ARTICLE 15. Pelham Land Acquisition, Romer Woods Property
This article authorizes the purchase of a 141-acre watershed property near the Pelham Reservoirs. The negotiated purchase price is $341,000, which is 25% lower than the appraised value. The owner offered the “bargain sale” price to help facilitate the sale of the property to Amherst. Amherst has applied for a Drinking Water Supply Protection grant from the state to provide reimbursement for up to 50% of the purchase price, and the property will only be purchased if we are awarded the grant.

Key factors:
- The Pelham Reservoirs provide approximately 1/4th of Amherst’s drinking water supply and are therefore a critical water resource worthy of protection.
- As shown on the map, the property is located approximately 150 feet from the Hills Reservoir.
- The entire property is located within the watershed, and almost ½ of the property is located within the Zone A/B surface water supply protection areas. These are the most critical zones to protect because of their close proximity to a reservoir and/or streams leading to a reservoir.
- There is a significant threat of development to this property:
  - Frontage for up to four building lots.
  - Percolation tests have been performed and soil maps suggest the soils would support septic systems.
- Acquisition of this property will contribute to long-term watershed protection goals
  - Amherst will own, and therefore permanently protect, additional watershed land.
  - Ownership allows Amherst to control activities on watershed land.
  - Ownership will prevent development that could negatively impact drinking water quality.

(Map on reverse side)