

# Town of Shutesbury Community Preservation Committee

## FY 2026 Application for Community Preservation Funding

**Submit to: [cpc@shutesbury.org](mailto:cpc@shutesbury.org) by February 9, 2026**

*Instructions to Applicant: Please complete all sections as are relevant per the instructions in each question. If a particular section is not applicable, please note that. This application must be submitted to the CPC no later than February 9, 2026 for the project to be included in the warrant at the next Annual Town Meeting. Applicants must be prepared to appear before the CPC on Thursday, February 19 to answer questions about the application from the CPC. Applications are expected to be voted upon by the CPC on Thursday, March 19.*

**Project Name:** South Brook Conservation Area Expansion

**Applicant Organization:** Shutesbury Conservation Commission

**Address:** 1 Cooleyville Rd, Shutesbury, MA 01072

**Contact Person:** Beth Willson, Conservation Commission Chair

**Phone:** 413-219-9466

**Email:** [beth.h.willson@gmail.com](mailto:beth.h.willson@gmail.com)

**CPA Category:** YOU MUST CHECK A MINIMUM OF ONE CATEGORY, but may identify more than one if applicable to your project.

- Open Space
- Historic Preservation
- Community Housing
- Recreation

Total Project Cost	CPA Funds Requested	Matching Contribution	Match Percent of total
\$104,200	\$89,000	\$15,200	14.6%

Attach a copy of the Assessor's Map(s) with the project parcel outlined (if appropriate for your project)

Assessor's Map Number	E	Assessor's Lot/Parcel Number	2
Deed Book Number	4889	Deed Page Number	258

Attach separate sheet if more than one lot/parcel/deed book/deed page number.

**PROJECT DESCRIPTION:**

- ***All of the following sections MUST be completed.***
- Applications will be returned if all relevant requested information is not provided.
- Include supporting materials and exhibits as necessary.
- Please refer to Shutesbury's Community Preservation Plan in completing this application.

**1. Describe the project.**

This project proposes the Town acquire a 9+ -acre parcel (Parcel ID E-2) located between Wendell Rd and Locks Pond Rd currently owned by the Footit family. The parcel abuts South Brook Conservation Area to the south, and is also a shared parcel with approximately 196 acres of conservation land on the east side of Wendell Road. Kestrel Land Trust is working with the current landowners to acquire the protected 196-acres as an expansion of their Bright Water Bog nature retreat. The 9+ -acre parcel would become part of the South Brook Conservation Area managed by the Conservation Commission. A Conservation Restriction would be placed on the land which would be held by Kestrel Land Trust.

The 9+-acre parcel has been appraised for \$82,000. Kestrel Land Trust is willing to pre-acquire the parcel and sell it to the town.

There has also been discussion of seeing a portion of the 9+ acres reserved for a community housing lot. This request for CPA funding includes some due diligence work for the housing lot including survey, perc test, and wetland delineation.

**2. Goals:**

a. What are the goals of the proposed project?

The goals of the project are to permanently protect a piece of land for conservation, recreation, and community housing purposes. Approximately 2-acres of the parcel would be divided off for development of an affordable housing project. Pioneer Valley Habitat for Humanity has expressed interest in the project, though the Town would need to facilitate a formal RFP process. The remainder of the parcel would be preserved as conservation land used primarily for passive recreation; however, the CR would allow for snowmobile use.

b. Who will benefit and why?

The residents of Shutesbury and its neighboring towns would benefit from the opportunity to recreate on the permanently preserved conservation land. In addition, the low-income housing proposed for a portion of the parcel will benefit a family in need.

c. How will success be measured?

The success of the project will be measured by the use of the conservation land for recreation, and by the development of a portion of the land for low-income housing.

3. **Community Preservation Committee Criteria**

a. How does the project fulfill the General and Specific Evaluation Criteria (see the Shutesbury Community Preservation Plan, pages 10–12)?

This project fulfills a number of general and specific evaluation criteria. The land purchase fulfills: *acquisition of threatened resources, has other sources of funding, has a means of support for maintenance and upkeep, permanently preserves, protect and conserve Shutesbury's natural resources, and others.*

The low income housing development fulfills: *serves a currently under-developed population, promotes the goal of having 10% of Shutesbury's housing considered affordable, and ensure long-term affordability for low- and moderate-income households.*

4. **Community Need**

a. If applicable, explain how this project addresses needs identified in existing Town plans? (Such as the Open Space and Recreation Plan, Community Plan, etc.)

The Shutesbury Open Space and Recreation Plan calls for protecting Shutesbury's natural resources including sensitive habitats and wildlife corridors. The OSRP also calls for creation and maintenance of recreation areas for residents of all abilities. The Community Plan echoes the ideas of preservation the Towns natural areas and promoting outdoor recreation for all.

The Community Plan calls for increasing the availability of low-income housing which this project supports.

5. **Community Support**

a. What is the nature and level of support? Attach letters of support from any Town boards or community groups that have endorsed the project.

In addition to the Conservation Commission, this project is supported by the Recreation Committee and the Open Space Committee. Letters of support from both groups are submitted with this application.

## 6. Budget

### Budget Summary

Total Project Cost	CPA Funds Requested	Other Funds Total	Other Funds: % of Total
\$104,200	\$89,000	\$15,200	%14.6

**Budget Details** (Please provide as much detail as possible and leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS	TOTAL
Personnel			
Equipment			
Supplies			
Contractual			
Construction			
Other	Acquisition - \$82,000 Recording fees - \$500 Subdivision survey - \$2,500 Perc Test - \$1,000 Wetland Del - \$3,000	Baseline Rpt - \$1,500 ESA - \$3,200 Boundary Survey - \$10,000 Title Search - \$500	\$104,200
<b>TOTAL</b>	<b>\$89,000</b>	<b>\$15,200</b>	<b>\$104,200</b>

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering, or remodeling.

## 7. Other Funding

- a. Identify the amount of other (non-CPA) funds for this project. Sources include private, federal, state, or local government, or any other sources. Attach commitment letters from any organization providing a financial contribution.

Organization	Item	Amount	Type (cash, in-kind, etc.)
Kestrel Land Trust	Baseline Report	\$1,500	in-kind
Kestrel Land Trust	Environmental Site Assessment	\$3,200	Cash
Kestrel Land Trust	Boundary Survey	\$10,000	Cash
Kestrel Land Trust	Title Search	\$500	Cash

b. Are any Other Funds in-kind contributions? If yes, describe how the value of the in-kind contribution was derived. (“In-kind contributions” are a contribution of services or property, donated equipment, buildings or land, or donated supplies.)

No.
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**8. Timeline**

a. Provide a timeline for project implementation, including start and end dates for major tasks and project completion.

If we are successful in receiving CPA funds, the Town would look to close on the property in the fall of 2026. Kestrel Land Trust will be purchasing the property from the current owner during the spring/summer of 2026 and would be ready to sell the 9-acre parcel to the Town in the fall.
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**9. Project Management**

a. Project Manager Contact Information (if other than the applicant)

Project manager name	
Daytime Phone	
Evening Phone	
Email	

**10. Maintenance** (Please note IF NOT APPLICABLE TO YOUR PROJECT)

a. If ongoing maintenance is required, who will be responsible for it?

The Conservation Commission maintains all conservation land in Shutesbury. In addition, a Conservation Restriction will be placed on the land and held by Kestrel Land Trust who will conduct annual inspections looking for encroachment and other damage to the property.

b. How will it be funded?

Kestrel Land Trust, as part of accepting the conservation restriction, will raise funding for their internal stewardship fund which supports their monitoring efforts.

**Maintenance Budget**

<i>Year one</i>	<i>Year two</i>	<i>Year three</i>	<i>Year four</i>	<i>Year five</i>
\$	\$	\$	\$	\$

**11. Site Documentation**

Attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option, or deed. If documentation is not available, please explain.

Kestrel Land Trust is currently in negotiations with the family to secure a purchase & sale agreement, which has been delayed by probate processes.

**12. Project Documentation**

Attach any applicable engineering plans, architectural drawings, site plans, and any other relevant renderings.

**13. Other Information**

Attach any additional information that might benefit the CPC in consideration of this project or that will elaborate on any of the responses given above.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL INFORMATION IN THIS APPLICATION IS TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.

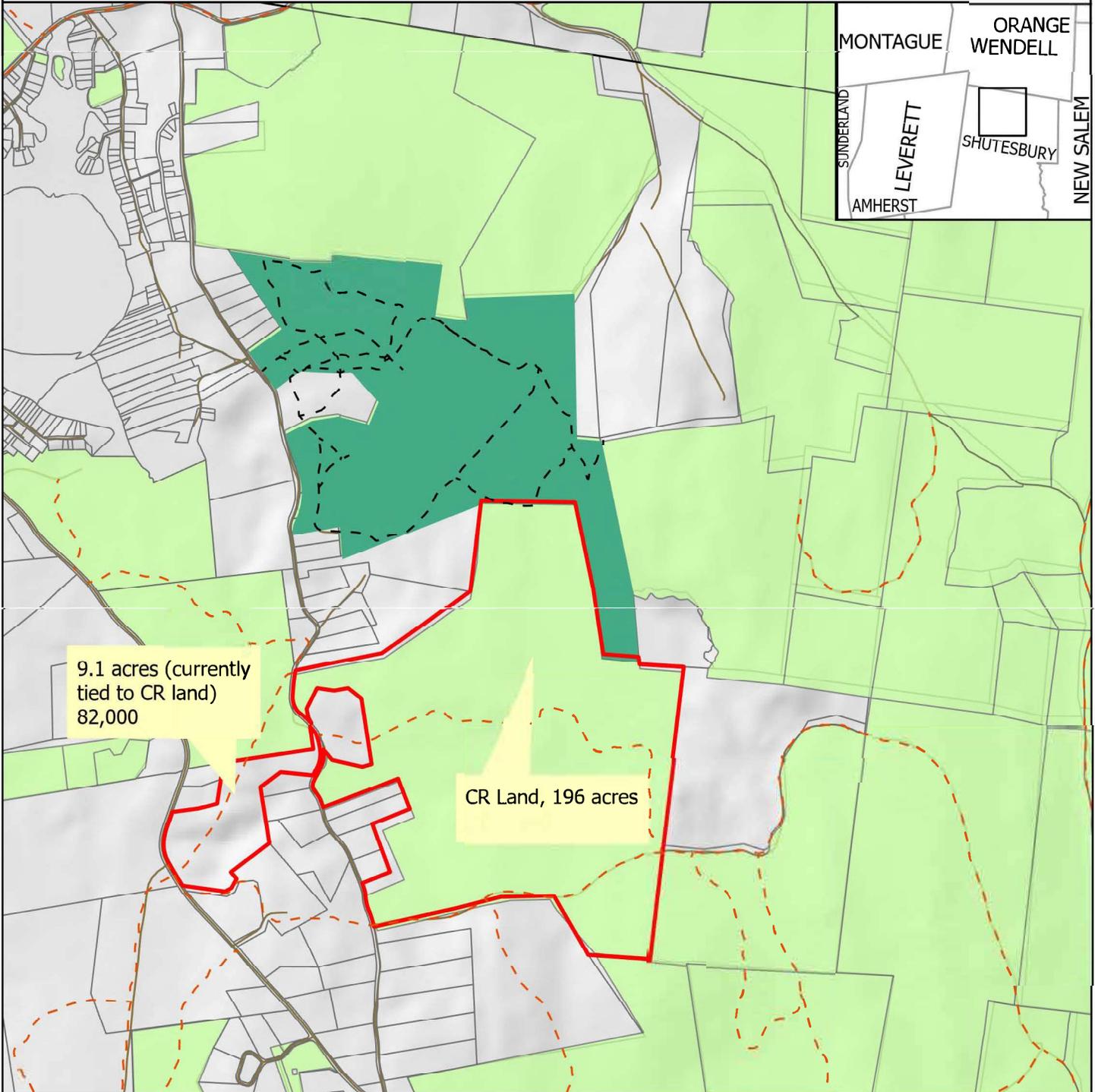
Typed named of authorized representative as signature: **Beth Willson,**  
**Conservation Commission Chair**

Date: **2/23/2026**

# Lake Wyola Conservation Area Expansion

Shutesbury

November 2025



9.1 acres (currently tied to CR land)  
82,000

CR Land, 196 acres

- E-2 205 Acres
- Protected in Perpetuity
- Kestrel Trails
- L3 Tax parcels
- Kestrel fee ownership
- Trails

0 0.1 0.2 0.4 Miles



10 February 2026

Dear Community Preservation Committee,

I write on behalf of the Open Space Committee in support of the Conservation Commission's CPA grant application to purchase an unprotected 9-acre parcel (Parcel E-2) for open space and recreation. This parcel would expand permanent protection in the northeast corner of Shutesbury where the Town, Kestrel Land Trust, and the Commonwealth have existing protected land and an increasingly large network of trails for public recreation.

In 2022, we updated Shutesbury's Open Space and Recreation Plan (OSRP). Acquisition of this parcel aligns with the ***Statement of Open Space and Recreation Goals***, which states:

*Shutesbury's extensive forest will remain intact and well protected — with a high degree of public access — as a result of cooperative efforts between the Town, private landowners, local and state agencies, and non-profit organizations.*

This collaborative project with Kestrel Land Trust fulfills the goal of working with local land trusts to protect land with high conservation value. In all, this 9-acre parcel, when added to Kestrel's purchase of 196 acres directly across Wendell Road to the east, is a significant addition of contiguous protected land in the northeast corner of Shutesbury. The property shares a boundary with the Lake Wyola/South Brook Conservation Area on which CPC funds are currently supporting repair and expansion of the trail system.

Kestrel's investment in collaborating to protect land and create new recreation opportunities in Shutesbury has been remarkable. The recently upgraded boardwalk and trail system at Bright Water Bog are popular with both town residents and nearby neighbors. Kestrel provided the bulk of funds to purchase the West Quabbin parcel on Pelham Hill Road in the southeast corner of town, where the Conservation Commission plans to develop trails. This latest collaboration would add over 200 acres of newly protected land. Many residents already use the informal trail system here.

Taking off my Open Space hat, I am personally grateful to see that most of the Footit property will be protected. For many years Jean and Harry were good stewards of their land and they would be so pleased to see that stewardship continue. I heartily support this CPC proposal.

Penny Jaques

A handwritten signature in cursive script that reads "Alice P. Jaques". The signature is written in black ink on a light-colored background.

Open Space Committee Chair



TO: Community Preservation Committee  
FROM: Barbara Bigelow, co-chair, Recreation Committee  
DATE: February 24, 2026  
RE: South Brook Conservation Area Expansion

The members of the Recreation Committee voted unanimously in support of the Conservation Committee's application for funds to expand the Town's existing South Brook Conservation Area.

The Recreation Committee supports this application because the purchase is consistent with the Committee's mission to support recreational experiences. By protecting the land for open space and public recreation access it will provide recreational opportunities well into the future.

The Conservation Committee, by working closely with the Kestrel Land Trust, has assured that the steps needed to move forward with a sale are completed or pending. Kestrel has already performed a title search and environmental assessment and will survey the land before selling it to the Town.

This will be a valuable addition to the Town's open space.