



Vermont Land Trust

CONSERVING LAND FOR THE FUTURE OF VERMONT

July 24, 2019

East Montpelier Selectboard
(via email)

Dear Selectboard:

8 Bailey Avenue
Montpelier, VT 05602
(802) 223-5234
(802) 223-4223 fax
info@vlt.org
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
171 Scott Farm Road
Newport, VT 05855
(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

On October 1, 2018, we met to discuss the ongoing Lylehaven Farm conservation project in East Montpelier. As you will recall from that discussion, Fairmont Dairy, LLC is working with the Vermont Land Trust (VLT) and Cross Vermont Trail Association (CVTA) to place permanent conservation and public trail easements on a portion of its land on Lylehaven Lane. The enclosed maps depict the proposed easement property and trail corridors.

Recent appraisal work by Richard Larson (Larson Appraisal Company) has valued the conservation and trail easements at \$740,000 and \$20,000, respectively. Fairmont Dairy has agreed to sell the VLT conservation easement for \$592,000 (80% of the appraised value). The trail easement will be purchased at full appraised value.

Last week, VLT and CVTA submitted a joint grant application to the Vermont Housing & Conservation Board (VHCB) requesting all of the funds necessary to purchase the VLT conservation easement, and a portion of the funds necessary to purchase the CVTA trail easement. (Later this year, CVTA plans to submit an application to the Conservation Fund Advisory Committee seeking additional funds—perhaps \$5,000 or less—for the trail easement acquisition. The exact amount will depend on commitments from other sources.)

VHCB will review the VLT/CVTA application at its board meeting on September 24, 2019. **Your feedback will be an important part of VHCB's deliberations.** To that end, I am requesting that you provide a response letter indicating your stance on this project along with any additional feedback you wish to offer.

The response letter can be sent to my attention at britt@vlt.org or the Champlain Valley address listed at left. If your schedule allows, it would be helpful to receive this letter prior to VHCB's meeting on September 24.

Please be in touch if you have any questions or concerns about this request.

Sincerely,

Britt Haselton
Farm Project Director

enc: Proposed easement maps
cc: Greg Western, CVTA (via email)
Conservation Fund Advisory Committee (via email)



Orthophoto Map

Vermont
Land
Trust

Property: Fairmont Dairy IV
Location: East Montpelier, VT

8 Bailey Avenue Montpelier, VT 05602

Protection Type	Acres
Farmstead Complex	23
RBZ	9
WPZ	17
Other (standard)	147
Easement Total	196

Exhibit A

**Excluded
6 acres**

6-26-19



Protected Property



Farmstead Complex



Riparian Buffer Zone (RBZ)



Excluded Land

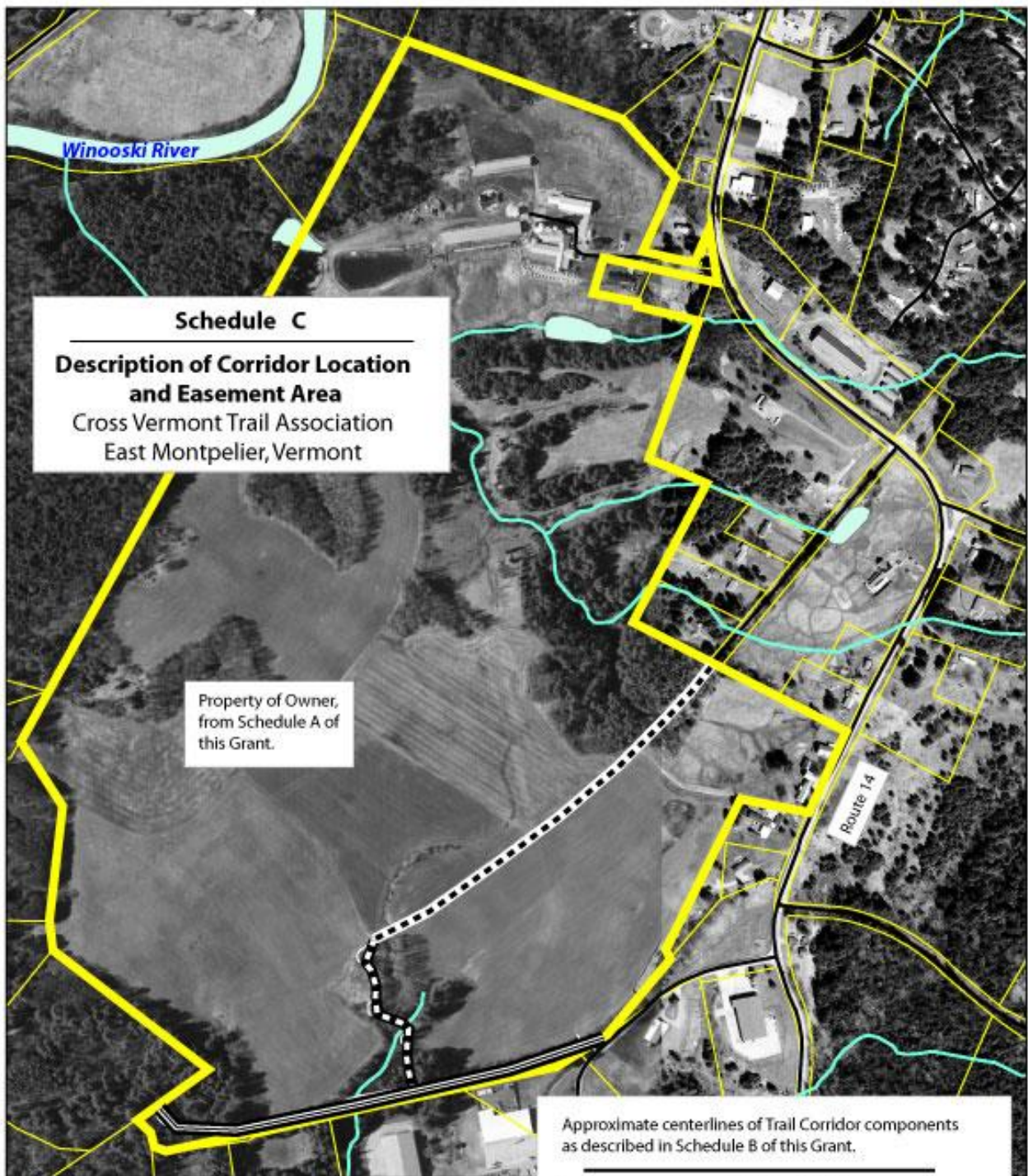


Wetland Protection Zone (WPZ)

Scale: 1:7,500

0 250 500 750 1,000
Feet








0 400 800 1,200 Feet

Prepared by Cross Vermont Trail Association (CVTA), 4/2018
Data Source VCGI, CVTA. This is not a survey.

Approximate centerlines of Trail Corridor components as described in Schedule B of this Grant.

-  = "Old Fassett Rd"
-  = connection between "Old Fassett Rd" and old Railbed/farm road
-  = old Railbed/farm road