

1. Applicant Information

Project name: *

Webster Land Acquisition

Municipality: *

Littleton

(Applications with land in more than one municipality should average demographic metrics should be averaged. Project quality will be based on the whole project.)

Municipal project manager

This is the person who will be the day-to-day contact for the project and who will represent the municipality in communication with DCS.

Name *

Amy

First Name

Green

Last Name

Affiliation with Municipality: *

Conservation Agent

Address at City / Town Hall: *

37 Shattuck Street, B100

Address Line 1

Address Line 2

Littleton

City

Massachusetts

State

01420

ZIP Code

Phone Number: *

978-540-2428

Email address: *

agreen@littletonma.org

Letter from the Chief Executive Officer authorizing the application must identify the individual named above as project manager.

2. Project Details

Municipal Population 2020: *

10,141

Municipal Population 2010: *

8,924

Seasonal population (including student population): *

0

Source of data: *

US Census

Describe seasonal population: *

Housing Choice Initiative

Has your community been designed as a Housing Choice Community?

For more information please visit

<https://www.mass.gov/housingchoice>.

☒ yes ☐ no

Property: (Provide this information directly from the appraisal report)

Acres: *

36.49

Number of parcels: *

1

Upland Acreage: *

17

Interest municipality will acquire: *

☒ Fee Conservation Restriction (CR) Both fee and CR

Parcel Information:

County: *

Middlesex South

Assessor's map/lot number: *

R09-5-0

Current owner(s) *

Lyle and Gretchen Webster

Access:

Does property have frontage on a street? *

☒ yes no

If yes, list street(s): *

Bulkeley Road

Discussing additional access with owner of 300 Foster

Zoning: *

Residential District and abuts Industrial A District

Past use(s): *

The property dates back to the 1700s when Thomas Bulkeley lived there and farmed the land, including use as pastureland (abandoned about 40-50 years ago), firewood harvesting and a small garden area.

Present use(s): *

Most recently the property has been used for a (now abandoned) garden area, skating on the pond, trail walking and some tree cutting for firewood for personal use and for sale. The current Certified Forestry Management Plan (2017-2026) for this Chapter 61A property generally calls for improving the condition and quality of the upland stands by removing storm-damaged and low quality trees for firewood on an annual basis as well as maintaining trails.

Proposed use(s): *

Maintaining property as open space primarily for passive recreational use such as hiking and cross-country skiing.

Enhanced Outreach to Environmental Justice Populations:

Describe how Environmental Justice populations in your community (or neighboring communities) were able to participate in the project selection. Please include any flyers, mailings, etc. that were distributed to the community and describe here how and where they were distributed.

Is the acquisition consistent with any nearby State Priority Development or Preservation Areas as shown on the South Coast Rail Corridor Plan or the 495/MetroWest Development Compact Plan, or any other regional plan? *

☒ yes ☐ no

If yes, please name the plan and describe its relevance. (optional)

495/MetroWest Development Compact Plan. An MDCP plan shows the property adjacent to, but not within, a State Priority Development Area. MDCP defines Littleton as a "developing suburb" that is part of the sprawl frontier, and the subject property would help develop a critical link for Area 158-14, 158-17 and 37-12 (Locally Identified, Regionally Significant and State Designated Priority Preservation Areas).

MA State Comprehensive Outdoor Recreation Plan. Littleton's Open Space and Recreation Plan specifically states that "In many ways Littleton's recreation needs as determined by the community closely relate to those identified in the SCORP".

Are there buildings or structures on the property? *

yes ☒ no

Will this project involve the removal of structures? *

yes ☒ no

3. Acquisition and Funding Details

Appraisal Report #1

Valuation: *

Appraiser: *

Valuation Date: *

Appraisal Report #2 (if needed)

Valuation (Appraisal Report #2): (optional)

Appraiser (Appraisal Report #2): (optional)

Valuation Date (Appraisal Report #2): (optional)

Acquisition details:

Do you have a Purchase & Sales Agreement? *

yes ☒ no

Has a title search been conducted? *

yes ☒ no

Is an eminent domain taking anticipated? *

yes ☒ no

A certificate of clear title is required for reimbursement. If clear title is not available, the applicant may decide to acquire the property by a friendly taking (eminent domain) process to clear the title. It is best to know if there is a potential title problem as soon as possible since this can complicate the acquisition process.

Can this project be completed next Fiscal Year, FY 2025 (July 1, 2024 – June 30, 2025)? *

☒ Yes, if necessary ☐ Yes, FY 25 Preferred ☐ No

Funding request:

Recipients of LAND grant funding are reimbursed *after* they have expended the total project cost and submitted proof of payment. Only costs incurred during a grant recipient's contract period will be reimbursed. The reimbursement rate is 52-70%, based upon a municipality's Equalized Valuation Per Capita. The rate for joint applications will be the average of the municipalities' reimbursement rates. See the DCS website for a list of rates.

List your anticipated expenditures and requested grant amount below.

Reimbursement rate: *

58%

Property acquisition - cost *

Grant award amount is based upon the appraised value or agreed upon purchase price, whichever is less.

Recording fees - cost *

Title certification - cost *

Survey - cost *

\$13,500

Other - cost (optional)

Phase 1 Environmental Site Assessment - \$5,000

Total - cost *

Property acquisition - grant request*

\$500,000

Grant award amount is based upon the appraised value or agreed upon purchase price, whichever is less.

Recording fees - grant request*

Title certification - grant request*

Survey - grant request*

Other - cost (optional)

Total - grant request*

Will funds from the Community Preservation Act (CPA) be used? *

☒ yes ☐ no

Will funds from the Cape Cod Land Bank be used? *

yes ☒ no

Use of CPA or Land Bank funds require the conveyance of a permanent Conservation Restriction (CR), within the meaning of Ch. 184, to an eligible non-profit organization.

Have you identified an organization willing to hold the CR? *

☒ yes ☐ no

If the funding requested is for the purchase of a CR that will be co-held between a Conservation Commission and another party, the Conservation Commission must be designated as the primary CR holder.

Name of organization: *

Are you using or seeking funds from other sources or partners? *

yes

☒ no

Are you using or seeking funds from the Conservation Land Tax Credit program? *

yes ☐ no ☒

4. Project Narrative

Please include a 1-2 page narrative that describes the following as applicable:

- The property characteristics including habitat, recreational, historical, educational, forestry or agricultural values.
- The development threat to the property.
- Purpose of acquisition and proposed uses; how acquisition of the property will protect or enhance outdoor recreation opportunities, promote existing forestry or agricultural management, conserve natural resources and open space, or address climate change.
- Plans for property stewardship and demonstrated capacity to achieve stewardship; does the applicant presently manage similar existing properties or have existing stewardship arrangements with partners?
- If footpaths, bridges, signage or other infrastructure is proposed for the property, whether local wood will be used.
- How the proposed project enhances other protected open space and/or whether the proposed project will serve as a potential catalyst for the conservation of adjacent acres (provide evidence to

support potential conservation of adjacent parcel(s) such as ownership information and outreach to landowner).

- How the project furthers the community Open Space & Recreation Plan goals and/or goals of the Statewide Comprehensive Outdoor Recreation Plan and or those of the community's Municipal Vulnerability Preparedness Program.
- Whether the property provides flood and stormwater risk mitigation, or protection for drinking water supply.
- An outline of the project schedule; please address any existing agreements with project partners.

5. Project Quality

Landscape preservation:

How much permanently protected land does this project abut? *

acres

Does protection of this land catalyze the conservation of additional, adjacent lands through existing agreements? *

yes ☒ no

Describe the risk of potential development (e.g. developable land?) and allowable uses (e.g. zoning) or scale of development if known . *

The property is considered under development threat, primarily due to its proximity to the MBTA Station and the MBTA Communities Multifamily Zoning requirements. Both independent living units and single family houses have been considered in evaluating the property, showing that there are options for developing the site. A 495/MetroWest Development Compact Plan (MDCP) map (Figure 3-11) shows the property adjacent to, but not within, a State Priority Development Area. MDCP defines Littleton as a “developing suburb” that is part of the sprawl frontier, and the subject property would help develop a critical link for Area 158-14, 158-17 and 37-12 (Locally Identified, Regionally Significant and State Designated Priority Preservation Areas).

Recreational opportunities:

Municipal Open Space and Recreation Plan (OSRP):

To apply for this grant, the municipality must have an approved OSRP or have submitted a draft OSRP by the grant application deadline and have completed the public participation process.

List the goals, objectives, or action plan items in your current or draft OSRP that this project serves.

Attach the relevant pages (not the whole plan). (optional)

[Choose File](#) [Remove File](#) Attachment 11 - OSRP pages 2023-07-05.pdf

File uploads may not work on some mobile devices.

1. Goal, objective, or action plan item from current OSRP (optional)

Priority Action Item 1.1 - Protect all surface and sub-surface waters

1a. Page no. (optional)

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2. Goal, objective, or action plan item from current OSRP (optional)

Priority Action Item 2.1 - Purchase open space

2a. Page no. (optional)

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3. Goal, objective, or action plan item from current OSRP (optional)

Priority Action Item 4.1 - Locate available funding sources

3a. Page no. (optional)

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4. Goal, objective, or action plan item from current OSRP (optional)

Priority Action Item 5.1 - Partnership with land owners

4a. Page no. (optional)

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5. Goal, objective, or action plan item from current OSRP (optional)

Priority Action Item 6.1 - Link open spaces

5a. Page no. (optional)

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6. Goal, objective, or action plan item from current OSRP (optional)

Priority Action Item 7.1 - Encourage community participation in open space maintenance

6a. Page no. (optional)

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7. Goal, objective, or action plan item from current OSRP (optional)

Priority Action Item 9.1 - preserve significant Native American, historical and culturally significant sites

7a. Page no. (optional)

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What public recreational opportunities will the project provide? *

☒ Wilderness-based activities (e.g. camping, hunting)

- ☐ Trail-based activities (e.g. hiking, Nordic skiing, biking, horseback riding)
- ☐ Water-based activities (e.g. canoeing, swimming, fishing, skating)
- ☐ Historic, cultural, or environmental education
- ☒ Community gardening or other community agriculture

Clarify in the space below if necessary. (Recreational opportunities will be verified by DCS staff during the site visit.)

Additional description: (optional)

There are existing trails on the property that would be improved (particularly with boardwalks) and extended. These trails go past areas of cultural interest such as stone walls, the original spring for the adjacent 1700s house, and Native American Ceremonial Stone Landscape features that will lend themselves to educational opportunities. The vernal pool also provide an educational opportunity and has been used as a skating pond in the past.

Biodiversity and natural resource protection:

How much of the project area is designated 'Core Habitat' or Critical Natural Landscape' as defined by the MA Natural Heritage and Endangered Species Program BioMap designated areas? (Include a map showing designated areas as applicable)

Core Habitat: *

acres

Critical Natural Landscape: *

acres

Does the project protect a landscape, wetland or aquatic habitat or contain vernal pools or rare species designated as Local or Regional Significance in BioMap? *

☒ yes ☐ no

If yes, include a map showing designated areas. *

[Choose File](#) [Remove File](#) Attachment 3-x - Vernal Pool Core Habitat.docx

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Type of Resource? *

Verbal pool - note that the site is NOT currently mapped but the vernal pool onsite is certifiable and the prc

What is the project location's average climate resiliency score, as defined by The Nature Conservancy's Resilient Land map -

<http://maps.tnc.org/resilientland/>?

Include documentation *

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SD: *

Category: *

Working lands:

Is the property currently managed for active forestry or agriculture? *

☒ yes ☐ no

Is active forestry or agriculture proposed for the property after acquisition? *

☒ yes ☐ no

(Note: agriculture and forestry activities must be compatible with conservation and public use of the property.)

If yes, describe planned forestry or farming: *

Forestry management will continue as per the existing Certified Forestry Management Plan which focuses on stand health by removal of storm-damaged and low quality trees.

Water resources:

What portion of the property is within an existing public drinking water supply area (Zone I/II or A/B), OR over a medium- or high-yield aquifer?

*

☒ None ☐ 1-24% ☐ 25-50% ☐ >51%

Bonus Points:

Has your community signed a Community Compact? *

☒ yes ☐ no

If “yes”, please list the Environmental Best Practices included in it. *

The Littleton Conservation Department received a \$12,500 grant in 2020 under Sustainable Development and Land Protection to plant trees at the Town Common (\$5,000) and prepare Town Planting Guidelines focusing on use of native trees (\$7,500)

Municipal Vulnerability Program

Is your community an MVP Community? *

☒ yes ☐ no

If “yes”, please list the priority implementation project(s) relevant to land conservation, such as tree planting or land acquisitions in floodplains. *

This acquisition will further Littleton’s goals as an MVP Community. Protection of the land would further the Towns’ MVP goals, and addresses our recognized challenges and hazards including loss of trees and their cooling effect, increased erosion for intense rain events, water quality impacts from runoff and low water levels, and invasive species.

6. Municipal Authorization

Does this project have town meeting/city council approval? *

yes ☒ no

If not, what is the scheduled date for the vote? *

November 2023

Attach a certified copy of the Town Meeting or City Council vote, or draft language below. Vote must conform to sample vote language criteria, available as Attachment D to this application.

If selected for LAND funding, the Applicant will be required to execute the following forms in order to complete a contract:

- LAND Grant Program Project Agreement
- Commonwealth Standard Contract
- Commonwealth Standard Terms & Conditions
- Contractor Authorized Signatory Listing

7. Local Approvals

Attach municipality's legal authority to apply for the grant, and the Chief Executive Officer's legal authorization to execute contracts. This is a resolution, motion or similar action that has been duly adopted or passed as an official act of the community's governing body that authorizes the filing of the application, including all understandings and assurances contained therein. This may include

Municipal CEO's Authorization of Project Manager. Or, a separate letter authorizing the Project Manager may be submitted below.

Attach municipality's legal authority to apply for the grant, and the Chief Executive Officer's legal authorization to execute contracts. *

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Please attach a statement signed by the chair of the Conservation Commission certifying that the Conservation Commission voted to approve the foregoing application. *

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Application Attachments

Please provide the following with your application:

1. Municipal CEO's Authorization of Project Manager (optional)

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2. Project narrative (optional)

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3. Map(s) showing protected resource values, proximity to other conservation lands (optional)

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4. Letter from MA Natural Heritage and Endangered Species Program commenting on presence of rare species (optional)

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5. Letter from MA Historical Commission commenting on historic resources (optional)

[Choose File](#) [Remove File](#) No File Chosen

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6. Appraisal report(s) – *please send via email or file share platform*

7. Draft Conservation Restriction (if applicable) (optional)

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8. Certified Town Meeting Vote (or draft language, if vote is pending) (optional)

[Choose File](#) [Remove File](#) No File Chosen

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9. Statement and supporting evidence of how Environmental Justice populations in your community were able to participate in the project selection. Please compile any flyers, mailings, etc. that were sent. The statement should describe where they were distributed and how they were relevant to the population. (For more information see EEA's Environmental Justice Policy online at <https://www.mass.gov/service-details/environmental-justice-policy>)

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10. Compiled documentation of good land stewardship on past DCS grant or municipal conservation land. Supporting documentation may be compiled for one or more past LAND/Self-Help grants or municipally-owned conservation properties. You may include examples from up to three different activities from the following list: stewardship monitoring report on municipal land, invasive species control, trail building, educational kiosks, recent surveys outlining the conditions of trails or land boundaries, recent baseline documentation reports, and/or forest or land management plans. Applicants can submit documentation of other land stewardship activities. Photos of land stewardship activities are encouraged If your community does not currently own any

conservation land, please describe how your community will steward land subject to this application in the project narrative.

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