

State of Vermont
Department of Forests, Parks and Recreation
One National Life Drive, Davis 2
Montpelier, VT 05620-3801
www.vtfpr.org

Agency of Natural Resources

[tdd] 800-253-0191

MEMORANDUM

To: Sarah London, General Counsel

From: Kate Willard, FPR Lands Division 

Date: August 18, 2016

RE: Governor's Approval for Property Acquisition: 34.5 +/- acres in the Town of Sutton from Thomas and Christina Blake

This acquisition is a fee purchase from Thomas and Christina Blake that will be added to Willoughby State Forest. Included with the Governor's approval memo are maps of the property and surrounding area, photos of the property and a letter from the Town of Sutton Selectboard, dated April 28, 2016, showing support for the acquisition.

If you have any questions regarding this acquisition, please contact me at 272-3365 or at kate.willard@state.vt.us , thank you.

MEMORANDUM

TO: Peter Shumlin, Governor

THROUGH: Deborah L. Markowitz, Secretary, Agency of Natural Resources 

FROM: Michael C. Snyder, Commissioner, Department of Forests, Parks and Recreation 

DATE: August 18, 2016

SUBJECT: Approval for Acquisition – 34.5+/- acres, Sutton

Your approval is requested pursuant to Title 10, Chapter 83, Section 2606(a), VSA, for the acceptance of the fee acquisition referenced above. This acquisition was recommended by the Agency of Natural Resources Land Acquisition Review Committee on 6/5/2012 and subsequently approved by the Agency Secretary for acquisition.

Description

This 34.5+/- acre property consists of three non-contiguous parcels in the Town of Sutton on the east side of Route 5. It is adjacent to Willoughby State Forest and contains most of the frontage on Bean Pond. Bean Pond is a relatively pristine, natural lake with a surface area of 30 acres. The lake is relatively shallow with a maximum depth of 1.5 meters but is considered oligotrophic. The associated wetland and shoreline are relatively intact with the exception of one private camp lot on the east side of the pond. Much of its 1,200-acre drainage area is within Willoughby State Forest where the main tributary to the pond flows from other small, pristine ponds (Duck, Blake and Vail). Together, this collection of ponds constitutes the headwaters of Crystal Lake, a major scenic and recreation asset for the Town of Barton and Orleans County. The Vermont Department of Fish and Wildlife owns a small access area on the pond. Acquisition of the Blake parcels will assure protection of the shoreline and water quality of Bean Pond. This acquisition will enhance public access to Willoughby State Forest and Bean Pond.

Ownership and Management

This parcel will be owned by the State of Vermont and managed by the Department of Forests, Parks and Recreation as part of Willoughby State Forest. The property will be subject to a Conservation Easement held by VHCB that allows for forest management and assures public access. Additional uses of the property will be determined through the long range management planning process

Budget and Funding

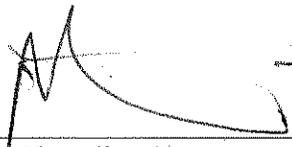
The property was appraised at \$ 64,000. Funding for the project comes from a Vermont Housing and Conservation Board grant of \$40,000 (\$32,000 for acquisition and \$8,000 for associated closing costs) and a Land and Water Conservation Fund grant in the amount of \$32,000.

APPROVAL FOR LAND ACQUISITION

We, the undersigned, hereby approve the acquisition by the State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation, of a 34.5 +/- acre property in three separate parcels, located in the Town of Sutton, from Thomas R. and Christina P. Blake. The parcel will be managed as part of Willoughby State Forest.

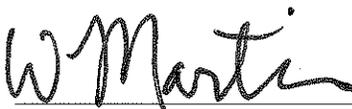
This approval is pursuant to Title 10, Chapter 83, ss 2606 (a) VSA for acceptance of the land acquisition referenced above.

9/7/16
Date



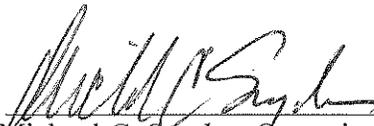
Peter Shumlin, Governor
State of Vermont

9/22/16
Date

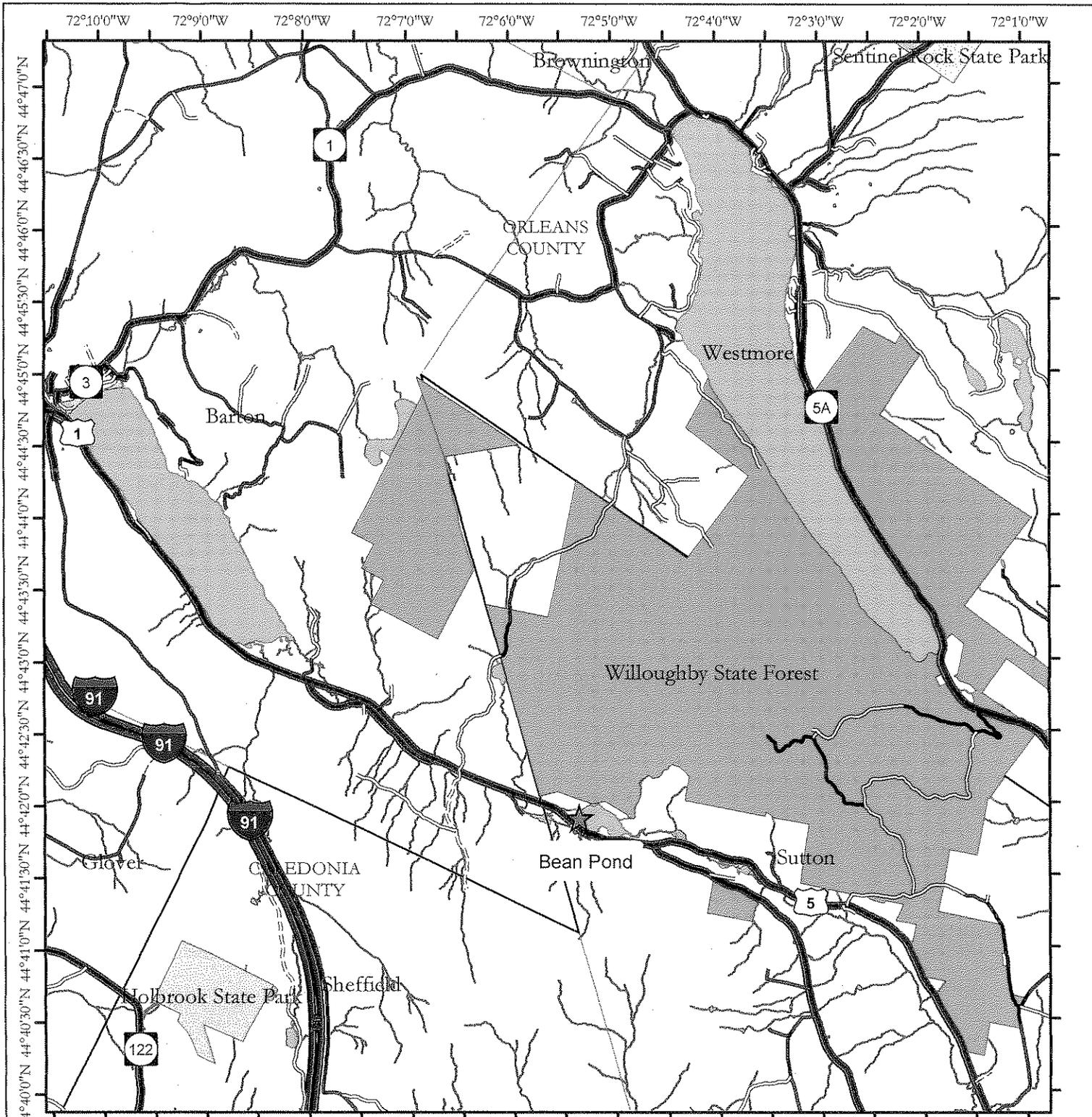


Deborah L. Markowitz, Secretary
Agency of Natural Resources
William L. Martin
Deputy Secretary
on behalf of Deb Markowitz

8/22/16
Date



Michael C. Snyder, Commissioner
Department of Forests, Parks and Recreation



Blake Property - Bean Pond

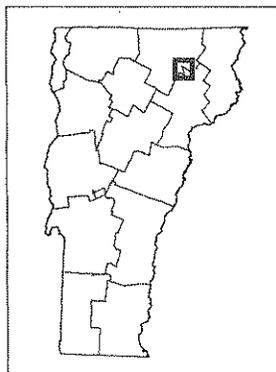


Vermont Department of
Forests, Parks & Recreation

Kate Sudhoff

Location Map

This map is for illustrative purposes only. The accuracy of the data layers shown on this map are limited by the accuracy of the source materials. No

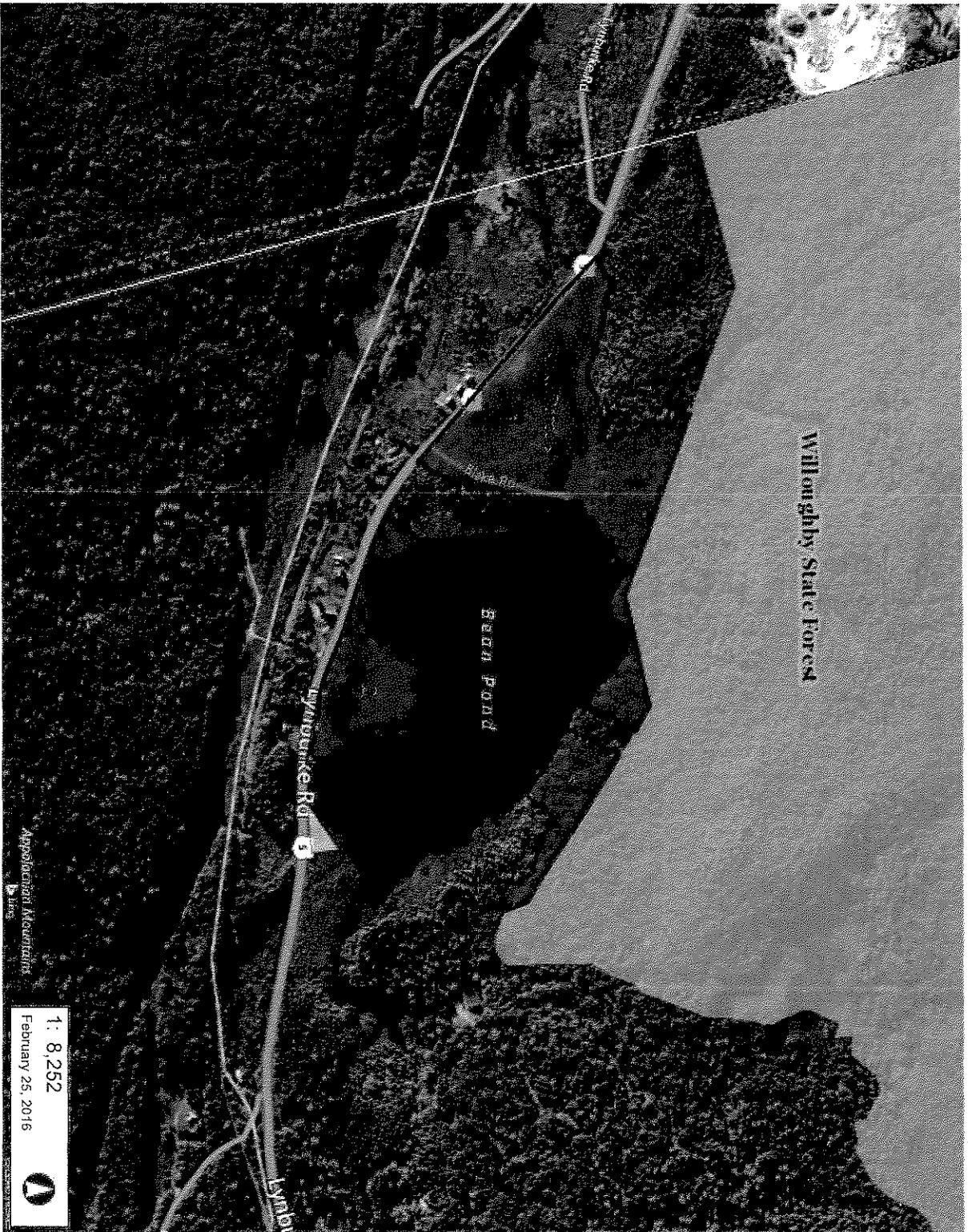


Legend

By Unit

ANR Unit Type, SOV Interest

- State Forest, Fee ownership
- State Park, Fee ownership
- Non-fee interest



419.0 0 210.00 419.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

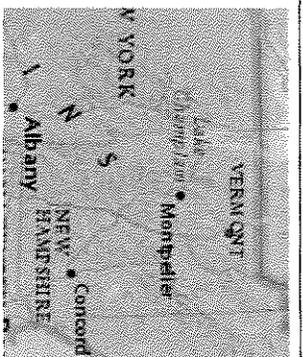
© Vermont Agency of Natural Resources

1" = 688 Ft. 1cm = 83 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Appalachian Mountains

1: 8,252
February 25, 2016



LEGEND

- Willoughby State Forest
- Fishing Access Area

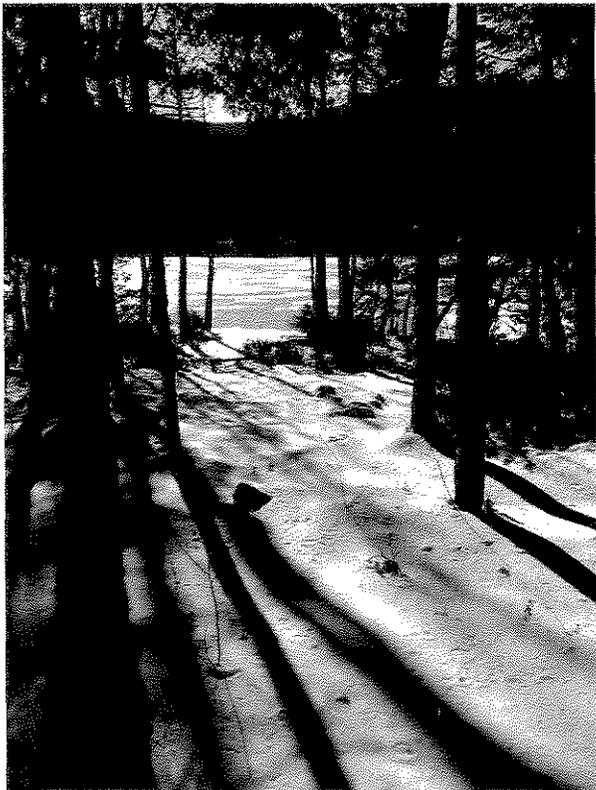
NOTES

Map created using ANR's Natural Resources Atlas

Bean Pond Acquisition
Governor's Approval
August 18, 2016



Outlet and associated marsh, west end of Bean Pond



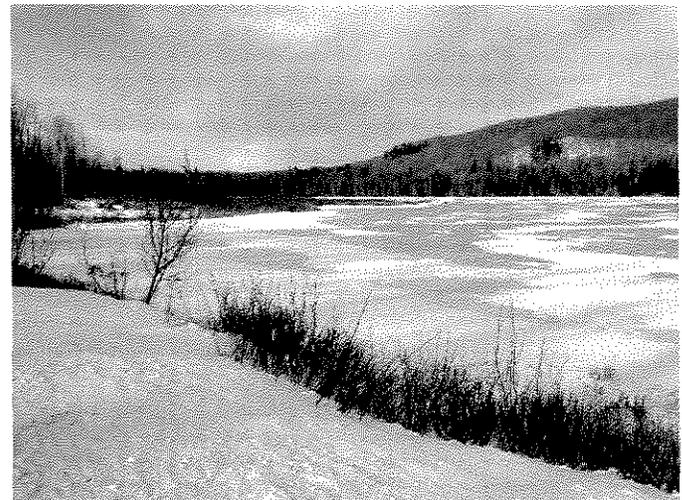
View towards Route 5 from north shore of Bean Pond



View from Route 5 towards Willoughby State Forest



Fish and Wildlife Access Area adjacent to Route 5



View from Route 5 towards pond outlet

Town of Sutton Selectboard

P. O. Box 167

Sutton, VT 05867

April 28, 2016

Kate Willard

Department of Forests, Parks and Recreation

Agency of Natural Resources

1 National Life Drive, Davis 2

Montpelier, VT 05620-3801

Re. Proposed State of Vermont acquisition of Blake property

Dear Ms. Willard:

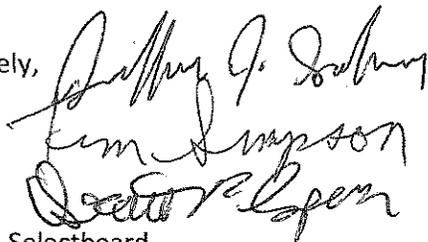
We have reviewed the State of Vermont's proposal to acquire three parcels totaling 34 acres around Bean Pond. We approve the proposal because the parcels are a logical addition to the Willoughby State Forest and will perpetually protect much of the natural shoreline of the pond and its adjacent wetlands. The parcel has an assessed valuation of \$59,000 and in 2015 resulted in \$1202.54 in taxes paid to the Town of Sutton. We are concerned that the State's payment in lieu of taxes (PILOT) is estimated to be between \$303 & \$320/year.

A loss of \$900 in tax revenue would not normally be a major consideration for a town but Sutton has an unusually large amount of public land. The State of Vermont administers 5,226 acres (21.2%) of Sutton's land base. In addition there are 6,041 acres (28.4%) in Current Use which are also taxed at a reduced rate. The result is a significantly higher tax burden for residents and other landowners who must still support fixed municipal costs and the state education levy. We feel we are approaching the upper limit of what residents can pay.

Having expressed that reservation, it is clear residents are generally satisfied with the way things are in this rural community and they enjoy our natural environment, scenic vistas, and wooded beauty. They appreciate having public land to recreate on and want to sustain and protect those areas.

We thank you for soliciting our approval of this proposal.

Sincerely,

 4-28-16

Sutton Selectboard