

#136

July 29, 2016

Norwich Selectboard
Tracy Hall
PO Box 376
Norwich, VT 05055



UPPER VALLEY
LAND TRUST



Re: Norwich Farmland Conservation - Statutory Notice

Dear Members of the Norwich Selectboard:

Vermont law requires that "prior to the acquisition of any right or interest in real property by a state agency, the state agency shall submit a report thereon to the legislative body of the municipality concerned, setting forth the location of the real property, the characteristics of the right or interest to be acquired, and the consideration to be given there for." At the direction of the Vermont Housing & Conservation Board, the Upper Valley Land Trust (UVLT) submits this letter to the Norwich Selectboard to meet this requirement.

Pursuant to 10 V.S.A. § 6302, the Vermont Housing & Conservation Board (VHCB), an instrumentality of the State of Vermont, will acquire an interest in real property within the Town of Norwich.

The property is a 60 acre parcel located on Goodrich Four Corners Road and Town Farm Road and is presently owned by Nancy LaRowe. Ms. LaRowe will sell development rights on the property for the appraised fair market value of these rights (\$250,000), and UVLT and VHCB will purchase these rights in the form of a Conservation Easement, known as a "Grant of Development Rights, Conservation Restrictions and Option to Purchase at Agricultural Value" using grant funding from VHCB, the Norwich Conservation Commission's dedicated Conservation Fund and funds raised within the community. The rights and restrictions are permanent and shall run with the land and ensure the land remain available for agriculture forever.

Partial funding for this project is coming from the Vermont Housing & Conservation Board, but it is through the generosity of the community that this project is possible. We appreciate the town's support. Like you, we know the conservation of this land will be a lasting asset to the Town of Norwich.

Sincerely,

Peg Merrens
Vice President, Conservation



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