

Community Preservation Act Committee- Proposal Request Form for FY 2020Project Title: Keet Haskins 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: \$ 238,000Submitting Entity: Amherst Conservation DepartmentContact Person: David ZiomekPhone: (413) 259-3122Email: 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 49 acres of land known as the Keet-Haskins property located between Market Hill Road and East Leverett Road along the Cushman Brook in North Amherst. This property is one of the largest blocks of undeveloped land in Amherst, and is a significant natural resource in the Cushman Brook riparian corridor. The property abuts Town Conservation Land and would become part of a continuous almost two mile corridor of protected land along the Cushman Brook and the Mill River. The Cushman Brook is used recreationally for fishing, hiking, picnicking, and birding. In addition, the Brook feeds Puffer's Pond, the most used and loved conservation area in Amherst, used by thousands of people annually from New England and beyond.

Describe how your request meets the CPA criteria:

1. Description of funding needed, including:

a. Documentation of cost estimates, budget

Item	Amount
Property acquisition	\$ 600,000.00
Recording fees	\$ 200.00
Title certification	\$ 1,300.00
Survey	\$ 6,500.00
CR Stewardship Fund (Kestrel Land Trust)	\$ 10,000.00
Signs	\$ 10,000.00
Trails	\$ 10,000.00
Total Cost:	\$ 638,000.00
LAND Grant	\$ 400,000.00
CPA fund request	\$ 238,000.00

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

The Town has applied for a LAND Grant from the state for \$400,000 towards the purchase of the property. The Town should find out in December if it was awarded the grant. The Town is working with the Kestrel Land Trust who is interested in also preserving abutting land in Shutesbury, and will work with the Town on any fundraising campaigns needed to preserve this special property. The Town is actively seeking additional funds.

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

The Town would like to use the CPA funds along with other monies from other funding sources to purchase the property between July 1, 2019 and June 30, 2020.

2. Urgency of the Project, if any.

W.D. Cows, Inc., the current owner of the property, is planning to do something other than forestry with this land. They submitted a preliminary subdivision plan in April 2018 for 11 single family house lots on the eastern portion of the property. However, since that time they have agreed to work with the Town to conserve the land.

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

Approximately one year.

4. Acquisition or preservation of threatened resources.

The Cushman Brook is one of the healthiest streams in Amherst with excellent water quality providing high value aquatic habitat. It is a perennial stream and prime fishery with naturally reproducing Brook trout. The northerly boundary of this property includes approximately 1,300 linear feet of stream bank along the Cushman Brook, such that its preservation is very important to protecting the health of the brook, and thereby the health and safety of Puffer's Pond.

The northern third of the property is within the flood zone of the brook and is mapped by the state as Estimated and Priority Habitat for Rare and Endangered Species. In addition, approximately 75 percent of the site is considered BioMap2 Core Habitat for Species of Conservation Concern, and almost the entire site is considered Critical Natural Landscape for Landscape Blocks.

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

The Cushman Brook is used recreationally for fishing, hiking, picnicking, and birding. Access to the brook is available from both Cushman Brook and Haskins Meadow Conservation Areas. In addition, the Brook feeds Puffer's Pond, the most used and loved conservation area in Amherst, used by thousands of people annually from New England and beyond. There are Environmental Justice populations identified within a one-mile radius (20-minute walk) 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 Haskins Meadow or Cushman Brook Conservation Areas that both abut the property to the north. 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 voted unanimously in support of the LAND Grant application for the purchase of the Keet-Haskins property, and will be discussing the CPA funding for the project at its upcoming meetings in December 2018.

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

None.

CPA Proposal FY2020
Keet-Haskins Property

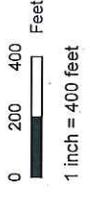


Figure 1: Site Boundary

— Keet-Haskins Property



Map created from the 2019 Aerial Orthorectified System.
Zone 18 UTM Datum NAD83 (Foot)
Photograph imagery captured at 1"=400'
Aerial photography is not intended for use in legal proceedings.
The user assumes all liability for any use of this information.
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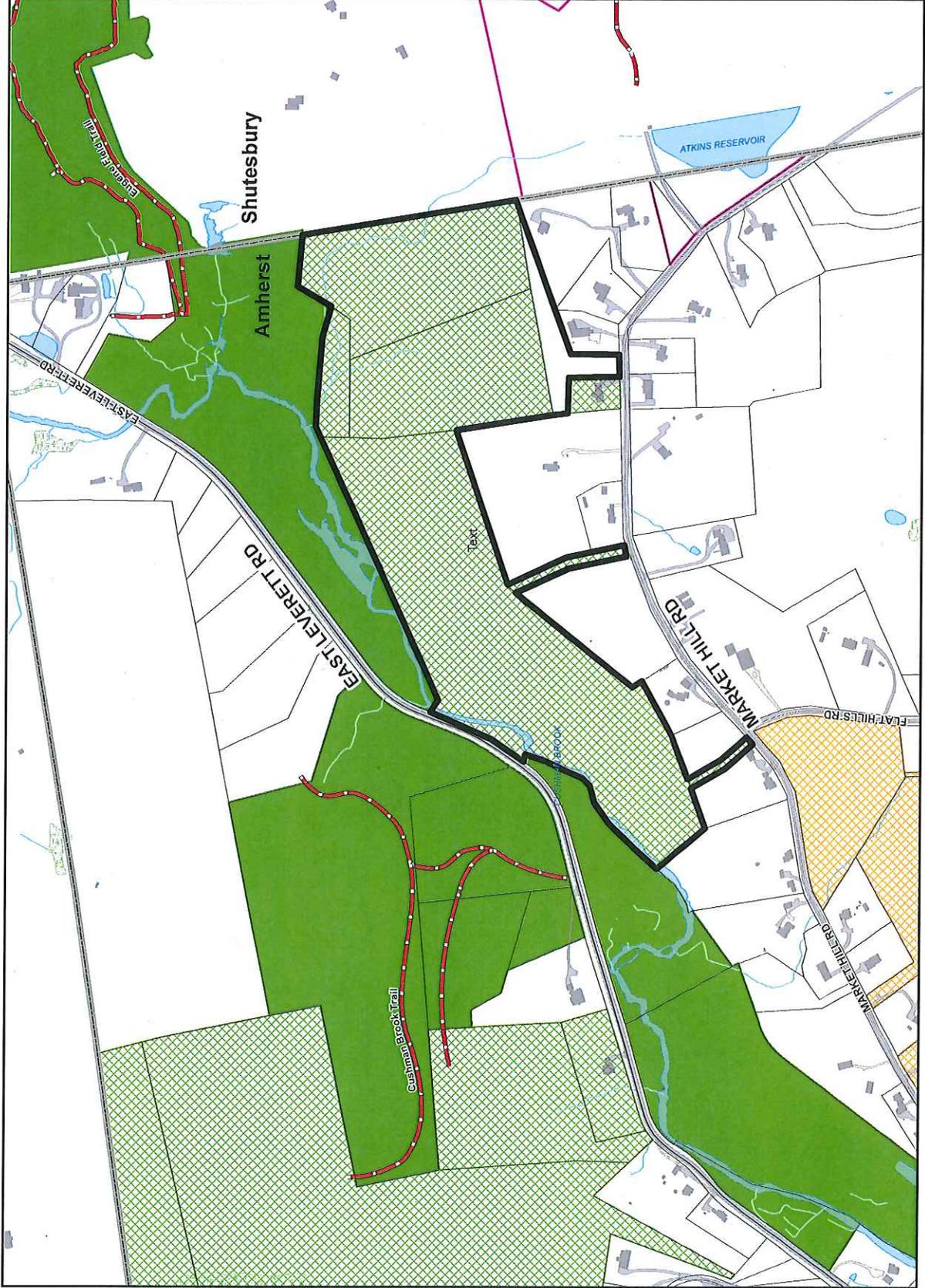


**CPA Proposal FY2020
Keet-Haskins Property**



**Figure 3: Protected
Open Space**

- Keet-Haskins Property
- Town-owned Conservation Land
- Chapter 61 (Forest)
- Chapter 61A (Agriculture)
- Existing Hiking Trails



Source: GIS Data from the Vermont Geographic Information System (VGISS) and the Vermont Department of Transportation (VT DOT).
Aerial photography is provided as a reference only. The map is not intended to be used for legal purposes. The user should seek the assistance of a professional surveyor for any information related to the map.

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1 inch = 400 feet

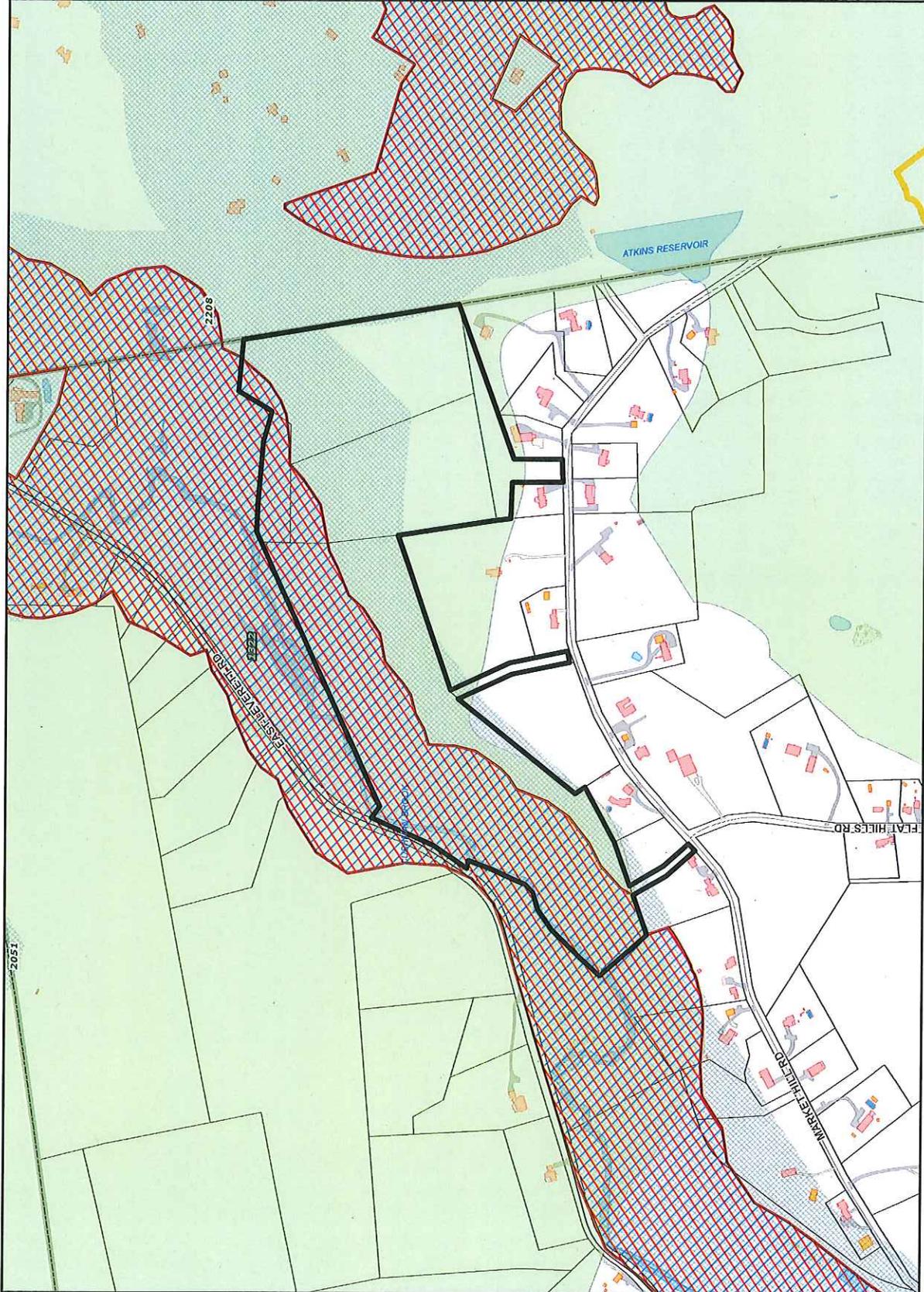
**CPA Proposal FY2020
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Town of Amherst



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

- Keet-Haskins Property
- ▨ BioMap2 Critical Natural Landscape
- ▨ NHESP Estimated Habitats of Rare Wildlife
- ▨ NHESP Priority Habitats of Rare Species



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