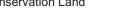
# Appendix A – Corridor Base Mapping





- Legend
  - • • Rail Trail Alignment(FUTURE) State Owned Rail Corridor Parcel Boundary Easement

Town Conservation Land





**Conservation Trust** 

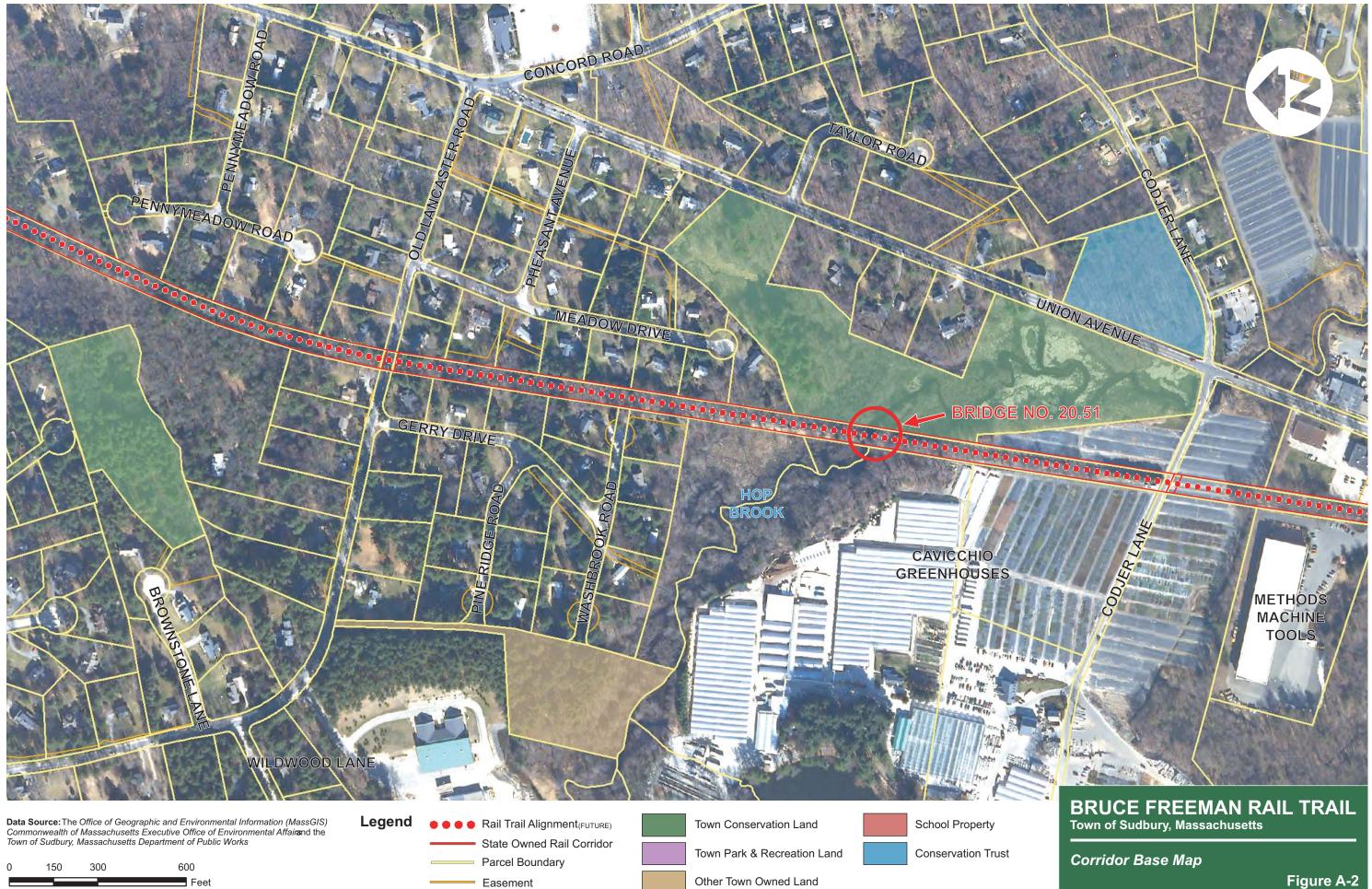
Other Town Owned Land

Town Park & Recreation Land

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Corridor Base Map

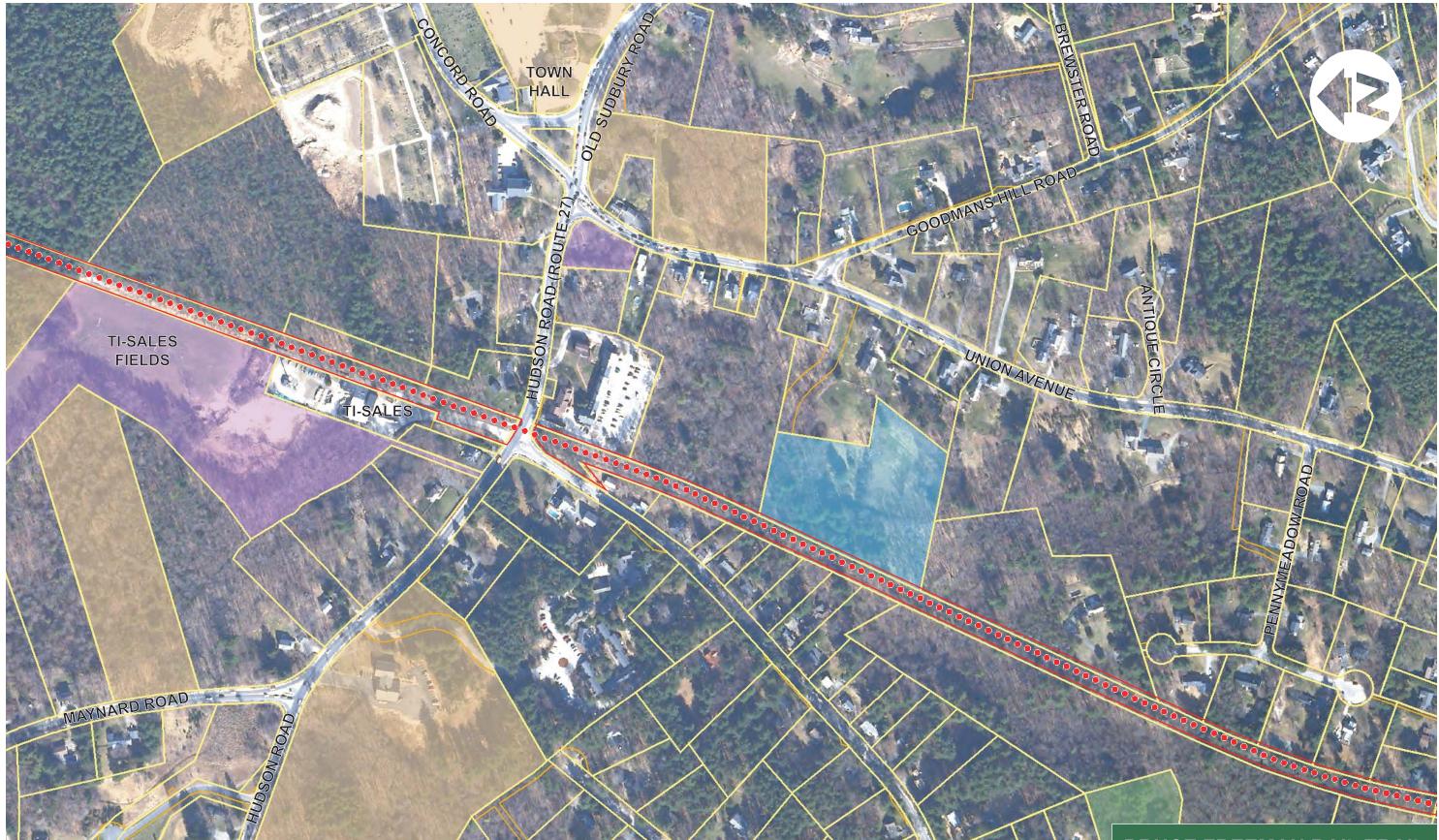






Easement







Legend

Rail Trail Alignment
State Owned Rail Corridor
Parcel Boundary
Easement

Town Conservation Land

School Property

Conservation Trust

Other Town Owned Land

Town Park & Recreation Land

Land

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Corridor Base Map







Legend Rail Trail Alignment State Owned Rail Corridor Parcel Boundary

Easement

Town Park & Recreation Land

Town Conservation Land



**Conservation Trust** 

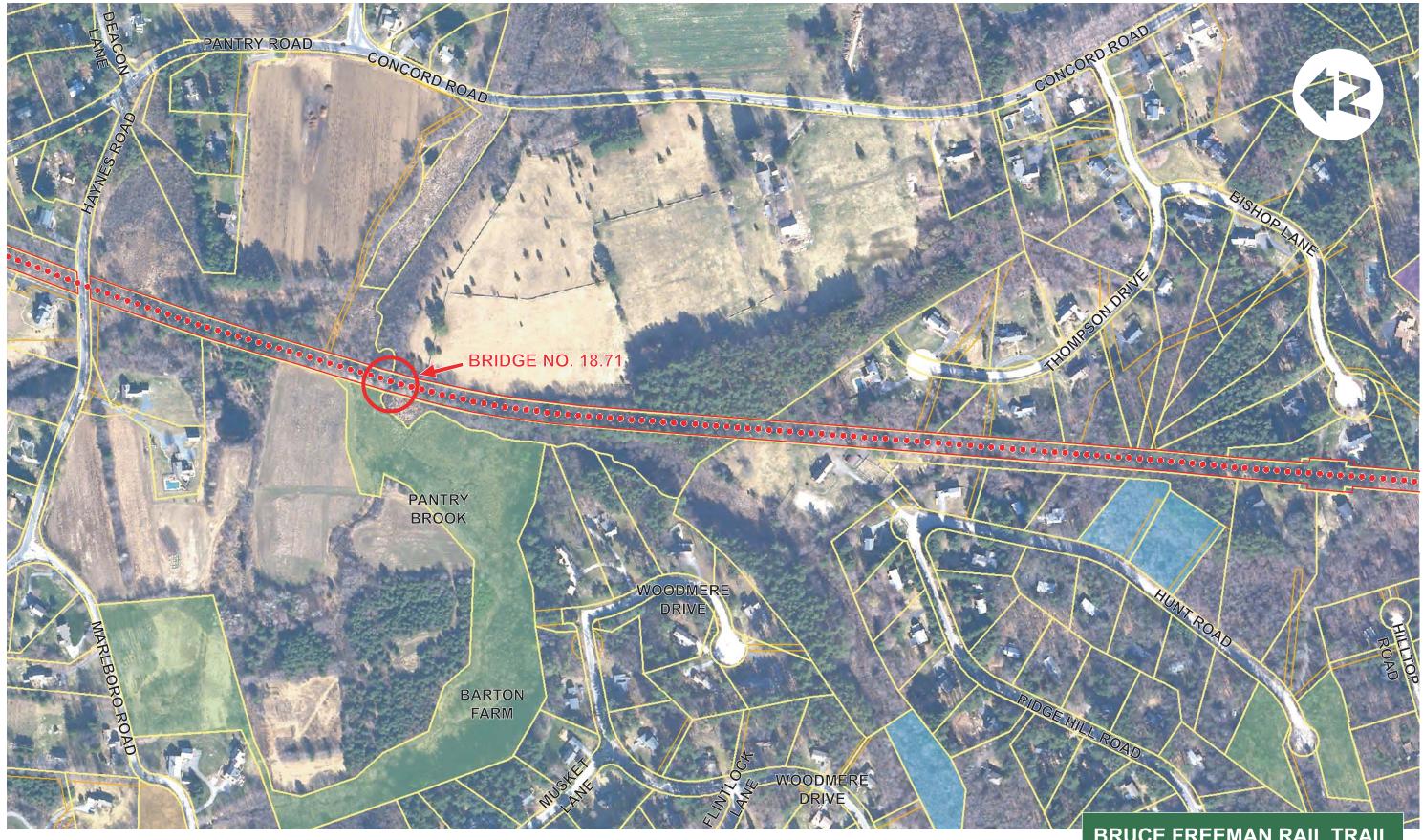
School Property

Other Town Owned Land

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Corridor Base Map







Legend Rail Trail Alignment<sub>(FUTURE)</sub> State Owned Rail Corridor Parcel Boundary Easement

Town Conservation Land

Town Conservation Lanc

Town Park & Recreation Land

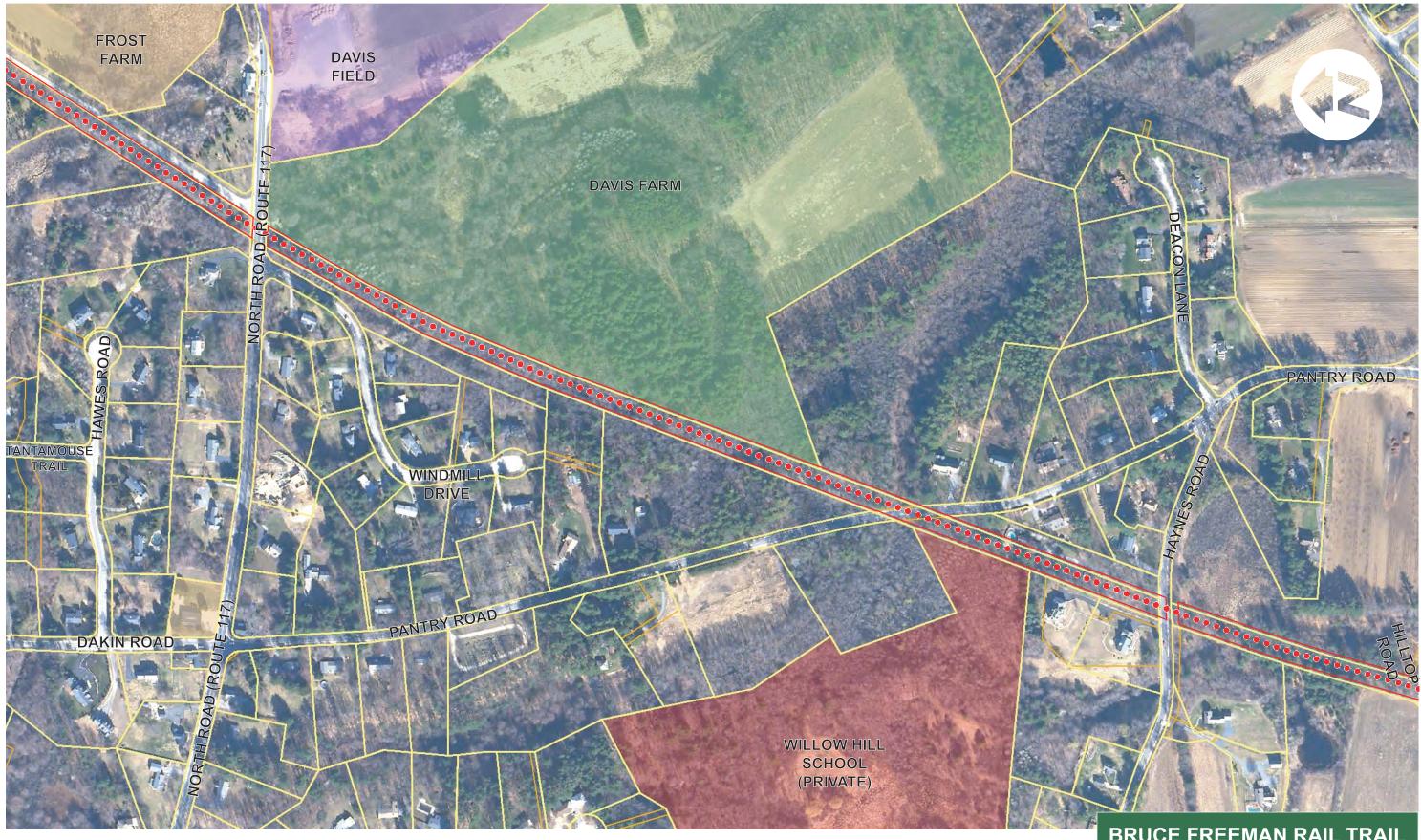
School Property Conservation Trust

Other Town Owned Land

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Corridor Base Map

Figure A-5





Legend Rail Trail Alignment(FUTURE) State Owned Rail Corridor Parcel Boundary

Easement

Town Conservation Land

Swit Conservation Land

- Town Park & Recreation Land
- and Conservation Trust

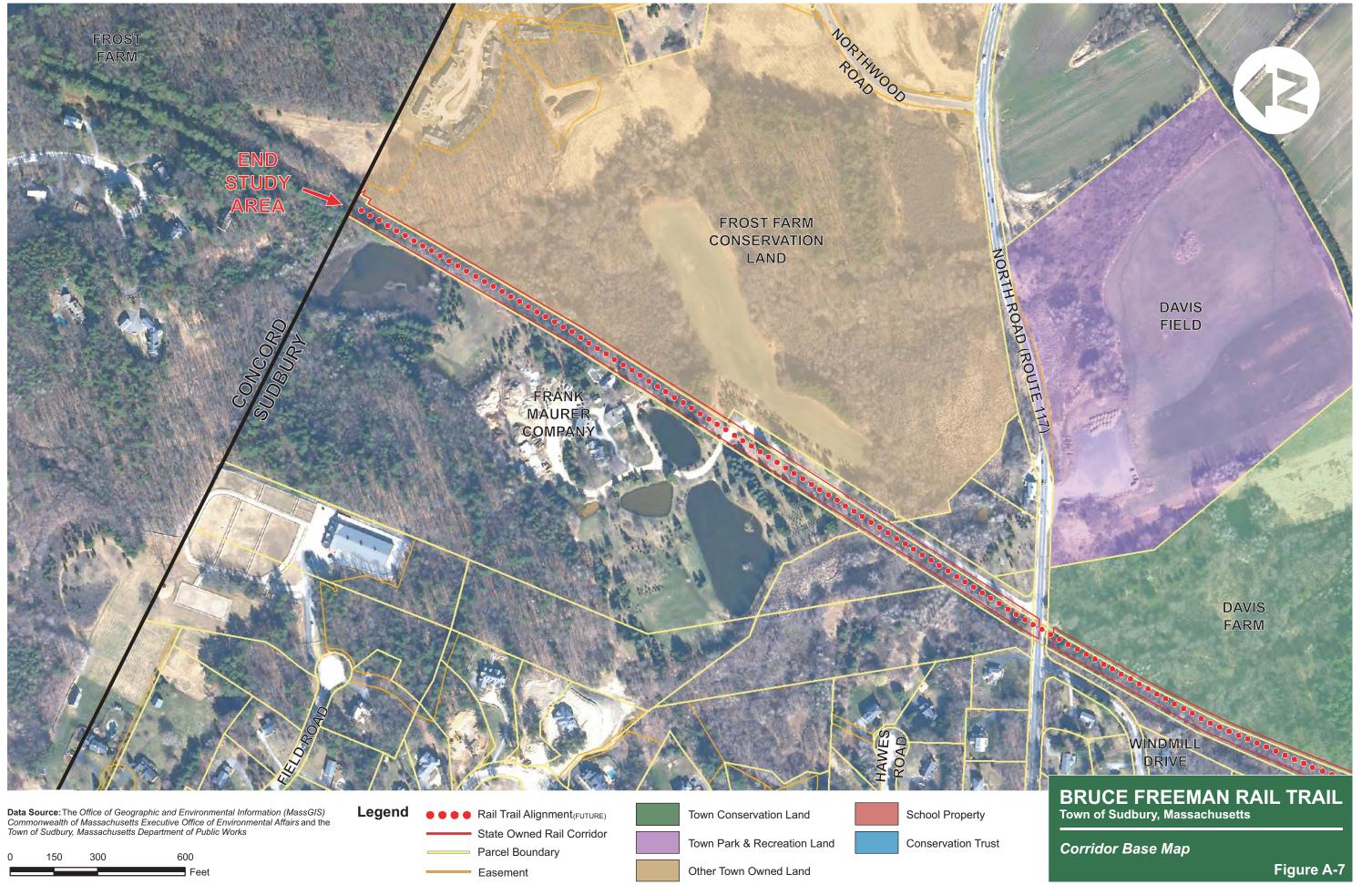
School Property

Other Town Owned Land

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Corridor Base Map









# Appendix B – Natural Resources Base Mapping



- Legend
- • • Rail Trail Alignment(FUTURE)
- Wetlands

Priority Habitat of Rare Species

Certified Vernal Pool



Roadway

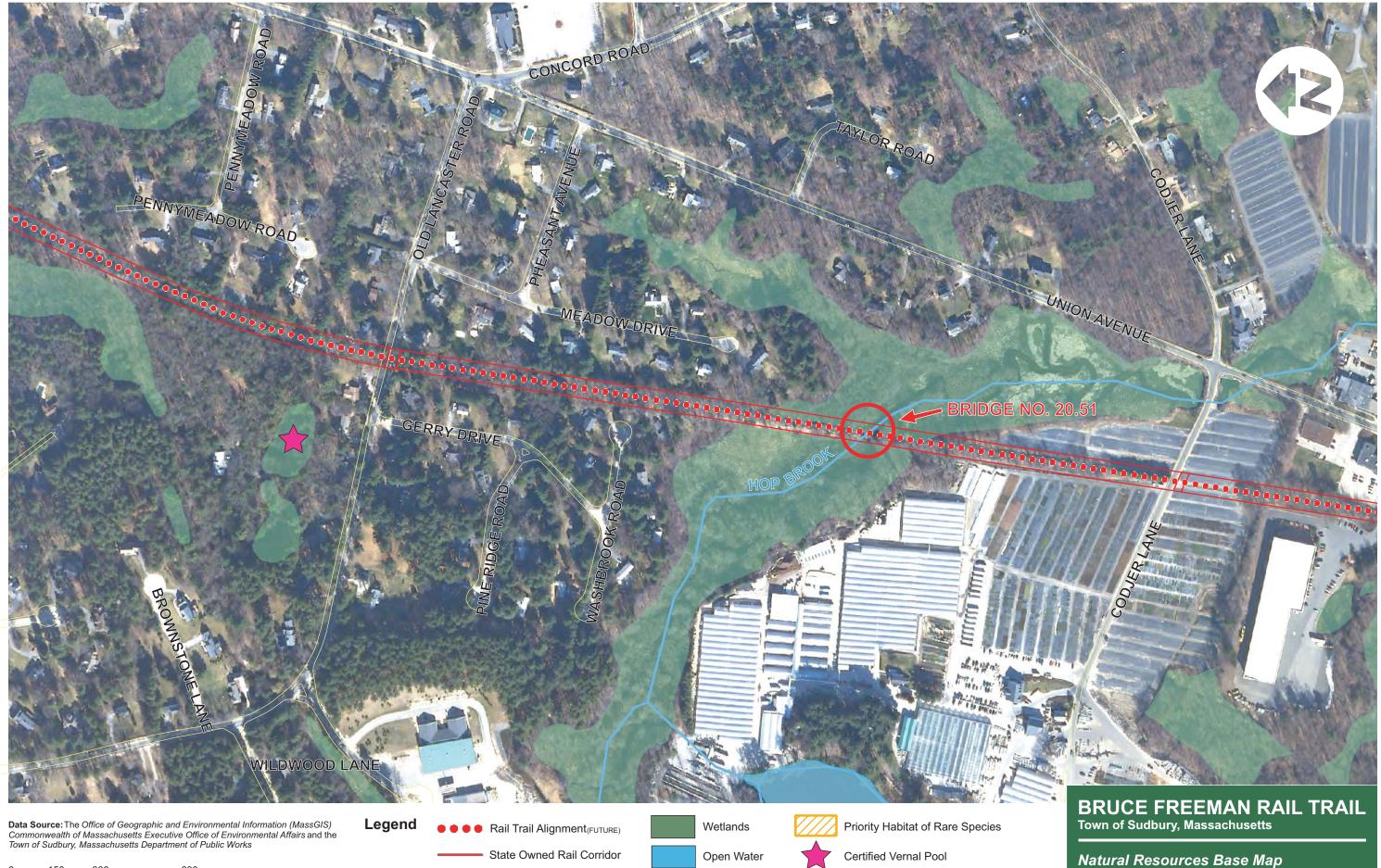
State Owned Rail Corridor

Stream

Open Water

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Natural Resources Base Map





Roadway



Stream





Legend

• • • • Rail Trail Alignment(FUTURE)



Open Water

ands

Priority Habitat of Rare Species

Certified Vernal Pool

----- Roadway

State Owned Rail Corridor

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Natural Resources Base Map





Legend

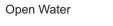
• • • • Rail Trail Alignment(FUTURE)

State Owned Rail Corridor

Wetlands

Stream

Priority Habitat of Rare Species

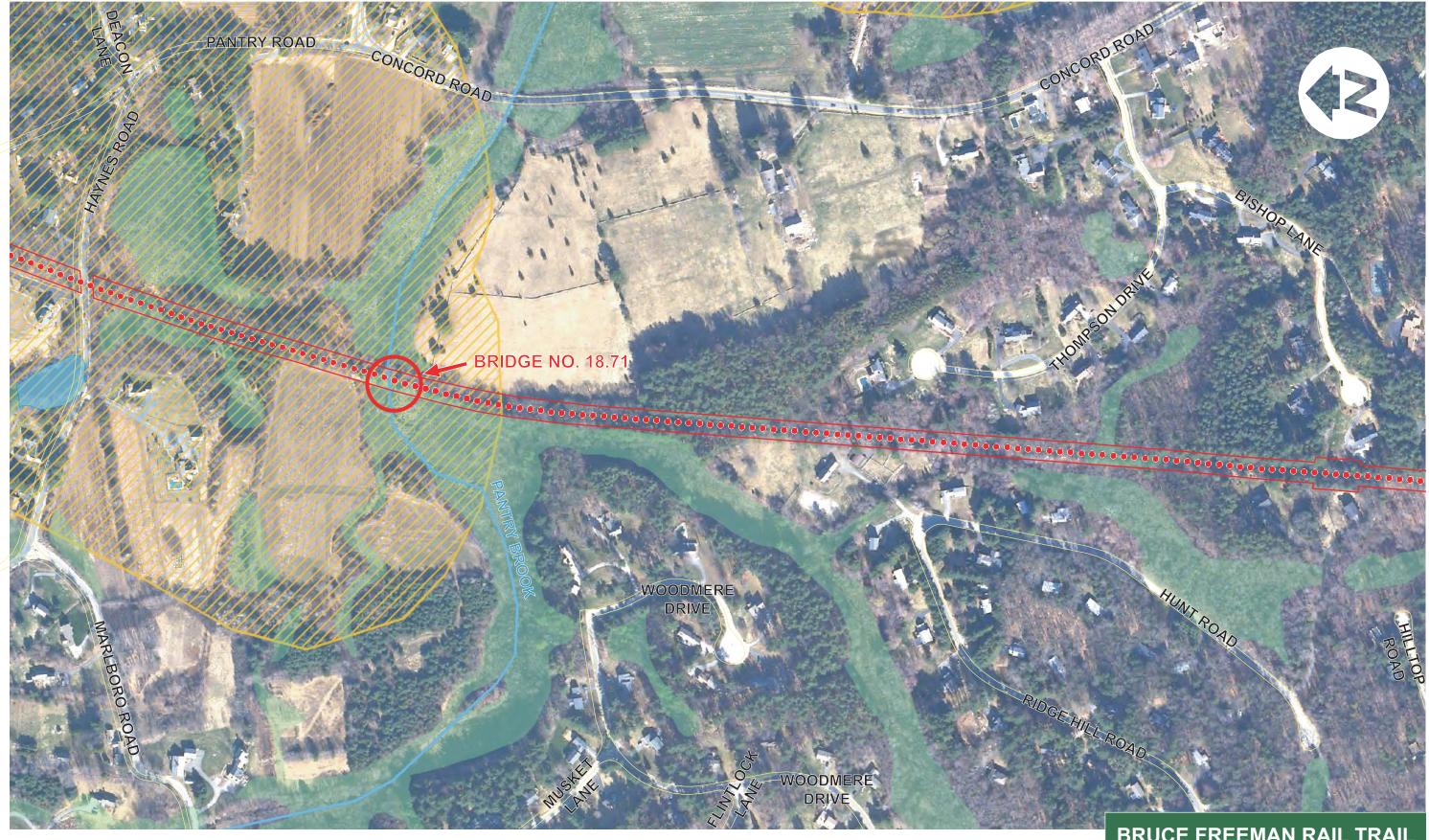


Certified Vernal Pool

Roadway

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Natural Resources Base Map



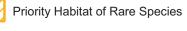
300 600 150 Feet

- Legend
- • • Rail Trail Alignment(FUTURE)

Roadway

State Owned Rail Corridor

Wetlands



Open Water

Stream

Certified Vernal Pool

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Natural Resources Base Map



300 600 150 Feet Legend

• • • • Rail Trail Alignment(FUTURE)

Wetlands

Open Water

Certified Vernal Pool

Priority Habitat of Rare Species



State Owned Rail Corridor

Stream

BRUCE FREEMAN RAIL TRAIL Town of Sudbury, Massachusetts

Natural Resources Base Map







# Appendix C – Letters from Businesses

### PARIS TRUST LLC

COMMERCIAL REAL ESTATE DEVELOPMENT 490-B BOSTON POST ROAD, SUITE 201 SUDBURY, MASSACHUSETTS 01776 (978) 440-9262 • FAX (978) 440-7864

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,

TedPasquarello

par

65 UNION AVENUE I PO BOX 382 I SUDBURY, MA 01776-0003 I TEL: (978) 443-5388 I FAX: (978) 443-7466



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.

Verv truly yours. Methods Machine Tools Inc.

Scott McIver Chairman



RECEIVED AUG 3 1 2006

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,

110 Codjer Lane

Paul Cavicchio, Jr., President Cavicchio Greenhouses, Inc.

# TI-SALES INC

WATER and WASTEWATER SUPPLIES 36 Hudson Road (Route 27) Sudbury, Massachusetts 01776-2097 Phone: (978) 443-2002 Fax: (978) 443-7600 Toll Free: (800) 225-4616 Internet: www.tisales.com

RECEIVED SEP 1 8 2000

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 inclluding 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 night time 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 unusal 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, Dect Tighe

Bert Tighe

cc: Sudbury Board of Selectmen

"The Supply House That Knows How To Help"

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

RECEIVED AUG 31 2006

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

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

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?

2/5

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

Phyllis Maurer

atthem Wallett Matthew Ouellette

Hahan

F. Jeffrey Maurer

Marianne Maurer

Meagan S. Maun Meagan Maurer

Panela G. Maurer Pamela Maurer

Shana Cuin Shana Ouinn

Steven Ouellette Jr.

### 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?

3/5

### Frank Maurer Company Inc. Owner of property since approximately 1958 206 North Road Sudbury, MA 01776 978-369-9505 Phone <u>MaurerCompany@aol.com</u>

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 <u>MaurerCompany@aol.com</u>

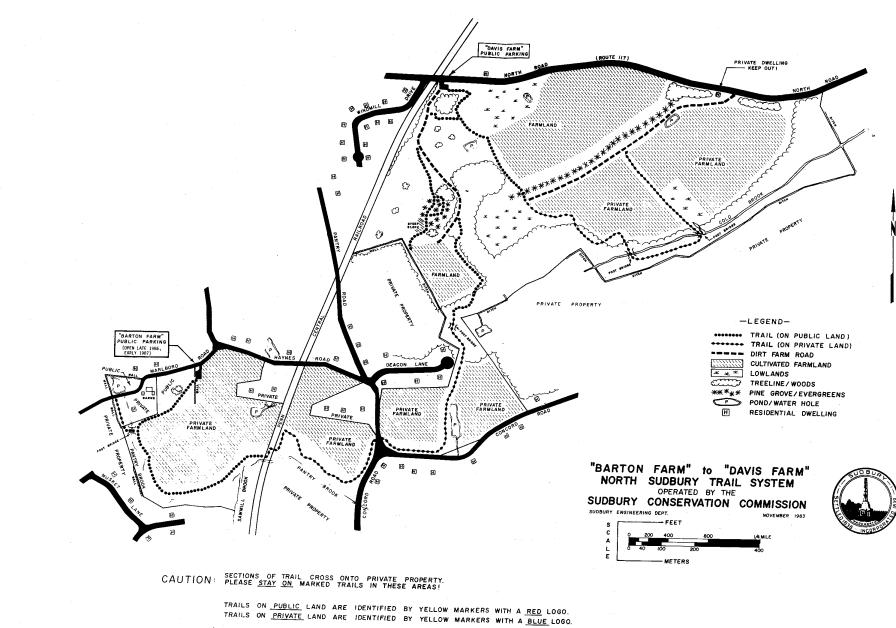
- 8. How can any trail touching or going through the wetlands be justified? The extremely strict wetland laws do not even let someone park near them and now a trail will be okay to run through them? That makes no sense.
- 9. As tax payers what are our rights, why would we have to help pay for something 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?

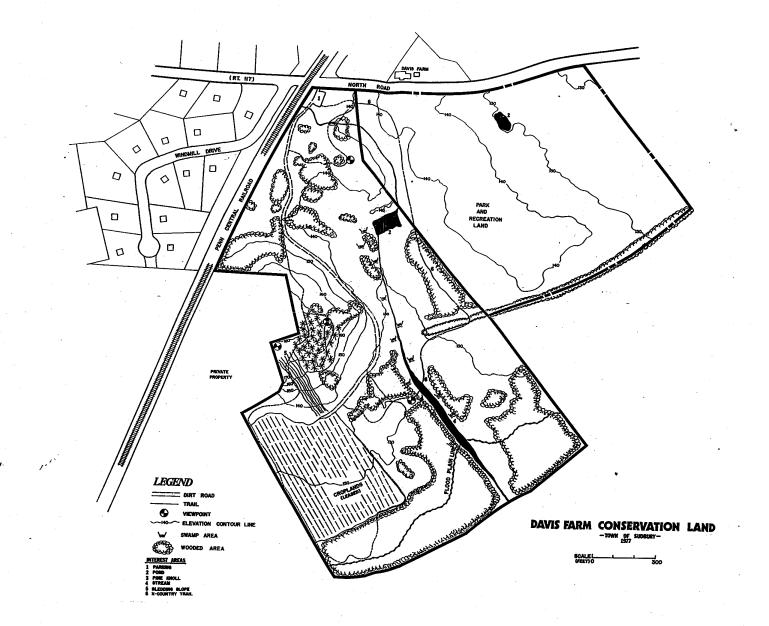
#### Past Experiences:

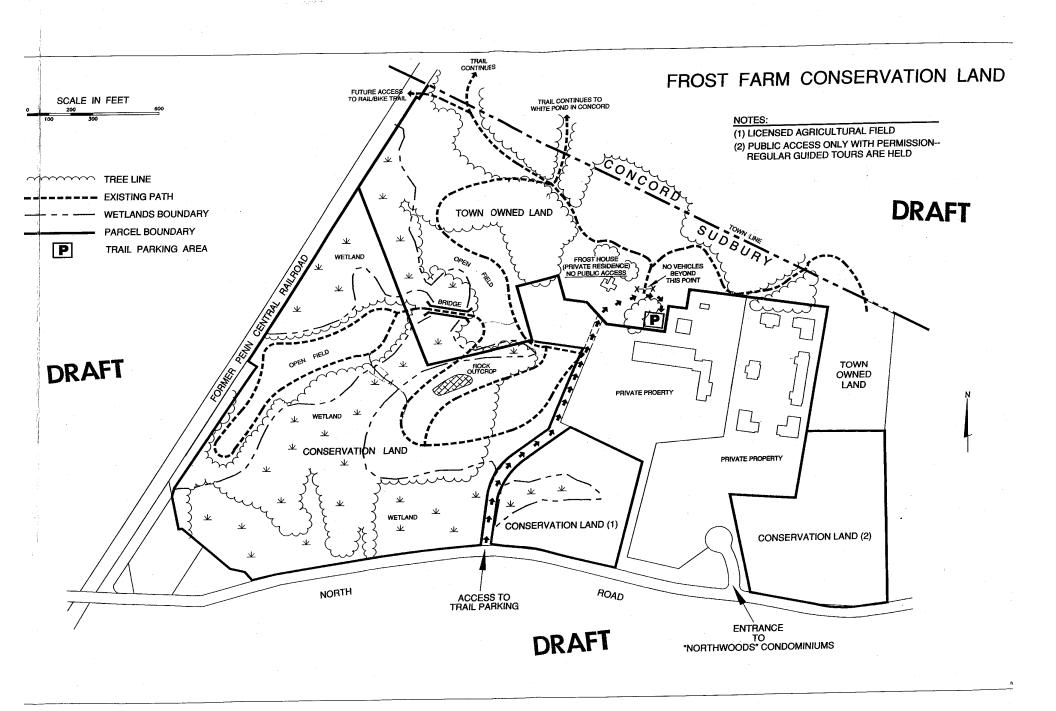
- 1. 1960's to 1970's we owned approximately 500' feet of White's Pond we took extreme measures to keep people off of that property (it was private-ours) We installed heavy wire cables- trespassers used a torch to burn them down, we installed large boulders, somehow the trespassers moved them, trespassers cut down all our trees on our property, so much trash 9including 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.

5/5

# Appendix D – Town Conservation Area Maps







## Appendix E – List of Acronyms

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

AASHTO	American Association of State Highway and Transportation Officials
ACOE	Army Core of Engineers
ADA	American with Disabilities Act
ADAAG	American with Disabilities Act Accessibility Guidelines
ADT	Average Daily Traffic
BLSF	Bordering Land Subject to Flooding
BMPs	Best Management Practices
BWSC	Massachusetts Department of Environmental Protection Bureau of Waste Site
BVW	Cleanup Bordering Vegetative Wetland
CE	Categorical Exclusion Checklist
CERCLA	Comprehensive Environmental Compensation Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability
CMR	Information System Code of Massachusetts Regulations
Conrail	Consolidated Rail Corporation
CTPS	Central Transportation Planning Staff
CY	
DCR	Commonwealth of Massachusetts Department of Conservation and Recreation
DEP	Department of Environmental Protection
DPS	Downgradient Property Status
EA	Each
EIR	Environmental Impact Report
ENF	Environmental Notification Form
EOEA	Massachusetts Executive Office of Environmental Affairs
EOT	Commonwealth of Massachusetts Executive Office of Transportation
EPA	Environmental Protection Agency
F&L	Framingham and Lowell
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FST	Fay, Spofford & Thorndike (Consultants)
LB	Pound
LF	Linear Foot
LS	Lump Sum

#### List of Acronyms (Cont'd):

LSP	Licensed Site Professional
LUWB	Land Under Water Body
LUWW	Land Under Wateway
MA	Massachusetts
MA DEP	Massachusetts Department of Environmental Protection
MassGIS	Massachusetts Geographic Information Systems
MAPC	Metropolitan Area Planning Council
MBTA	Massachusetts Bay Transportation Authority
MCP	Massachusetts Contingency Plan
MEPA	Massachusetts Environmental Policy Act
MGL	Massachusetts General Laws
MHC	Massachusetts Historical Commission
MPH	Miles Per Hour
MPO	Metropolitan Planning Organization
MS4s	Municipal Separate Storm Sewer Systems
MUTCD	Manual on Uniform Traffic Control Devices
NEPA	National Environmental Policy Act
NHESP	Natural Heritage & Endangered Species Program
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
OHM	Oil or hazardous material
PH	Priority Habitat for Rare Species
RAO	Response Action Outcome Statement
REMOPS	Remedy Operation Status
RFA	Riverfront Area
RTCAC	Town of Sudbury Rail Trail Conversion Advisory Committee
SAFETEA	Safe, Accountable, Flexible, and Efficient Transportation Equity Act of 2003
SF	Square Foot
SWPPP	Stormwater Pollution Prevention Plan
USGS	United States Geological Survey
UST	Underground Storage Tank
WH	Estimated Habitats for Rare Wildlife
WPA	Wetlands Protection Act