

## CPA Minutes from 8-22-11

**7:00 Community Preservation Committee** – Rich Hubbard, Emily Boss-Franklin Land Trust, Janet Chayes, Eve Endicott, David Barten- CPC.

Janet put forth two (2) warrant articles [approved by the CPC](#) and [their request for a special Town meeting \(STM\)](#) for September 26<sup>th</sup> or 27<sup>th</sup>. [Article 1 provides CPA funds for the Land Trust to buy 7.3 acres on Shelburne Falls Rd.](#) The development rights would then be sold to the Town, [and the actual land sold to David Fisher of Natural Roots](#) for its appraised agricultural value. She said that it was necessary to approve this [STM to honor](#) the existing purchase and sale agreements [expiring Sept. 30 between](#) the Land Trust and existing land owners. It was also their hope to save this land for agricultural use. The Board was concerned with the idea of hold an additional special Town meeting so close the scheduled special Town meeting in October. There was discussion about combining or continuing a meeting from September to October but neither was accepted. It was agreed to hold this special Town meeting on 9/27/11 with a preparatory meeting for the public to be held on 9/20/11 to address only issues pertaining to the land preservation [articles](#).

Article 2 provides CPA funds as the required local contribution for a state APR on 199 acres of the Totman Farm.

Originally State APR [funds at about \\$10,000 per acre](#) were expected for the Shelburne Falls Rd. land, but [then were denied](#) because the contiguous land was not large enough. [Since then, the APR committee has](#) agreed to reconsider this decision. Town counsel will need to be consulted concerning the wording of the articles submitted. Tom will forward the articles to him and make sure any questions will in turn be forwarded back to Janet.