## 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.

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Arthecake River Woods</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT ADDRESS:</td>
<td>Middle Street</td>
</tr>
<tr>
<td></td>
<td>West Newbury</td>
</tr>
<tr>
<td>MAP/LOT:</td>
<td>R.27, lots 28,28A, 29</td>
</tr>
<tr>
<td>APPLICANT NAME:</td>
<td>Essex County Greenbelt Assc., Inc., W.Newbury Open Space Committee</td>
</tr>
<tr>
<td>CONTACT PERSON:</td>
<td>Vanessa Johnson (Greenbelt)</td>
</tr>
<tr>
<td>TELEPHONE/FAX NO.:</td>
<td>978.768.7241 x16</td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>82 Eastern Ave.</td>
</tr>
<tr>
<td></td>
<td>Essex, MA 01929</td>
</tr>
<tr>
<td>EMAIL:</td>
<td><a href="mailto:vjkjohnson@ecga.org">vjkjohnson@ecga.org</a></td>
</tr>
</tbody>
</table>

### COMMUNITY PRESERVATION CATEGORY:

(Please check all that apply)

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

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Town of West Newbury, CPA Requirements, Guidelines, and Applications, Excerpt from CPC Plan, November, 2019
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.

Please see attached documents

FUNDING:

Amount of Community Preservation Funding Requested: $175,000

[Signature]

Applicant

Signature and Date

1/1/20

For more information contact 978-363-1100 X131

12/2013, Revised 5/2016

Town of West Newbury, CPA Requirements, Guidelines, and Applications, Excerpt from CPC Plan, November, 2019
Artichoke River Woods Conservation Project

John Dodge 1/6/20  Applicant
Signature and Date
John Dodge, Chair, West Newbury Open Space Committee

N. D'Amato 1/6/20  Applicant
Signature and Date
N. D'Amato, Chair, W. Newbury Conservation Commission
TOWN OF WEST NEWBURY

APPLICATION FOR PROJECT FUNDING
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: Arichale River Woods
PROJECT ADDRESS: Middle St., W. Newbury
MAP/LOT: Map R.27, lots 28, 28A, 29
APPLICANT NAME: Essex County Greenbelt Assoc., Inc., W. Newbury Open Space Committee
(Contact or Committee Affiliation)
CONTACT PERSON: Vanessa Johnson-Hall (Greenbelt)
TELEPHONE: 978 768 7241 x16
ADDRESS: 82 Eastern Ave.
Essex, MA 01929
EMAIL: vjkjohnson@ecga.org

COMMUNITY PRESERVATION CATEGORY:
(Please check all that apply)

☐ Community Housing
☐ Historic Preservation
  ○ Eligible/On State Registry
  ○ Designated by Historic Commission
☐ Open Space & 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.

Town of West Newbury, CPA Requirements, Guidelines, and Applications, Excerpt from CPC Plan, November, 2019
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 multiyear project?

FUNDING:

A. Amount of Community Preservation Funding Requested:
   $175,000

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: Please see attached budget.

<table>
<thead>
<tr>
<th>SOURCE OF FUNDING</th>
<th>AMOUNT REQUESTED</th>
<th>STATUS (COMMITTED Y/N IF NOT-WHEN)</th>
<th>CONTINGENT ON CP FUNDS (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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

Applicant Signature and Date

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

Town of West Newbury, CPA Requirements, Guidelines, and Applications, Excerpt from CPC Plan, November, 2019
Artichoke River Woods Conservation Project

John M. Dodge 1/6/20  Applicant
Signature and Date
John Dodge, Chair, West Newbury Open Space Committee

N. Dawn Fusco 1/6/20  Applicant
Signature and Date
N. Dawn Fusco, Chair, W. Newbury Conservation Commission
ARTICHOKE RIVER WOODS CONSERVATION PROJECT

Project Summary

Essex County Greenbelt Association (Greenbelt) has reached agreement to purchase 38 acres of pristine woodlands on the Artichoke River for $985,000. The property would be preserved in perpetuity, protecting drinking water, wildlife habitat, intact forests, scenic landscapes, enhancing climate resiliency, and providing an important public trail connection between Maudslay State Park and West Newbury’s Withers Conservation Area.

Public Benefit

It is widely acknowledged that protecting intact forests is the most effective and efficient way to protect drinking water. Forests reduce stormwater runoff and prevent flood risks, lower summer air and water temperatures, and cut streambank erosion and resulting sediment and nutrient contamination, all of which lessen the need for costly water treatment facilities and infrastructure. Over 1,000 feet of the Artichoke River Woods property boundary is on the Artichoke Reservoir. The northern part of the property is DEP Zone II for West Newbury’s drinking water wells on the parcel immediately north of the subject property. The Artichoke Reservoir itself further supplements West Newbury’s drinking water.

The eastern-most section of the property is Natural Heritage Core Habitat and Critical Natural Landscape for wetlands, which also feed into the Artichoke River. These wetlands provide important feeding and breeding areas for the flora and fauna that rely upon this vanishing habitat type, and also serve to clean water flowing to the reservoir.

The same benefits that protect drinking water also confer resiliency to the adverse impacts of climate change: forests reduce air and water temperatures, flooding risk, and offer important refuges for wildlife. Artichoke River Woods is mapped as nearly all Prime 1 Forest Lands, a DEP designation for the most productive forests in the state. Further, much of the property is considered within the top 50% of lands in the Commonwealth with the highest ecological integrity.

Artichoke River Woods provides the opportunity for an important trail connection between Maudslay State Park to the north, and the Town’s Withers Conservation Area to the south. The property would accommodate a small parking area off of Middle Street. A trail system through the woods would connect to a through-trail on the Society of St. John the Evangelist’s Emory House property to the north (which connects to Maudslay through Emory Lane), and, to the south, to the Town’s trail onto Withers Conservation Area.

Control of Site

Agreement was reached with the sellers just before the December holidays. Greenbelt anticipates having a signed purchase & sale agreement with the sellers by the middle of January to acquire the fee simple interest in the premises, with a purchase deadline of November 2020. West Newbury CPA funds would be significantly leveraged by additional pending funding sources from project partners: Mass Dept. of Conservation and Recreation (DCR), City of Newburyport, Greenbelt, and Commonwealth of Massachusetts Drinking Water Supply Program grant. Project partners have conceptually agreed to DCR, the Town of West Newbury, and Newburyport co-holding a conservation restriction on the property, while Greenbelt would own the restricted fee simple interest. Greenbelt would therefore remain responsible for creating and maintaining parking, trails, and signage for the property.
Support

The West Newbury Water Commissioners voted their support for this application to the CPA for funding to acquire a conservation restriction on Artichoke River Woods. West Newbury’s Open Space Committee and Conservation Commission have agreed to co-sponsor this CPA application with Greenbelt. The City of Newburyport, Greenbelt and DCR have all conceptually agreed to be project partners; formal approval is forthcoming.

Project Timeline

December 2019:
Greenbelt reaches verbal agreement with sellers to acquire property
Approval from W Newbury OSC to co-sponsor CPC application

January 2020:
Approval from W Newbury Conservation Commission to co-sponsor CPC application
Submit CPC application to West Newbury
Approval from DCR Lands Committee for DCR project participation
Jan. 21 – Deadline for Newburyport to submit EEA Drinking Water Supply Program (DWSP) grant
Greenbelt Board approval to enter into P&S with sellers for land acquisition
West Newbury Selectmen finalize Town Meeting Warrant

April 2020:
West Newbury Town Meeting

Spring 2020:
EEA DWSP awards announced

May – July 2020:
Greenbelt fundraising campaign
Newburyport CPC approval

Summer 2020:
CR drafted for co-holders West Newbury-Newburyport-DCR (DCR takes lead on drafting)

November 2020: Project Closing

Proposed Oversight & Management Plan

Greenbelt will facilitate the Artichoke River Woods Conservation Project through to completion, acting as the primary liaison with the sellers and with project partners. Upon completion, Greenbelt will own and manage the property in perpetuity as conservation land, and will be responsible for land management, as well as construction and maintenance of any property improvements such as parking, trails, and signage.
## Estimated Project Budget: Artichoke River Woods Conservation Acquisition

<table>
<thead>
<tr>
<th>Project Expenses</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Acquisition Cost</strong></td>
<td>$985,000</td>
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<tr>
<td><strong>Transaction Costs (estimated)</strong></td>
<td></td>
</tr>
<tr>
<td>Appraisal</td>
<td>$4,800</td>
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<tr>
<td>Environmental</td>
<td>$2,291</td>
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<tr>
<td>Title Exam</td>
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<tr>
<td>Other Legal</td>
<td>$5,000</td>
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<tr>
<td>CR Survey</td>
<td>$7,500</td>
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<tr>
<td>Recording fees</td>
<td>$350</td>
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<tr>
<td>Staff Time</td>
<td>$5,000</td>
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<tr>
<td><strong>Total Transaction Costs</strong></td>
<td>$26,441</td>
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<tr>
<td>Parking &amp; Signage</td>
<td>$7,500</td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td>$1,018,941</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Funding Sources</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>West Newbury CPA</td>
<td>$175,000 pending (April)</td>
</tr>
<tr>
<td>Mass. DCR</td>
<td>$250,000 pending (January)</td>
</tr>
<tr>
<td>City of Newburyport (CPA + EEA Drinking Water Supply Grant)</td>
<td>$500,000 pending - Spring / early Summer</td>
</tr>
<tr>
<td>Greenbelt (private fundraising campaign)</td>
<td>$60,000 pending (Summer)</td>
</tr>
<tr>
<td>Greenbelt (transaction + infrastructure costs)</td>
<td>$33,941 pending (Jan-Feb)</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td>$1,018,941</td>
</tr>
</tbody>
</table>

**Timeline:** Close by November 30, 2020
Artichoke River Woods, 38+/- acres
Resources: Drinking Water

map
produced
12/20/19 by
Greenbelt

Source data obtained from survey plans, Mass GIS and Global Positioning Systems (GPS). Orthophotos 2013 / 2014. Boundary lines are approximate and are to be used for informational purposes only. Boundaries based on assessors data.
Artichoke River Woods
Natural Resources

Map Produced 12/20/19 By:
Essex County Greenbelt

Source data obtained from survey plans, Mass GIS and Global Positioning Systems (GPS). Orthophotos 2013 / 2014. Boundary lines are approximate and are to be used for informational purposes only. Boundaries based on assessors data.
January 6, 2020

West Newbury Community Preservation Committee
Town Hall
381 Main Street
West Newbury, MA 01985

Dear Community Preservation Committee,

Under Essex County Greenbelt Association’s charter, the President is authorized to sign grant applications on behalf of the organization. As such, I am writing to affirm my authorization to sign the enclosed application for Community Preservation Act funds for the acquisition and permanent preservation of the Artichoke River Woods property on Middle Street in West Newbury. In accordance with West Newbury’s CPC application requirements, a vote to approve the application will be submitted to Greenbelt’s Board of Directors at their January 21 meeting, and a Certificate of Corporate Vote will be forwarded to the CPC shortly thereafter.

The Artichoke River Woods Conservation Project presents an important opportunity to help preserve a significant natural and recreational resource for West Newbury. Artichoke River Woods contains 38 acres of healthy, mature forest that help clean water supplying the Artichoke Reservoir and West Newbury’s wells to the north. The property would allow for a trail connection to be made between the Town’s Withers Conservation area and, ultimately, Maudslay State Park. In this era of climate change, maintaining intact forests and waterways is the most effective way to ameliorate the impacts of increased storm and flooding events. West Newbury CPA funds will be more than leveraged by project partners City of Newburyport, Mass. Department of Conservation and Recreation, and Greenbelt.

Please don’t hesitate to contact me with any questions. Thank you, in advance, for your consideration.

Sincerely,

Kate Bowditch
President

Conserving local farmland, wildlife habitat, and scenic landscapes since 1961.
CERTIFICATE OF VOTE

At the West Newbury Board of Water Commissioners Monthly Meeting held on December 30, 2019, Commissioners voted to support an application from Essex County Greenbelt Association, Inc. and the Open Space Committee for up to $175,000 toward the acquisition of the Artichoke River Woods property on Middle Street in West Newbury. Present and voting were: Robert Janes (Chairman), Richard Cushing and Larry Corcoran. The vote in favor was unanimous. The minutes will be submitted to the Community Preservation Committee when they have been approved.

DATE: Jan 6, 2020

Robert Janes
Chairman of Board of West Newbury Water Commissioners
CERTIFICATE OF VOTE

At a meeting of the Conservation Commission held on January 6, 2020, members voted to co-sponsor an application from Essex County Greenbelt Association and the West Newbury Open Space Committee for Community Preservation Act Funds in the amount of $175,000 toward the purchase of a conservation restriction on 34 acres of land on Middle Street in West Newbury (the "Artichoke River Woods Conservation Project"). Present and voting were Dawne Fusco, Wendy Reed, Margaret Hawkins, and Thomas M. Atwood. The vote in favor was unanimous, The Minutes will be submitted to the CPC when they have been approved.

Dawne Fusco, Chair
Wendy Reed
Margaret Hawkins
Thomas M. Atwood
Certificate of Vote

At a meeting of the Open Space Committee held on December 18, 2019, members voted to support/co-sponsor an application from Essex County Greenbelt Association for Community Preservation Act Funds in the amount of $175,000 for the Artichoke River Woods Conservation Project. Present and voting were Marlene Switzer, Brad Bushur, Jessica Azenaro, Jean Lambert and John Dodge. The vote in favor was unanimous, 5-0. The minutes will be submitted to the CPC when they have been approved.

John Dodge, Chair, Date January 6, 2020
Looking at Artichoke River Woods from berm on reservoir.

Development on the east side of Artichoke Reservoir – what we hope to avoid on the western side by preserving Artichoke River Woods.
Landowner Preston Rogers pointing out a nearly year-round stream on western edge of property that flows into the Artichoke River.

Beaver footprints over a dammed part of the stream. The lodge is at the top of the photo.

Towering White Pine trees.
Well-preserved stone walls lace Artichoke River Woods. These stone walls and old junipers hint at the land’s agrarian past.
The topography affords scenic overlooks of the Artichoke Reservoir. A trail system created by Mr. Rogers showcases the property’s towering oak and hickory trees, granite outcroppings, stone walls and creeks, complete with places to rest and ponder the beauty.