

# West Quabbin Woodlands Conservation Area Acquisition

## PUBLIC BENEFITS

**Recreation:** Protecting the forest will offer an added opportunity to the community for hiking, snowshoeing, birding, and additional passive recreation.

**Drinking Water Protection:** The land hosts the headwaters of Amethyst Brook and acquisition will provide surface water supply protection.

**Wildlife Habitat Protection:** This project offers connectivity to broader-ranging wildlife such as black bear, as well as plants and wildlife shifting their range due to climate change.

## PROJECT OVERVIEW

Jointly sponsored by the Open Space Committee and Conservation Commission, the Town seeks to purchase and preserve approximately 34 acres of high conservation value forestland along Pelham Hill Road and provide a new area for passive recreation in southeastern Shutesbury. This project was approved by the 2022 Annual Town Meeting. Final approval of the land transfer is to be approved in the January 2023 Special Town Meeting.

The land connects two already-conserved areas to the north and south, creating an expanded area of contiguous forested land and preserving the existing roadside greenbelt.

**Funding:** Kestrel Land Trust "pre-acquired" the land from the previous owner and is contributing a 77% match for the purchase and initial costs listed below, through a combination of private donations and a federal Forest Legacy grant. Closing costs and due diligence expenses are being covered by Kestrel Land Trust.

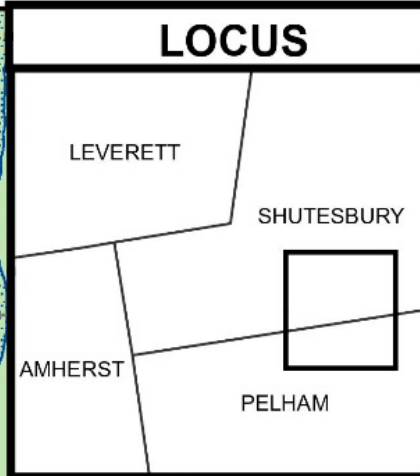
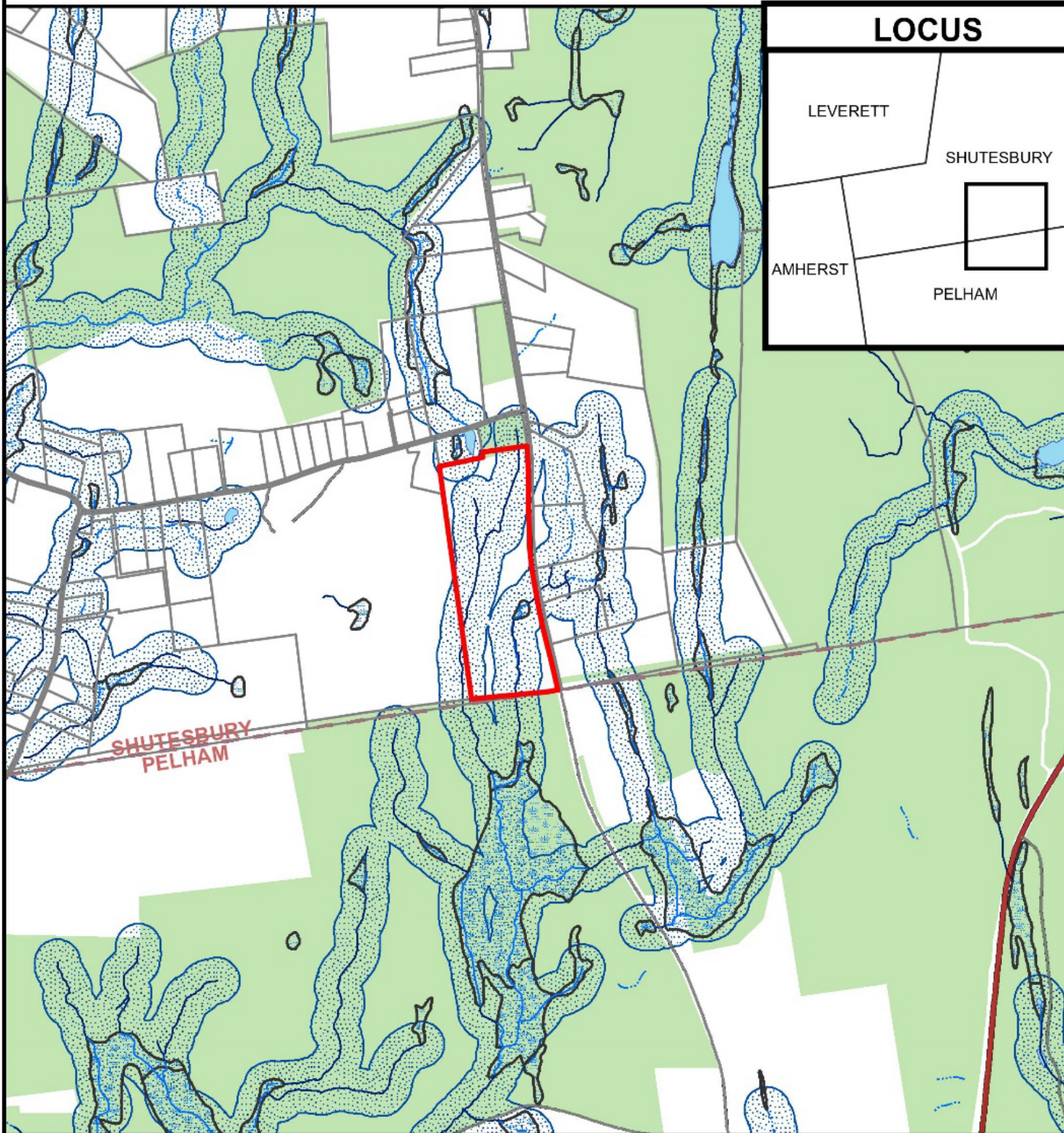
**Ownership & Management:** The property will be owned by the Town and managed by the Conservation Commission. Kestrel Land Trust will hold a Conservation Restriction, as required by the Community Preservation Act.

| BUDGET FOR WEST QUABBIN WOODLANDS PURCHASE   |                   |                  |                   |                                    |                                 |
|--|-------------------|------------------|-------------------|------------------------------------|---------------------------------|
| LOT R-15 Land Acquisition Costs              | Amount            | CPA Request      | Federal Funding   | Shutesbury Conservation Trust Fund | Private Funds Raised by Kestrel |
| 34 ACRES, PELHAM HILL ROAD                   | 265,000.00        | 45,000.00        | 197,716.13        | 20,000.00                          | 2,283.87                        |
| <b>Estimated Project Costs*</b>              |                   |                  |                   |                                    |                                 |
| Parking Area & Welcome Sign                  | 5,000.00          | 5,000.00         |                   |                                    |                                 |
| Land Survey                                  | 7,900.00          |                  |                   |                                    | 7,900.00                        |
| Environmental Site Assessment                | 1,795.00          |                  |                   |                                    | 1,795.00                        |
| Appraisal                                    | 6,600.00          |                  |                   |                                    | 6,600.00                        |
| Legal/Closing Costs                          | 4,000.00          |                  |                   |                                    | 4,000.00                        |
| Title  | 600.00            |                  |                   |                                    | 600.00                          |
| KLT Project Management                       | 10,000.00         |                  |                   |                                    | 10,000.00                       |
| Stewardship Fund (For KLT CR) + Defense Fund | \$4,900.00        |                  |                   |                                    | 4,900.00                        |
| <b>Subtotal</b>                              | <b>40,795.00</b>  |                  |                   |                                    |                                 |
| <b>TOTAL</b>                                 | <b>305,795.00</b> | <b>50,000.00</b> | <b>197,716.13</b> | <b>20,000.00</b>                   | <b>38,078.87</b>                |

\*Property value is appraised at \$270,00.00. Project costs are based upon 2022 estimates, but Kestrel Land Trust agrees to cover all acquisition-related costs, including Title Insurance for the Town, except for the parking area development.


**Lot R-15 (34 Acres)**  
**Surface Water & Land Protection**

Municipality: Shutesbury  
Date Created: 11/10/2021




-  Subject Property
-  Stream
-  Water Body
-  DEP Wetlands
-  Zone A Water Prot. Area
-  Protected in Perpetuity
-  Parcels
-  Town Boundary

N 0 620 1,240 Feet



1:15,000



**KESTREL**  
LAND TRUST

*Data provided by MassGIS and/or local municipalities. Data are approximate and provided without warranty or liability. This map is not a survey.*