



TOWN OF WEST NEWBURY
APPLICATION FOR PROJECT ELIGIBILITY
COMMUNITY PRESERVATION COMMITTEE

Applicants should file eight (8) copies of the completed Application and all accompanying documents with the Community Preservation Committee, Town Office Building, West Newbury MA 01985, and an electronic copy to cpc@wnewbury.org.

PROJECT NAME: River Road Conservation Acquisition

PROJECT ADDRESS: River Road, West Newbury

MAP/LOT: _____ Map 24, Lots 50 & 70 _____

APPLICANT NAME: Essex County Greenbelt Association, Inc., West Newbury Open Space Committee, West Newbury River Access Committee

CONTACT PERSON: Vanessa Johnson-Hall (Greenbelt)

TELEPHONE/FAX NO.: 978-768-7241 x16

ADDRESS: 82 Eastern Ave.

Essex, MA 01929

EMAIL: ykjohnson@ecga.org

COMMUNITY PRESERVATION CATEGORY:

(Please check all that apply)

- Open Space
- Recreation
- Historic Preservation
 - Eligible/On State Registry
 - Designated by Historic Commission
- Community Housing

Please provide a brief project description below. Include a brief narrative of how your project accomplishes the goals of the CPA and include an estimated budget. Please include supporting materials as necessary.

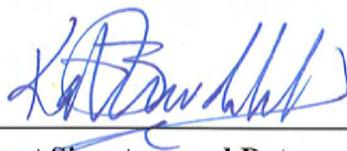
Greenbelt has an agreement to purchase approximately 31 acres on River Road (Assessor's Map 24, Lot 50 & Map 24, Lot 70) for \$215,000. This property would become a new reservation owned and managed by Greenbelt, free and open to the public. If CPA funding is approved for this project, Greenbelt would grant the Town of West Newbury a conservation restriction on the property. Greenbelt will facilitate the acquisition, including paying for due diligence (title, environmental,

appraisal, survey), drafting and coordinating approvals of the conservation restriction, and producing the baseline report. Greenbelt anticipates closing on the acquisition by September 30, 2019.

These 31 acres rise up from the Merrimack River and River Road, encompassing mature woodlands with stands of impressive white pines, oaks, maples, and paper birches, wetlands, and a portion of a year-round stream. Rolling hills on the south side of River Road provide ample opportunity for a meandering trail that will be created by Greenbelt. Wetlands on the property provide important habitat for species that rely upon seasonal vernal pools, a habitat type that is becoming increasingly scarce. Protecting these wetlands, intact forests, and riparian habitat will further West Newbury's resilience to the adverse effects of climate change, as well as help clean water flowing overland to the river. On the north side of River Road, one portion of the property (see attached maps) offers the opportunity for foot access to the Merrimack River. Greenbelt is optimistic that wetland permits can be obtained allowing Greenbelt to install a small parking area to access trails on this portion of the property.

FUNDING:

Amount of Community Preservation Funding Requested: \$75,000

 1/10/19

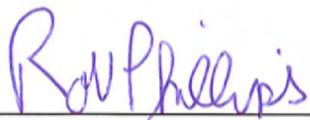
Applicant Signature and Date

Katherine Bowditch, President, Essex County Greenbelt Association, Inc.



Applicant Signature and Date

Patricia Reeser, Chair, West Newbury Open Space Committee



Applicant Signature and Date

Rob Phillips, Chair, West Newbury River Access Committee

For more information contact 978-363-1100 X131

12/2013, Revised May, 2016



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APPLICATION FOR PROJECT FUNDING
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- Community Housing
- Recreation

The Committee may require, as a condition for funding, that the applicant grant to the Town or other authorized grantee certain restrictions, including: preservation restrictions on rehabilitated or acquired historic resources, conservation restrictions on preserved or acquired lands, and deed restrictions on affordable housing projects. If applicable, the restriction shall be recorded at the Southern Essex District Registry of Deeds.

REQUIRED NARRATIVE: PLEASE PROVIDE A NARRATIVE ON A SEPARATE SHEET WHICH ADDRESSES THE FOLLOWING REQUIREMENTS

PROJECT SUMMARY: Provide a description of the Project, including the property involved and its proposed use.

PUBLIC BENEFIT: Describe in detail the benefits West Newbury will receive from the Project and how the Project fulfills the Community Preservation Committee’s Project Evaluation Criteria.

CONTROL OF SITE: Indicate whether the applicant owns or has a purchase agreement for the Project site. If the property is under agreement, include a description of the agreement and the timing and conditions. If the applicant does not have site control, explain.

FEASIBILITY: List all steps that may be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known issues. For projects that may impact abutters or the neighborhood, describe methods used to notify abutters of the proposal, and support or objections from those affected.

SUPPORT: Have the appropriate Town Boards and Commissions expressed support and/or approved the project? What is the nature and level of community support for this project?

PROJECT TIMELINE: Describe the anticipated steps or phases for completion of the Project. Demonstrate whether the Project will be ready to proceed in the coming fiscal year. Will this be a multi-year project?

FUNDING:

A. **Amount of Community Preservation Funding Requested:** \$75,000

B. Include a full budget, including itemization of major components and breakdown of construction and maintenance costs. Describe the basis for your budget and the sources of information you used.

C. **Other Sources of Funding Available:** If funding from other sources may be available for the Project, please complete the following table:

SOURCE OF FUNDING	AMOUNT REQUESTED	STATUS (COMMITTED Y/N IF NOT-WHEN)	CONTINGENT ON CP FUNDS (Y/N)
Private Foundations and community fundraising campaign	\$140,000	In-progress.	Yes

PROJECT SUMMARY

Project Description, Site Control, and Timeline

Greenbelt has an agreement to purchase approximately 31 acres on the Merrimack River and River Road in West Newbury for \$215,000. Greenbelt, the West Newbury Open Space Committee, and the West Newbury River Access Committee are requesting \$75,000 in CPA funds that would go directly toward the acquisition of this land. These 31 acres would become a new reservation owned and managed by Greenbelt, with trails, river views, and river access that would be free for the public to enjoy. If CPA funding is approved for this acquisition, Greenbelt would grant the Town of West Newbury a conservation restriction on the property. Greenbelt will facilitate the fee simple acquisition of the property, including paying for due diligence (title, environmental, appraisal, and survey), as well as draft and coordinate approvals of the conservation restriction and the baseline report. Greenbelt expects to have a completed appraisal to share with the Town no later than mid-March. Greenbelt anticipates signing a purchase & sale agreement for the acquisition before the end of January, with a closing date of September 30, 2019.

Public Benefits

These 31 acres rise up from the Merrimack River and River Road, encompassing mature woodlands with stands of giant white pines, oaks, maples, and paper birches, wetlands, and a portion of a year-round stream. The gently rolling terrain on the south side of River Road provides ample opportunity for a meandering trail that will be developed by Greenbelt. Wetlands on this south side provide important habitat for species that rely upon seasonal vernal pools (there is one certified pool partially on the subject property), a habitat type that is increasingly scarce. Intact forests are important for helping to purify water flowing to the Merrimack River. Both intact forests and wetlands are critical for resilience to the adverse impacts climate change, such as floodwater retention during high water events.

The two pieces on the north side of River Road lie adjacent to the Merrimack River. One of these is almost completely flooded, and likely harbors wild rice, a rare plant that is critical food and habitat for waterfowl. The other piece is dry enough to offer the opportunity for foot access to the Merrimack River. Greenbelt is optimistic that wetland permits can be obtained allowing Greenbelt to install a small parking area to access trails we hope to create on both sides of River Road. Increasing river access was identified as a community need in West Newbury's 2018 Open Space and Recreation Plan.

According to West Newbury's Open Space and Recreation Plan, River Road is "arguably the most scenic road in West Newbury." Protecting this land on both sides of River Road will help preserve the rural and natural character of River Road.

Community Support & Feasibility

This application is being submitted jointly by Greenbelt, the Open Space Committee, and the River Access Committee, indicating strong community support for public funding for the acquisition. A preliminary meeting with the Board of Selectmen was also positive. Greenbelt has a strong track record of successful fundraising, and believes the resources and public benefits of this property are significant enough to attract the funding necessary to succeed in the acquisition.

Summary

The acquisition of the River Road property will provide significant public benefits to the residents of West Newbury and beyond, including expanding the Town's recreational access, notably to the Merrimack River, preserving critical wildlife habitat, offering increased protection against the effects of climate change, and helping further protect West Newbury's scenic landscapes. The Town's contribution will be leveraged by Greenbelt more than 2.8 to 1. Greenbelt is confident in community support and its fundraising capacity, and looks forward to adding new trails and open space for all to enjoy in West Newbury.

**ATTACHMENTS: SEE GUIDELINES FOR PROJECT SUBMISSION AND ATTACHMENTS.
YOU MAY BE REQUESTED TO PROVIDE ADDITIONAL INFORMATION.**

SUBMISSION OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE OF A PROJECT

 1/10/19

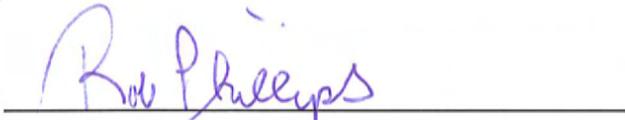
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Rob Phillips, Chair, West Newbury River Access Committee

For questions contact: cpc@wnewbury.org, 978-363-1100 X131.

Date Received: _____ **Meeting Date(s):** _____ **Amount Approved:** _____

Town Meeting Date/Article #: _____ **Vote of Town Meeting:** _____ **Revised August 2015**

Estimated Project Budget: River Road Conservation Acquisition

Project Expenses	
Acquisition Cost	\$215,000
Transaction Costs (estimated)	
Appraisal	\$4,800
Environmental	\$1,500
Title Exam	\$1,500
Other Legal	\$5,000
CR Survey	\$10,000
Recording fees	\$350
Staff Time	\$5,000
Total Transaction Costs	\$28,150
Total Project Cost	\$243,150
Funding Sources	
W. Newbury Community Preservation Act	\$75,000
Greenbelt (fundraising campaign, foundations)	\$140,000
Greenbelt (transaction costs committed)	\$28,150
Total Project Cost	\$243,150

Timeline: Close by September 30, 2019



**River Road
Conservation Acquisition
31 acres +/-**

Map for illustrative purposes only. Boundaries are approximate.
2013 Orthophotos; 1:5,000. All data other than Greenbelt
properties from MassGIS. Map by Greenbelt, dated 11-9-18

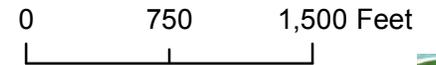




- Subject Property
- Municipal Land
- Conservation Restriction
- Agricultural Preservation Restriction

River Road Conservation Acquisition

31 acres +/-



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 2013 Orthophotos: 1:5,000. All data other than Greenbelt
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River Road Conservation Acquisition, 31± Acres



0 500 1,000 Feet

 Subject Property Boundary

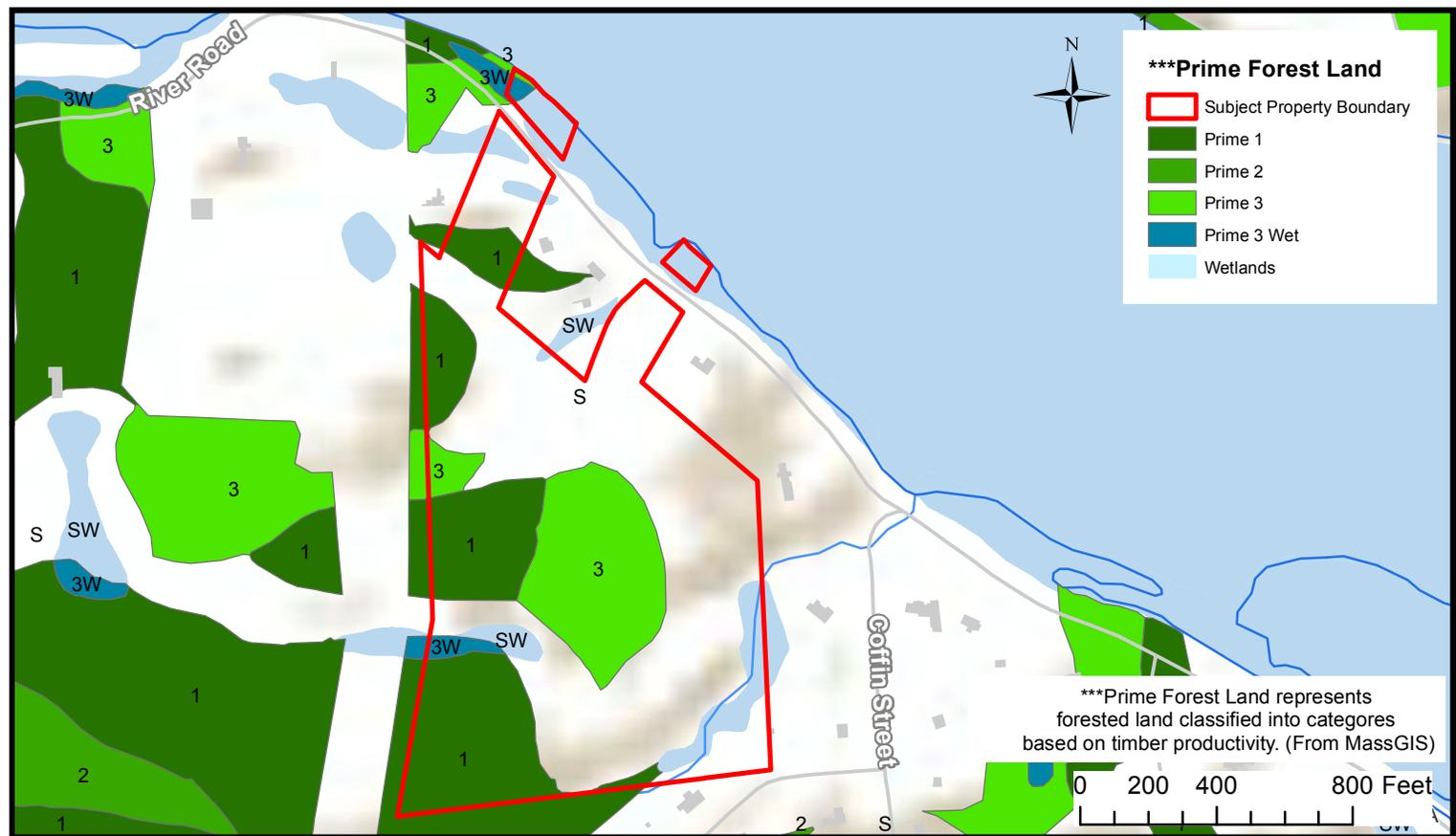
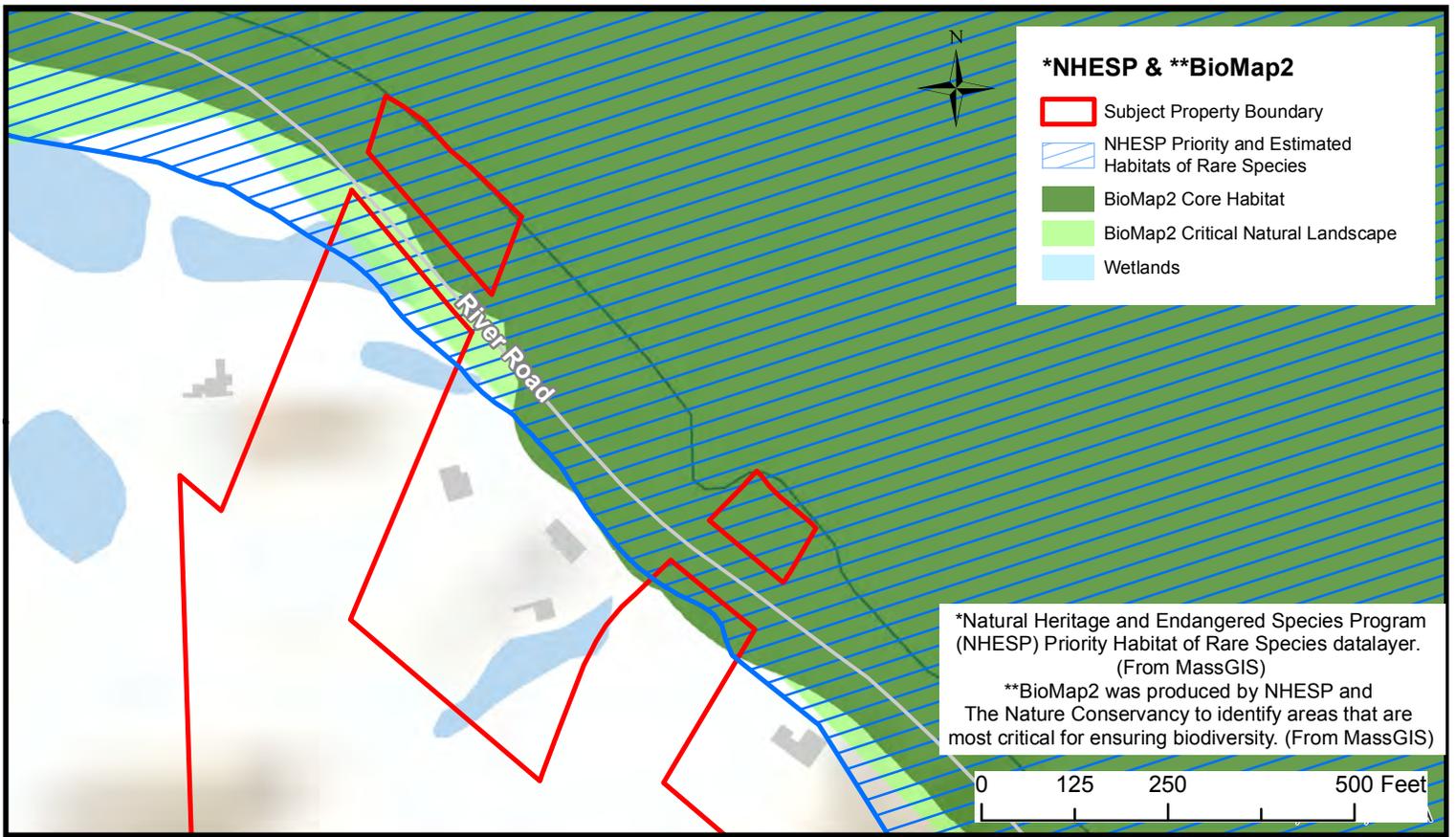
TNC Resiliency Score

-  Far Above Average (>2 SD)
-  Above Average (1 SD to 2 SD)
-  Slightly Above Average (0.5 to 1 SD)



Source data obtained from Office of Geographic Information Systems (MassGIS). Orthophotos 2013/2014. Boundaries are approximate. Map produced by Essex County Greenbelt Association January 2019



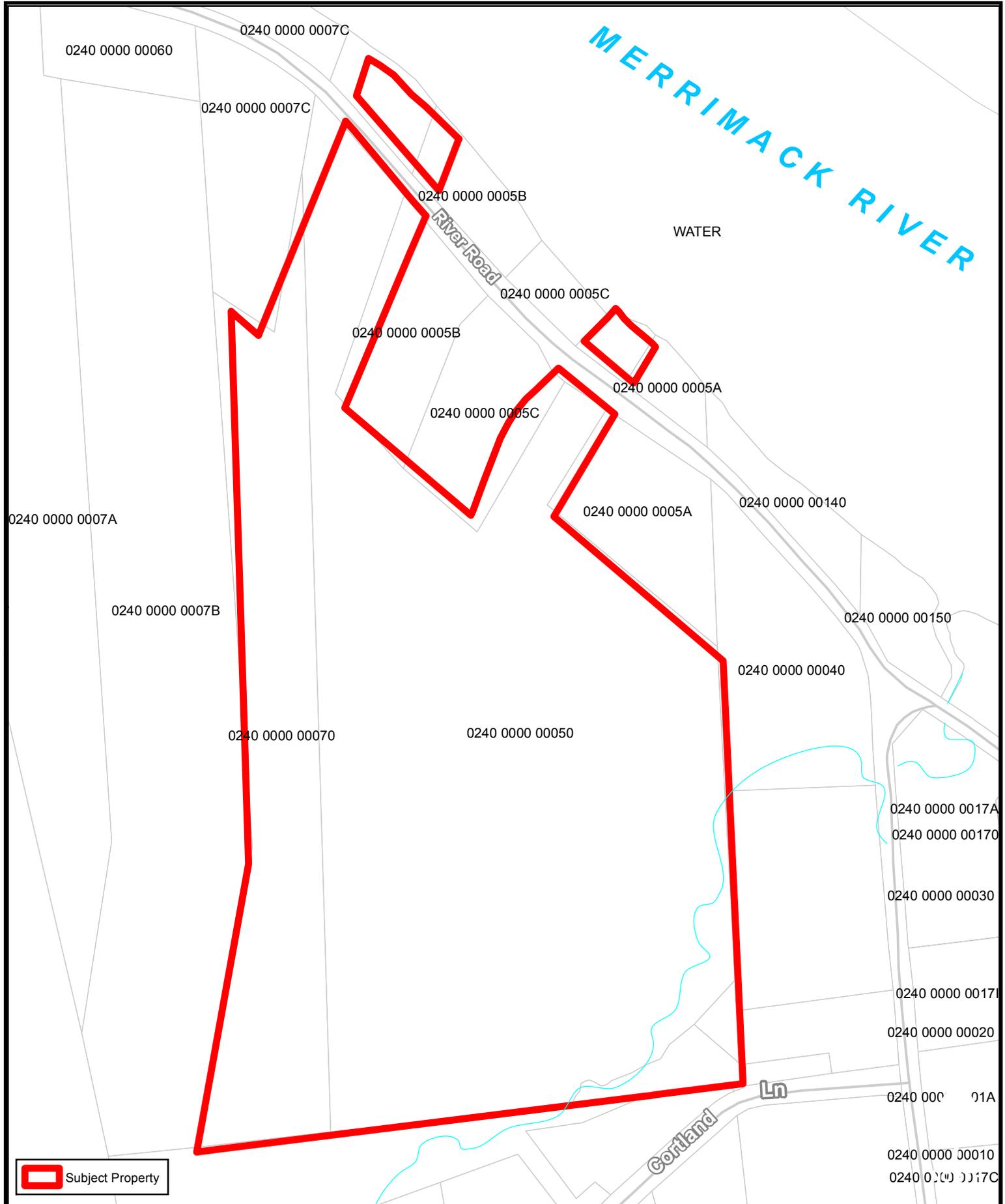


River Road Conservation Acquisition
 Natural Resources Inventory
 31± Acres

Map Produced 1/10/19 By:
 Essex County Greenbelt

Map for illustrative purposes only. Boundaries are approximate and are to be used for informational purposes only.
 Boundaries are based on plan by
 Town Planning & Engineering Assoc. January 1974.





**River Road
Conservation Acquisition
31 acres +/-**



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View of the Merrimack River from N side of River Road property.



A grove of paper birches on the south side of River Road.



Merrimack River view from the south side of River Road, near where the proposed trailhead would be.



Merrimack River views.



Turkey Tails.

CERTIFICATE OF CORPORATE VOTE

I, Peter Loring, do hereby certify that I am the Secretary of the Essex County Greenbelt Association, Inc., and that by unanimous vote on December 10, 2018, the Board of Directors of Essex County Greenbelt Association, Inc., authorized Greenbelt to submit an application to the West Newbury Community Preservation Committee for up to \$75,000 toward the acquisition of the Hufnagel property.

I do further certify that the Essex County Greenbelt Association, Inc., is a duly organized nonprofit corporation under the laws of the Commonwealth of Massachusetts; that the foregoing vote is in accordance with the Charter and By-laws of the corporation; and that I am the duly elected and authorized Secretary/Clerk thereof.

DATED: January 10, 2019 at Boston, Massachusetts.

ATTEST: Peter Loring
Peter Loring
Secretary, Board of Directors
Essex County Greenbelt Association, Inc.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 10th day of January, 2019, before me, the undersigned notary public, personally appeared Peter Loring, proved to me through satisfactory evidence of identification, which was my personal knowledge of the principal's identity a Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that s/he signed it voluntarily for its stated purpose.

Colleen T. Berlo
Notary Public
My Commission Expires:

