



Town of Ayer Conservation Commission

Town Hall * One Main Street * Ayer, MA01432 * 978-772-8218 * 978-772-3017(fax)

Ayer Community Preservation Committee
Town Hall
1 Main Street
Ayer, MA 01432

RE: Proposed Purchase of Tooker Property, Oak Ridge Drive

The Ayer Conservation Commission (ConCom) is requesting that the Ayer Community Preservation Committee (CPAC) recommend at Fall Town Meeting that up to \$ 130,000 be allocated to the ConCom for the purpose of purchasing the real estate shown on Assessors Map 21, parcel 46 (attached), located at or about 50 Oak Ridge Drive and presently owned by Mr. Al Tooker, for open space and recreation purposes. This property would be permanently held as conservation land for the good of all citizens of Ayer.

This property represents a unique opportunity for the town of Ayer to extend existing conservation land encompassing Pine Meadow Pond, and create an additional trail access to that property from Oak Ridge Drive. This is consistent with Ayer's Comprehensive Master Plan as the property will be protected and remain as open space where it may otherwise have been lost to development. The property represents a significant upland area above Pine Meadow Pond, further protecting that wetland resource. The addition of this 5.5 acre parcel would increase the town's significant holdings at Pine Meadow Pond and allow for the extension and creation of trails and walk paths for our residents. By supplementing the existing trails this parcel provides the community with greater continuous recreation space. This particular property becomes more valuable to Ayer when one considers that the vast majority of property surrounding this conservation land is already developed with residential homes. This remaining forested parcel is a great example of what is important in our drive to preserve open space and create recreation area for all our citizens. The BOS-appointed, volunteer members of the Conservation Commission, as well as a local attorney, are willing to donate their time and effort to seeing this project through.

The timeline for the project started with a 6-13-09 meeting on site with the owner of the property, Mr. Al Tooker. Mr. Tooker communicated to the ConCom through his realtor that he is willing to sell the property to the town of Ayer, and is willing to wait until after the Fall Town Meeting to do so. On 6-23-09 ConCom representatives attended a meeting before the Board of Selectmen. At that meeting the BOS spoke in support of this project and voted in Executive Session to approve the use of \$12,000 in UDAG funds to accompany an offer to purchase to Mr. Tooker, thus securing the land for the town until after Fall Town Meeting (FTM). On 6-25-09 the ConCom formally voted in Executive Session to support this project, and to move forward with this application.



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The timeline going forward involves several public meetings by the ConCom and before the CPC to create public awareness and build support. The ConCom will also speak again before the BOS and introduce the purchase at those hearings as well. We look forward to speaking at FTM in October and helping Ayer's citizens understand how important this land is for them and their children.

Upon a successful town meeting vote the ConCom would look to CPC to provide funding to perform the critical background work on the parcel, such as survey, checking title, and performing a Phase 1 analysis. All of these steps are designed to protect the town from adverse consequences that could evolve upon ownership. The work would occur in November of 2009.

If all goes well with then we would anticipate closing on the land as soon as the money becomes available, likely in January of 2010. All work on the property is planned to occur in FY2010.

The budget for this property purchase is as follows:

Land Purchase	\$ 120,000.00
Survey	\$ 6,000.00
Title	\$ 1,000.00
<u>Phase 1 Environmental</u>	<u>\$ 2,000.00</u>
	\$ 129,000.00

The Conservation Commission and Board of Selectman support this project because it will add to existing open space surrounding Pine Meadow Pond and adjacent to Flannagan's Pond. The project protects land which might otherwise be developed and maintains upland areas above a wetland resource. The land will provide both open space and recreation area, linking existing trails and allowing for the creation of new ones. Last, this forested property represents one of the last undeveloped areas on Oak Ridge Drive available for purchase. The Conservation Commission respectfully requests your support of this project.

Please forward any and all questions you might have to our Conservation Administrator. Thank you for the opportunity to present the Tooker Property Purchase to you.

William Daniels

Chairman, Ayer Conservation Commission

Date: JUNE 25, 2009

Project Title: TODKER PROPERTY PURCHASE
Name of Organization/applicant AYER CONSERVATION COMMISSION, BILL DANIELS
Address: AYER TOWN HALL, 1 MAIN STREET, AYER, MA 01432
Contact person: BILL DANIELS
Telephone: 978.399.9177 (W) 978.772.4531 (H)
Email: BDANIELS3 @ GMAIL . COM

CPA Category (circle all that apply): Open Space Recreation Historic Preservation
Community Housing

CPA Funding Requested: \$ 129,000 Total Project Cost: \$ 129,000

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2010			
2010	129,000	129,000	NONE
Total	129,000	129,000	\$

Please attach answers to the following questions. Include supporting materials as necessary.

- Project Description:** Please give a detailed project description (including as appropriate, plans or drawings, ownership of control, feasibility studies, background information on organization and/or key personnel), including specific objectives.
- Goals:** How does this project accomplish the goals of the CPA? (See Guidelines for Project Submission for general criteria)
- Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones? Will this be a multi-year project?
- Budget:** Please provide a full budget including the following information, as applicable. (NOTE: CPA funds may not be used for maintenance):
 - Total amount of the project cost, with itemization of major components.
 - Additional funding sources. Please include those that are available, committed, or under consideration.
 - Describe the basis for your budget and the sources of information you used.
- Support:** Have the appropriate Town Boards and Commissions expressed support and/or approved the project? What is the nature and level of community support for this project? Include letters of support if applicable.

Date Received 7/1/09 Date Reviewed 7/1/09 Date of Public Hear 8/5/09
awc *awc* *awc*



TOWN OF AYER PRE-APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Date: JUNE 25, 2009

Project Title: TOOKER PROPERTY PURCHASE
Name of Applicant: BILL DANIELS
Name of Organization: TOWN OF AYER CONSERVATION COMMISSION
Address: AYER TOWN HALL, 1 MAIN STREET, AYER, MA 01432
Telephone: 978.399.9177 (W) 978.772.4531 (H)
Email: BDANIELS3@GMAIL.COM

CPA Category (circle all that apply): Open Space, Recreation, Historic Preservation, Community Housing

Project Description: Please provide a brief project description below. Include a brief description of how your project accomplishes the goals of the CPA and include an estimated budget. Please include supporting materials as necessary.

THE TOOKER PROPERTY IS A 5.5 ACRE PARCEL WHICH IS CONTIGUOUS TO THE PINE MEADOW CONSERVATION TRUST LAND. THE TOOKER PROPERTY IS UNIQUE BECAUSE IT IS OTHERWISE SURROUNDED BY DEVELOPED PROPERTIES. THIS REMAINING PARCEL HAS THE DISTINCTION OF BEING THE LARGEST UNDEVELOPED PIECE OF LAND ON OAK RIDGE DRIVE, AND FOR PROVIDING A WILDLIFE CORRIDOR BETWEEN PINE MEADOW AND FLANNAGAN'S PONDS. THE PROPERTY WILL PROVIDE OPEN SPACE AND RECREATION SPACE FOR AYER RESIDENTS.

CPA Funding Requested: \$ Total Project Cost: \$

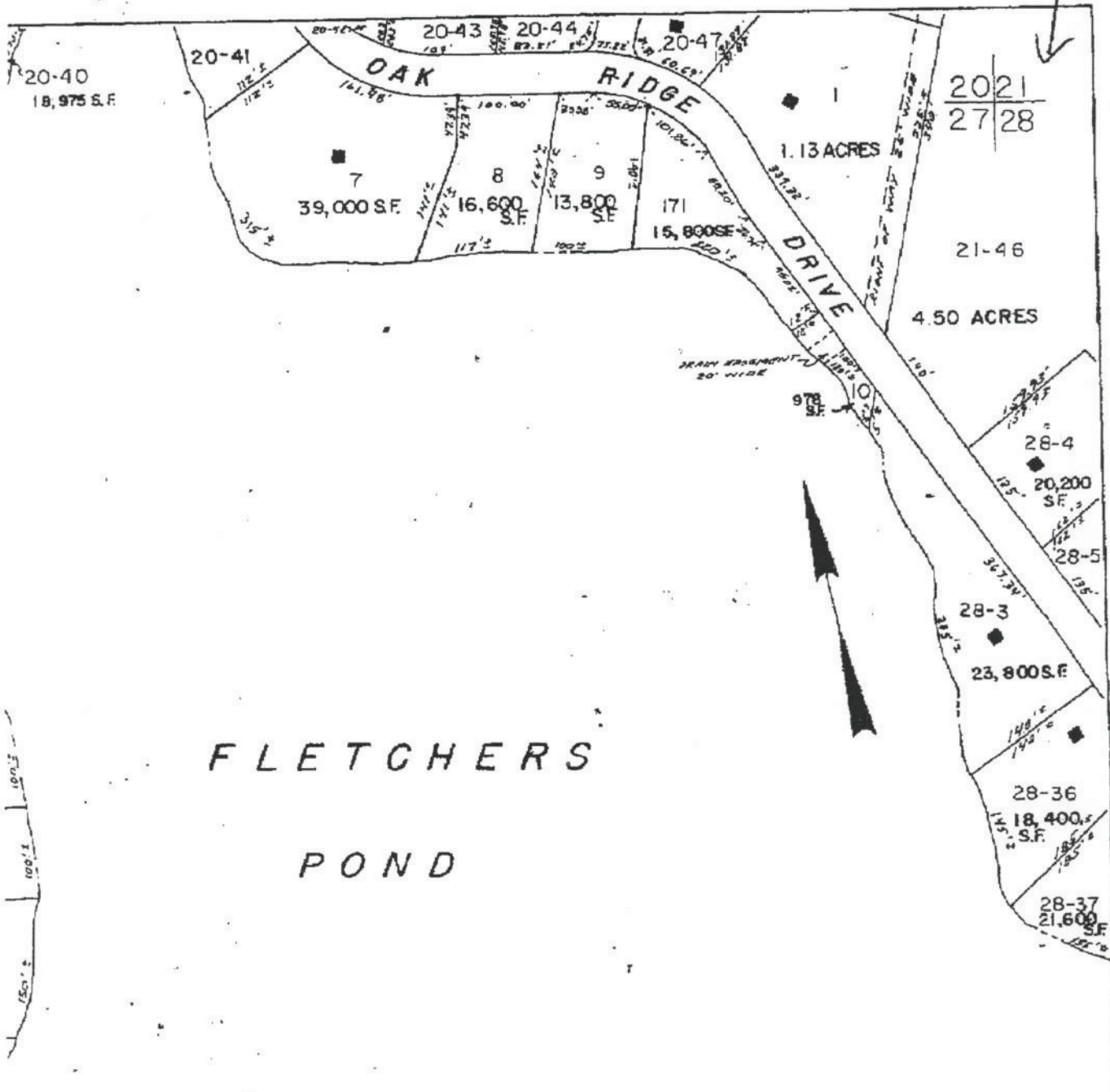
Table with 4 columns: Fiscal Year, Total Project Cost, CPC Funds Requested, Other Funding Sources (amount and source). Row 1: 2010, 129,000, 129,000, NONE. Row 2: Total, 129,000, 129,000, /

NOTE: This application enables the CPC to review the request to ensure eligibility and offer guidance. If eligible, an Application for Funding must be completed.

Date Received 7/1/09 Date Reviewed 7/1/09 Determination of Eligibility



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