



CPC USE ONLY:
Application #: OS029-24

COMMUNITY PRESERVATION ACT Town of Maynard

FINAL APPLICATION FOR FUNDING

CPA application forms may be downloaded from our website at:

<http://www.townofmaynard-ma.gov/gov/committees/cpc/>

Please submit copies by mail to:

Community Preservation Committee

Maynard Town Hall

195 Main Street Maynard, MA 01754

Forms may also be submitted to the CPC Administrator: cpcadmin@TownofMaynard.net

Project Title: Maynard Conservation Fund Support

Date Submitted: October 31, 2023

Applicant/Contact Person (please print): Julia Flanary/Susan Erickson

Signature

Sponsoring Town or Committee Conservation Commission

Mailing Address: 195 Main Street

Email: jflanary@townofmaynard.net

Telephone: 978-897-1360

CPA Category (check all that apply): Open Space Historic Resources
 Community Housing Recreation

Total Cost of Project CPA Funds Requested : \$50,000.00

PROJECT DESCRIPTION: Provide answers to the questions listed below. A complete application must provide all relevant requested information. Include supporting materials and exhibits as needed.

1. Goals: What are the specific objectives of the proposed project? Who will benefit and why? How will success be measured?

The specific objectives of this funding request are to provide funding for future land acquisitions to protect and conserve open space in Maynard. The Maynard Conservation Commission has limited funding available for the acquisition of open space, and the Commission would like to once again request \$50,000 this year for the acquisition and preservation of open space, or for the rehabilitation or restoration to such land, and expenses directly related to such land purchases, such as surveying, title searches, legal expenses of deed preparations, and title passing. By increasing the total amount of the Conservation Fund, the Conservation Commission can quickly and efficiently act upon prime conservation and open space parcels as they go on the market. The cost of real estate in Maynard has increased dramatically over the past year, leaving the Commission unable to pivot quickly if a parcel of land comes up for sale.

Over the past years, the Conservation Commission put in a bid to purchase land at 0 Dana Road, but the bid was rejected because it was well under the asking price. The Commission was also asked by the Town about a large parcel of land on the Maynard Sudbury line, but once again, had nowhere near the funds to pursue this land purchase. There is talk of land being potentially available near St. Bridget's Cemetery in the coming year.

During the past year, several members of the Conservation Commission researched potential parcels of land that abut current conservation land and open space. With this knowledge and with adequate funding, it is envisioned that we would pursue several options over the next year. Some of the parcels that were identified may not be feasible to purchase with CPC funds as they may be taken due to real estate taxes not being paid, but CPC funds do not cover the legal fees of land-taking. So, some of these previously identified parcels are no longer feasible for us to purchase.

2. Community Need: Why is this project needed? Does it address needs identified in existing Town or regional plans or non-profit organizations, or needs raised in community discussions?

The 2010 Maynard Open Space and Recreation Plan addresses Maynard's resource protection needs in Chapter 7, as well as the goals and objectives listed in Chapter 8. The analysis of community needs was determined as part of a public participation process, which included a town-wide survey and public meetings.

This funding request primarily addresses the need to protect land with important natural resources identified as a community need in the 2010 Open Space and Recreation Plan and is included as Goal 1 of the proposed five-year action plan for Maynard:

Goal 1: To maintain, protect, and improve the quality of Maynard's natural resources for the benefit of all current and future residents.

While not officially approved by the State, the current draft of the 2017-2024 Open Space and Recreation Plan's second goal contains the following objective:

Objective 2A: Identify, acquire, and/or preserve parcels with important environmental, recreational, scenic, and/or historic value.

The 2020 Master Plan also contains the following goal:

Goal NHC1: Enhance the protection and preservation of sensitive natural resource areas that contribute to the health and well-being of the community, as well as offer critical habitat to wildlife and provide important ecological functions.

The sub-goal under this category states:

Identify priority parcels that contains sensitive natural resources, adjoin existing open space and scenic resource areas, or functions as wildlife corridors for Community Preservation Committee action.

Additional Recommendations found in the 2020 Master Plan include:

- ED5-3 *Explore strategic riverfront easements and acquisitions for opportunities to increase visual and physical access.*
- NCH2-4 *Seek opportunities to increase the amount of riverfront that is visible and accessible to the public.*

3. Community Support: What is the nature and level of support and/or opposition for the project? In particular, with which Town Boards/Committees/Departments or community organizations have you consulted/collaborated.

During the process of preparing the 2017 update of the Open Space Plan, a survey was distributed online and in hard copy at certain locations around town. When asked whether they support the acquisition of land for open space and conservation, roughly 76% of survey takers supported the acquisition of land for open space conservation. The desire for continued acquisition of lands with important natural resource value was further supported by the open ended comments, where numerous people commented on the importance of conservation.

The Open Space survey that is currently being distributed will also provide additional data on the level of community support for more conservation land.

The Conservation Commission has a member on the Maynard Master Plan Implementation Committee so there is frequent collaboration with that group about potential land purchases.

4. Budget: What is the total budget for the project and how will CPA funds be spent? Provide written estimates to substantiate proposed costs. Include a 2- to 5-year budget, if appropriate. (NOTE: CPA funds may NOT be used for general maintenance purposes.)

The Maynard Conservation Commission is requesting \$50,000 in funding to support our efforts to acquire new open space lands within the Town. CPA funds would be spent on the purchase of land.

5. Funding: What other funding sources are committed or under consideration? Include any commitment letters or describes other efforts to secure funding for this project. Is there revenue potential for this project?

The Maynard Conservation Commission maintains a Conservation Fund dedicated for the acquisition and preservation of open space, or for the rehabilitation or restoration to such land, and expenses directly related to such land purchases. This fund is adequate for small expenditures, but is not substantial enough for potential purchases that would require a down payment or earnest money.

6. Timeline: What is the schedule for project implementation? Include a timeline for critical elements, expenditures, and receipt of other funds, if any.

The Conservation Commission does not have a specific schedule for the requested funds. Funds will be used as appropriate land parcels come up for purchase. But prior to July 2024, the Conservation Commission will continue to identify potential land parcels and determine how to pursue certain parcels. Currently, the Conservation Commission is investigating one potential parcel to purchase by reaching out to the current land owner.

7. Implementation: Who will be responsible for implementing the project? Who will manage the project? Does the proposed project manager have relevant experience? Who else will be involved in project implementation and what arrangements have been made with them?

The Maynard Conservation Commission is responsible for implementing this project. Julia Flanary, the Conservation Agent and Susan Erickson, the Chair of the Maynard Conservation Commission are the prime contacts and the Conservation Commission will provide oversight and review about this grant and implementation plans. Julia would coordinate with other town boards that might be involved in this land purchase.

8. Maintenance: If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a 5-year budget and documentation of commitment.

The Maynard Conservation Commission plans to request funding annually from the CPC to support its efforts to acquire additional open space land. Maintenance of municipally owned land is through the Department of Public Works, as well as the Land Stewardship Volunteer program that was started over the past year.

ADDITIONAL INFORMATION Provide the following additional information, if applicable:

9. Further Documentation: Show documentation that indicates your control over the site, such as a Purchase and Sale Agreement, option, or deed. Provide evidence of long-term deed restrictions where required for CPA funding.

N/A

10. Feasibility Reports: Provide feasibility reports, renderings, assessor's maps, or other relevant studies and materials. Photos, detailed design renderings, and supporting documents such as historic structural and existing conditions reports, also will be helpful in defining the parameters of your project.

We have been analyzing potential unbuildable parcels that would provide an extension of conservation land.

11. Zoning Compliance: Provide evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental concerns. Include a list of permits or approvals that may be needed.

We would not need any zoning by-laws and if any modification of land had to be made, that all MA and Maynard wetlands by-laws would be adhered to.

12. Other Information: Include any additional information that might benefit the Community Preservation Committee in the evaluation of this project.

Over the past year there have been several parcels of land that have come up that the Conservation Commission did not have the adequate funds to pursue. This year, we will be identifying additional potential land purchases that would enhance nearby conservation areas for purchase.

13. Applicants with multiple requests: Please prioritize your proposals.

Conflict of Interest: The CPC is governed by Massachusetts General Law Chapter 268A Conflict of Interest Law, which regulates the standards of conduct of all state, county and municipal employees and volunteers, whether paid or unpaid, full or part-time, intermittent or temporary.