

General Project information and Context:

- Hilltown Land Trust, Kestrel Land Trust, the MA Department of Fish and Game and the Town of Westhampton are collaborating on a large conservation project known as the **Brewer Brook Forest Conservation Project**. This project began in 2016 and is an effort to protect nearly 1,000 acres of land in Westhampton, Williamsburg, Chesterfield, and Northampton.
- The project was awarded a state Landscape Partnership Program grant in 2017 covering half of the project's \$1.6 million budget. Private grants, Department of Fish and Game funding and the donation of a Conservation Restriction by Patricia Lewis are providing the remaining project funding.
- The land being protected is of exceptional ecological value. Most of the land is noted as critical wildlife habitat in that it connects two very large blocks of protected and undeveloped land. Much of the land is also very productive forest land and important for protecting water quality and mitigating the impacts of climate change.
- This project will formalize and enhance a great public recreation area. There is an established trail network on several properties and we hope to create new trails on others. Much of the land will be open for hunting, fishing and wildlife viewing.

Specific Westhampton Requests

We are incredibly grateful to the Town of Westhampton for being involved in this large and complicated project. The town's involvement is vital to making this partnership project happen.

We reviewed many of these requests with the Select Board and Conservation Commission back in 2016 when we were initiating this project and raising funds. The configuration of the project has changed slightly in two years and we would like to share the new project details and affirm Westhampton's involvement. The Westhampton Conservation Commission is aware of and supportive of these requests.

Westhampton Conservation Commission:

- **Co-hold a Conservation Restriction on 65 acres of land owned by Patricia Lewis** (NW side of Chesterfield Road abutting the Chesterfield town line). Hilltown Land Trust will act as "Primary Grantee" assuming the monitoring and enforcement responsibilities for the property. The Westhampton Conservation Commission will be "Secondary Grantee" and can get involved when they want to. Co-holding the CR is a requirement of our state funding. The Lewis CR is a donation providing matching funds to this project. It was part of the original project as described in 2016.
- **Co-hold a Conservation Restriction on about 125 acres of land owned by Pandora and Melissa Redwin** (Shaw Road, on the east side of Robert's Meadow Brook). Similar to the Lewis project, Hilltown Land Trust will act as "Primary Grantee" and the Westhampton Conservation Commission will be "Secondary Grantee". This CR is being purchased using

state and private funding. The CR will include a public access trail along Robert's Meadow Brook and limited hunting access. This is a project substitution for the larger Milikowsky land that is not being protected at this time.

- **Hold a Conservation Restriction on the 117-acre Hanging Mountain property** to be purchased by Hilltown Land Trust (from Lashways). The Conservation Commission will be the sole holder of this CR, but it will be on land trust owned land and quite simple. The land will include some public trails (to be developed) and public access for hunting and fishing. Hilltown Land Trust will prepare needed materials for the transactions. This is another substitution for the Milikowsky land that is not being protected at this time.
- **Hold a Conservation Restriction on the 123-acre Collins property** to be purchased by Kestrel Land Trust (from Frances Collins). The Conservation Commission will be the sole holder of this CR on land trust owned land. The land will include some public trails (to be developed) and public access for hunting. Kestrel Land Trust will prepare needed materials for the transactions. Protection of this land was part of the original 2016 project.
- **The Westhampton Conservation Commission, as a partner in this project**, will need to sign state contract paperwork for the state Landscape Partnership Grant. This is new paperwork as the project has changed.

Westhampton Select Board requests

- The Westhampton Select Board needs to sign the CR for the portion of the Lewis land in Westhampton and be comfortable with the Westhampton Conservation Commission co-holding that Conservation Restriction with Hilltown Land Trust. That CR is ready for signature and should close in the coming weeks.
- Similarly, the Select Board needs to sign the Redwin CR and be comfortable with the Conservation Commission co-holding that CR. That CR is in a draft phase and will be ready for signature in early November.
- The Select Board will also need to sign the CRs for the Hanging Mountain property once acquired by HLT and the Collins land in Westhampton once acquired by Kestrel Land Trust. Sale of those properties to the land trusts will happen in Late October and November. Conservation Restrictions would ideally be signed at the same time.

Additional components of this project not involving the Town of Westhampton

- The 87-acre **Montague property** is being sold to the Department of Fish and Game. The town does not need to be involved in this transaction.
- Other land is being protected in Williamsburg (an additional large parcel of Collins land), Chesterfield (addition to Brewer Brook Wildlife Management Area), and Northampton (expanding the Marble Brook Conservation Area).