

Town of Whately Massachusetts
COMMUNITY PRESERVATION COMMITTEE

2019 DEC 10 PM 2:28

Funding Request Form

Project Title: Whately Center Woods

Submission Date: December 10, 2019

Full Name of Entity Submitting Application: Kestrel Land Trust

(If submitted on behalf of an organization, please include a statement from an officer of the organization certifying organization's approval.)

Contact Person: Name: Mark Wamsley

Address: P.O. Box 1016, Amherst, MA 01004

Telephone(s): 413-549-1097

Email: mark@kestreltrust.org

Purpose: Please check all that apply: ☒ Open Space ☐ Community Housing
☐ Historic Preservation ☒ Recreation

Full Description of Project: (Attach a separate sheet if necessary.)

See attached.

Requested Attachments:

- Property address including Whately Assessor's Map, Lot/parcel number with current owner
- Copy of deed to Current Owner, if available
- Description of the property
- Maps if relevant
- Surveys, if available
- Appraisals and Agreements, if available;
- Budget detailing construction/maintenance costs, and funding/revenue sources, if any

Each project request must be submitted to the Community Preservation Committee using the Funding Request Form as a cover sheet. Applications should be submitted with nine (9) multiple copies.

Amount of Funding Requested: \$ 95,000

Fiscal Year	Total Project Costs	CPC Funds Requested	Other Funding Sources (amount and source)
2020	\$315,000	\$95,000	\$90,000 Landowner Bargain Sale
			\$85,000 MA State Conservation Partnership Grant
			\$45,000 Foundation & Community Fundraising
Total	\$315,000	\$95,000	\$315,000

Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained

Time Line of Project:

Property must be acquired by June 30, 2020. Conservation restriction recorded by July 15th

Town Boards/Committees which reviewed the project:

Conservation Commission
Selectboard
Community Preservation Committee
Open Space Committee

For CPC use

Funding application received on _____ by _____
 Acknowledgment of receipt mailed on _____ by _____

CPC review

Further information requested _____ by _____
 Requested information received _____ by _____
 Meeting with applicant _____
 Final review _____
 Determination _____ by _____
 Applicant notified of determination _____ by _____

Warrant item approved by the Town on _____ rejected on _____

Attachments: Whately Center Woods CPA Application



- **Project Description**
- **Property Location & Ownership**
- **Current Deed**
- **Description of Property**
- **Project Maps**
- **Appraisal**
- **Budget**
- **Letters of Support**

- **Project Description**

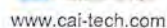
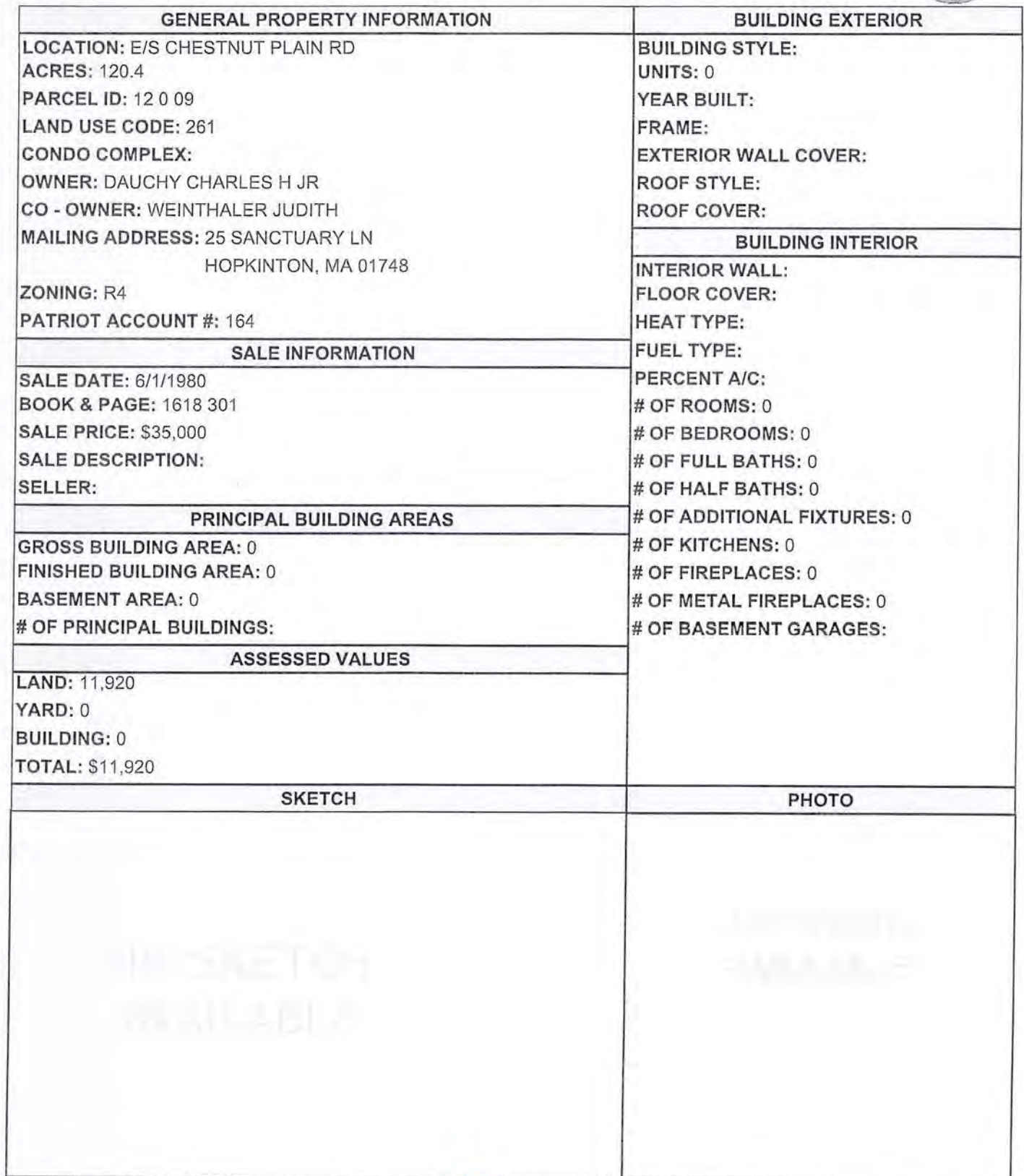
Kestrel Land Trust seeks to partner with the Town of Whately in acquiring and conserving a 120-acre forested property on Chestnut Plain Road to serve as a public recreation area, while also protecting local biological diversity and water quality. Tentatively named Whately Center Woods due to its close proximity to the historic Town Center, the land has been enjoyed for decades by local residents. It offers expansive size, varied terrain with approximately 1.5 miles of established trails, and a diverse, healthy forest, making it a classic New England outdoor recreation experience. If conserved, the property would represent the Town's most easily accessible public trail network. Under the proposed plan Kestrel would purchase and manage the property for public use as part of its Neighborhood Conservation Retreat program. This program seeks to prevent loss of access to private lands that have been traditionally used by the public for recreation, and to further enhance them as outdoor resources for the surrounding community.

Kestrel is asking the Town of Whately and its residents to approve the use of \$95,000 in Community Preservation Act Funds to purchase a Conservation Restriction (CR) and public trail easement on the land,

and to assist with repairing the bridge/culvert over the town-owned entrance to the property on Chestnut Plain Road. The Conservation Restriction and easement are permanent, real property interests to be held by the Whately Conservation Commission and are also a requirement of an \$85,000 Conservation Partnership state grant already awarded to Kestrel for the purchase of the property. The total purchase price of the property is \$170,000, with the value of the CR and trail easement appraised at \$105,000.

The purchase price of the property represents a bargain sale (a reduction in value of \$90,000 from its appraised value of \$260,000) agreed to by its owners and long-term caretakers, Charles Dauchy and Judith Weinthaler, who wish to see it conserved in perpetuity for public use and enjoyment. Total project costs are estimated between \$305,000 and \$315,000, of which Kestrel will need to raise between \$35,000 and \$55,000 privately to complete infrastructure improvements, such as a small parking area, kiosk and trail signage, and fund stewardship costs. Thankfully, several community members have already expressed an interest in helping Kestrel to fill this gap. And a generous, proposed donation from a neighbor would increase the size of conserved property owned by Kestrel by roughly 15 acres, allowing more of the area's existing trail network to also be protected.

Town of Whately, MA



12/4/2019

Page 1 of 1

1618

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 972

301

SEE

KNOW ALL MEN BY THESE PRESENTS

BOOK

1815

That we, Robert A. Rodriguez and Constance G. Rodriguez, husband and
 wife, both of Whately, Franklin County, Massachusetts

PAGE

75

~~for consideration paid, and in full consideration of \$35,000.00,~~
 grant to Charles H. Dauchy, Jr. and Judith A. Weinthal, husband and
 wife, and to the survivor of them as joint tenants both of 28 Valley
 View Drive, Amherst, Hampshire County, Massachusetts

with warranty covenants

the land in Whately, County of Franklin and Commonwealth of Massachusetts,
 bounded and described as follows, viz:

~~XX~~

BOOK

3035

PAGE

113

FIRST: Bounded north by land formerly of Samuel B. White and the
 heirs of Lyman Dickinson, now or formerly of Lawrence Robinson; east
 by Chestnut Plain Street; south by land formerly of J. W. C. Allis;
 now or formerly by the heirs of Edward J. Powers; and west by lands
 now or formerly of James Masterson and Samuel B. White. Containing
 117 acres, more or less.

Said first tract is subject to an easement conveyed by Edward J.
 Powers and Catherine A. Powers to the New England Telephone and Tele-
 graph Company dated May 14, 1929, and recorded with Franklin County
 Deeds, Book 766, Page 60.

SECOND: Bounded north by land formerly of Edmund Donovan, now
 or formerly of the heirs of Edward J. Powers; easterly by Chestnut
 Plain Street; southerly by land now or formerly of S. P. White; west-
 erly by land now or formerly of the heirs of Edward J. Powers and
 one Kennedy. Containing 64 acres, more or less.

Excepting from the second tract that portion conveyed by deed of
 Henry K. White et al to The Inhabitants of the South Center School
 District of Whately by deed dated September 1, 1959, recorded in Frank-
 lin County Registry of Deeds, Book 238, Page 321, to which reference is
 made for further description.

The grantors also hereby grant and convey to the grantees and
 their heirs and assigns, but with QUITCLAIM COVENANTS only, all of
 their right, title and interest of every nature in and to the above
 excepted parcel of land which was conveyed by Henry K. White et al to
 The Inhabitants of the South Center School District of Whately.

There is also excepted from the above described premises those
 portions thereof sold out by these grantors in the following deeds:

1. Deed to George C. Goodridge and Joan E. Goodridge, containing
 14.109 acres, more or less, dated March 25, 1969, recorded in Franklin
 County Registry of Deeds, Book 1238, Page 580.
2. Deed to John B. Baker and Grace E. Baker, containing 1.55
 acres, more or less, dated December 19, 1969, recorded in said Registry
 in Book 1251, Page 81.
3. Deed to George C. Goodridge and Joan E. Goodridge, containing
 2.234 acres, more or less, dated May 4, 1973, recorded in said Registry
 in Book 1345, Page 346.
4. Deed to John B. Baker and Grace E. Baker, containing 5.582
 acres, more or less, dated April 30, 1975, recorded in said Registry
 in Book 1426, Page 70.

For grantors' title see deed of Casimir Konarski dated June 29,
 1966, recorded in said Registry in Book 1198, Page 208.



1980 00002569

Bk: 1618 Pg: 301 Doc: DEED
 Page 1 of 2 06/06/1980 03:43PM

1618

302

Witness OUR hands and seals this 6th day of JUNE 19 80

Kenneth B. Bowen
Kenneth B. Bowen

Robert A. Rodriguez
 (Robert A. Rodriguez)
Constance C. Rodriguez
 (Constance C. Rodriguez)



The Commonwealth of Massachusetts

Hampshire, ss.

JUNE 6, 1980

Then personally appeared the above named Robert A. Rodriguez and Constance G. Rodriguez

and acknowledged the foregoing instrument to be their free act and deed before me

Kenneth B. Bowen
 (Kenneth B. Bowen) Notary Public - ~~expired~~

My commission expires June 7, 1983

Franklin ss. Rec'd for record 3 Hr. 43 Min. P. M. June 6, 1980

- **Description of Property**

The expansive, 120 acre Whately Center Woods property boasts a network of trails crisscrossing land which typifies Whately's striking, transitional geography, sloping upward from the floor of the Connecticut River Valley into the foothills of the Berkshires. Those trails are regularly used for passive recreation of all types, as well as by school groups, and support a connecting snowmobile route mapped and maintained by the Snowmobile Association of Massachusetts. The land is also used contiguously with an abutting 171 acre property protected through a CR held by Franklin Land Trust, and is nestled within a larger forested block of roughly 600 acres. By virtue of its size, resources, and location—only a half-mile from Whately's Historic Town Center—the property and its surroundings have become a favorite destination for many in a town that is rich in open space but poor in public access to recreational land.

a. Natural Characteristics & Ecological Values

This parcel is almost completely forested, with small streams, wetlands and at least one vernal pool interspersed beneath the forest canopy. The forest is highly diverse, with an interesting assemblage of tree species associated with northern forest types (Sugar Maple, American beech, Basswood, Striped Maple and an occasional White Birch) intermixed with species characteristic of southern forests (Tulip poplar, Sassafras, Red, White and Chestnut Oaks, Shagbark Hickory, and Black Gum) along with common species such as White Ash, Black and Yellow Birch, Red Maple, Eastern Hemlock and White Pine. Black bears, coyotes, bobcats, porcupines, weasels, turkeys, ruffed grouse, barred and great horned owls are commonly heard or observed on the parcel.

Small streams running through the property provide cold-water habitat for Brook Trout and the tracks and slides of river otter are commonly found along these streams in winter. These streams feed water to the Mill River, considered by The Nature Conservancy (TNC) as perhaps the most significant river in Massachusetts for rare and endangered species. The Mill River supports the highest diversity of freshwater mussels in MA, including federally endangered dwarf wedge mussels, a handful of state-listed mussel species, and a number of other state-listed plants and animals. At least one classic vernal pool on the property supports healthy breeding populations of spotted salamanders and wood frogs.

From a landscape perspective, this parcel is part of a larger block of forested land that ranks highly in a number of regional and statewide natural resource assessments. Nearly the entire parcel is classified by TNC as having above average climate resilience. Approximately half of the property ranks among the top 40% statewide for CAPS IEI (Index of Ecological Integrity); a forested wetland in the eastern portion of the parcel ranks among the top 20% statewide. The parcel is included as an important connector among high priority terrestrial core habitat by the Connecticut the Connecticut project, a project sponsored by the North Atlantic

Landscape Conservation Cooperative to identify high priority areas for conservation within the entire Connecticut River Watershed. The wetlands and forest in this eastern portion of the property fall within the Zone II for the town's municipal water supply.

b. Public Recreational Opportunities

The land's varied topography and size present significant opportunities for multi-season season trail sports, with appropriate challenges for a variety of skill levels. The area is already used for hiking, trail running, Nordic skiing, snowshoeing, horseback riding, and mountain biking. If surrounding properties are eventually added for public use, the scale could conceivably support competitive events in some sports.

A snowmobile trail on the property also connects to the network of western Massachusetts trails, allowing snowmobilers to enjoy short, close-to-home trips or longer excursions across the region. The Greater Whately Snowmobile Club currently maintains trails on the property and surrounding land. The snowmobile club is an organized partnership for the care and management of land, and Kestrel is pursuing a partnership with the snowmobile club to help maintain multi-use trails on the property. A similar partnership is also possible with local hunters who have also traditionally used portions of the land.

There are no plans for development of handicapped accessible trails at this point, but the future conservation of surrounding properties would certainly make that feasible. Kestrel is exploring the installation of two sections of boardwalk over wetland areas to route the property's entrance trail further from abutting neighbors.

c. OSRP Alignment

Given its characteristics, conserving Whately Center Woods would bolster several overarching goals in the Town's 2006 OSRP. Those goals include:

Goal A— "To preserve and enhance the special rural and agricultural landscape which makes the Town of Whately unique," which place a special emphasis on working with local land trusts and using the Community Preservation Act to conserve land;

Goal B— "To protect and, where necessary, enhance the quality of Whately's natural resources including: groundwater and surface water quality and quantity, wildlife habitat, wetlands, and contiguous blocks of forested land."

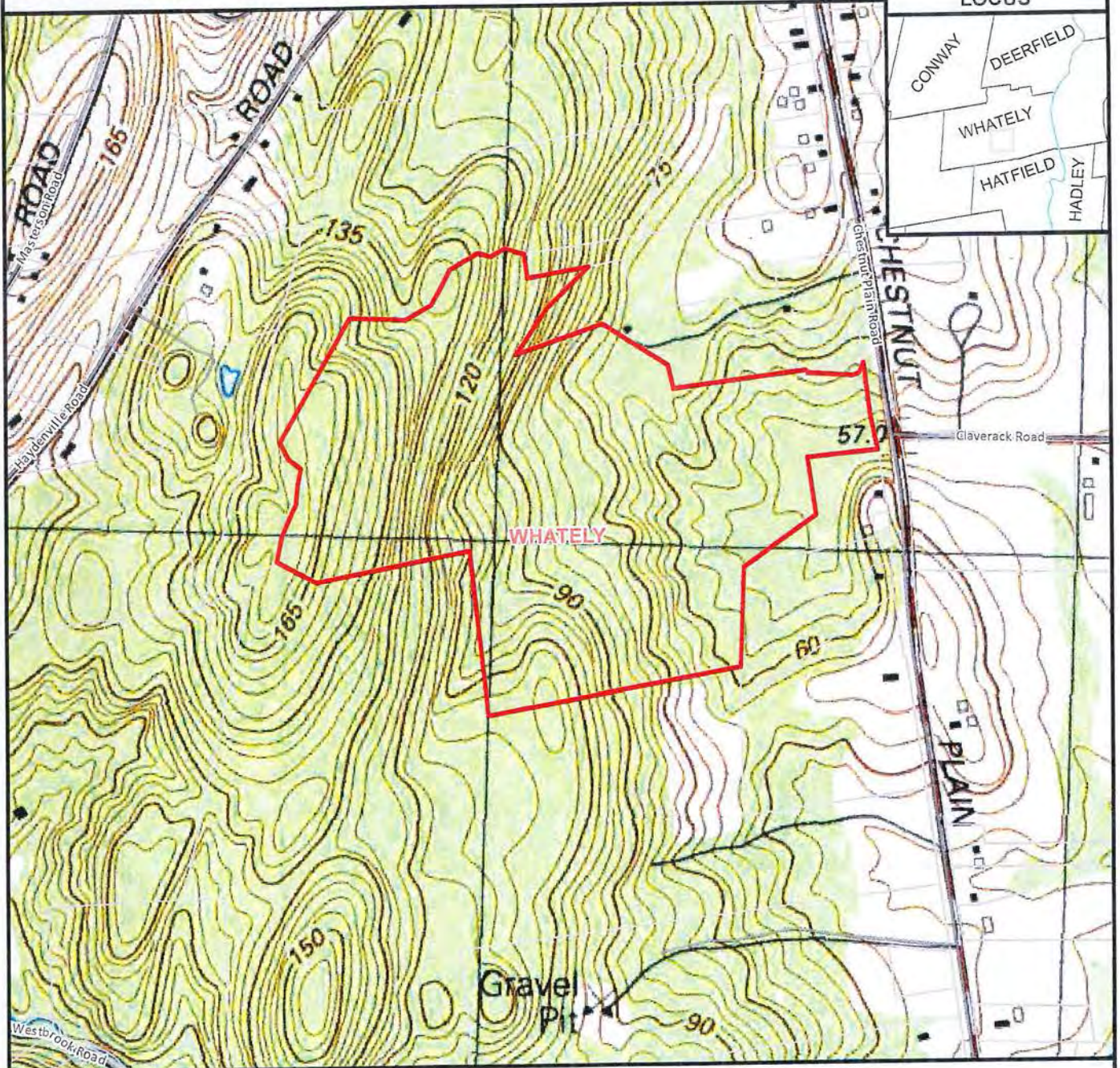
Goal C— "To maintain and improve the quality of Whately's recreational facilities...Particular attention should be paid to the town's existing recreational facilities and those that connect people with the town's diverse natural environments and

Whately Woods/Dauchy Property

USGS Topo- Holyoke, Massachusetts - Connecticut, 1985 (1993 ed) 30 x 60 Minute Series

Municipality: Whately
Date Created: 06/27/2019

LOCUS

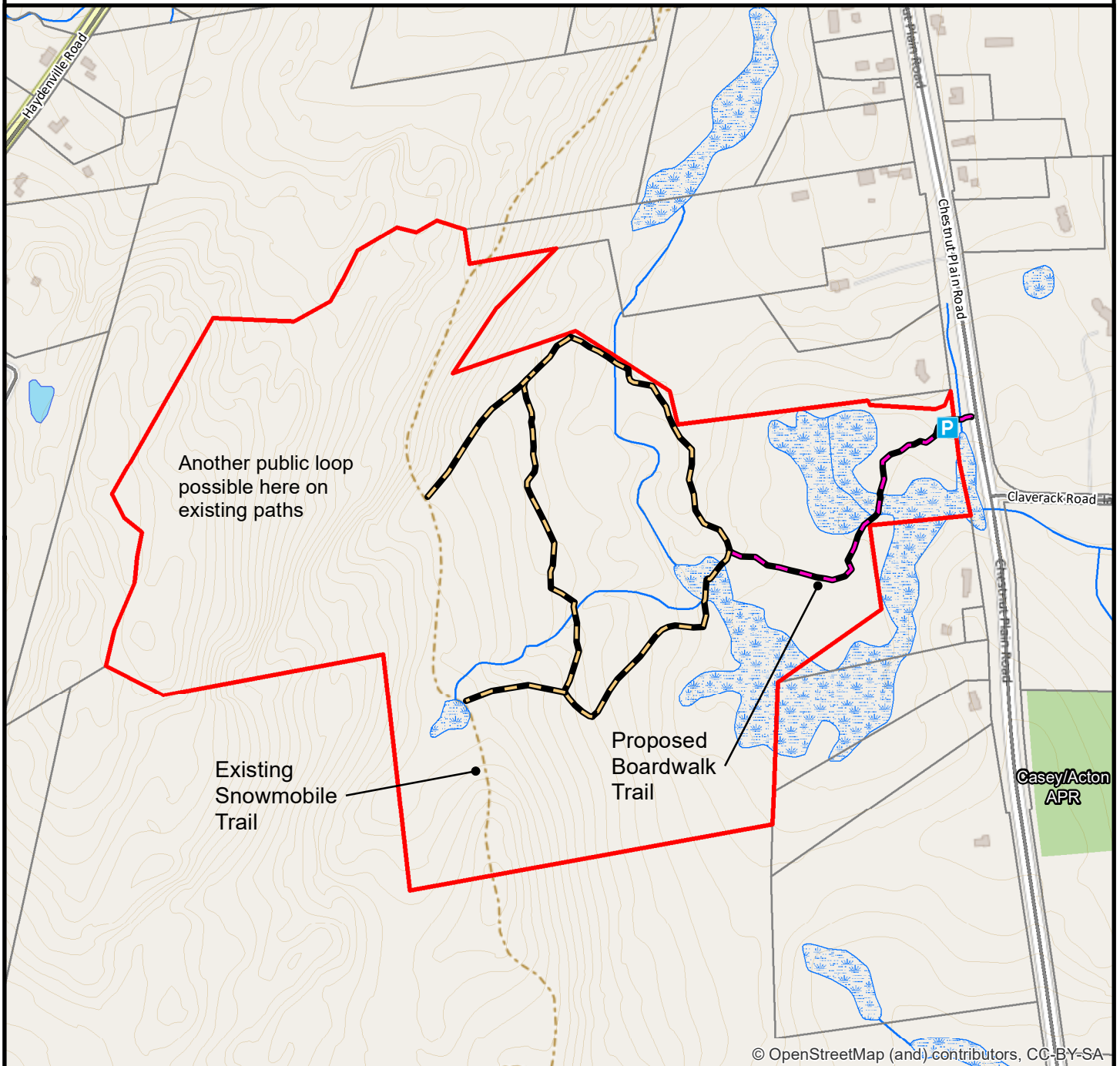


- Subject Property
- Town Boundary

N
0 440 880 Feet
1:10,000

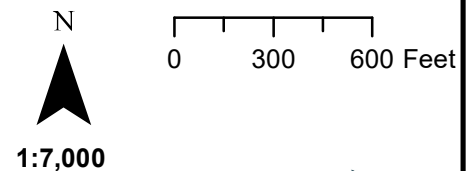


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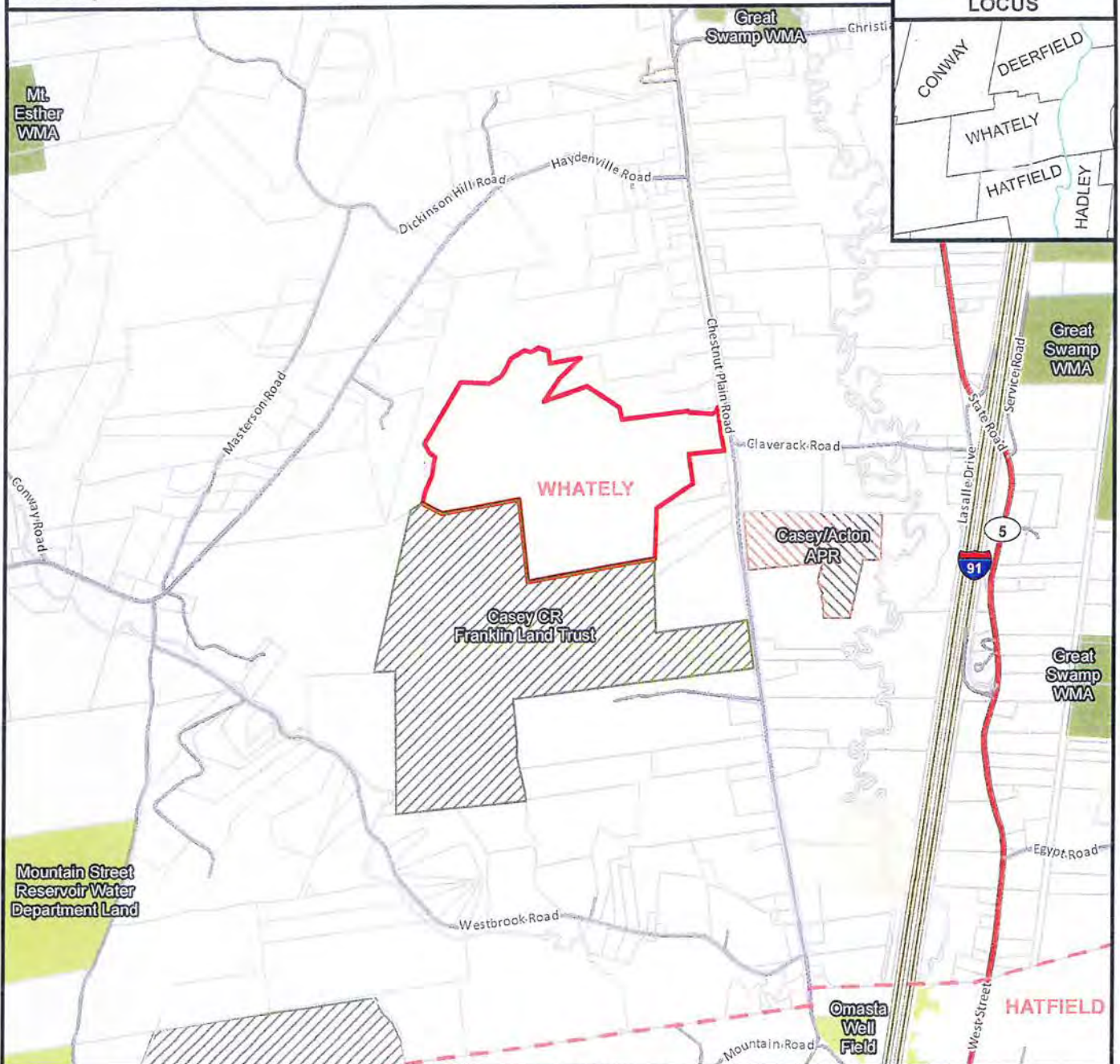
- Subject Property
- Existing Trail
- Proposed Boardwalk Trail
- Water Body (Lake, Pond, or Reservoir)
- DEP Wetlands
- Stream



Data provided by MassGIS and/or local municipalities. Data are approximate and provided without warranty or liability. This map is not a survey.

Whately Woods/Dauchy Property Nearby Protected Lands

Municipality: Whately
Date Created: 06/27/2019



 Subject Property
 Town Boundary

Land Trust or Cons. Org. Fee

State Protected in Fee

Federal Protected in Fee

Conservation Restriction

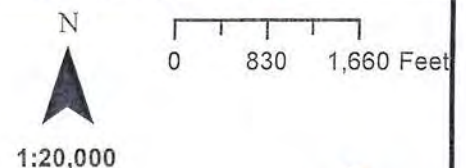
Ag. Preservation Restriction

CR/APR Combination

Other Legal Interest

Municipal Protected in Fee

Hatfield_watershed_lands_update_Jun2013

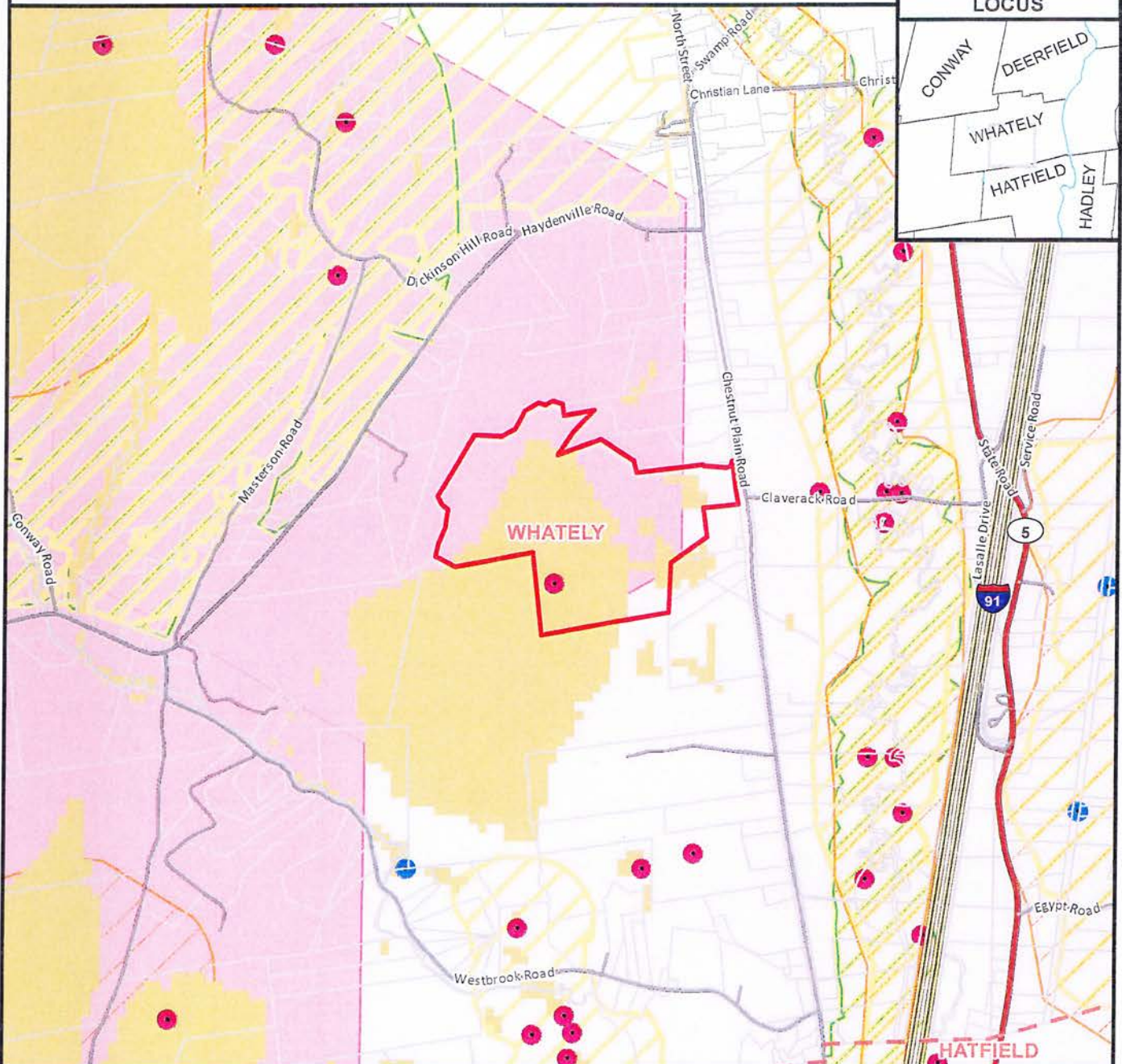
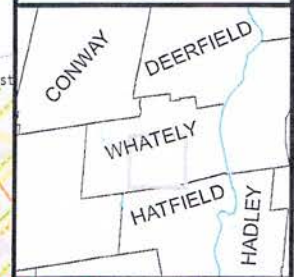


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Whately Woods/Dauchy Property Natural Resource Values

Municipality: Whately
Date Created: 06/27/2019

LOCUS



- | | |
|---|--|
| Subject Property | ● Cert. Vernal Pool |
| Town Boundary | ● Pot. Vernal Pool |
| BioMap2 CNL | Value |
| BioMap2 Core | CAPS IEI Top 40%* |
| NHESP Est. Habitats | TNC Above Avg Resilience |
| NHESP Priority Habitats | Underrepresented_geophysical_settings |

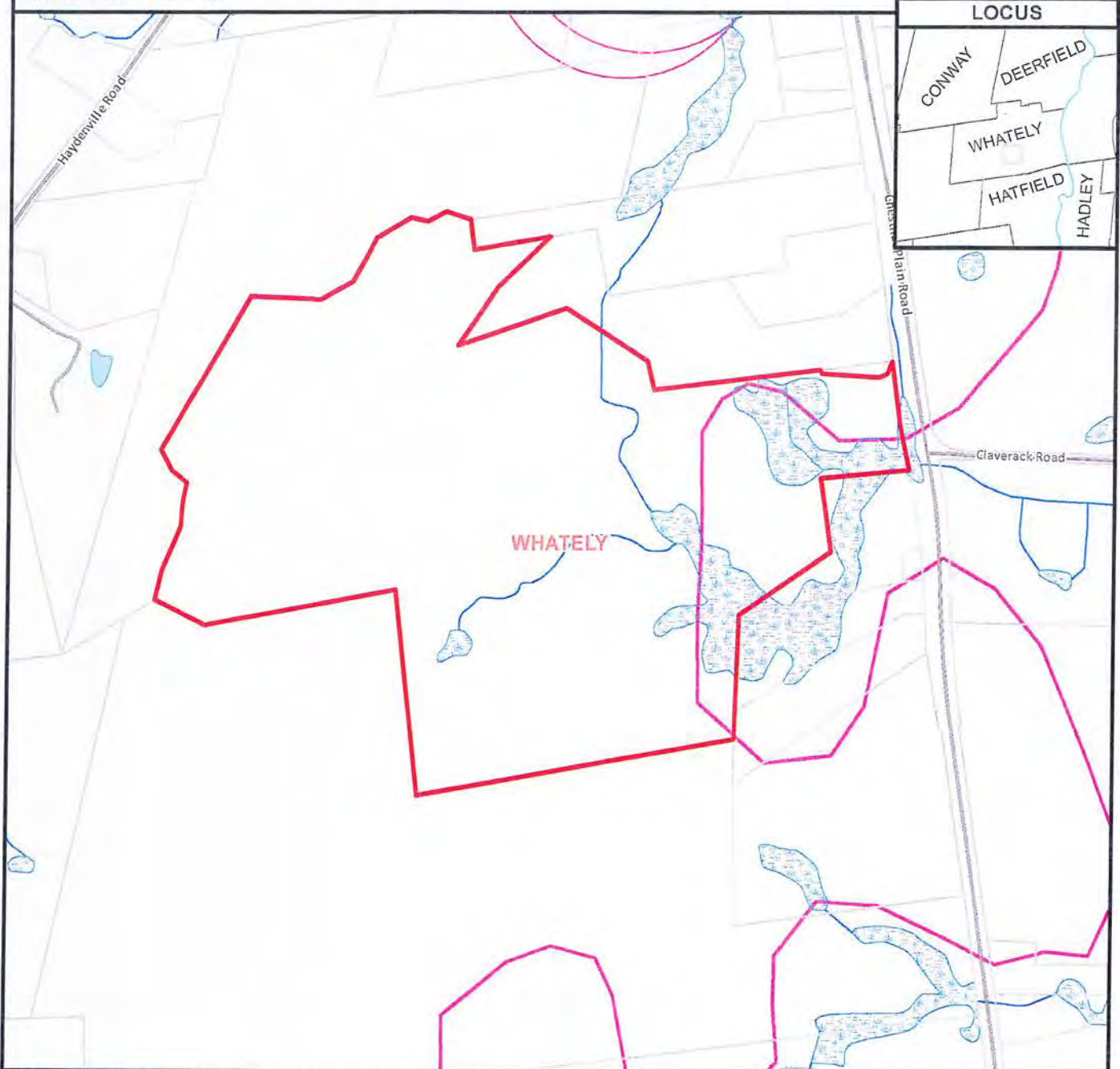
N
0 830 1,660 Feet
1:20,000



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WhatelyWoods/Dauchy Property
Water Resources

Municipality: Whately
Date Created: 06/25/2019



- Subject Property
- Town Boundary
- IWPAs
- DEP Approved Zone IIs
- Stream
- DEP Wetlands

0 350 700 Feet



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APPRAISAL REPORT

of

*Map 12, Parcel 9
Chestnut Plain Road
Whately, Massachusetts*

EFFECTIVE DATE

July 9th, 2019

PREPARED FOR

Kestrel Land Trust

PREPARED BY

*Gary L. Aldrich
MA CGREA #75488*

EXECUTIVE SUMMARY

OWNERS: Charles H. Daucy and Judith A. Weinthal

PROPERTY LOCATION: Map 12, Parcel 9, Chestnut Plain Road, Whatley, MA

TITLE REFERENCE: Franklin County Registry of Deeds

Parcel Id.	Location	Grantor	Date	Legal Reference
Map 12, Parcel 9	Chestnut Plain Rd	Robert A./Constance G. Rodriguez	06/06/1980	Book 1618, Page 301

PROPERTY RIGHTS APPRAISED: Fee Simple Interest

DATE OF VALUATION: July 9th, 2019

DATE OF INSPECTION: July 9th, 2019

SHAPE Irregular

SITE AREA: 120.00-acres

FRONTAGE: According to assessors' records the parcel has approximately 500-feet of contiguous road frontage located along the westerly side of Chestnut Plain Road

HAZARDOUS WASTE: None Assumed

ZONING: *Agricultural & Residential (A/R2) Zoning District and Zone II and Zone III – Aquifer Overlay Districts*

FLOOD ZONE: Zone C, 250132-0007-C September 14, 1979

IMPROVEMENTS: None

CURRENT USE: Vacant Land

**HIGHEST AND BEST USE
AS IF VACANT:**

Recreational with future residential development potential

ASSESSORS' REFERENCE:

Map 12, Parcel 9

ASSESSED VALUE (FY 2019):

\$11,920

OPINION OF MARKET VALUE:

"As Is" Value \$260,000

"After" Value, subject to CR \$155,000

Conservation Restriction Value \$105,000

**ESTIMATE OF MARKETING
TIME:**

Six to Twelve-months

APPRAISER:

Gary L. Aldrich
MA Certified General Appraiser
License #75488, Expires 05/14/2020

Whately Center Woods Estimated Project Budget - 2019

Expenses	Amount	
Acquisition Payment		
Dauchy Parcel	260,000	Kestrel Land Trust to pay \$170,000 in bargain sale
Subtotal	260,000	
Project Costs		
Appraisal	2,500	
Survey	8,000	
Legal & Closing Costs	4,000	
Stewardship & Legal Defense Fund	5,000	
Baseline Documentation Report	1,000	
KLT Staff Time	5,000	100 hrs @ \$50/hr
Infrastructure		
Parking Area	11,000	
Culvert/Entrance Repair	5,000	
Kiosk	1,500	
Signage & Trail Work	2,000	
Boardwalk (if needed)	10,000	100ft @ \$100/ft
Subtotal	55,000	
Total Expenses	315,000	
Fundraising		
Conservation Partnership Grant (KLT is applicant)	85,000	
Landowner Bargain Sale	90,000	
Town of Whately CPA Funds		
Conservation Restriction (CR) and permanent public trail easement purchase	90,000	\$105,000 appraised value for CR
Culvert/entrance repair	5,000	Entrance on Town-owned land
Fundraising: Foundation Grants, Private Donations, Partner Contributions	45,000	
Total Income	315,000	

CHARLES H. DAUCHY

25 Sanctuary Lane, Hopkinton, MA 01748

dauchy.ch@gmail.com

Phone (413) 548-8005

11/25/19

Mark Wamsley
Conservation and Stewardship Manager
Kestrel Land Trust
PO Box 1016, Amherst, MA 01004

Re: "Whately Center Woods Project"
Chestnut Plain Road, Whately

Dear Mark,

This is to thank you and the Kestrel Land Trust for your efforts to secure State, Town, and private funding for a bargain sale of our 120 acre property to preserve both open space and public access for the future. I also want to thank the Whately citizens that I understand are supportive of the project.

I want to emphasize what I have previously said, that our intent for the land is not only preservation of open space, but also for access to the area by the public for low intensity recreational and educational uses. The property is topographically, geologically, hydrologically, and botanically diverse and offers wonderful educational opportunities. Before we moved from the Valley in 2017, I was on site and saw what appeared to be a group from a day camp investigating the stream with a counselor. The land is also the subject of an impressive senior high school project by Calla Jones. I would hope that that type of use will continue and expand.

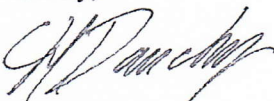
There is currently a network of trails and logging roads that are used by the public, with our blessing. I would hope that the Trust and the Town will encourage maintenance and expansion of the trail network and access for public use, and that the CR would allow and facilitate such activities. Please understand that any posting of our property was done by an abutting neighbor with our permission, solely as a courtesy to him to discourage hunters from entering the property close to his house. It has never been our intent to prohibit public access in general or hunting on the rest of the land.

I am currently on the board of the Hopkinton Area Land Trust, and on the town's Trails Coordination and Management Committee. We are working to maximize the appropriate public access and use of the town's protected open space. That is my hope for our land in Whately and my motivation for a bargain sale rather than market sale for potential development or to an unknown buyer.

Please feel free to share this letter with whomever you wish.

Thank you for your efforts.

Sincerely,



Charles H. Dauchy

From: Montserrat Archbald <montserrat7164@gmail.com>
Sent: Tuesday, December 10, 2019 9:59 AM
To: alcynsanderson@yahoo.com <alcynsanderson@yahoo.com>
Cc: Mark Wamsley <mark@kestreltrust.org>; ConComm <conservationcommission@whately.org>
Subject: Whately Center Woods project

Dear Community Preservation Committee members,

Whately's residents now have an opportunity to approve the use of Community Preservation funds to acquire a conservation restriction on and secure public access to the 120-acre Whately Center Woods project, conserving the land in perpetuity for public use and enjoyment. The Whately Conservation Commission enthusiastically supports this project and is committed to holding the conservation restriction. Our support for this project rests on a number of features that make it an especially positive move for our town: partnership with Kestrel Land Trust, an organization with long experience in CRs; the significant ecological value of the property; its accessible location near Whately Center; and the project's overall alignment with the goals set forth by Whately's residents in our Town's 2006 Open Space and Recreation Plan. The preservation of this parcel would create a large, accessible area dedicated to outdoor public recreation in the heart of town. It also has the potential to spur further land conservation, which would both add to its recreational potential and preserve a large block of contiguous forest and associated wetlands.

The Whately Center Woods property has been valued as a recreational resource for decades, thanks to the generosity of its owners, who have welcomed the public to use the land. We are grateful that the current owners have offered to ensure that use of this land is permanently protected by reaching out to work with Kestrel Land Trust and the town at this juncture. The prospect of protecting this land has been met with growing interest and support from Whately residents and various levels of town government.

We look forward to working with Kestrel Land Trust and the Department of Conservation Services to offer the residents of Whately and our neighboring towns a public amenity that recognizes, values, and preserves our unique local landscape.

Sincerely,

Montserrat Archbald
On behalf of the Whately Conservation Commission

Whately Recreation Committee

9 December 2019

Whately Community Preservation Committee
C/o Alan Sanderson
Whately Town Offices
4 Sandy Lane
South Deerfield, MA. 01375

Dear CPC Committee Members:

The letter is offered as it relates to the Whately Center Woods/Dauchy Conservation Project and its pending application to the Community Preservation Committee. As the liaison between the Whately Recreation Committee and the Community Preservation Committee, I want to provide background from the Recreation Committee as it relates to this project.

Specifically, on Monday, November 18th, the Whately Recreation Committee formally and unanimously adopted the following language as one of its primary goals for 2020:

- Develop a multi-purpose trail network that provides hiking and other outdoor recreational possibilities such as snowmobiling, cross-country skiing, mountain biking, horseback-riding, and the like, and provides links to trails of adjacent towns.

While the Committee did not specifically take a position on the Whately Center Woods project and has not endorsed this specific project, it was used as the prime example for the intended purpose of the adopted language to our mission. The Whately Recreation Committee believes that the use of open space in Whately to increase and enhance trails for recreation use is an important priority and making available, enhancing, maintaining and publicizing the trails within the Dauchy property are in line with the mission of the Recreation Committee.

On behalf of the Whately Recreation Committee I hope you will take this letter into consideration as you feel appropriate.

Sincerely,



Jonathan S. Edwards

Greater Whately Snowmobile Club
c/o Robert Sabola
31 Howard Hepburn Dr.
Sunderland, MA 01375
413-478-0733

Whately Community Preservation Committee
4 Sandy Lane,
South Deerfield, MA 01373

Dear Community Preservation Committee Members:

It has come to our attention that the Whately landowner 's Chuck Dauchy and Judith Weinthal have offered to conserve their 120 acre, wooded property on Chestnut Plain Road for public recreation use and are working with Kestrel Land Trust to help secure the project with the Town's financial support through a request for Community Preservation Act Funds. I am writing on behalf of the Greater Whately Snowmobile Club to express our desire to see this effort succeed, to encourage the Town's investment in this project, and to offer our organization's assistance-as we are able-in coordinating with Kestrel Land Trust to steward a portion of the land's trail resources so they will remain a valuable public amenity far into the future for generations to come.

The "Whately Center Woods" property is used and enjoyed by all types of outdoor enthusiast, thanks primarily to Chuck and Judith who have generously allowed public recreational access to the trails while also taking exemplary care of the land. This includes access granted to snowmobilers, who has had a long established connecting trail system across this property. For as long as I can remember this trail has been part of the Greater Whately Snowmobile Club interconnecting trail system that offer snowmobile riding in other area in Whately and the surrounding Towns. Given its importance our members have worked hard to maintain the trail system to keep it clear and safe to the benefit of all those who use the network of other paths, trails and wood roads on the property.

Access to trails remains the life-blood of our sport, and the loss of a connecting trail can have negative ramifications throughout the region. From our prospective, conserving property of this size, location and quality while guaranteeing public trail access not only for snowmobilers but also for hikers, cross country skiers and anyone who enjoys the outdoors is a rare and invaluable opportunity which should not be missed.

We thank you for considering becoming a partner in the future of this land. With the Town's support great things are possible for the property and the community.

Sincerely,



Robert Sabola