➔	➔	➔	➔	All Boards	NA (staff)
Protect Ponds and Waterways	Reduce emissions from Marlboro Treatment Plan	➔	➔	➔	➔	Selectmen	Town Meeting funds, grants
	Protect critical parcels along Sudbury River	➔	➔	➔	➔	Selectmen	CPA
		Implement recommendations of Ponds and Waterways Master Plan	➔	➔	➔	Selectmen	Unknown until Master Plan is finished
				Develop Integrated Pest Management Plan for Town properties		Conservation Commission	NA (staff)

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Provide Recreational Land Uses	Support CPA for recreational uses	➔	➔	➔	➔	All Boards	CPA
		Davis Field restoration/expansion	Parkinson/Howe field restoration & expansion		Melone field construction	Park & Recreation Commission	CPA
		Develop accessible trails				Conservation Commission	CPA
	Feasibility studies of Mahoney and Melone properties					All Boards	CPA
Develop Trail Linkages	Feasibility studies of Bruce Freeman Rail Trail		Design funding for Bruce Freeman Rail Trail			Selectmen	CPA
	CSX corridor	➔	➔	➔	➔	Selectmen	CPA
			Investigate MBTA corridor	➔	➔	Selectmen	CPA
	Continue implementation of Comprehensive Walkway Plan	➔	➔	➔	➔	Planning Board	CPA
			Update Trail Linkage Plan			Conservation Commission	NA (staff)
Provide Outreach and Education		Complete trail head identification on town lands				Conservation Commission	Conservation funds
		Expand/promote eco-tourism opportunities	➔	➔	➔	All Boards	CPA
			Create stewardship program	➔	➔	Conservation Commission	Conservation funds
			Map town-held conservation restrictions			Conservation Commission	NA (staff)
	Engage landowners about permanent protection of	➔	➔	➔	➔	All Boards	NA (staff)

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	land						
	Work with SVT and SWD on permanent protection of lands	➡	➡	➡	➡	All Boards	CPA
	Create Open Space Advisory Committee					Selectmen	NA

SECTION 10: PUBLIC COMMENTS

Draft copies of the Open Space and Recreation Plan, 2008-2012 were distributed for review and comment. The distribution list is found in Appendix C. Copies of the Draft Plan and reference maps were also made available to the public at the Conservation Commission office (DPW Building), Goodnow Library, Park and Recreation Commission office (Fairbank Center) and the Planning and Community Development office (Flynn Building). All of these buildings are fully accessible. The Draft Plan was also available for review on the Town's website.

The duration of the comment period was greater than 45 days. All comments submitted were reviewed and considered for incorporation by the Open Space and Recreation Plan Committee. Copies of the comments that were received are included in Appendix D. The final document is a consensus plan of the Townspeople of Sudbury.

SECTION 11: REFERENCES

SOURCES:

- (1) 2006 Sudbury Water District Report , 8th Annual Water Quality Report
- (2) Sudbury Water Assessment and Protection (SWAP) Report, Mass Dept of Environmental Protection, prepared for the Sudbury Water District, July 9, 2002
- (3) Park and Recreation 2004 Athletic Field Master Plan Report, prepared by Gale Associates, September 1, 2004
- (4) Sudbury Conservation Commission, Deborah Dineen, Administrator
- (5) Massachusetts Surface Water Quality Standards, prepared by the Mass Dept of Environmental Protection Division of Water Pollution control, Technical Services Branch, Westborough, MA July 20, 1990 and Sudbury Assabet & Concord Wild and Scenic River Stewardship Council at www.sudbury-assabet-concord.org
- (6) Sudbury Ponds and Waterways Committee, established May 3, 2005, Susan Crane chairman.
- (7) Hop Brook Protection Association, www.hopbrook.org
- (8) FIRM Insurance Rate Map of Sudbury, Map Index 1,2,3,4,5,6, Community Panel # 250217-0001-00006, revised 1998
- (9) Sudbury Open Space and Recreation Plan, prepared by the Town of Sudbury 1997-2002

- (10) Natural Heritage and Endangered Species Program, 2006 Maps,
www.mass.gov/dfwele/nhesp
- (11) Town of Sudbury, Department of Public Works, William Place, Director
- (12) Massachusetts Department Conservation and Recreation, ACEC Program,
www.mass.gov/dcr/stewardship/acec
- (13) The Open Space Planner's Workbook
- (14) Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP)
- (15) Town of Sudbury 2001 Master Plan
- (16) 2002 Land Use Priorities Committee Report
- (17) 2007 Sudbury Reconnaissance Report, Freedom's Way Landscape Heritage,
Massachusetts Heritage Landscape Inventory Program
- (18) 2000 MAPC Build-Out, Development Constraints Map
<http://sudbury.ma.us/documents/dl/898/sudburybuildoutmap3.pdf>
- (19) 2000 MAPC Build-Out, Developable Lands Map
<http://sudbury.ma.us/documents/dl/897/SudDevelopLandMap.pdf>
- (20) Massachusetts Department of Agricultural Resources, Farm Viability Enhancement
Program <http://www.mass.gov/agr/programs/farmviability/index.htm>
- (21) National Agriculture Library, Alternative Farming Systems Information Center,
<http://www.nal.usda.gov/afsic/pubs/csa/csadef.shtml>
- (22) University of Massachusetts Amherst, CSA Farms in Massachusetts,
http://www.umassvegetable.org/food_farming_systems/csa/farms_ma.html
- (23) Economic Engines 2: The Combined MetroWest and Greater Marlborough Economies
Revisited, May 2007