Article 4
Community Preservation Program
Open Space Acquisition

(Two-Thirds vote)

Motion

<u>Mr. Bourdon</u> moves that the Town authorize the exercise of the first refusal option; the acquisition, restriction, and delegation of the real property; the appropriation and expenditure of $1,370,000 toward the acquisition price and associated transaction costs; and all other measures set forth in the Article;

and to raise this amount:

$1,060,000 be transferred from the Community Preservation Fund Open Space Set-Aside Fund Balance;

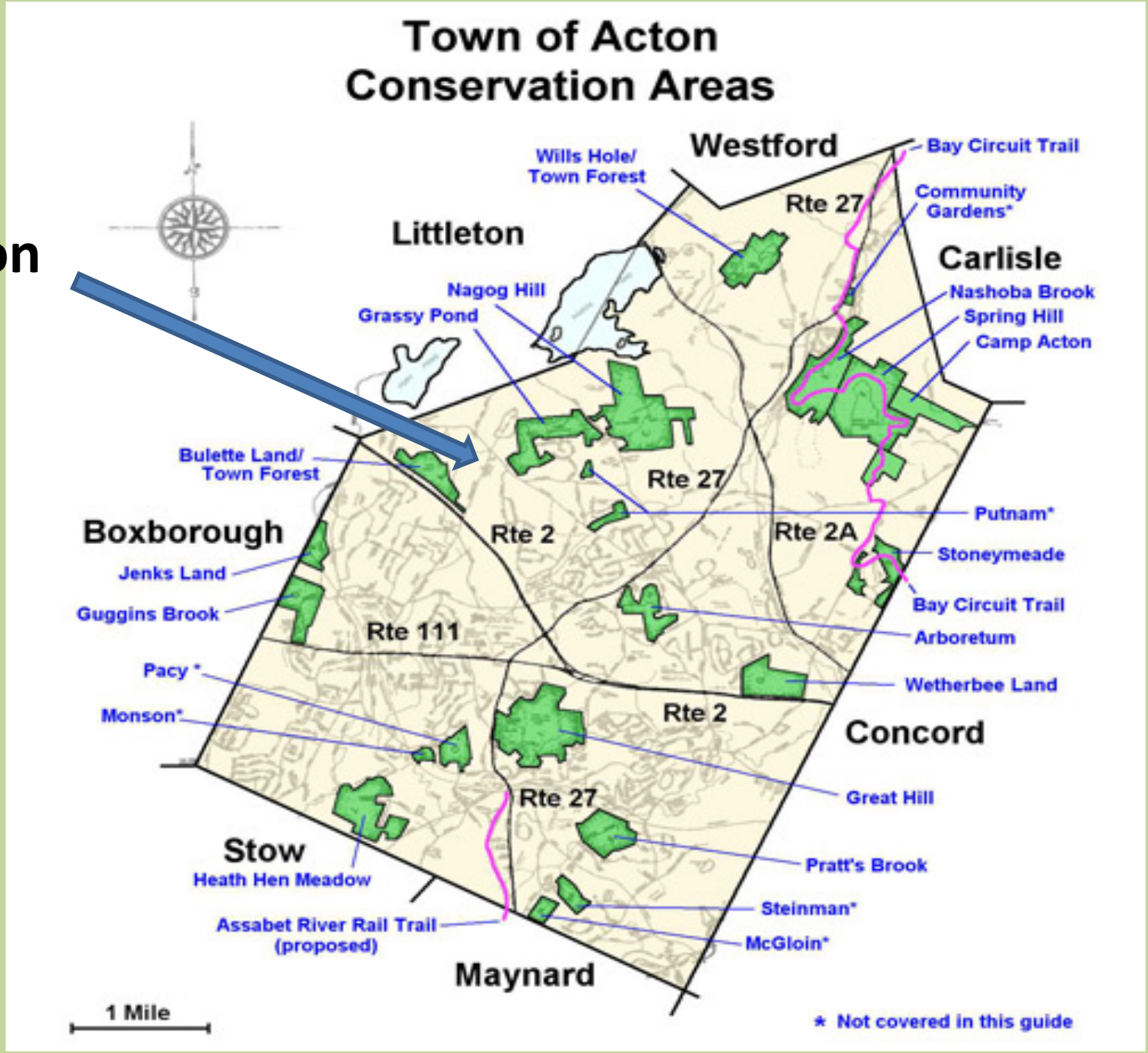
$ 50,000 be transferred from the Community Preservation Fund Balance; and

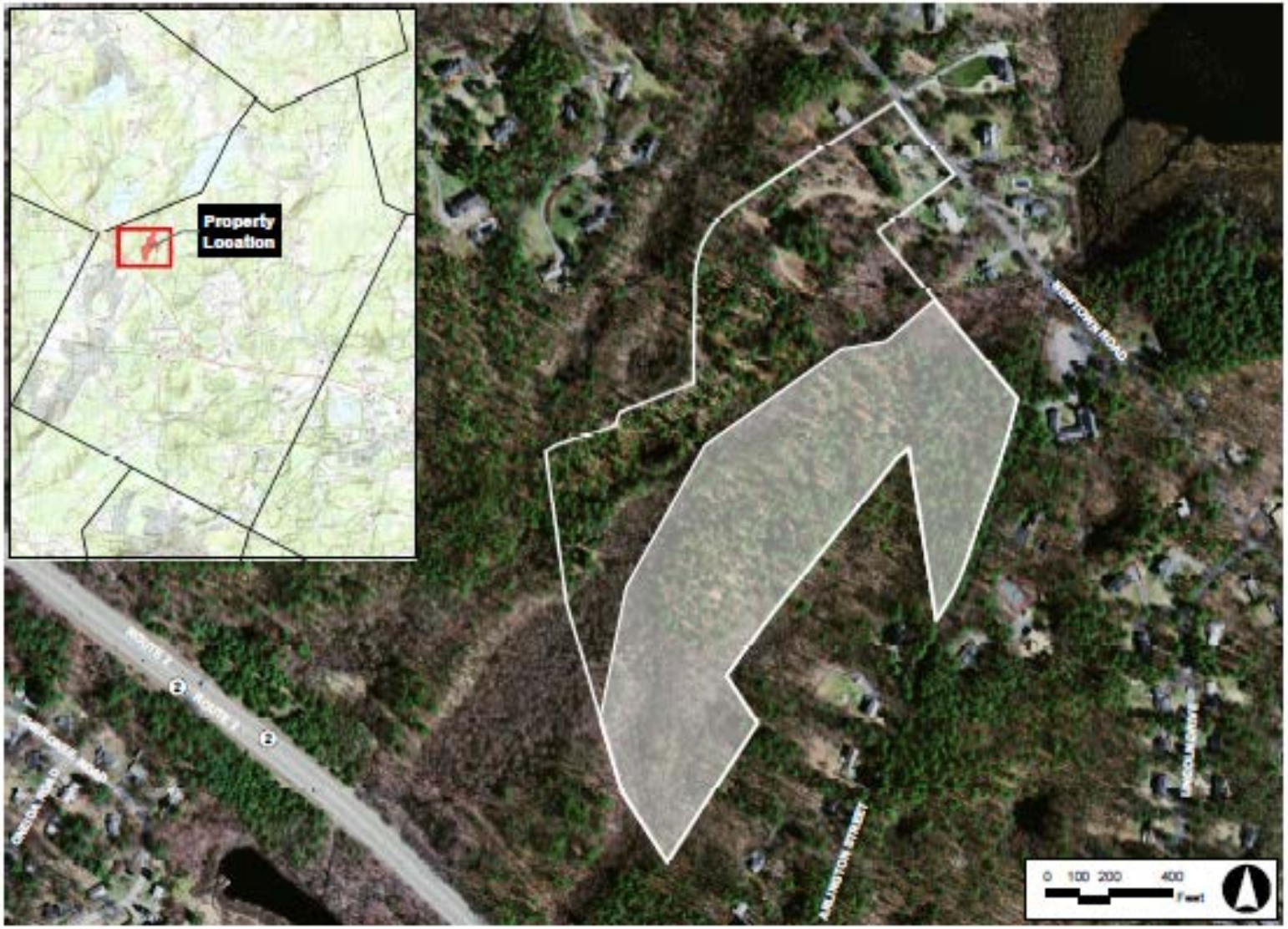
$ 260,000 be transferred from Free Cash.

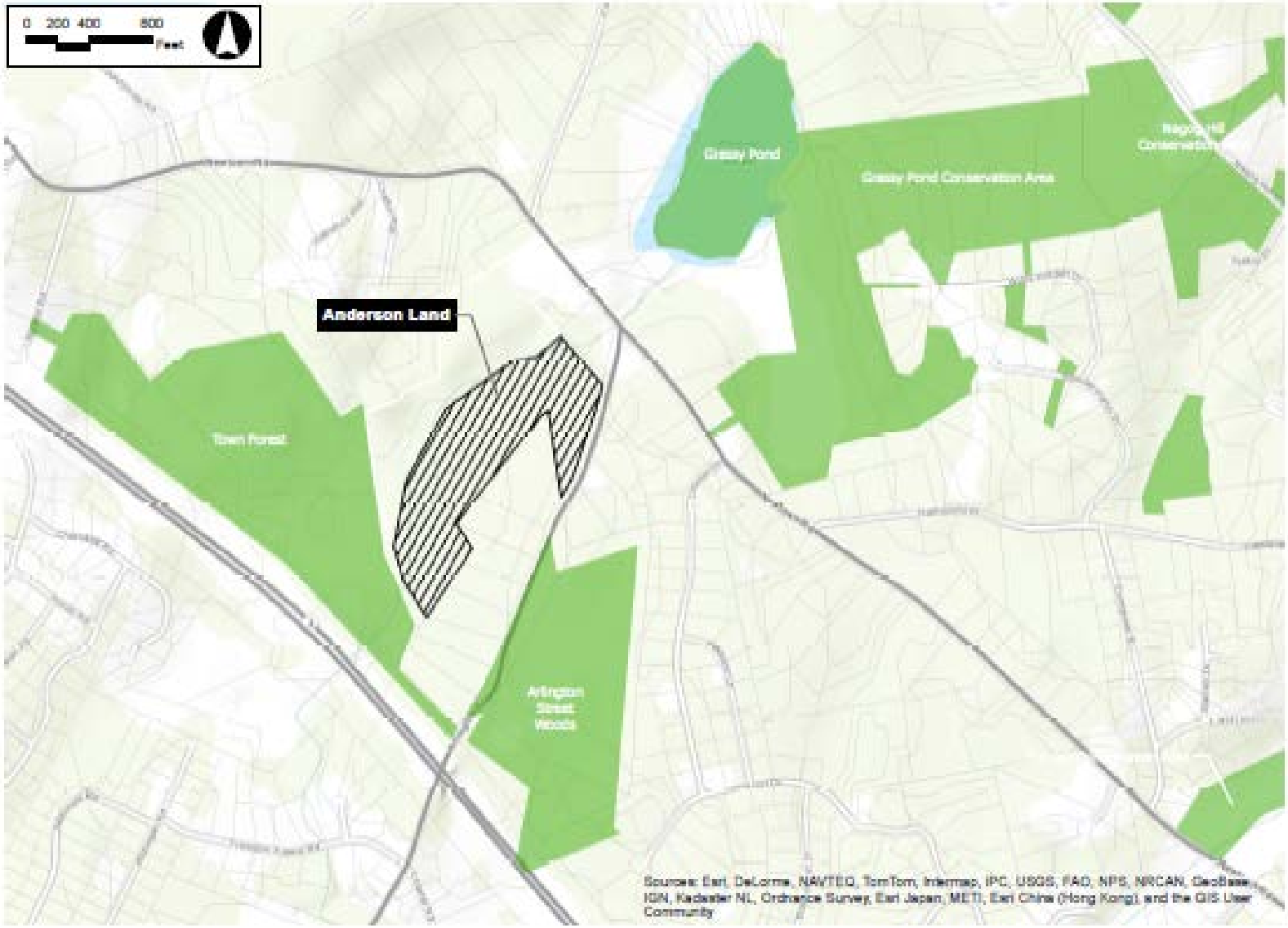
Anderson Parcel

183 Newtown Road
20.68 acres

Anderson Parcel




Property
Location
MENTOWN ROAD
ROUTE 2
ROUTE 2
ARLINGTON STREET
0 100 200 400
Feet


0 200 400 800
Feet
Grassy Pond
Grassy Pond Conservation Area
Anderson Land
Town Forest
Arlington Street Woods
Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, iPC, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

Ecological Significance

- High priority parcel for open space protection
- Rich in natural resources
  - Vernal pools
  - Wetlands
  - Forest habitat
- Green space linkage to other Town-owned conservation land (Grassy Pond)
- Linked to Town Forest

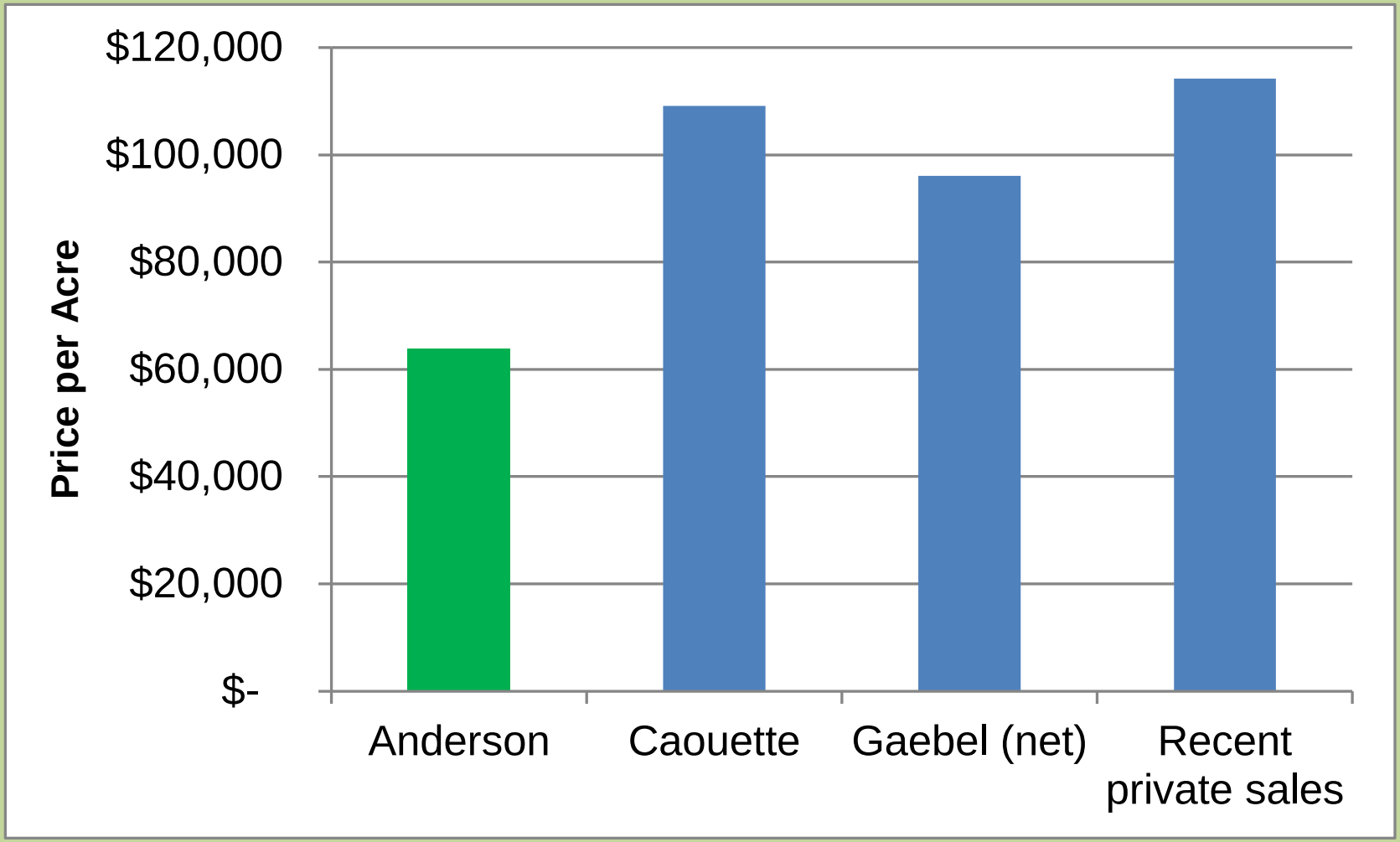
Environmental Significance

- **Headwaters of Grassy Pond Brook**
  - **Riverine ecosystem protects surface and groundwater quality**
  - **Mix of upland, vegetated wetland, open water**
  - **Premier wildlife habitat and corridor**
- **Managed Forest**
  - **Mature pine canopy with beautiful wild flowers**
- **Unbroken Open Space of 100 Acres +**

High Priority, High Value Parcel

- Ranked as second-highest priority parcel in Open Space and Recreation Plan
  - Based on passive recreation, environmental and open space significance
- If not purchased, it will be developed
- Purchase price compares favorably with other open space purchases and other recent undeveloped lot sales

Comparison of Purchase Price per Acre to Other Recent Purchases and Private Sales



CPC Recommends Use of Set Aside Funds

- Open Space Set Aside fund at $2.6 million
- This purchase would leave about $1.5 million remaining in the fund
  - Cannot use CPC money for more than appraised value
  - Offer is $260,000 greater than appraised value
  - Free cash used to fund remainder
  - Current free cash balance is $7.1 million
  - Other $50,000 is to fund environmental review, CR, closing, baseline documentation, other costs

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