

**Town of Shutesbury
Community Preservation Committee**

FY 2025 Application for Community Preservation Funding

Submit 1 paper copy to:
Community Preservation Committee
Shutesbury Town Hall
P.O. Box 276
Shutesbury, Massachusetts 01072

Submit 1 electronic copy to:
cpc@shutesbury.org

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 6, 2025 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 20 **and** Thursday, March 6 to answer questions about the application from the CPC. Applications are expected to be voted upon by the CPC on Thursday, March 20.*

Project Name: South Brook Conservation Area Trail Repair- Phased project

Applicant Organization: Shutesbury Conservation Commission

Address: Shutesbury, MA

Contact Person: Scott Kahan

Phone: 978-893-9413

Email: skahan.shutesbury@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
\$81,604.02 (2 year project)	\$36,450 (Year 1)	\$5,048.50 (Year 1)	14 %

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

LAKE WYOLA TOWN BEACH (acquired 1965)

Assessor's Map Number	Map B	Assessor's Lot/Parcel Number	Lot 800
Deed Book Number	1186	Deed Page Number	0077

SOUTH BROOK CONSERVATION AREA (acquired 2000)

Assessor's Map Number	Map E	Assessor's Lot/Parcel Number	Lot 3
Deed Book Number	3620	Deed Page Number	0102

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.

The proposed project for trail improvements in the Southbrook Conservation Area, as outlined in the 2021 assessment, focuses on enhancing both safety and environmental stewardship. Key objectives include:

1. **Safety Enhancements and improved access:** The project will involve repairing and rerouting existing trails to prevent erosion and mitigate hazards, such as failed and failing wetland crossings. This includes the installation of proper blazing to guide users safely through the area.
2. **Wetland Protection:** Sensitive wetland habitats will be prioritized by rerouting trails away from vulnerable zones and implementing boardwalks in particularly sensitive areas. This will minimize foot traffic impact, preserving the ecological integrity of these habitats while allowing for continued public access.
3. **Community Engagement:** The project aims to involve the community through volunteer days for trail maintenance and improvement.

By addressing these areas, the trail improvement project seeks to enhance public safety and enjoyment while protecting the natural habitat, thus fostering a deeper connection between the Shutesbury community and their cherished outdoor spaces.

2. Goals:

- a. What are the goals of the proposed project?

The goals associated with the recommendation to blaze more trails in the conservation area include:

1. **Improved Safety and Navigation:** By adding more blazes to existing trails, the goal is to make it easier for hikers to navigate the conservation area. Clear markers will guide users along the trails, reducing confusion and enhancing the overall hiking experience.
2. **Expanded Trail Network:** The blazing of additional trails will create a more extensive and connected trail system, allowing for greater exploration and use of the property.
3. **Balanced Trail Use:** By marking more trails, the goal is to distribute hiker traffic more evenly across the conservation area. This will prevent overuse or wear on any single trail or area, promoting sustainability and reducing environmental impact.
4. **Safety and Accessibility:** Replacing failing wetland crossings will address an existing safety hazard. The improved trail system will help ensure that hikers can follow designated paths, especially in areas where user-made trails may be unclear or difficult to follow. This enhances the safety of trail users and ensures that the trails are accessible to a wider range of hikers.
5. **Preserving Sensitive Areas:** The recommendation not to blaze certain trails in the Lake Wyola Conservation Area (southern parcel) acknowledges the need to avoid encouraging use of low-quality or difficult-to-follow trails. This approach helps preserve these areas from overuse or potential environmental degradation, maintaining their natural state. Furthermore, installation additional wetland crossings will protect these sensitive areas.

In summary, the goals focus on improving navigation, expanding the trail network, distributing trail usage, ensuring safety, and protecting sensitive areas from excess traffic.

b. Who will benefit and why?

The primary beneficiaries of the trail and trail blazing improvements will be:

1. **Hikers and Outdoor Enthusiasts:** Clearer, more expansive trails will make navigation easier, enhance the hiking experience, and provide access to a wider range of areas within the conservation area.
2. **Conservationists and Town Land Managers:** The improved trail system will help manage and distribute trail use more evenly, reducing environmental impact on any one area, which supports conservation efforts.
3. **Local Community and Visitors:** By creating a more accessible and enjoyable trail network, the broader community, including families and casual visitors, will be able to explore and appreciate the natural environment more safely.
4. **Wildlife and Ecosystems:** The distribution of foot traffic through well-marked trails helps minimize disturbances to sensitive habitats, allowing ecosystems to thrive in less-trafficked areas. Installation of wetland crossings will further protect these areas.

c. How will success be measured?

Success for the trail and trail blazing improvements will be measured by:

1. **Hikers and Outdoor Enthusiasts:** Increased satisfaction and engagement, reflected by higher trail usage, easier navigation, and positive feedback on trail accessibility and variety.
2. **Conservationists and Land Managers:** Effective management of trail use, evidenced by reduced overuse in specific areas, less environmental degradation, and positive trends in conservation efforts.
3. **Local Community and Visitors:** Increased visitation and participation, with greater accessibility for a wider audience, including families, casual hikers, and tourists, along with enhanced safety and enjoyment.
4. **Wildlife and Ecosystems:** Healthier ecosystems, indicated by reduced human impact on sensitive habitats and improved biodiversity, as a result of better-managed foot traffic distribution and new/improved wetland crossings.

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)?

The benefits of trail improvements for the Southbrook Conservation Area will meet several criteria as outlined in the Shutesbury Community Preservation Plan including:

The benefits of meeting these

a. Serve a significant number of residents of all ages, gender, and ability:

- **Inclusive Access:** The improved trail system will be designed to accommodate hikers of all ages, genders, and abilities, ensuring that everyone, from young children to older adults, can enjoy the natural beauty of the Southbrook Conservation Area.
- **Broader Community Engagement:** With the enhanced accessibility, the trail system will attract a diverse range of users, fostering community engagement and encouraging outdoor activities for people from different backgrounds and abilities.

b. Expand the range of active and/or passive recreational opportunities available to Shutesbury residents, including trail connections, playing fields, play areas, open spaces, and parks:

- **Increased Recreational Opportunities:** The trail improvements will create new trail connections, opening up previously inaccessible areas of the Southbrook Conservation Area for exploration and enjoyment. The trails will offer both active recreational opportunities (hiking, walking, nature observation) and passive experiences (relaxation in nature, scenic viewing spots), enhancing the variety of activities available to Shutesbury residents.
- **Diverse Trail Experiences:** The project will expand the available options for outdoor recreation, providing routes for both casual visitors and more experienced hikers, promoting a wider range of exploration opportunities.

c. Maximize the utility of land already owned by Shutesbury:

- **Efficient Use of Existing Land:** The trail improvements will make better use of the land already owned by Shutesbury in the Southbrook Conservation Area, enhancing its recreational value without the need for additional land acquisition. This approach ensures that the land is used sustainably, providing the maximum benefit to the community while preserving the integrity of the area.
- **Sustainable Development:** The project will focus on improving the trail network within existing boundaries, protecting the natural environment and sensitive habitats, while minimizing the ecological footprint of the trail system.

d. Accessible by residents with mobility limitations:

- **Universal Trail Access:** The improved trail system will feature design elements that ensure accessibility for residents with mobility limitations, such as smoother, wider pathways, ADA-compliant signage, and benches for rest.
- **Equitable Recreation:** By making the trails more accessible, the project will provide equal opportunities for all residents to experience the Southbrook Conservation Area's natural beauty, promoting social inclusion and physical activity for a diverse population.

Additionally, protecting sensitive habitats:

- **Habitat Protection:** By rerouting or reinforcing trails to reduce environmental impact, the project will protect sensitive ecosystems and wildlife habitats within the Southbrook Conservation Area. This ensures that the natural environment is preserved while still offering recreational opportunities, striking a balance between outdoor enjoyment and conservation.

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 trail improvement project at the Southbrook Conservation Area directly addresses several key needs and goals identified in existing Shutesbury Town plans, such as the **Open Space and Recreation Plan** and the **Community Plan**. Here's how it aligns with and supports the objectives outlined in those documents:

1. Enhancing Access to Open Space and Recreation

- **Open Space and Recreation Plan:** One of the primary goals of Shutesbury's Open Space and Recreation Plan is to improve access to public lands for all residents, enhancing the availability of both active and passive recreation opportunities. This trail improvement project directly contributes to this goal by creating a more accessible and user-friendly trail network at the Southbrook Conservation Area, expanding opportunities for hiking, nature observation, and other outdoor activities.
- **Community Plan:** The Community Plan highlights the desire to create more recreational spaces that are both accessible and inclusive. By improving trails to be suitable for users of all ages and abilities, the project responds to the community's needs for spaces that promote health, well-being, and social interaction for a wide range of residents.

2. Increasing Inclusivity and Accessibility

- **Open Space and Recreation Plan:** The plan stresses the importance of making recreational areas accessible to individuals with mobility limitations and ensuring that public lands are usable by a diverse population. The Southbrook trail improvements, with smoother paths, wider routes, and resting areas, address this priority by making the Conservation Area accessible to residents with mobility challenges, seniors, and families with young children, thus broadening participation in outdoor activities.
- **Community Plan:** The Community Plan emphasizes inclusivity, ensuring that all residents, regardless of ability or age, can enjoy public spaces. The improvements at Southbrook will directly address this need by creating a more equitable environment where people with varying mobility levels can engage with nature.

3. Protecting Natural Resources and Promoting Sustainability

- **Open Space and Recreation Plan:** The plan calls for the protection of Shutesbury's natural resources, including sensitive habitats and wildlife areas, through responsible land management and the development of low-impact recreational infrastructure. The trail improvements at Southbrook specifically aim to minimize human impact on these sensitive areas by clearly marking trails, rerouting where necessary, and using sustainable materials that protect the environment. This supports the town's goals of preserving biodiversity while allowing responsible public access.
- **Community Plan:** The Community Plan reflects a commitment to preserving Shutesbury's natural beauty and character. By improving the trail system in a way that respects and protects the local ecosystem, the project helps to fulfill the community's desire for sustainable development that balances human use with environmental conservation.

4. Creating a Stronger Sense of Community

- **Open Space and Recreation Plan:** The plan recognizes that accessible recreational spaces contribute to stronger social connections and community well-being. By expanding the trail network and making it more accessible, this project provides a space where residents can come together for outdoor activities, fostering a stronger sense of community.
- **Community Plan:** The plan highlights the importance of creating shared spaces for residents to connect with nature and each other. The trail improvements will offer a valuable resource for families, friends, and individuals to spend time together, thus enhancing community cohesion and promoting an active, outdoor lifestyle.

5. Utilizing Existing Resources Efficiently

- **Open Space and Recreation Plan:** The plan emphasizes the need to maximize the utility of town-owned properties and prioritize the development of recreational spaces on existing land. By focusing the trail improvements on the Southbrook Conservation Area, a site already owned by Shutesbury, the project ensures efficient use of resources, avoiding the need for additional land acquisition while still expanding recreational opportunities.
- **Community Plan:** The Community Plan advocates for making the most of the town's existing assets, including its open spaces. The project at Southbrook addresses this objective by improving and enhancing an already valuable resource, optimizing its potential to serve the community's recreational and environmental needs.

In summary, this trail improvement project at the Southbrook Conservation Area is aligned with Shutesbury's **Open Space and Recreation Plan** and **Community Plan**, addressing goals related to improving access, promoting inclusivity, preserving natural resources, strengthening community ties, and efficiently utilizing existing land resources.

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.

The Southbrook Conservation Area serves as a vital recreational resource for the residents of Shutesbury, offering a wide range of activities such as hiking, bird watching, and nature appreciation. Its diverse ecosystems and scenic landscapes provide a perfect backdrop for outdoor enthusiasts and families seeking leisure and adventure in a natural setting. Broad community support is evident through sustained use of the trails. Improvements to the Southbrook Conservation Area will ensure this area remains a cherished asset that enriches the lifestyles of all Shutesbury's residents.

6. Budget

Budget Summary

Total Project Cost	CPA Funds Requested	Other Funds Total	Other Funds: % of Total
\$ 81,604.02	\$36,450 (Year 1)	\$5,048.50 (Year 1)	14 %

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		\$5,048.50	\$5,048.50
Equipment			
Supplies			
Contractual	\$36,450		\$36,450
Construction			
Other			
TOTAL	\$36,450	\$5,048.50	\$41,498.50

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.)
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Shutesbury Concom	- Remove old white blazes	16 hours= 655.52	In-kind (Year 1)
Shutesbury Concom	-vernal pool and wetland delineations	10 hours= \$409.70	In-kind (Year 1)
Shutesbury Concom	- concom and DEP permitting	\$3000	In-kind (Year 1)
Shutesbury Concom	- Establish new blazings	16 hours= \$655.52	In-kind (Year 1)
Shutesbury Concom	- repaint bridge	8 hrs= \$327.76	In-kind (Year 1)
Shutesbury Concom	- Purchase new signs	\$3,000	Cash (Year 2)
Shutesbury Highway Dept	- Build frames and install new signs	16 hours= \$655.52	In-kind (Year 2)

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.)

Yes= used Massachusetts standard estimated volunteer rate for 2025 at \$40.97/hr
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8. Timeline

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

<ul style="list-style-type: none"> - Spring 2025- concom completes wetland delineations for planned trail work - Spring 2025 bid and issue design/build contract to implement previous trail recommendations as outlined in attached 2021 assesment – Design will be for whole project. Build work will focus on the southern portion of the Conservation Area (leaving the larger bog bridging on the northern half of the conservation area for another grant proposal in year 2) - Summer 2025 contractor completes design phase and concom/DEP permits are obtained - Fall 2025- contractor completes trail work on southern portion of conservation area and builds smaller wetland crossings - Fall 2025- Concom repaints bridge, blazes trail. Signs would be purchased and installed in year 2 under a separate grant application.

9. Project Management

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

Project manager name	Scott Kahan
Daytime Phone	978-893-9413
Evening Phone	Same
Email	skahan.shutesbury@gmail.com

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

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

Shutesbury Highway Department and Concom/volunteer labor

b. How will it be funded?

General Town Appropriations and Con/comvolunteer time

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.

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.

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

Signature of Authorized Representative

Date

Print name: _____

Lake Wyola Town Beach/South Brook Conservation Area Trail Assessment

Town of Shutesbury, MA

Background

The Lake Wyola Town Beach and South Brook Conservation Areas consist of 97-acres of protected open space. The property is owned and managed by the Shutesbury Conservation Commission. The conservation areas contain South Brook, the main inlet to Lake Wyola, and a few miles of hiking trails. In Fall 2021, the Open Space Committee hired Liam Cregan to assess the existing trail system with funding allocated by the Community Preservation Committee.

Scope of Work

1. Map existing trail system with Lake Wyola/South Brook Conservation Areas.
2. Assess condition of existing trails, noting any locations with erosion or other damage.
3. Evaluate each trail for best use. If necessary, recommend new route for trails in fragile areas (e.g., near wetlands or steep locations) or recommend appropriate types of activities compatible with location and condition of trail.
4. Recommend any needed trail improvements.
5. Determine where new trails could be added or trail connections could be made between existing trails to expand the trail system.

Deliverables

1. Produce a digital trail map of existing trails that can be printed at 11”X17”.
2. Provide a report that includes an assessment of current trail conditions, appropriate usage for each trail and recommendations to reroute, improve, interconnect and/or expand trail system.
3. Include map which shows locations of above recommendations.

Results of the Assessment

The trail system at South Brook consists of a mixture of trails, which include:

- Yellow blazed hiking trails with an ~24” corridor width
- Unblazed, user-made trails with an ~24” width (including the ‘caution tape’ and ‘wetland’ trails
- Woods roads that allow for passage on an ORV such as a snowmobile or ATV

Currently, few of the trails on the property are blazed (figure 1). It is recommended that the Open Space Committee and Conservation Commission blaze more of the user-made trails to create a well-marked and more expansive network of trails than currently exists (see figure 2 for recommended blazing).

Updated the trail system with more blazing will help hikers navigate the conservation area with greater ease, and distribute use more evenly throughout the property. Lake Wyola Conservation Area, the southern parcel on the map, consists mostly of woods roads and low quality, user-made trails, some of which will be hard to follow for the average user. It is therefore not recommended that these trails be added to the blazed trail system.

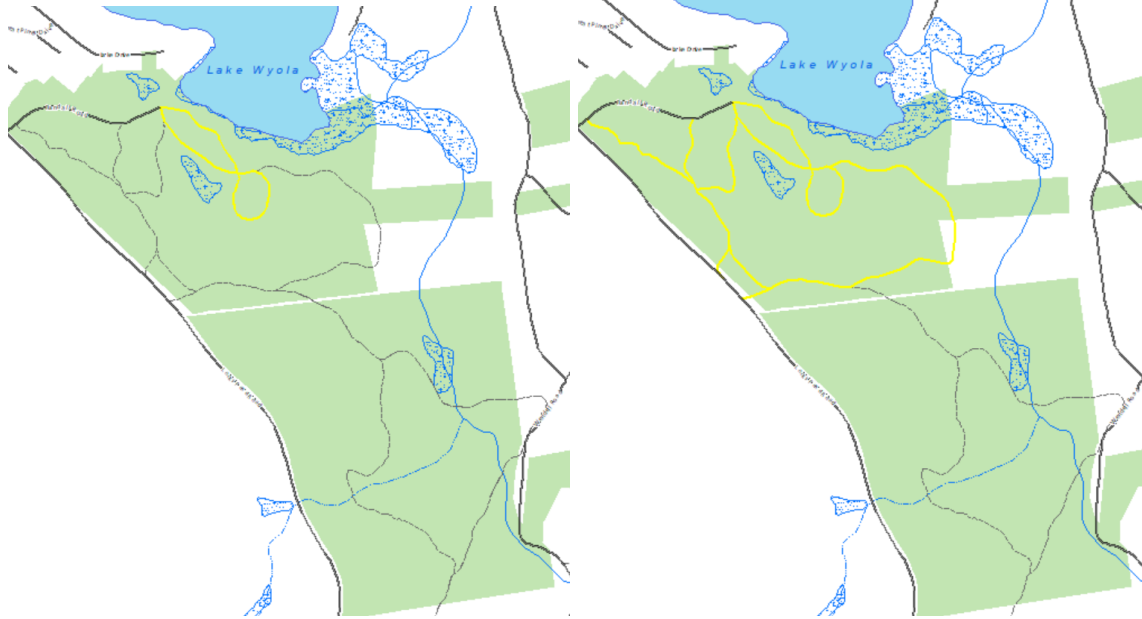


Figure 1. Current blazed trails highlighted in yellow. Figure 2: Recommended blazed trail system highlighted in yellow.

While it is not recommended that Lake Wyola Conservation Area be incorporated into the blazed trail system, hikers and other users will inevitably find themselves on that section of trail, so there are a few recommended improvements to that side of the property (see Recommended Improvements section and Photos Section).

Recommended Uses

- Hiking on all trails.
- Mountain Biking on all trails aside from blazed loops in Figure 1.
- Horseback riding on woods roads.
- Snowmobiling on woods roads in the winter.
- ATVs are not allowed.

Recommended Improvements

- Blaze trails shown in Figure 2
- The Conservation Commission should consider certifying the vernal pool on the property
- Closure of wet and muddy woods road section and the construction of a hiking-accessible reroute
- Up to nine 10' bog bridges
- Two 6' bog bridges
- Up to four stream-crossing features (bridges or stepstones)
- Three minor upland reroutes
- Repaint graffiti-covered bridge
- Remove white blaze from the existing blazed trail system.
- Dig up to two drains to shed water off trail
- Monitor drainages on an annual basis
- Monitor steep slopes for erosion and harden with gravel or rock steps
- Replace up to two bridges on the Lake Wyola Conservation Area parcel

See maps and photos for location information and current conditions.

Maps and Photos

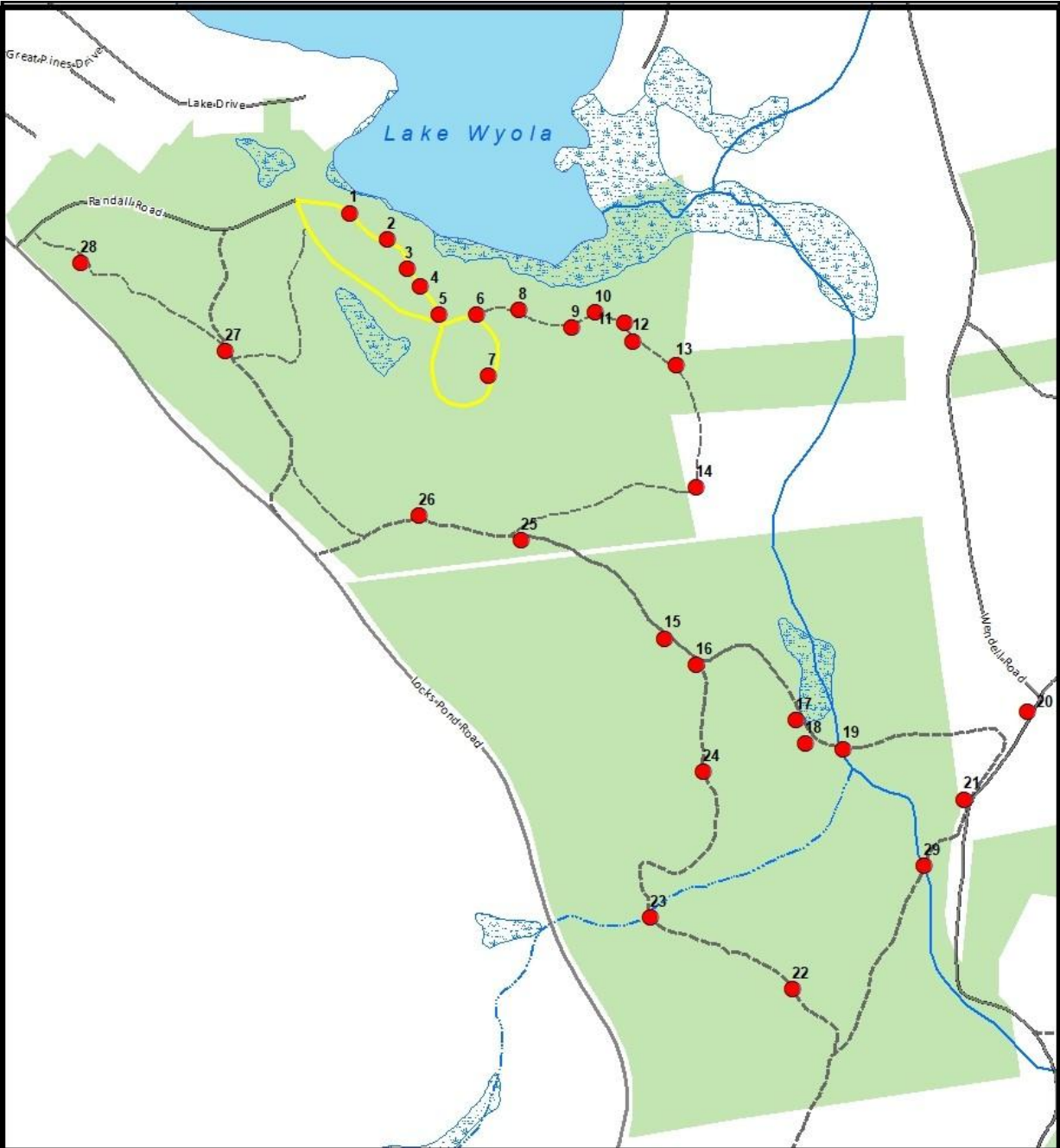


Figure 3. Photo Locations.



Photo 1: Gazebo by Lake Wyola.



Photo 2. Mudhole forming on existing yellow-blazed trail.



Photo 3. Mudhole forming near bridge. 10' bog bridge recommended.



Photo 4. Mudhole forming near bridge. 10' bog bridge recommended.



Photo 5. Graffiti on bridge.



Photo 6. White blaze on tree - cover with brown spray paint.



Photo 7. Steep slope and two blowdowns on trail. Remove blowdowns, monitor slope for erosion, and Consider hardening (gravel, rock steps)



Photo 8. Wet area - short upland reroute recommended.



Photo 9. Mudhole forming - 10' bog bridge recommended.



Photo 9a: Mudhole forming - 10' bog bridge recommended.



Photos 10 and 10a: Two mudholes forming. 10' bog bridge or upland reroute recommended for each.



Photo 11: Small mudhole - 6' bog bridge recommended.



Photo 12. Minor mudhole to monitor - may not require action.



Photo 13. Wet area - 10' bog bridge or upland reroute recommended.



Photo 14. Intersection - route back to blazed trails turns left and woods road enters private property.



Photo 14a - start of route back to blazed trails.



Photo 15. Stream let forming puddle - dig drain to shed water off the trail.



Photo 16. Streamlet crosses trail. Drain working well but monitor annually.

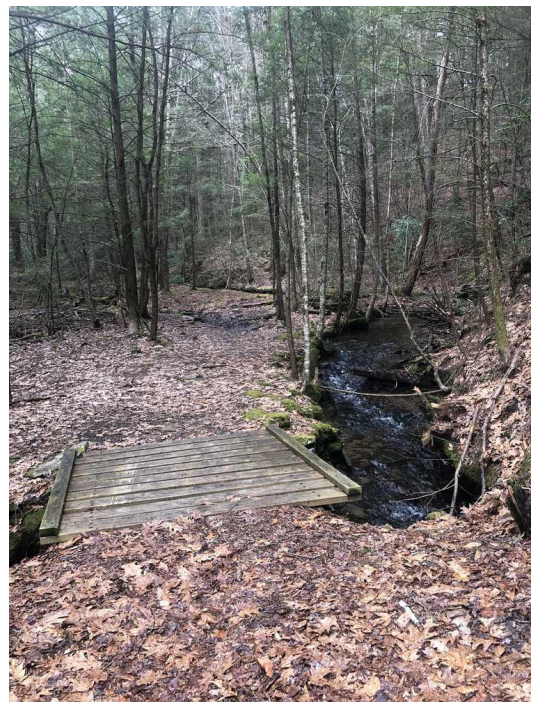


Photo 17. Bridge in good condition.



Photo 18. Wet area with ORV tracks. Closure of this trail with an upland reroute recommended.



Photo 19. Wet muddy area. Upland reroute possible, and likely less expensive, than bridging.



Photo 19a. Another view on the wet muddy area.



Photo 20. Wendell Rd trailhead on private property.



Photo 21. Bridge in poor condition.



Photo 22. Wet area on 'caution tape' trail. Bridging recommended if ConCom interested in officially opening this trail.



Photo 23. Wet area on caution tape trail. Bridging or steps.



Photo 24. Stream on caution tape trail. Bridging.



Photos 24 and 24a. Potential vernal pool. ConCom can certify. Spotted Salamander egg masses observed May 2021.



Photo 25. Stream crosses trail. Drain in good condition. bridge or step stones recommended.



Photo 26. Stream crosses trail. Drain requires maintenance. Small existing bog bridge; replacement recommended.



Photo 27. Inundated trail in flat area. may be able to be drained; if not, 20' bog bridge recommended.



Photo 28. Small stream crossing. Bridge recommended.



Photo 29. Bridge in poor condition.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1122 SHUTESBURY, MA					
TOWN OF SHUTESBURY CONSERVATION COMMISSION P O BOX 276 SHUTESBURY MA 01072				1 Paved		Description	Code	Assessed	Assessed								
						EXM LAND	9320	164,200	164,200								
SUPPLEMENTAL DATA												VISION					
Alt Prcl ID ARCVIEW 69 TIGHT TA FOUNDAT GRADE NONE ACRES 49.20 GIS ID F_406855_3005448			INSULATE PLAN BK/ 5N LIEN BK/P MEMO SPECIAL 283 Assoc Pid#														
						Total		164,200	164,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF SHUTESBURY T S MANN LUMBER COMPANY INC		3620 0878	0102 0325	04-28-2000 11-27-1945	U U	V V	100,000 0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2024	9320	155,500	2023	9320	149,800	2022	9320	125,800
									Total		155,500	Total		149,800	Total		125,800
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				0				
150									Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				0					
								Appraised Land Value (Bldg)				164,200					
								Special Land Value				0					
								Total Appraised Parcel Value				164,200					
								Valuation Method				C					
								Total Appraised Parcel Value				164,200					
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value
1	9320	VACANT - CONS	FC		43,560 SF	1.6	1.00000	5	1.00	150	1.000			1.0000		1.6	69,700
1	9320	VACANT - CONS			2.000 AC	3,800	1.00000	0	1.00		1.000			1.0000		3,800	7,600
1	9320	VACANT - CONS			46.200 AC	3,800	1.00000	0	1.00		1.000			1.0000		1,881	86,900
Total Card Land Units					49 AC	Parcel Total Land Area					49	Total Land Value					164,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
			CONDO DATA							
Parcel Id		C	Ownr	0.0						
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
			COST / MARKET VALUATION							
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %			0							
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

[Redacted]

[Redacted]

[Redacted]



[Redacted]

[Redacted]

----- Forwarded message -----

From: <westover03@comcast.net>

Date: Thu, Jan 23, 2025 at 9:10AM

Subject: RE: Design build project
To: Scott Kahan <skahan.shutesbury@gmail.com>

Scott, here are some preliminary figures. These include materials and contracted labor.

\$3,900	102 feet of bog bridging (recommend 12x3 single-planks on 6x6 sills to try to satisfy DEPs requirement that enough light come in from the side to allow vegetation to grow)
\$37,500	3 16-foot bridges (to DEP stream-crossing standards)
\$15,000	2 10-foot bridges (ditto)
\$4,500	trail re-routes and drainage where needed
\$2,000	digital maps
\$4,000	trail assessment and plan
\$3,000	permitting (assuming two ConCom hearings) with the hope that DEP allows everything in the plan
<hr/>	
\$72,900	

The following additional items to be done by your group to be part of the local match:

- Remove old white blazes
- Provide new trail blazes
- Vernal pool certification
- Re-paint bridge

Glad to discuss at any time. Some of the work included in the price tag might be done by volunteers to reduce the total cost or raise the match.

I'll send you by we transfer a Conservation Works power-point that we used at the recent Mass Trails Conference illustrating CW trail projects done within the past few years.

Best,

Pete

Pete Westover

Conservation Works, LLC

PO Box 705

North Hatfield, MA 01066

413-695-4627 cell

www.conservationworksllc.com

From: Scott Kahan <skahan.shutesbury@gmail.com>

Sent: Wednesday, January 22, 2025 8:57 AM

To: westover03@comcast.net

Subject: Design build project

Hi Pete – it was great to visit with you this morning! Attached is the assessment that was done for our South Brook conservation area. We were looking for a rough ballpark amount of what it might cost for a design Bill to implement these recommendations. Appreciate all your help! Scott.

Scott Kahan
Shutesbury Conservation Commission
978-893-9413

Please be advised that the Secretary of the Commonwealth has determined that all email messages and attached content sent from and to this email address are public records unless qualified as an exemption under the Massachusetts Public Records Law

26 January 2025

Dear Community Preservation Committee,

I write on behalf of the Open Space Committee to lend support to the Conservation Commission's proposal to complete trail improvements in the Lake Wyola/South Brook Conservations Areas. Combined, these two parcels comprise 97-acres, making this the largest Town-owned conservation area. It is one of a very few areas in Shutesbury where residents can engage in outdoor recreation on easily accessible public property that provides parking.

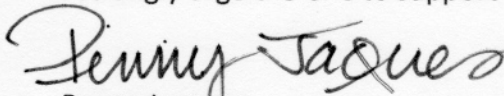
From my many years on the Conservation Commission, I know of the Commission's long-standing concerns about the degradation of the Lake Wyola/South Brook trails resulting from poor siting, minimal maintenance and incompatible uses. To begin addressing these issues, the Commission submitted a modest proposal to the Community Preservation Committee in 2021 to assess the condition of trails and make recommendations for improvements. With those funds, the trail assessment was completed and several low-cost trail improvements were made. The assessment found:

- there is no consistent system of marking trails and few trails are blazed
- a number of unmarked, user-made trails were discovered
- several bridges spanning wetlands have deteriorated; others wetlands have no bridges
- several trails are located in sensitive areas

The report recommended installing a number of bog bridges at wetland crossings, implementing a consistent system to mark trails and rerouting several trails. This proposal would accomplish all of these recommendations, creating a safe, well-marked, well-maintained trail system that also protects wetlands.

When the Town updated its Open Space and Recreation Plan in 2022, a first step in the process was sending a survey to all town residents. The survey found that the most frequently listed outdoor activity was hiking. The recreation resource that was listed as most important to residents was public access to natural areas. Survey respondents asked for better marked trails, trail maps, trails they know are OK to use and trails with convenient parking. The Lake Wyola/South Brook Conservation Area is already a popular hiking spot. With the trail improvements proposed in this grant application, this trail system will meet all of the criteria that town residents desire.

I strongly urge the CPC to support this project.



Penny Jaques

Chair, Open Space Committee