

To: Delia Kaye, Natural Resources Division

From: Community Preservation Committee

Date: 26 November 20025

Re: Conservation Fund Application

The Community Preservation Committee has the following questions regarding the application for CPA funding for a Conservation Fund:

- Is the Conservation Fund to be operated as it had in the past when it was funded with Town dollars? Who is responsible for administering the funds?
- Is there another potential future source of funding for the Conservation Fund?
- Will the CPC money in the Conservation Fund go to land purchases or are there other ways the Fund might be used?
- Is there an ideal amount to cap the fund and top it off yearly with CPC money?

Ann Clifford

From: Delia Kaye
Sent: Tuesday, December 2, 2025 12:20 PM
To: Ann Clifford
Subject: CPC Questions

Hi Ann,

I'm sorry that I haven't yet had a chance to respond to Eve's questions. I am at the airport now and finally have a moment. I have numbered her questions 1-4 below, with just my responses.

1. The Town has had a Land Fund for municipal acquisitions but has never had a dedicated Conservation Fund. The Land Fund generally has less than \$100K and is used for all municipal purchases, including conservation land, affordable housing land, land for recreational purposes such as Gerow etc. As with all Town funds, the Conservation Fund would be administered by the CFO/Town Treasurer.
2. CPA is uniquely positioned to fund a Conservation Fund and has done so in well over a dozen communities. The NRC has typically sought CPA funds for conservation land acquisitions, which can be at the expense of funding other projects as the request is typically high (on the order of \$500,000 - \$1 million). Other funding sources can include private contributions through the Land Trust, capital funds as well as state and federal grants. State and federal funds would continue to be sought except in situations where quick action is required. The Conservation Fund allows the NRC to be in a stronger position to acquire priority parcels by acting more quickly than CPA, capital, and most state and federal grants, which often require a long lead time, as does private fundraising for and acquisition.
3. As noted in the application, the funds would go towards acquisition, as well as due diligence (appraisals, environmental site assessments) and legal fees (closing costs).
4. It is rarely known when a priority parcel comes to market, or the cost since that varies tremendously. I am not sure I could give an "ideal" number for the fund, given the many cost variabilities for parcels of conservation interest. If I had to put a number on an "ideal" amount, I would suggest \$1 million. However, I would want to run that number by the NRC before committing to it.

I hope this is helpful, and am sorry that I can't make the meeting tonight.

Best,
Delia

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