



# Vermont Land Trust

CONSERVING LAND FOR THE FUTURE OF VERMONT

May 6, 2016

Town of East Montpelier Selectboard  
(via email)  
East Montpelier, VT 05651

8 Bailey Avenue  
Montpelier, VT 05602  
(802) 223-5234  
(802) 223-4223 fax  
www.vlt.org

## REGIONAL OFFICES

Central Vermont  
8 Bailey Avenue  
Montpelier, VT 05602  
(802) 223-5234

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

Dear Selectboard:

I am writing to inform you that **Fairmont Dairy, LLC** is working with the Vermont Land Trust (VLT) to place a permanent conservation easement on a portion of the former Lylehaven Farm. The subject property is located at the intersection of Drake and Clark Roads; please refer to the enclosed property maps depicting the project's location and extent.

In addition to the conservation easement, VLT is working with Cross Vermont Trail Association to purchase a trail easement from Fairmont Dairy. The trail easement will provide for permanent public access along designated trail corridors, notably an old rail bed that comprises an important link on the Cross Vermont Trail. Please be advised that an application is being prepared requesting \$6,000 from the Town's Conservation Fund to go towards the acquisition of this trail easement. (The total trail acquisition cost is \$10,000.)

An application has been submitted to the Vermont Housing and Conservation Board (VHCB) for funds to purchase the conservation easement on the farm. The Town Plan, zoning regulations, and Central Vermont Regional Plan all indicate support for the continued use of this property for agriculture and forestry. If you disagree with this analysis and believe that this conservation project is not in compliance with local or regional planning/zoning efforts, please send me a letter outlining your concerns at your earliest convenience. It can be sent to the Champlain Valley office address listed at left.

Please feel free to contact me if you have any questions or concerns about this request. Also, because the VHCB application is still in the preliminary stages, I would appreciate refraining from giving the project any unnecessary premature publicity at this time.

Thank you for your time and for serving your community.

Sincerely,

Britt Haselton  
Farm Project Director

Enclosures: Property maps



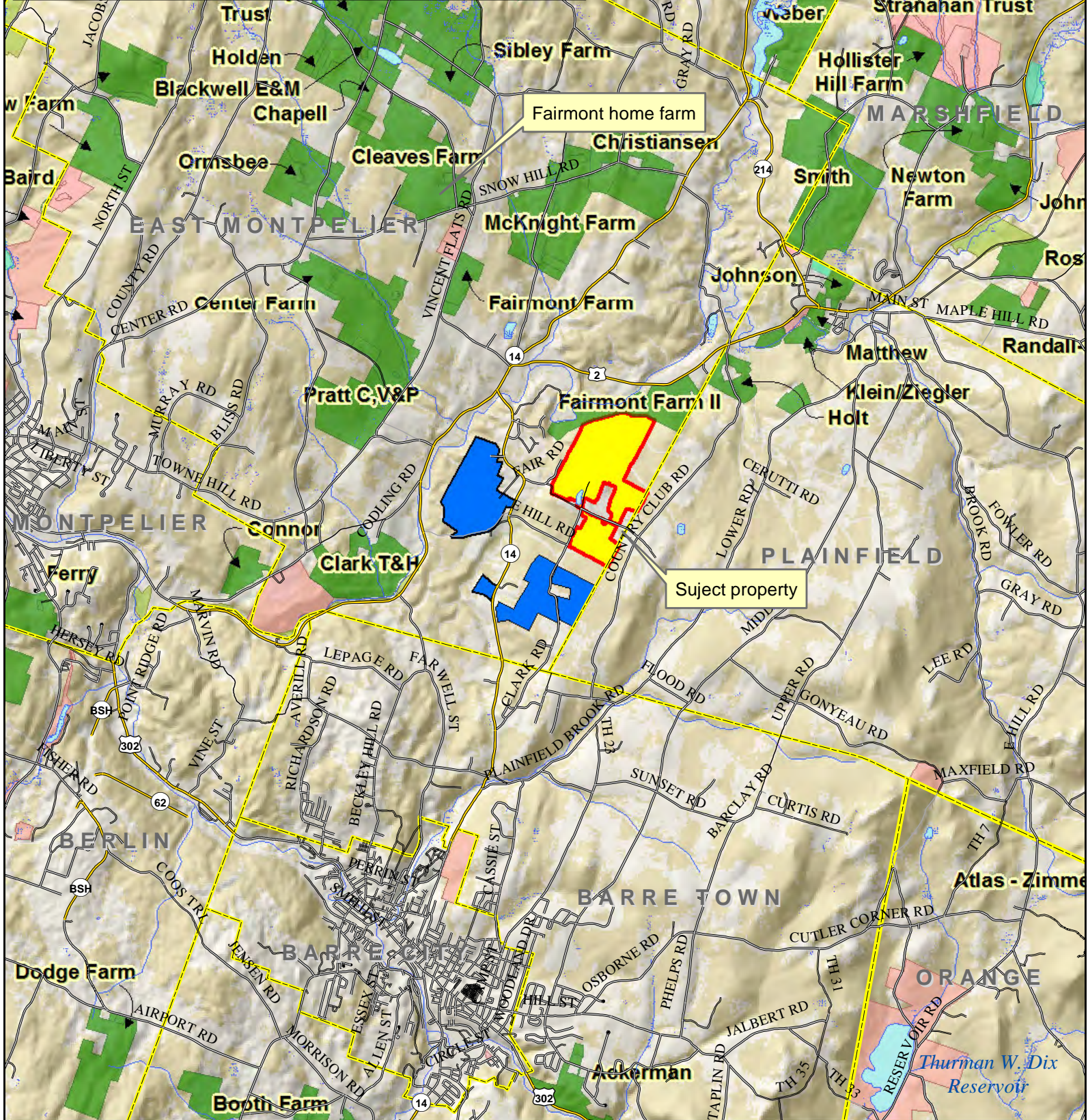
# Locator Map

Vermont  
Land  
Trust

Property: Fairmont-Lylehaven Phase I (Drake Road)

Location: East Montpelier, Vermont

8 Bailey Avenue Montpelier, VT 05602



 VLT Conserved Land	 State Land	 Other Non-profit	 Subject Property	
 Other Fairmont-Lylehaven Land	 Municipal Land	Scale: 1:70,000		

# Orthophoto Map

Vermont  
Land  
Trust

Property: Fairmont-Lylehaven (Drake Road)

Location: East Montpelier, Vermont

8 Bailey Avenue Montpelier, VT 05602

Easement Acres: 361

Out parcel  
(not owned  
by Fairmont)

ROW

Scale: 1:9,000

0 250 500 750 1,000 Feet

*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

Wetland Protection Zone (WPZ)

Riparian Buffer Zone (RBZ)

Proposed Trail Corridor

