

Community Preservation Act Committee- Proposal Request Form for FY 2018

Project Title: Cole Property Acquisition

CPA funding category: Check all that apply

<input type="checkbox"/>	Community Housing
<input checked="" type="checkbox"/>	Open Space
<input type="checkbox"/>	Historic Preservation
<input type="checkbox"/>	Recreation

Amount of CPA Funds Requested: \$350,000

Submitting Entity: Amherst Conservation Department

Contact Person: David Ziomek

Phone: (413) 259-3122

Email: ziomekd@amherstma.gov

Please complete this form in its entirety and include the following in your proposal.

Overview of Proposal: The Town would like to preserve approximately 10.4 acres known as the Cole Property located at 1194 West Street for conservation and public passive recreation purposes. The property is one of the few remaining unpreserved parcels at the base of the Mount Holyoke Range, abuts the Sweet Alice Conservation Area, and will provide trail access for South Amherst residents to the Mount Holyoke Range State Park. The property contains two perennial streams that feed the Plum Brook, forested wetlands, and a three-acre agricultural field, and is part of a very important wildlife corridor that runs from the south side of the range in Granby to Bay Road in Amherst.

Describe how your request meets the CPA criteria:

- 1. Description of funding needed, including:
  - a. Documentation of cost estimates, budget

Item	Amount
Property acquisition	\$ 556,600.00
Recording fees	\$ 250.00
Title certification	\$ 1,200.00
Survey	\$ 6,000.00
Conservation Restriction & Monitoring	\$ 8,000.00
<b>Total Cost:</b>	<b>\$572,050.00</b>
LAND Grant	\$ 222,050.00
CPA fund request	\$ 350,000.00

b. Other sources of funding, e.g., grants, self-funding, fund-raising

The Town has received a LAND grant from the state for \$222,058 towards the purchase of the property. The Town is also in discussions with the Kestrel Land Trust and the Massachusetts Department of Conservation and Recreation as potential partners in the project who could provide additional support and funding. The outcome of those discussions will be provided to the CPAC as soon as possible.

c. Timeline on how CPA funds would be spent, including over multiple years

The Town would like to use the CPA funds along with monies from other funding sources to purchase the property between July 1, 2017 and June 30, 2018.

2. Urgency of the Project, if any.

This land was proposed for an eleven unit cluster subdivision in 2007 which, after a lengthy court battle, was denied wetland permitting and, therefore, never built. The property owner has recently come back to the Conservation Commission for current status of the resource areas on the site with the potential intent of reconsidering development. There have been discussions regarding the purchase of the property by the Town, however, it is obvious that the owner will attempt to develop the property if purchase by the Town does not move forward.

Acquisition of this property would meet one of the Town's long term goals of providing a public trail from Atkins Corner up and over the Mount Holyoke Range.

3. Estimated timeline from receipt of funds to Project completion.

Approximately one year.

4. Acquisition or preservation of threatened resources.

The property contains two perennial streams that flow down from the Mount Holyoke Range and feed the Plum Brook, a tributary of the Fort River. The Plum Brook is one of the healthiest streams in Amherst with excellent water quality providing wonderful aquatic habitat, and is a Coldwater Fish Resource. This purchase is an opportunity to continue to protect the health of the Plum Brook and increase a contiguous block of preserved land used as a wildlife corridor. Most of the site is mapped by the Natural Heritage and Endangered Species Program as BioMap2 Core Habitat for Species of Conservation Concern, and Critical Natural Landscape for Landscape Blocks.

5. Population(s) to be served by the Project.

The Town proposes to construct a trail across the site which will connect with the existing Trolley Line trail leading up to the Mount Holyoke Range State Park. The trail will allow visitors and residents of the Atkins Corner area walking access to the Mount Holyoke Range. The streams on the site provide opportunities for water-based recreation such as fishing. The portion of the site currently in agricultural use will continue to be farmed either through a license to a local farmer or potentially as community gardens. There are Environmental Justice populations identified within a one-mile radius (20-minute walking distance) of the property.

6. How will the CPA investment in your property, facility or project be maintained over time?

The land would be added to the Sweet Alice Conservation Area and maintained, as all town conservation land is, by the Town of Amherst Conservation Department. The portion of the site currently in agricultural use will continue to be farmed either through a license to a local farmer or potentially as community gardens. If community gardens are developed on the site the barn will be used to store farming equipment.

7. Which relevant Town committees and/or commissions are you working with?

The Conservation Commission voted unanimously in support of the LAND grant application for purchase of the Cole Property, and will be discussing CPA funding for the project at its upcoming meetings in December 2016.

8. Other information regarding the Project deemed necessary for CPAC

See attached property maps.





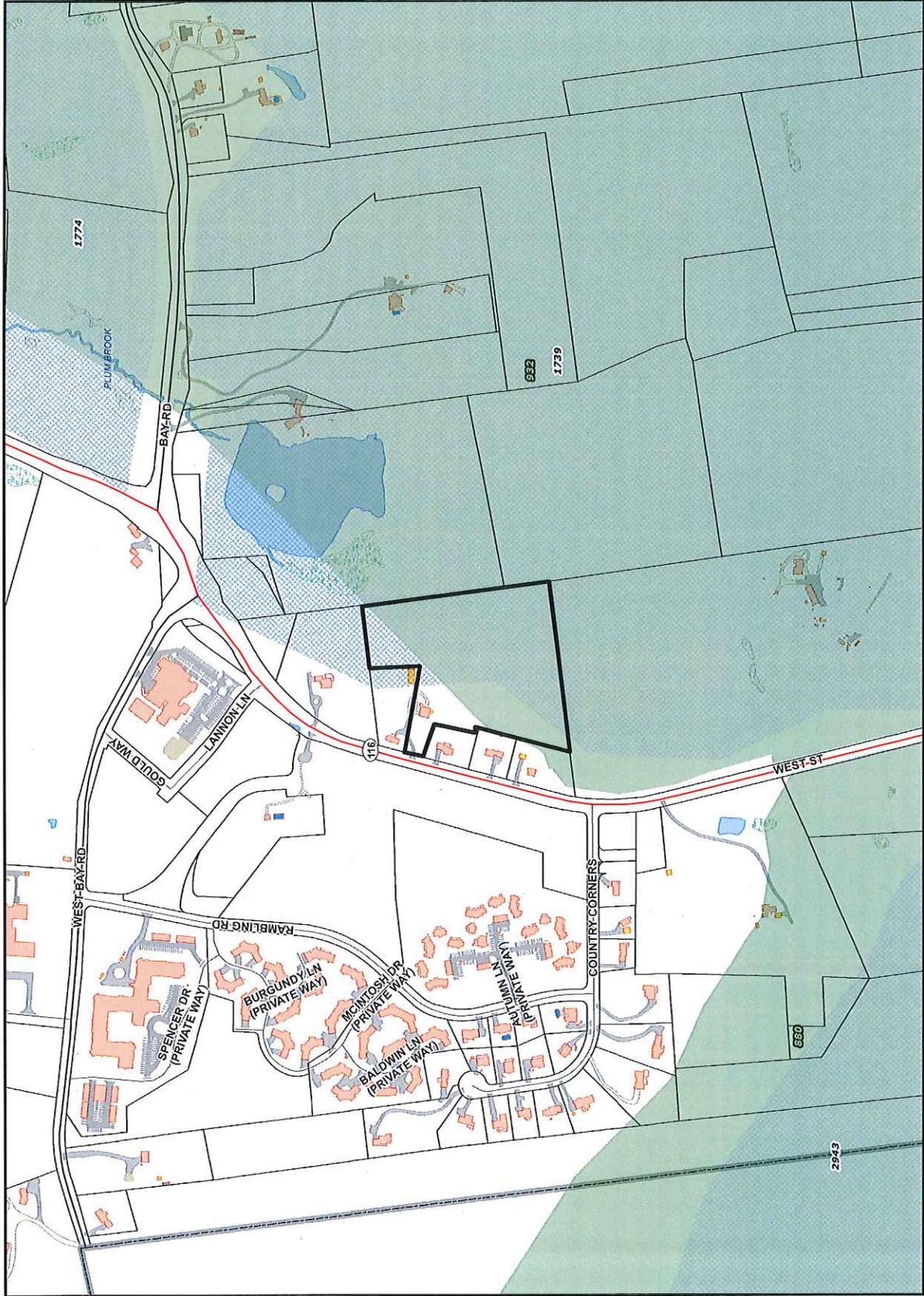
CPA Proposal FY18  
Cole Property Acquisition

Town of Amherst

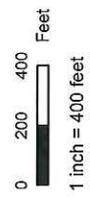


Figure 3: BioMap 2  
Habitat

- Cole Property
- ▨ BioMap2 Core Habitat
- ▨ BioMap2 Critical Natural Landscape



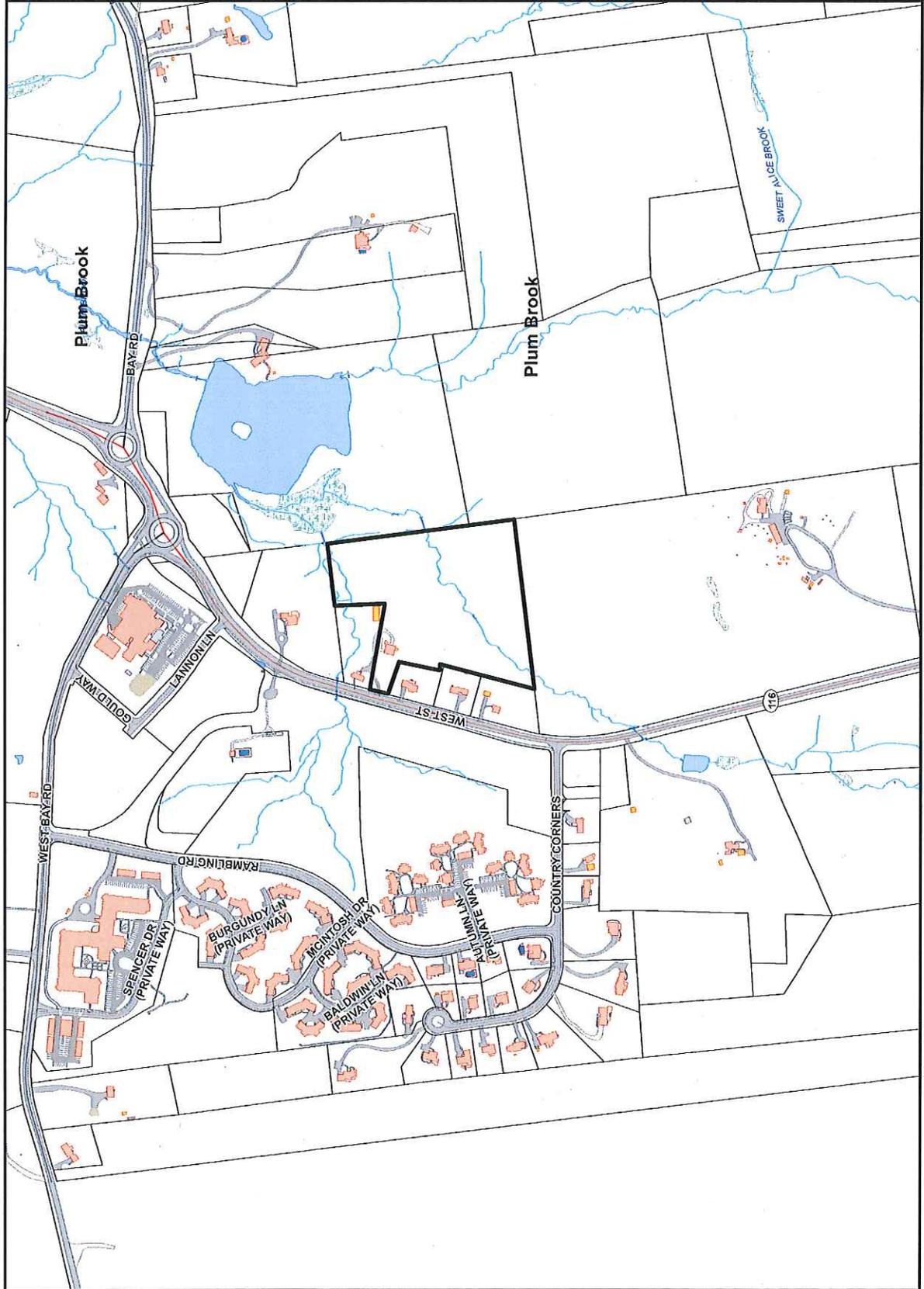
Northwest Digital Map Development Committee System  
 The data shown on this map was derived from the  
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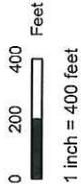


**Figure 4: Water & Wetland Resources**

— Cole Property



Reviewed by: MA Estimation Coordinate System,  
Zone 18N, Datum: NAD83, Feet  
Scale: 1" = 400 feet  
This map was prepared by the Town of Amherst Planning  
Department. It is not intended to be used for any other  
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## Photographs of Cole Property



Perennial stream crossing the property.



Wooded and wetland areas abutting streams.



Agricultural field.



Meadow on southern end of property.



Driveway off West St. to abutting residential property to the north.



Barn and grass area adjacent to West St.