



# Vermont Land Trust

CONSERVING LAND FOR THE FUTURE OF VERMONT

8 Bailey Avenue  
Montpelier, VT 05602  
(802) 223-5234  
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(800) 639-1709 toll-free  
www.vlt.org

East Montpelier Conservation Committee  
c/o Mr. Bruce Johnson  
40 Kelton Road  
East Montpelier, VT 05651

Dear Mr. Johnson and Conservation Committee members,

Nona Estrin told me that she had spoken with you regarding the astounding opportunity that Conrad and Anne Ormsbee have presented Vermont Land Trust (VLT) and the town of East Montpelier. They have indicated their willingness to donate a conservation easement on their 172 acre parcel that includes productive forest and agricultural land as well as wetlands and stream frontage. The easement will include additional protections for wetlands and stream frontage. Additionally, they are prepared to grant East Montpelier Trails a trail easement that will allow for a long-sought connection between the trail network and Center Road.

We have been working confidentially with the Ormsbees on this project for a number of years. Their commitment to seeing this land remain available for agricultural and forestry purposes has been evident from the outset. They were under consideration for funding from the Vermont Housing and Conservation Board (VHCB) at the time they decided to go ahead with their donation.

VLT is thrilled to be presented the opportunity that the Ormsbees are making possible but by deciding to opt for a donated easement, our usual means of covering associated costs utilizing funding from VHCB is no longer possible without considerable additional hurdles and delays that are contrary to the Ormsbee's desire to get this land conserved. Conserving land requires significant investments of staff time, legal work, project mapping and documentation as well as a stewardship endowment of \$7,000.

With that in mind, I am requesting \$15,000 of funding from the town's conservation fund that will cover a majority of VLT's costs. It is likely that East Montpelier Trails will be making a subsequent request once they have had an opportunity to locate the trail segment and determine their needs..

I would be happy to provide a detailed budget if desired. I would also be happy to attend a meeting to discuss the details of this exceptional opportunity if desired. Please let me know if there are any questions, concerns or requests for additional information.

Sincerely,  
Carl Powden  
1029 Coddington Hollow Road  
Johnson, VT 05656

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## REGIONAL OFFICES

Central Vermont  
8 Bailey Avenue  
Montpelier, VT 05602  
(802) 223-5254

Champlain Valley  
P.O. Box 850  
Richmond, VT 05477  
(802) 434-3079

Northeast Kingdom  
P.O. Box 427  
St. Johnsbury, VT 05819  
(802) 748-6089

Southeast Vermont  
and Mountain Valley  
54 Linden Street  
Brattleboro, VT 05301  
(802) 251-6008

Southwest Vermont  
And Mettowee Valley  
10 Furnace Grove Road  
Bennington, VT 05201  
(802) 442-4915

# Orthophoto Map

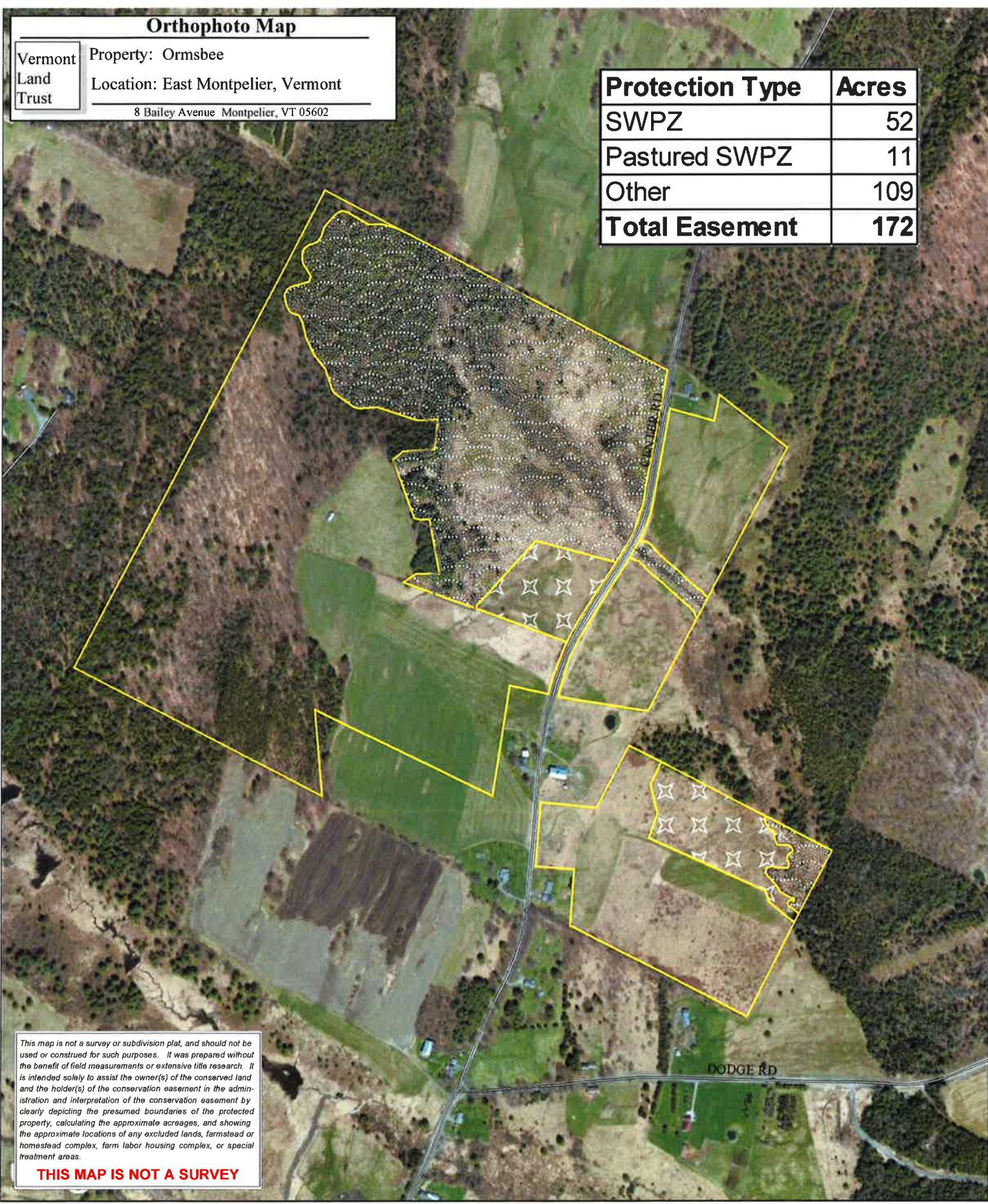
Vermont  
Land  
Trust

Property: Ormsbee

Location: East Montpelier, Vermont




8 Bailey Avenue Montpelier, VT 05602

Protection Type	Acres
SWPZ	52
Pastured SWPZ	11
Other	109
<b>Total Easement</b>	<b>172</b>

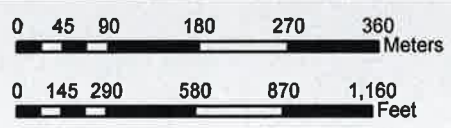


*This map is not a survey or subdivision plat, and should not be used or construed for such purposes. It was prepared without the benefit of field measurements or extensive title research. It is intended solely to assist the owner(s) of the conserved land and the holder(s) of the conservation easement in the administration and interpretation of the conservation easement by clearly depicting the presumed boundaries of the protected property, calculating the approximate acreages, and showing the approximate locations of any excluded lands, farmstead or homestead complex, farm labor housing complex, or special treatment areas.*

**THIS MAP IS NOT A SURVEY**

-  Protected Property
-  Pasture SWPZ
-  Surface Water Protection Zone (SWPZ)

5-20-14  
Scale:1:7,500



**Project Budget Information**

PROJECT NAME: (Last, First)	<input type="text" value="Ormsbee"/>	DATE:	<input type="text" value="01/23/15"/>
COST CODE:	<input type="text" value="131306"/>	PRJ. DIRECTOR:	<input type="text" value="Carl"/>
TOWN(s):	<input type="text" value="East Montpelier"/>	PARTNER(S) :	<input type="text"/>
PROJECT TYPE: <small>(Easement, Fee, Amendment or Add-on)</small>	<input type="text" value="Easement"/>	FUNDING TYPE: <small>(Purchase, Donation, Conveyance, or Sale)</small>	<input type="text" value="Donation"/>
FUNDER(S):	<input type="text"/>	# of TOTAL ACRES	<input type="text" value="172"/>
# of TOWNS	<input type="text" value="1"/>	# of RES'VD RIGHT/SUB'DIV	<input type="text" value="0"/>
# of PARCELS	<input type="text" value="1"/>	# of DEEDS IN	<input type="text" value="1"/>
# of EASEMENTS	<input type="text" value="1"/>	# of GRANTORS	<input type="text" value="1"/>

**Expense Worksheet**

<b>EXPENSE CATEGORY:</b>	<b>AMOUNT:</b>	<b>DEPARTMENT EXPENSE LINE:</b>
Staff Time (including Liz)	<input type="text" value="5,000"/>	Salaries & Wages
Closing Costs		
Title Search	<input type="text" value="600"/>	Legal Fees
Recording Fees	<input type="text" value="250"/>	Trans/Closing
Other	<input type="text"/>	Trans/Closing
Total Closing Costs	<input type="text" value="850"/>	
Mapping & Digitizing	<input type="text" value="850"/>	CCC Department
Documentation	<input type="text" value="1,300"/>	CCC Department
Stewardship Endowment		
Standard Endowment	<input type="text" value="7,000"/>	Capital Budget
STA Endowment	<input type="text"/>	Capital Budget
Total Stewardship Endowment	<input type="text" value="7,000"/>	
Community Relations		
FR Consultant Services	<input type="text" value="0"/>	Professional Fees
Event/Celebration	<input type="text"/>	Events & Meetings
Premium/Gifts	<input type="text"/>	Events & Meetings
Other	<input type="text"/>	
Total Community Relations	<input type="text" value="0"/>	
Other Expense		
Supplies/Photography	<input type="text"/>	Supplies
Printing/Copying	<input type="text"/>	Copying
Travel	<input type="text" value="150"/>	Travel/Meals
Other	<input type="text"/>	
Total Other Expense	<input type="text" value="150"/>	
<b>Total All Expense</b>	<input type="text" value="15,150"/>	

2/22/2010