

----- Original message -----

From: "Nason, Dan"

Date: 8/17/18 2:17 PM (GMT-05:00)

Subject: DPW - Melone RFP comments

Melissa,

Below are my comments and opinions on the responses to the RFP's for the Melone gravel pit on North Road. These comments are based on my quick review of the RFP's and the results of the presentations made by the proponents at the recent Board of Selectmen's meeting held Monday, July 30, 2018.

Cavicchio (NJC Farm, LLC)

- Property will be Ag so RE taxes will be low. Extremely limited (if any) personal property taxes.
- Minimal traffic impacts
 - 10 FT positions
 - Few trucks – minimal ADT
- No impact on Town services - no burden on school system
- Demand for water is high
 - Known Iron and Manganese issue at the Town Well – Well is currently inactive
- Pesticide impacts in Zone II of the wellhead protection area (Sudbury Water District and Concord Wells)
- Fencing around property will be required
- Protection of runoff from farming and irrigation
- Paul stated “neighbors are his biggest enemies” during presentation to the BoS

It is my opinion is that while this will be a large, one-time influx of revenue based on the sale price, its limited annual tax impact will not provide a long-term benefit to the Town.

EDF

- Lease agreement
 - Maintain ownership of property after terms of lease
- No traffic impacts
- Are there any Zoning issues?
- Land use may be restricted after lease is up
- No impact to Town services

It is my opinion is that there is the least amount of impact on the property with the solar farm, however, there is limited long-term revenue outside of the energy savings.

Quarry North, LLC

- Estimated \$464,000/yr in RE taxes
- Estimated \$130,000/yr in excise taxes
- Town benefits from the removal of Sudbury Station project from Town Center
 - Lawsuit goes away
 - Traffic impacts move out of Town center where there is already a congestion issue
 - Exchange of 26 acres (Melone) for 40 acres in center
 - The Town desperately needs space for expansion of cemetery in order to properly plan for future long-term burials

- Access to rail trail
- Major impact on Town Services (Police, Fire, Schools, Water and traffic)
 - These impacts will either happen in the center

It is my opinion that this is the most beneficial offer for the Town of Sudbury for the following reasons:

- Lawsuit over Sudbury Station goes away
- Sudbury Station property granted to Town
 - Desirable piece of property in Town Center
 - Access to rail trail
 - Needed space for cemetery expansion – we are running out of property for grave lots
- Moves any traffic impact up to Route 117 – out of the Town Center
- Long term tax revenue (even though there are impacts on services, these impacts will happen regardless of whether the development happens on North Road or the Station project in the center of Town)

Regards,

Daniel F. Nason, Director

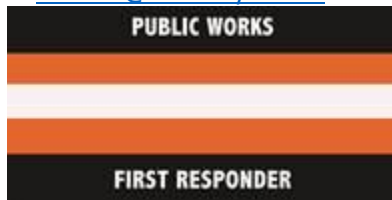
Sudbury Public Works Department

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President George W. Bush issued Homeland Security Presidential Directive 5 ([HSPD-5](#)), Management of Domestic Incidents, in 2003, in which a public works response to emergencies and disasters is recognized as an absolute necessity, and the federal government is directed to include public works in all planning and response efforts.



TOWN OF SUDBURY

Building & Inspections Department
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MEMO

July 31, 2018

To: Melissa Rodrigues, Town Manager
Selectmen
From: Mark Herweck, Building Inspector
Re: Melone Property

As the Building Inspector for the Town of Sudbury, you get to work with and meet the people that call Sudbury home. I have seen land developed into single-family homes and multi-family units as well as commercial sites revitalized. Most residents I have met are not in favor of multi housing units in the Town Center.

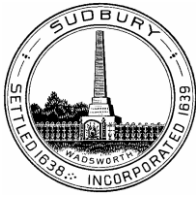
All three proposals offer the town something we all could benefit from, but in my opinion, obtaining the land should be the Town's first priority. The Town Center land would be better used to serve the entire town to enjoy for recreation (Sports field, craft fairs, outdoor concerts, Fourth of July celebrations etc.). We can house people elsewhere, but once that land is used privately for housing, it is gone forever. We may never see an opportunity like this again in our lifetime.

As the population increases, natural land use decreases. In the future, we will be seeing more multi-level dwelling units rather than single-family home subdivisions. Multi-level will conserve the use of land and be more affordable to the generations to come.

Working with the developer the town may negotiate to conditions that it will benefit from such as roof top solar, public transportation, a recreation field, resident access to trails, etc. The Town may explore other Town owned properties that they may lease out to local farmers or solar power companies.

I would honor any decision the Town makes.

Sincerely,
Mark Herweck
Building Inspector



John M. Whalen
Fire Chief

TOWN OF SUDBURY Fire Department

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August 6, 2018

To: Melissa Murphy-Rodrigues
Town Manager
Town of Sudbury, MA

Subject: Melone Property Development

The following is an evaluation of additional services that will be need to be provided by the Fire Department with the three proposals received by the Town for the Melone property located on North Road in Sudbury.

The proposal received by Cavicchio Greenhouse Inc. will have the same type of impact on Fire Department operations as their two other properties. We could expect to have increased volume of five additional responses per year based on the calls generated over the past five years at their current properties. Most of these responses are medical in nature and are generated by the employees.

The proposal received by EDF Renewables for the installation of a solar power generation field would have minimal impact based on data from other solar projects that have been constructed in the Town. To date the Fire Department has not responded to any incidents involving these large solar generation projects, but as with any construction project responses for medical emergencies and construction accidents are a possibility.

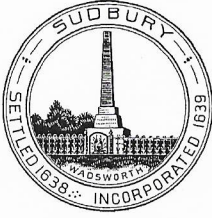
The North Quarry proposal would have a significant impact for the Fire Department and its ability to continue providing our current level of service. The addition of 333 housing units, some of which will be age restricted could realize an additional 300 – 350 responses annually. This project would be comparable to that of the Meadow Walk Development and with the completion of the Northwood's project, this proposal will add a third age restricted housing project located in North Sudbury.

The North Sudbury Fire Station is currently staffed with two firefighter/EMT's is at capacity and not capable of housing any additional staff.

The relocation of this project from Sudbury Center is very attractive from a safety standpoint, a large housing complex located in Sudbury Center would create a safety issue for the public in general. Traffic congestion in the morning and afternoon hours currently delays emergency response times from Fire Headquarters located on Hudson Rd. The additional traffic congestion that could develop with this large housing project would continue to slow the emergency response times further.

The impact on the Fire Departments operation is based on the size and type of project that is proposed, whether constructed in North Sudbury or in Sudbury Center a project of this size and density will have the same impact of 300 – 350 additional responses annually.

The first two projects will have minimal impact on the operation of the Fire Department, the third project will require the hiring of additional personnel to ensure the proper staffing of ambulances in an economic fashion. The purchase of a third complete ambulance will also be necessary to ensure two ambulances are always in service due to ongoing maintenance and repairs of the equipment.



Town of Sudbury

CONSERVATION

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Wetlands • Conservation Land Management • Land Protection • Stormwater

Memorandum

To: Melissa Rodrigues, Town Manager
From: Debbie Dineen, Conservation Coordinator *DDineen*
Re: Melone RFPs - Comments for Selectmen Consideration
Date: August 9, 2018

I have reviewed the information available on the three responses to the RFP for the Melone property. I offered the following comments for consideration. All three proposals appear to have benefits for the town. My comments are based mainly on environmental aspects of the projects and to a lesser degree, on the overall benefits for the community.

My preference would be for the Town to enter into negotiations with Quarry North Road LLC for reasons stated below.

Cavicchio Greenhouses

This proposal has merit due to its outright offer of \$4,000,000 plus the additional \$500,000 over ten years to equally support agricultural study for LS students, affordable housing, and stewardship of parks and conservation lands. Equally important is the Proposal expands the agricultural use of land in Sudbury. Agriculture is an important part of Sudbury's history and has been recognized as a major key contributor to the character of Sudbury today. The agricultural character of Sudbury is "integral to the community's past", according to the 2001 Master Plan and the Heritage Landscape Inventory of 2007.

Four generations of the Cavicchio family have been farming in Sudbury since 1910. They have licensed land from the Conservation Commission since the 1980s. They have met all the requirements of their license agreements and provided extra benefits to the town at no cost. These include building a storage barn on town land that is a town asset that they maintain for the duration of the license, installation of a deep groundwater well for crop irrigation that will remain with the land at the expiration of the license, they have provided plants for decades for all the street islands and other town properties, and participated annually in the July Fourth parade as an involved business within the community. They have been a respected member of the community for over 100 years.

EDF Solar

This Proposal is for a solar array on 16 acres of the Melone property. Monetary benefits include lease payments of \$292,000/yr., PILOT payments of \$84,840/yr., and energy bill credits of \$72,280/yr. EDF estimates these payments and stats that the monetary value to the town over 25 years as \$7,3000,000. The land remains under town ownership.

I question the validity of the estimated revenues from this proposal. They are not a sure thing. This proposal will tie up this land for at least 25 years when town needs may require its consideration once again. I am also skeptical because EDF made a statement at the Selectmen's meeting on July 30 that there are no wetland issues. This is incorrect. There are perennial streams to the north and east of the property. At no point did EDF contact the Conservation Office to discuss wetlands. The other two

respondents consulted on wetland regulation as it pertains to Melone and the Sudbury Water District property. Additionally, EDF did not attend the Commission's meeting on Aug. 6 where a discussion on recommendations to the Selectmen on the RFP responses was posted. The other two respondents did attend the meeting.

Quarry North Road LLC

There are two major aspects of this response that I believe are the most serious considerations from an environmental viewpoint. The first is that it locates dense development on land that is already 100% previously disturbed. The second is that it gives the Town 40 acres of ecologically important undisturbed land and agricultural land directly in the Town Center. The Town Center area was included as one of the 2007 Heritage Landscape Inventory's parcels identified by the community as important to not compromise in order to maintain a connection to the town's history and retain its values moving into the future. The 2001 Master Plan, "Sustainable Sudbury", stresses the need to balance "economic, social, and ecological aspects of the community" and to "explore multi-faceted approaches to problem solving".

I believe the Quarry North proposal provides this balance by economically putting an end to the complex and costly litigation facing the Town on Sudbury Station. It also provides a \$1,000,000 payment to the Town to be used toward town use on the Sudbury Station property. Socially, it provides affordable housing through LIP, a negotiated process for design. Ecologically, it places development on already disturbed land and give the town 40 acres in an area most desirable for town control.

I support the Quarry North proposal for these reasons. I would like to see the town plan for equally sustainable use of the 40 acres it will acquire as part of this proposal. Dedication of much of the land for conservation use, potential Water District use, and cemetery expansion will respond positively to all the issues raised on review of Sudbury Station. Town use should not increase traffic, create stormwater issues, or ruin the viewscape or character of the Town Center. I would also suggest the Cavicchio Greenhouses be given an opportunity to bid on the continued use of the existing agricultural use on a portion of Parcel 4, as shown on the maps in the Quarry North proposal.



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Scott Nix
Chief of Police

July 30, 2018

To: Melissa Rodrigues, Town Manager
From: Scott Nix, Chief of Police
RE: Proposals for Melone Property

Melissa,

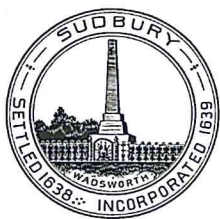
As you know, I am very concerned about traffic and pedestrian safety surrounding the Sudbury Station Project (see attached memorandums previously submitted). I do not see how these concerns can be addressed even with the various revisions that have been provided. The area is already congested with a tremendous volume of traffic. Complaints are continually received for adjusting the timing of the traffic lights, traffic rerouting to avoid the center among others but the ultimate issue is the volume of traffic. An increase in traffic from the development only exacerbates the situation. To the contrary, the new proposal mitigates many of the concerns previously submitted. The additional impact to our department will be present irrelevant of the location. If the project is going to be reality in one form or the other, I would prefer the safer of the two options.

Therefore, when weighing the three proposals in terms of overall safety, the relocation of the Sudbury Station Project would be most prudent. From a public safety perspective, the new proposal to move the Sudbury Station Project to the Melone Property is a superior proposal to the one currently before the Town. Although there remains some concerns to be considered they are very limited in comparison than those with the Town Center Project, some which would be raised with the other proposals as well.

I look forward to answering further questions. Thank you for considering my concerns.

Respectfully,

Scott Nix
Chief of Police



Town of Sudbury

Planning and Community Development Department

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Meagen P. Donoghue, Director

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donoghuem@sudbury.ma.us

TO: Melissa Murphy-Rodrigues, Town Manager
Board of Selectmen

FROM: Meagen P. Donoghue, Director of Planning & Community Development

DATE: August 7, 2018

RE: Melone Property Proposals

As a planner, I tend to stay neutral on proposed projects and rely heavily on the Zoning Bylaws to assist in determining if something is the “right fit.” However, one cannot help but be swept up by the dazzle of helping a local business owner, reaping the benefits (albeit temporary) of an energy agreement, or potentially resolve an issue that has been a boon to the Town for well over two years.

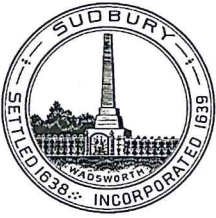
In October 2017, I held a community-oriented charrette in conjunction with the Board of Selectmen and Planning Board to gauge best uses for the Melone Property. It pleases me to see that all three proposals fall in line with what the community determined through the charrette process as the best uses including agriculture, community housing, and solar. Therefore, my justification for my decision is not entirely done in a vacuum.

In looking at the proposals, all three have their pros and cons (though a few bullets pose more as questions) as a few are shown in the table below:

	Cavicchio/NJC Farm, LLC	EDF Renewables (Solar)	Quarry North Road, LLC
PROS	<p>Assisting a long-established <u>local</u> business owner.</p> <p>Adds to Sudbury’s agricultural story.</p> <p>Proposer has a history of purchasing and rehabilitating land, while forming positive relationships with abutters.</p> <p>Stressing the importance of education throughout the community, a scholarship</p>	<p>Well-established, national company with ties to MA (The BOS could tour the other MA sites).</p> <p>There are no impediments to this type of development on this site.</p> <p>The Town could negotiate additional ROIs in addition to the PILOT payments and energy savings.</p> <p>Not a drain on the Town’s resources.</p>	<p>Quell the significant opposition throughout town.</p> <p>Would relieve or put an end to the millions of dollars spent (and possibly to be spend) in legal fees with the land swap.</p> <p>Would help the Town’s affordable housing “Safe Harbor” status beyond 2030. No rezoning would have to take place under the 40B process.</p>

Town of Sudbury
 Planning & Community Development
 August 8, 2018

PROS (Cont.)	<p>would be allocated to a LSHS Student.</p> <p>Seed money to support affordable housing.</p> <p>As a major employer in town, the creation of 7 jobs is proposed.</p> <p>Minimum traffic.</p> <p>Not a strain on Town resources.</p>	<p>Environmental benefits.</p> <p>Uses local labor pools (“as often as possible”).</p>	<p>A “friendly 40B” under a LIP is proposed, which means both parties are going to put forth their best effort for the good of the community.</p> <p>Desperately needed cemetery and recreation lands will become available as well as the historic Town Center would remain intact.</p> <p>With the land swap, the quality of life would be enhanced in the Town Center in terms of safety, traffic and historical nature.</p>
CONS	<p>Rezoning of the area would have to occur (watching out for spot zoning)—unless the Dover Amendment is invoked, where agricultural uses are exempt according to MGLs.</p> <p>The eastern side of the property may be unsuitable for agriculture due to contamination—or take several years to remediate before using—does the Town want to see an immediate transformation?</p>	<p>Currently there is no zoning in place for solar projects in town. The Planning Office is currently working on such zoning to be voted on at Fall Town Meeting.</p> <p>A lease is temporary—would the Town want the land back after, given the current situation where the land has been in limbo for a number of years?</p> <p>I personally feel the technology is constantly and rapidly changing so the solar array may become antiquated before the terms of the lease are up.</p>	<p>While ~40 acres is proposed in the swap, the amount of “buildable land” varies from property to property.</p> <p>Is proposed plan locking the Town in for the number of units, design and site plan, or will the 40B process take place if after awarded?</p> <p>What will the \$1M be used for?</p> <p>The Sudbury Water District has to do their own RFP to sell the land, which could delay the process.</p> <p>The Wagner Property may or may not sell.</p> <p>Potential drain on Town resources. The Fire Department comes mainly to</p>



Town of Sudbury

Planning and Community Development Department

Meagen P. Donoghue, Director

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			mind in terms of man-power, access and other related emergency demands.
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When studying the three proposals, I looked at each under the circumstances of long-term planning, considering what the landscape may look like in 10-20 years. Additionally, I looked at each proposal in terms of staying power. As such, I determined that the Quarry North Road, LLC proposal serves as the best and highest use of the Melone Property and for Sudbury as a whole. My reasoning is as follows:

- The state of the current economy is increasing, which means the construction of housing/subdivisions will soon follow suit. This will change our affordable housing denominator and if the Town and Quarry North Road, LLC were to move forward with the land swap to build the proposed units, this would add a layer of comfort for several years out.
- The Melone property has been identified in several studies and the 2001 Master Plan as an appropriate location for affordable housing. That said, in terms of density and design, the Melone property is more appropriate to fit for a development of this nature, as opposed to the tight parcels in Town Center.
- Historic Town Center would remain and traffic and safety issues would not increase. If swapped to the Melone property while there may be increased traffic, the current iteration of the proposed development designates three (3) egresses (not just the one at Sudbury Station), allowing smoother traffic flow. In addition, those that currently walk in the Town Center for either school, leisure, etc., will not be impacted by increased traffic.
- It is a Local Initiative Program (L.I.P.), which will allow both the Town and the Developer to work with the best efforts to meet the community's needs through mitigation funds and other aspects of the negotiation process.
- One thing learned from the charrette is that a faction of the community is seeking additional recreation space, and is often at odds with those in support of additional affordable housing. With the land swap, both groups would be satisfied because of the offering of 333 proposed units of affordable housing at Melone and recreation lands at Town Center. Additionally, the DPW is in need of additional land for cemetery burials. This proposal allows for additional land for the expansion of the Town's Cemetery.

I want to thank the Town Manager and the Board of Selectmen for the opportunity to express my views on the Melone Process, not only as a department head, but as one who will be directly impacted through means of either zoning changes, the 40B process, or other land use matters.

Should the Board of Selectmen need any assistance from me or the Office of Planning and Community Development while moving forward with the decision, please do not hesitate to reach out. We are here to assist.



Regional Housing Services Office

Serving Acton, Bedford, Burlington, Concord, Lexington, Sudbury, Wayland, and Weston

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August 9, 2018

To: Melissa Murphy-Rodrigues
CC: Meagen Donoghue
RE: Sudbury SHI Projections for 2020 and beyond

This memo is an update of the SHI Projections for Sudbury for 2020 and 2030.

The latest SHI published for Sudbury (7/12/2017) is 11.21%, with 664 in the numerator (which includes 56 units for Coolidge Phase 2 and 250 units for Avalon), and 5921 in the denominator (from the 2010 Census).

The next major update for Sudbury's SHI, is the change in denominator to the 2020 Census. The new SHI figures will likely not be published until 2021, as it will take at least a year for the Census to publish the household figures, and then for DHCD to recalibrate the SHI figures.

The 2021 SHI is estimated at 10.18%, with 13 units over the 10% threshold. This estimate uses the building permit data for 2010-2018 and is based on the following assumptions for 2018-2020:

- Coolidge, Avalon, Pulte have occupancy permits for all units
- Local housing efforts create 5 affordable units (Trust, SHA)
- Residential growth continues at rate of 15 units per year, consistent with past years. This includes small developments and other new homes. Current examples: 4 new units at Orchard Hill, 2 units at Pratts Mill, 3 units at Powers Road. Note that for every 10 new homes above this, the amount over the 10% is reduced by one.

The 2030 SHI is estimated at 12.14%, with 163 units over the threshold, using the following assumptions:

- Sudbury Station is added to both numerator and denominator for 250 units
- Local housing efforts create 5 affordable units (Trust, SHA)
- Residential growth continues at 15 units per year, or 150 units for the decade
- Counting methodology and other programmatic variables remain constant.

In summary, Sudbury can remain over the 10% threshold with the completion of the existing large rental projects, with the assumption of the current minimal residential development. Additional subdivisions or senior housing developments may impact these assumptions.