

ATTACHMENT 3

GROTON CONSERVATION COMMISSION – COMMUNITY PRESERVATION APPLICATION MANAGEMENT PLAN FOR LAND PROTECTION

SELECT PROPERTY

Based on the criteria outlined in the CPC application (parcels that link with contiguous protected open space, parcels that protect and preserve a greenway along the Nashua and Squannacook Rivers and tributaries, parcels where significant wildlife habitat or corridors have been identified, or parcels that preserve a sense of Groton's agricultural heritage), the Conservation Commission will evaluate the merits of each opportunity and, by majority vote, select an appropriate parcel

DETERMINE WILLINGNESS OF THE SELLER

Occasionally a landowner will approach the Commission or the Groton Conservation Trust with an interest in doing something that would protect his or her land from future development. At other times, the Commission becomes aware that a significant parcel is on the market or the Town is notified of its right to first refusal on a parcel under the M.G.L. Ch. 61 tax program. The Groton Conservation Trust is also a source of information on important parcels.

IDENTIFY SUPPLEMENTAL FUNDING ALTERNATIVES

The Conservation Commission identifies appropriate Federal and State supplemental funding sources, i.e., Forest Legacy, Land Acquisitions for Natural Diversity (LAND) Program, Community Partnership, and Source Water Protection grants. Nearly all grants require a local match and/or strong partnership with like-minded conservation organizations. The funding match may be available through the Conservation Fund, the Community Preservation open space monies, and/or a Town Meeting vote.

OBTAIN PROPERTY APPRAISALS

With landowner consent, obtain bids for appraisal(s) after providing deed, assessors' records and maps, as well as applicable zoning and wetland regulations. The cost of individual appraisals is likely to be between \$3,000 and \$5,000, depending on the size and complexity of the project. Many supplemental funding sources require property appraisals as part of the application process. Coordinate with Town Counsel and Board of Selectmen to research deeds and obtain warrant articles as required by state LAND Program or other supplemental funding organizations.

RECEIVE CPC APPROVAL/TOWN MEETING VOTE

As required, make presentation at Town Meeting in support of required warrant articles.

WRITE GRANT PROPOSAL, IF APPLICABLE, for supplemental funding. Acquisition of property may include survey and legal consultants to prepare a purchase and sales agreement or do title research. The Conservation Fund can be the source of funding. To protect acquired land in perpetuity, the land must be subject to Ch. 40 §8C, the Conservation Commission Act, which is reflected in the deed to be recorded at the Middlesex Registry of Deeds. To qualify for state grants, the parcel's title must be certified by Town Counsel.

PROJECT MANAGEMENT

The Conservation Administrator or other person (s) designated by the Conservation Commission maintains a database on the property that includes the deed, description of the flora and fauna or other significant natural features, management objectives, installation of signing or parking as appropriate, and specific management tasks. With LAND grants, the Town is required to prepare a Baseline Documentation Report and Land Management Plan for individual parcels. On land having a Conservation Restriction, it is necessary to perform on-going monitoring activities to assure there is no encroachment.

ATTACHMENT 4
LETTERS OF SUPPORT

List of Letters of Support (Placeholder):

- Groton Conservation Trust
- New England Forestry Foundation
- Groton Invasive Species Committee
- Groton Trails Committee

GROTON

CONSERVATION P.O. Box 395 Groton, MA 01450

TRUST



gctrust.org

January 4, 2018

Bruce Easom, Chair

Community Preservation Committee
Town of Groton
173 Main St
Groton, MA 01450

Dear Mr. Easom,

The Groton Conservation Trust (GCT) is a private land trust with a more than 50-year history that owns over 1,400 acres in Groton. The GCT is dedicated to protection, management, and provision of public access to natural lands in town. We have been fortunate over many of those years to work side by side with our town's hardworking and dedicated Conservation Commission in protecting critical ecological parcels in town, as well as addressing other important conservation issues.

The Conservation Commission has demonstrated over the years its ability to utilize the limited funds it receives from the town strategically to maximize the impact of those funds. The Commission has worked effectively with the Groton Conservation Trust and other conservation groups to leverage these funds fully. The General Field and Gibbet Hill projects are two notable examples, part of a much longer list of effective collaborations in which the Commission has participated. While we have been fortunate in preserving an impressive amount of land to date, the threats of climate change make it vitally important that we strategically preserve some remaining parcels that connect critical existing conservation lands more completely. The Conservation Commission plays a vital role in this effort and we strongly support their application of \$25,000 to bolster its Conservation Fund.

The GCT appreciates the work that the Community Preservation Committee does and its attention to this matter. If you have questions for us, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted Lapres', is written over a horizontal line.

Ted Lapres
President