

Community Preservation Act Committee- Proposal Request Form for FY 2020

Project Title: Szala Property Preservation

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: \$ 188,000

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: Please describe your project and your feasibility analysis

The Town would like to protect approximately 25 acres of land known as the Szala property located between Route 116 and the Amherst/Hadley town line in North Amherst. The majority of the property is sandwiched between the Podick and Katherine Cole Conservation Areas, however, there is a small 0.35-acre sliver of land included in the parcel located along Sunderland Road, see Figure 1. If purchased this land would provide a wonderful opportunity for trail connection between the two conservation areas. The eastern portion of the site includes cleared farmland that if purchased may continue as active farmland or be used for community gardens. An intermittent stream and its floodplain run north to south through the middle of the property providing wildlife habitat. The stream and floodplain are part of a larger wildlife corridor running from Leverett to the Mill River. The property is surrounded by permanently protected agricultural lands in Amherst and Hadley, see Figure 2. Purchasing this property is an opportunity to connect not only trails but protected landscape and wildlife corridors.

Describe how your request meets the CPA criteria:

1. Description of funding needed, including:

a. Documentation of cost estimates, budget

| Item | Amount |
|--|----------------------|
| Estimated Property acquisition | \$ 150,000.00 |
| Recording fees | \$ 200.00 |
| Title certification | \$ 1,300.00 |
| Survey | \$ 6,500.00 |
| Conservation Restriction Stewardship Fund (Kestrel Land Trust) | \$ 10,000.00 |
| Signs | \$ 10,000.00 |
| Trails | \$ 10,000.00 |
| Total Cost & CPA Request: | \$ 188,000.00 |

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

If awarded, the CPA funds would cover the cost for the purchase of the property.

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

The Town would like to use the CPA funds to purchase the property between July 1, 2019

and June 30, 2020.

2. Urgency of the Project, if any.

The current owner of the property would like to sell the land, and if the Town doesn't purchase it they will attempt to sell it for development.

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

Approximately one year.

4. Acquisition or preservation of threatened resources.

Two thirds of the site is mapped by the Natural Heritage and Endangered Species program as Core Habitat. Portions are also mapped by that program as Critical Natural Landscape and endangered species habitat, see Figure 3. In addition, the property contains an intermittent stream, wetlands, and priority farmland.

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

The Podick and Katherine Cole Conservation areas are popular hiking, biking, cross-country skiing, and fishing locations serving the residents of Amherst and surrounding towns. The addition of this parcel to these conservation areas will add connectivity for the trail system. The cleared farmland may be used for active agriculture or 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 either the Podick or Katherine Cole Conservation Areas that both abut the property. All town conservation land is maintained by the Town of Amherst Conservation Department.

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

The Conservation Commission will be discussing the CPA funding for this project at its upcoming meetings in December 2018.

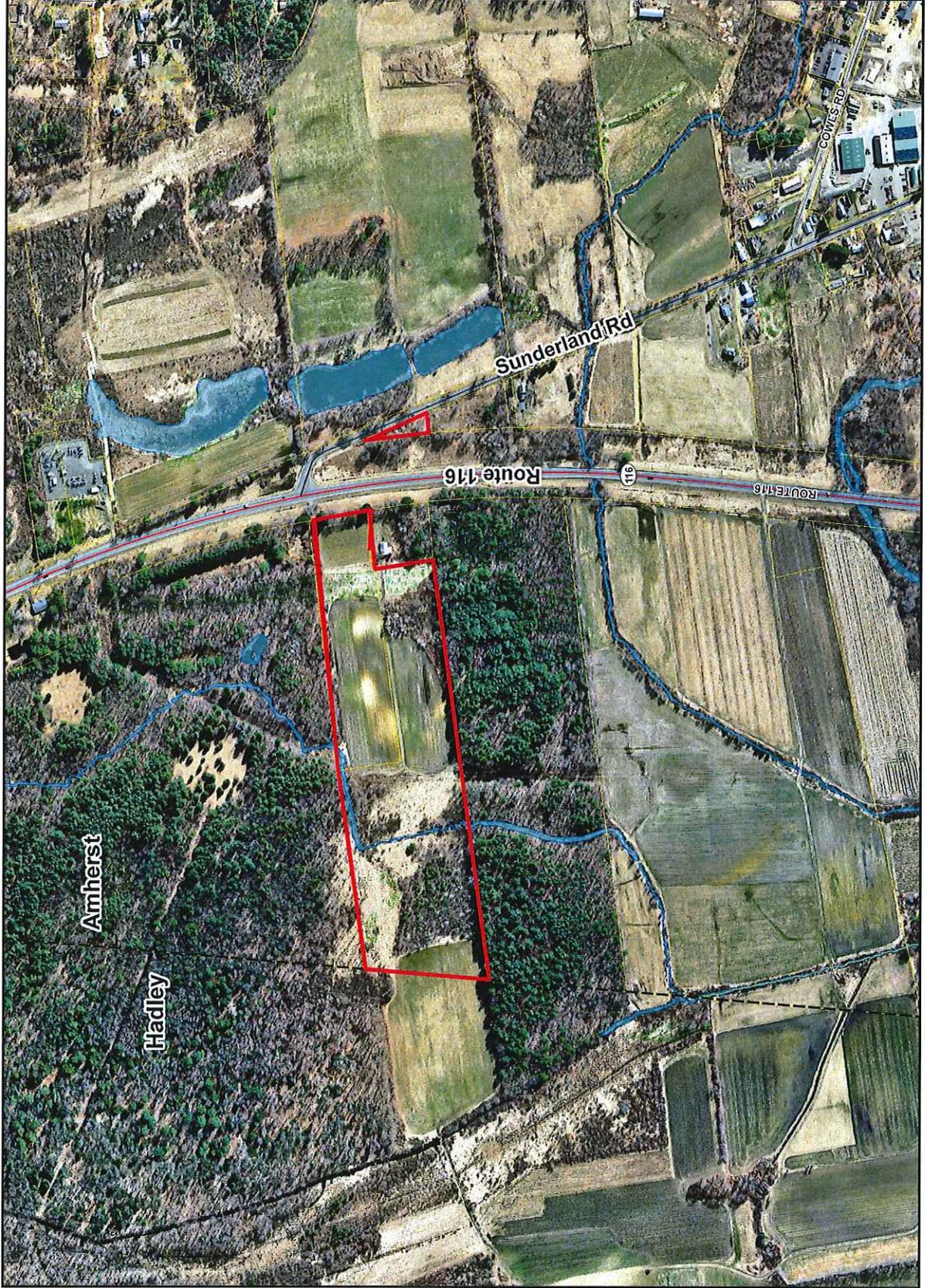
8. Other information regarding the Project deemed necessary for CPAC.

None.

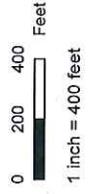


Figure 1: Site Boundary

- Szala Property
- Town Boundaries



Information: This map was prepared using the Massachusetts Geographic Information System (MA GIS) data. The map is not a survey and should not be used for legal purposes. The map is for informational purposes only. The map is not a warranty, representation, or agreement of any kind. The map is provided as is. The user assumes all responsibility for any errors or omissions. The map is not a substitute for a professional survey. The map is not a warranty, representation, or agreement of any kind. The map is provided as is. The user assumes all responsibility for any errors or omissions. The map is not a substitute for a professional survey.



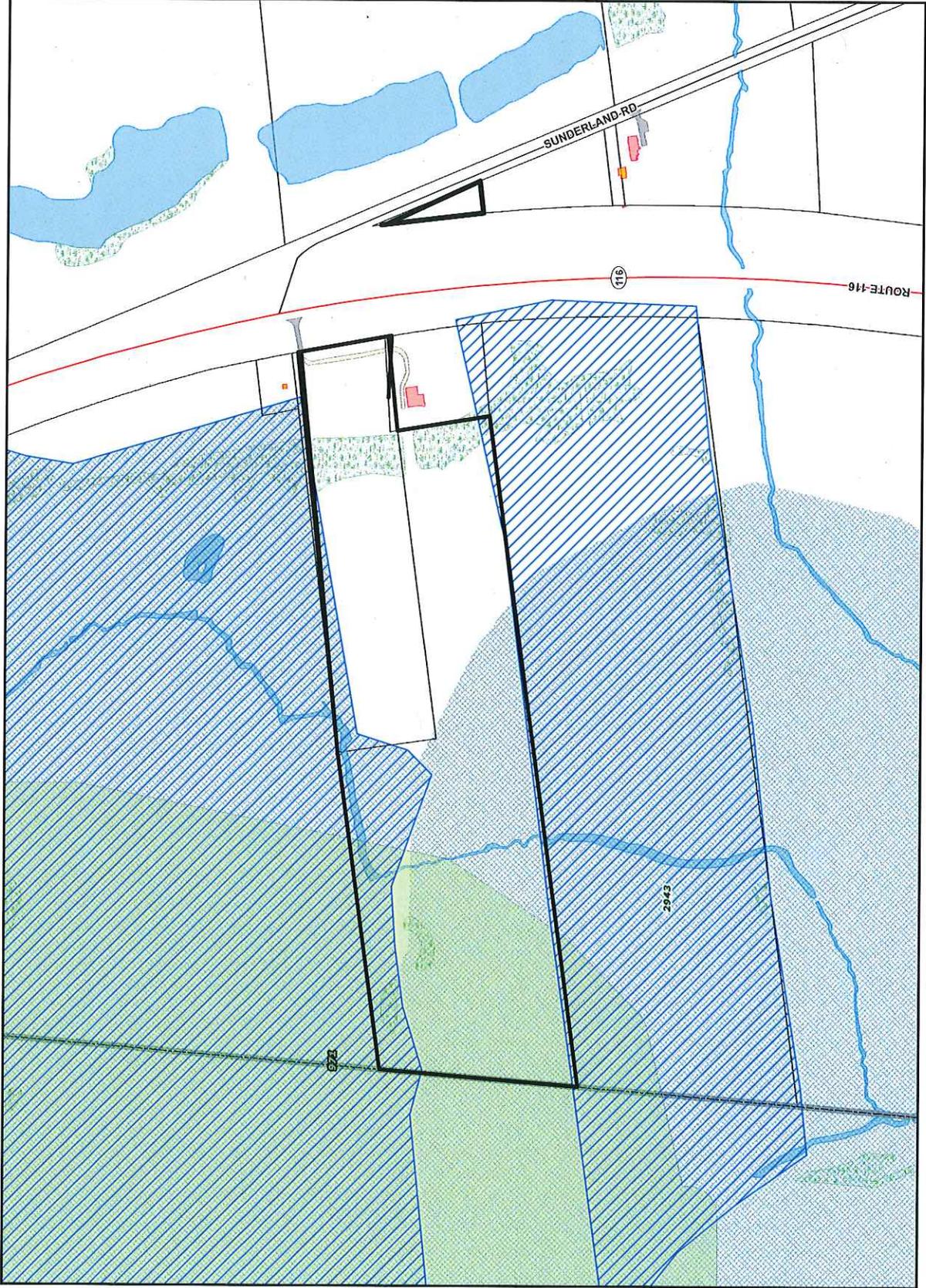
**CPA Proposal FY2020
Szala Property**

Town of Amherst



**Figure 3: NHESP BioMap 2
& Endangered Species
Habitat**

- Szala Property Boundary
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscape
- NHESP Priority Habitats of Rare Species



Map prepared by the Massachusetts Department of Environmental Protection, 2019. The map is based on the Massachusetts Department of Environmental Protection's 2019 BioMap 2. The map is based on the Massachusetts Department of Environmental Protection's 2019 BioMap 2. The map is based on the Massachusetts Department of Environmental Protection's 2019 BioMap 2. The map is based on the Massachusetts Department of Environmental Protection's 2019 BioMap 2.

