Appendix A – Corridor Base Mapping
Data Source: The Office of Geographic and Environmental Information (MassGIS) Commonwealth of Massachusetts Executive Office of Environmental Affairs and the Town of Sudbury, Massachusetts Department of Public Works.

Legend

- **Rail Trail Alignment (future)**
- **State Owned Rail Corridor**
- **Parcel Boundary**
- **Easement**
- **Town Conservation Land**
- **School Property**
- **Town Park & Recreation Land**
- **Conservation Trust**
- **Other Town Owned Land**

**BRUCE FREEMAN RAIL TRAIL**
Town of Sudbury, Massachusetts

**Corridor Base Map**
Figure A-1
Appendix B – Natural Resources Base Mapping
Figure B-2

BRUCE FREEMAN RAIL TRAIL
Town of Sudbury, Massachusetts

Legend
- Rail Trail Alignment
- State Owned Rail Corridor
- Roadway
- Wetlands
- Open Water
- Stream
- Priority Habitat of Rare Species
- Certified Vernal Pool

Data Source: The Office of Geographic and Environmental Information (MassGIS) Commonwealth of Massachusetts Executive Office of Environmental Affairs and the Town of Sudbury, Massachusetts Department of Public Works

0 150 300 600 Feet

UNION AVENUE
CODJE LANE
BRIDGE NO. 20.51
WILDWOOD LANE
BRIDGE NO. 20.51
Legend

- Rail Trail Alignment (PUC TRL)
- State Owned Rail Corridor
- Wetlands
- Open Water
- Roadway
- Stream
- Priority Habitat of Rare Species
- Certified Vernal Pool

Data Source: The Office of Geographic and Environmental Information (MassGIS) Commonwealth of Massachusetts Executive Office of Environmental Affairs and the Town of Sudbury, Massachusetts Department of Public Works.

BRUCE FREEMAN RAIL TRAIL
Town of Sudbury, Massachusetts

Natural Resources Base Map

Figure B-4
Data Source: The Office of Geographic and Environmental Information (MassGIS) Commonwealth of Massachusetts Executive Office of Environmental Affairs and the Town of Sudbury, Massachusetts Department of Public Works.

Legend:
- Rail Trail Alignment (present)
- Rail Trail Alignment (future)
- Wetlands
- Open Water
- Roadway
- Stream
- Priority Habitat of Rare Species
- Certified Vernal Pool

BRUCE FREEMAN RAIL TRAIL
Town of Sudbury, Massachusetts
Natural Resources Base Map
Figure B-5
Data Source: The Office of Geographic and Environmental Information (MassGIS) Commonwealth of Massachusetts Executive Office of Environmental Affairs and the Town of Sudbury, Massachusetts Department of Public Works.

Legend:
- **Rail Trail Alignment**
- **State Owned Rail Corridor**
- **Wetlands**
- **Open Water**
- **Roadway**
- **Priority Habitat of Rare Species**
- **Certified Vernal Pool**

BRUCE FREEMAN RAIL TRAIL
Town of Sudbury, Massachusetts

Natural Resources Base Map
Figure B-6
November 6, 2006

Bill Place  
Sudbury Town Engineering  
c/o Dept. of Public Works  
275 Old Lancaster Road  
Sudbury, MA 01776

Bill:

First of all, I would like to thank you and Jennifer Shemodat for taking the time to meet with me regarding the proposed Rail Trail through Sudbury. I feel I have a better understanding of the proposed route.

As a resident of Sudbury, I think it would be a nice addition to the Town. As you know, the Rail Trail would not only travel directly behind one of our commercial properties on Union Avenue, but also end at one of our commercial properties as well. The big concern I have, Bill, is the parking. Because we are at the end of the Trail, it would be a very inviting place for people to park their cars and then walk or bike, leaving their vehicles behind for the duration of their stay. At this time, we have very limited parking in this area for our tenants only, and I am afraid any additional cars would max out the space available to them. I believe you had mentioned this was a concern of other businesses in the area and that the Rail Trail Association was trying to come up with a solution. Please let me know how things progress.

Best regards,

Ted Pasquarello

par
August 15, 2006

Mr. I. William Place  
Sudbury Director of Public Works/Town Engineer  
275 Old Lancaster Road  
Sudbury, MA 01776

Subject: Sudbury Rail Trail

Dear Mr. Place,

Methods Machine Tools, a business resident in Sudbury for 50 years, strongly opposes the implementation of the Bruce Freeman Rail Trail in Sudbury.

The rail trail as proposed will have a disastrous impact on Method’s business operations in Sudbury. The trail will cross the driveway entrance to our manufacturing and engineering facility off Union Avenue. The traffic in and out of this facility is very heavy. It is primarily large truck traffic, Methods’ employee parking, and customer parking. We estimate 200 crossings a day during normal business hours.

Our building at 65 Union Avenue is very close to the existing railroad track and causes a blind spot for entering truck traffic seeing potential rail trail users traveling north on the proposed rail trail behind the building. The creation of a trail across this entranceway is just waiting for an accident or worse to occur. Trucks and small children do not mix!

If experience holds similar to existing rails, the close proximity of the trail to our existing building at 65 Union Ave will result in trash, vandalism, and graffiti on the walls of the building. Cleaning this mess will be a costly waste of Methods Machine Tools employee time.

Methods will not allow parking for the rail trail at any of our lots on Union Ave. With that said, and the way people obey signs today, we will be relegated to becoming parking attendants and calling the police department to remove illegally parked cars. This is another waste of Methods employee’s time.
The bisecting of our major entry drive to the facility, automatically devalues this piece of industrial property. Much as been said about how residential values remain the same or rise next to RT. This will seriously devalue this property for industrial lease or sale, as the property comes with a high risk of potential accident or death.

Today we allow no one on our property unless they are related to our business. With the close proximity of the RT we will experience people wandering around our property and into our building. We have historically left our doors unlocked for easy access of our employees traversing between buildings. Now we will need to secure all entrances to keep out undesirable traffic.

Methods sells to industries that require heavily mandated safety in the products and services we provide. This RT crossing our campus is setting up a situation where safety will be very seriously at risk.

Very truly yours,

Methods Machine Tools Inc.

Scott McIver
Chairman
Dear Mr. Place,

Cavicchio Greenhouses, Inc. is apposed to the implantation of the Bruce Freeman Rail Trail.

Our operation borders 1000 feet of the rail bed where we grow our plants on both sides of the rail bed beginning in April through October. We are very cautious when using chemicals and therefore are concerned how this will affect our chemical spray schedules. With the trail in place there is the likelihood that people will be using the trail throughout the day, which will make it very difficult to spray our crops.

About 2500 cars, trucks and farm tractors throughout the day use our driveway, which crosses the rail bed. We are very concerned about the safety of the people on the trail and the possible liabilities that might arise. Trespass issues are also a concern for us from the rail bed to our property. Skimobiles and cross-country skies could inadvertently travel over our plants in the winter months.

I have decided to use the land for farming and not for development. For this I feel that I will be punished in the future if the value of my land decreases and if my privacy is invaded.

Thank you,

Paul Cavicchio, Jr., President
Cavicchio Greenhouses, Inc.
September 15, 2006

Mr. William Place  
Sudbury DPW  
Old Lancaster Road

Sudbury, MA 01776

Reference: Rail Trail

Dear Bill:
Per your request I am sending you some thoughts.  
Although the proposed rail trail may sound great to some people it provokes many serious concerns for Ti-SALES.
1. I think it is terribly important to provide protection by banning all motorized traffic.

2. We need secure barricades at each highway crossing including provision against “going around” the barricades from the sides.

3. Ti-SALES needs help in preventing parking that could clog our driveway 24/7 because we do sometimes have nighttime emergency pickups of repair items for water departments. We need “NO Parking at any time” signs.

4. We do think it is very important to have a surface without paving which would be conducive to family type walking which would reduce the use of the walkway by all vehicles except wheelchairs.

5. The walkway should only be wide enough to prevent overcrowding by large groups who might gather to play games etc.

6. There should be strict enforcement of rules to prevent unusual noise because of nearby housing.

As a point of information my wife and I bought the house at 40 Hudson Road to help prevent problems with neighbors so we hope you can appreciate our concerns.

Very truly yours,

Bert Tighe  
cc: Sudbury Board of Selectmen

“The Supply House That Knows How To Help”
August 30, 2006

Dear Mr. Bill Place,

After our meeting we felt strongly that we should write to the town to let them know how this project would affect us as a resident of Sudbury, a taxpayer and as a business owner.

This project would demolish our privacy, our sense of security we have being secluded out here; it will also change the look and feel of our land. This rail trail on any level will have a ripple affect if created, the natural landscape will be affected, wetlands touched and changed, wildlife interrupted, the way we use our property will also be affected. Our house is approximately 4 feet or less away from the actual railroad track. If the trail was created we could easily stick our hand out of our bedroom window and touch someone using the trail. Would you leave your child’s bedroom window open on the first floor knowing the trail is right there and you are on the other side of your house? Our pool is also extremely close to the trail approximately 30 feet from the actual tracks maybe less, no one likes to swim with strangers looking at them.

If the trail was created the thought of letting our kids play on our property while we turn our back for a moment will be something that could never happen since strangers will be going through our property at all hours of the day. Who knows how many of those strangers have criminal backgrounds. Everyone knows dawn to dusk doesn’t work on a rail trail, go to any of them and someone will be on the trail after dusk, which is a fact.

It’s easy for someone to say put up a fence, set time limitations on the trail, it will be patrolled once a day, trash will be picked up every day, we won’t let people park on your property. It’s another thing to live it, to see it. Once a trail is created and we have problems, who will make the solutions, who will fix the problems?

We challenge everyone to look out their bedroom windows and see if they would support something within arms length of their house that will have strangers passing and looking in their windows everyday. To us the rail trail is equivalent to someone coming onto your
dead end street and saying we are going to make this now a main road for a cut through. There is a reason why a person buys a house on a dead end street, same for us.

Why should we have to look both ways as we drive around our property? Why should we have to have strangers walking around, looking around? Why should we have to lock our doors every time we go outside if we chose to go for a walk on our grounds?

We would never have bought this property if there was a rail trail going through it or near it. You buy a piece of land like this for the security, privacy and the beauty and there is nothing that can be done to keep all the reasons why we love it here and have a rail trail, it’s impossible. Gates, strangers, signs, trash, change the beauty, and people that are not invited to our property. Onlookers, our property is a natural magnet with the ponds, what if someone goes swimming and the unthinkable happens, whose fault is it? Who will keep people on the trail, we can’t even keep people from doing it now and it is simply overgrown track.

We also feel like our rights as a land owner are being walked upon. A vote decides whether the trail happens? Aren’t there more Sudbury residents that don’t live on the trail compared to the number that do? We feel like this is a losing battle. Shouldn’t people on the trail’s pass have more rights than those off? It’s easy for someone say a trail is “a great idea as long as it’s not near/in my back yard.” Well it is for us. If something negative happens if the trail is created, something horrendous, like our children are harmed/ taken, our house broken into, a rape to one of us, how is anyone going to fix that? Would the trail be closed, would sorry be enough? No! It’s a risk to our family, to our business, to our property, to our liability and we are not in the risk taking business.

Statistics on burglary’s, rapes, crimes against children on or near a rail trail does not apply to us. We are secluded out here. Most trails (Bedford to Alewife) houses are next to one another, if you scream someone will hear you, the police are close by. That is not the case with our land. Many people don’t even know we are here. We feel like a target, words, promises and statistics are not good enough, tell the women who were raped on the Bedford to Alewife trail a few years ago that statistics on rape occurring at that part of the trail where so low, it was unlikely. See if that takes all the pain away and the trauma. It maybe took many years before violence like that occurred on the trail, but is it worth the risk? Not to us.

How is any of this fair? Why should we have to change the way we live, our routines, our grounds, our sense of security so that strangers can have a nice place to ride their bike or walk. Why don’t they go any use the trails that already exist?
Frank Maurer Company Inc. Owner of property since approximately 1958
206 North Road Sudbury, MA 01776
978-369-9505 Phone
MaurerCompany@aol.com

Thank you for your time. We could go on forever but the bottom line is our livelihood, liability, safety, wetlands and wildlife and preserving our property's beauty, impossible if a trail is created.

We have listed other issues on the following pages:

Sincerely,

Bruce D. Maurer  F. Jeffrey Maurer  Pamela G. Maurer
Phyllis Maurer  Marianne Maurer  Samantha Maurer
Candace Maurer  Meagan S. Maurer  Shana Quinn
Matthew Ouellette  Steven Ouellette Jr.  Timothy Robey

Frank Maurer Company Inc, its owners and the entire Maurer Family are 100% against this trail occurring in Sudbury and Concord Massachusetts.

Our Major Concerns/Issues are as follows:

1. Liability- with our heavy equipment, vehicles, ponds (4 ponds), dogs (3), our pool (approximately 4 feet from the actual tracks), our homes and office

2. Safety/Loitering- to ourselves, our children under age 4 (four of them), our dogs (3), our equipment, our grounds ponds, our homes, our office. We are fearful of the large amounts of people being aware of our location, wondering, possibly breaking onto our homes or equipment and sexual predators. We actually used to bike the path from Bedford to Alewife and I stopped once women started getting raped in the day light by Alewife and I have not been back since). We have such a desolate property- it is an attraction for crime, who would help us, we have no neighbors?

8-30-2006
Frank Maurer Company Inc. Owner of property since approximately 1958
206 North Road Sudbury, MA 01776
978-369-9505 Phone
MaurerCompany@aol.com

3. Vandalism/ Destruction/ Garbage- to our equipment, homes and grounds

4. Privacy- our main house is approximately 4 feet from the tracks, our bedrooms are on that side of the tracks, our pool is there, there is nothing separating us from the tracks besides a small chain link fence surrounding the pool area.

5. Trespassing- Last summer we had numerous people trespassing on our property walking the trails using our driveway to walk so they did not have to walk through the brush. When there are Pop Warner games at Davis Farm the overflow of parking trickled down to about 30 cars parking in our driveway, we called the police numerous times, we had to put up new signs stating no trespassing, no parking, that did not work until the police came down to the Pop Warner field and told the people there they would be towed.

6. Leash Laws- need to be enforced at all times if there was a trail we have young children and dogs of our own who run freely and have since we moved onto this property back in approximately 1958.

7. Hunting- people hunt around here during the winter near our property, you can hear the gun shots as clear as day, no one stops them. If a trail was created people would realize the land out here and the large amounts of wildlife and might try and harm them. We are 100% supporter for protecting wildlife.

Questions:

1. If there is already no parking left at Davis Field due to the Pop Warner games and practices, and Frost Farm does not want more people parking there to join the trail, where are these cars going to park? We do not want any on our property.
2. How wide is the proposed path?
3. Is it going to be paved or dirt?
4. Who will protect the wetlands, we are a huge supporter of protecting wetlands?
5. Who will protect the wildlife, we pride ourselves that we let the wildlife run freely on our property and fences that would need to be installed for liability and safety issues if the trail occurred would hinder the wildlife’s lifestyle. We have large numbers of Deer, coyotes and Wild Turkeys in our yard on a daily basis.
6. Who will compensate us for the decrease in our property’s value if the trail happens? A trail would substantially decrease the value of our property.
7. The trail would run through swamp land, how will that be protected?
Frank Maurer Company Inc. Owner of property since approximately 1958
206 North Road Sudbury, MA 01776
978-369-9505 Phone
MaurerCompany@aol.com

8. How can any trail touching or going through the wetlands be justified? The extremely strict wetland laws do not even let someone park near them and now a trail will be okay to run through them? That makes no sense.

9. As tax payers what are our rights, why would we have to help pay for something that we are 100% against that will put us at risk for safety, liability and privacy? We bought this property for the privacy and safety of our family, we would never have purchased this property if there was a trail already here in the 1950’s, why should we have this thrown at us and make us feel like we have no rights?

10. Who will compensate us for the number of trees that would have to be moved or cut down off our property to accommodate this trail? We are a tree farm and we plant and sell trees as part of our livelihood and that would be a determinant if our trees were touched or harmed or moved?

11. If anything does happen to us or our property or equipment or our animals who is responsible, who would we sue? Who will take responsibility?

12. When we are spraying our trees for pests and people are using the trail and the spray touches them, who is responsible?

Past Experiences:

1. 1960’s to 1970’s we owned approximately 500’ feet of White’s Pond we took extreme measures to keep people off of that property (it was private-ours) We installed heavy wire cables- trespassers used a torch to burn them down, we installed large boulders, somehow the trespassers moved them, trespassers cut down all our trees on our property, so much trash including glass we used to have to rake up) was left each summer that we personally removed 2 tractor trailer loads of trash each year. People used to drive through our property here at 206 North Road and park out back on our property and walk to White’s pond and leave their vehicles on our property- no one would help us get them removed on our private property, signs were posted, a trespasser on our White’s Pond property pulled a knife on our Father, trespassers set the White’s pond property on fire, they used to have Bon Fires there, check the Police and Fire logs. We finally sold the property to the White’s Pond Association. No one helped us then that was when times were safer and look what happened. We do not want that ever again.

2. Recently- this month and last month- people have been parking at Frost Farm and using the trail there to get to White’s Pond and so many people trashed the place that the Town of Concord banned swimming there. If trash and trespassing isn’t going to be a problem as people are saying why did this just happen??? How will it be enforced because it’s not working there right now? That makes us even more concerned. Talk to Frank Chiodo at Frost Farm.
Appendix D – Town Conservation Area Maps
"BARTON FARM" to "DAVIS FARM"
NORTH SUDBURY TRAIL SYSTEM
OPERATED BY THE
SUDBURY CONSERVATION COMMISSION
SUDBURY ENGINEERING DEPT. 
NOVEMBER 1983

CAUTION: SECTIONS OF TRAIL CROSS ONTO PRIVATE PROPERTY. PLEASE STAY ON MARKED TRAILS IN THESE AREAS!

TRAILS ON PUBLIC LAND ARE IDENTIFIED BY YELLOW MARKERS WITH A RED LOGO.
TRAILS ON PRIVATE LAND ARE IDENTIFIED BY YELLOW MARKERS WITH A BLUE LOGO.
# Appendix E – List of Acronyms

The following is a list of acronyms used throughout the text:

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AASHTO</td>
<td>American Association of State Highway and Transportation Officials</td>
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<tr>
<td>ACOE</td>
<td>Army Core of Engineers</td>
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<tr>
<td>ADA</td>
<td>American with Disabilities Act</td>
</tr>
<tr>
<td>ADAAG</td>
<td>American with Disabilities Act Accessibility Guidelines</td>
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<td>ADT</td>
<td>Average Daily Traffic</td>
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<td>BLSF</td>
<td>Bordering Land Subject to Flooding</td>
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<td>BMPs</td>
<td>Best Management Practices</td>
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<tr>
<td>BWSC</td>
<td>Massachusetts Department of Environmental Protection Bureau of Waste Site Cleanup</td>
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<tr>
<td>BVW</td>
<td>Bordering Vegetative Wetland</td>
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<tr>
<td>CE</td>
<td>Categorical Exclusion Checklist</td>
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<tr>
<td>CERCLA</td>
<td>Comprehensive Environmental Compensation Liability Act</td>
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<tr>
<td>CERCLIS</td>
<td>Comprehensive Environmental Response, Compensation, and Liability Information System</td>
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<tr>
<td>CMR</td>
<td>Code of Massachusetts Regulations</td>
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<tr>
<td>Conrail</td>
<td>Consolidated Rail Corporation</td>
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<td>CTPS</td>
<td>Central Transportation Planning Staff</td>
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<tr>
<td>CY</td>
<td>Cubic Yard</td>
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<td>DCR</td>
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<td>DEP</td>
<td>Department of Environmental Protection</td>
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<td>DPS</td>
<td>Downgradient Property Status</td>
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<td>EA</td>
<td>Each</td>
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<td>EIR</td>
<td>Environmental Impact Report</td>
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<td>ENF</td>
<td>Environmental Notification Form</td>
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<td>Massachusetts Executive Office of Environmental Affairs</td>
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<td>Commonwealth of Massachusetts Executive Office of Transportation</td>
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<td>Environmental Protection Agency</td>
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<td>Framingham and Lowell</td>
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<td>Federal Emergency Management Agency</td>
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<td>FHWA</td>
<td>Federal Highway Administration</td>
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<tr>
<td>FST</td>
<td>Fay, Spofford &amp; Thorndike (Consultants)</td>
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<td>LB</td>
<td>Pound</td>
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<tr>
<td>LF</td>
<td>Linear Foot</td>
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<tr>
<td>LS</td>
<td>Lump Sum</td>
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List of Acronyms (Cont’d):

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<th>Acronym</th>
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<td>Land Under Wateway</td>
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<td>Massachusetts Department of Environmental Protection</td>
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<td>Massachusetts Contingency Plan</td>
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<td>Massachusetts Historical Commission</td>
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<td>MPH</td>
<td>Miles Per Hour</td>
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<td>Metropolitan Planning Organization</td>
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<td>MS4s</td>
<td>Municipal Separate Storm Sewer Systems</td>
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<td>MUTCD</td>
<td>Manual on Uniform Traffic Control Devices</td>
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<td>National Environmental Policy Act</td>
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<td>Natural Heritage &amp; Endangered Species Program</td>
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<td>Notice of Intent</td>
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<td>NPDES</td>
<td>National Pollutant Discharge Elimination System</td>
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<td>OHM</td>
<td>Oil or hazardous material</td>
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<td>PH</td>
<td>Priority Habitat for Rare Species</td>
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<td>RAO</td>
<td>Response Action Outcome Statement</td>
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<td>REMOPS</td>
<td>Remedy Operation Status</td>
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<td>RFA</td>
<td>Riverfront Area</td>
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<td>RTCAC</td>
<td>Town of Sudbury Rail Trail Conversion Advisory Committee</td>
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<tr>
<td>SAFETEA</td>
<td>Safe, Accountable, Flexible, and Efficient Transportation Equity Act of 2003</td>
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<td>SF</td>
<td>Square Foot</td>
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<td>SWPPP</td>
<td>Stormwater Pollution Prevention Plan</td>
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<td>USGS</td>
<td>United States Geological Survey</td>
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<td>UST</td>
<td>Underground Storage Tank</td>
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<tr>
<td>WH</td>
<td>Estimated Habitats for Rare Wildlife</td>
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<td>Wetlands Protection Act</td>
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