

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  
Counsel to the Governor

**From:** Craig Whipple, Parks Director

**Date:** May 5, 2016

**RE:** Request for Governor's Approval for Property Donation:  
Muckross Property, 211 +/- acres in the Town of Springfield,  
from The Louise Breason May Foundation

---

This acquisition is a donation from the Louise Breason May Foundation ("Foundation") of the 211 +/- acre property known as Muckross, located in the Town of Springfield, Vt. This property was formerly owned by Edgar May and Louise Breason May. Edgar May is the late brother of Governor Madeleine Kunin. Peter Kunin and Adam Kunin, the Governor's sons, are the Executors of the Estate of Edgar May. The purpose of the donation is to designate the Muckross Property as a new State Park, managed by the Department of Forests, Parks and Recreation ("Department") and available for outdoor public recreation.

The Muckross Property includes a main residence building, a guest house, a garage, a reservoir, a dam and associated powerhouse building for the hydroelectric system, a main access road, a bridge and other associated small outbuildings. The Foundation also proposes to donate a total of \$600,000 to the Vermont Parks Forever ("VPF"), approximately \$85,000 of which has already been donated to VPF, to be used by the State for improvements to facilities and structures on the Property and for costs associated with the closing (survey, title review and environmental due diligence) and for establishing outdoor recreation and education programs on the property. A right-of-way easement providing access to the northern end of the property exists, but is being modified to exclude public access, and provide for a log landing easement area. The ROW was also located on the ground and

surveyed. The Department had a survey prepared for the Muckross Property (costs to be reimbursed by donation to VPF).

A Phase I Environmental Site Assessment Report was conducted which resulted in the discovery of a small area containing hazardous waste. A Phase II Environmental Site Assessment Report was completed and the hazardous waste was cleaned up and removed from the Property. The Department applied and was approved for coverage under the state BRELPA program and the Department had the Phase I Environmental Site Assessment Report updated to ensure qualification for limited liability protection under the federal EPA Prospective Purchaser program.

Included with the Governor's approval memo are maps of the property and surrounding area, the survey of the property, the survey of the ROW easement and minutes from the Town of Springfield Selectboard meeting held on September 8, 2014 showing support of the Town for the acquisition.

If you have any questions regarding this acquisition, please contact me at 343-5318 or at [craig.whipple@vermont.gov](mailto:craig.whipple@vermont.gov) 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 *MCS*

**DATE:** May 5, 2016

**SUBJECT:** Acquisition Approval – 211+/- acre Muckcross Property, Springfield, Vermont

Your approval is requested pursuant to Title 10, Chapter 83, Section 2606(a) of the Vermont Statutes Annotated, for the acceptance of the fee acquisition referenced above. This acquisition was reviewed by the Agency of Natural Resources Land Acquisition Review Committee on June 5, 2014 and subsequently approved by the Agency Secretary.

### Description

The Muckcross Property is 211+/- acres located in the Town of Springfield, and includes legal rights of way to access the property from the south, which is the main access, and to the north for forest and property management purposes. The Property includes a main residence building, a guest house, a garage, a reservoir, a dam and associated power house building for the hydro electric system, a bridge and other small associated out buildings. The Louise Breason May Foundation will be donating this property to the State. The Foundation also will be donating a total of approximately \$600,000 to Vermont Parks Forever to be used by the Department for the management of the Property and the maintenance and improvement of buildings, structures and facilities on the Property.

### Ownership and Management

This parcel will be owned by the State of Vermont and managed by the Department of Forests, Parks and Recreation as a newly designated State Park managed and available for outdoor public recreation.

### Budget and Funding

The property will come to the State of Vermont as a donation from the Louise Breason May Foundation and approximately \$600,000 will be donated to the Vermont Parks Forever foundation to be used for the management of the Property and improvements to the infrastructure and facilities. Approximately \$85,000 has already been donated to VPF. Associated closing costs are expected to be approximately \$28,000 and will be paid with funds from the funds donated to VPF. Any of the donated funds transferred to the Department in amounts over \$15,000 will require approval of the Joint Fiscal Committee. A closing is planned for the end of May, 2016.

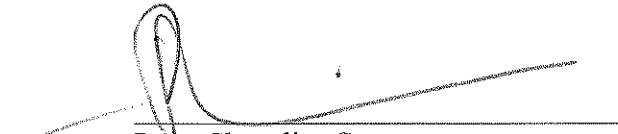
## APPROVAL FOR LAND ACQUISITION

We, the undersigned, hereby approve the acquisition by the State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation, of a 211 +/- acre parcel, located in the Town of Springfield, from the Louise Breason May Foundation. The parcel will be managed as a newly designated State Park.

This approval is pursuant to 10 V.S.A. §2606 (a), for acceptance of the land acquisition referenced above.

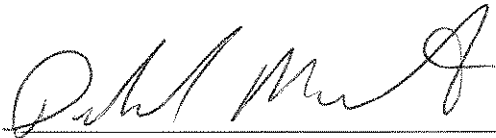
5/17/16

Date

  
Peter Shumlin, Governor  
State of Vermont

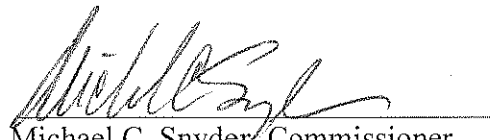
5-9-16

Date

  
Deborah L. Markowitz, Secretary  
Agency of Natural Resources

5/9/16

Date

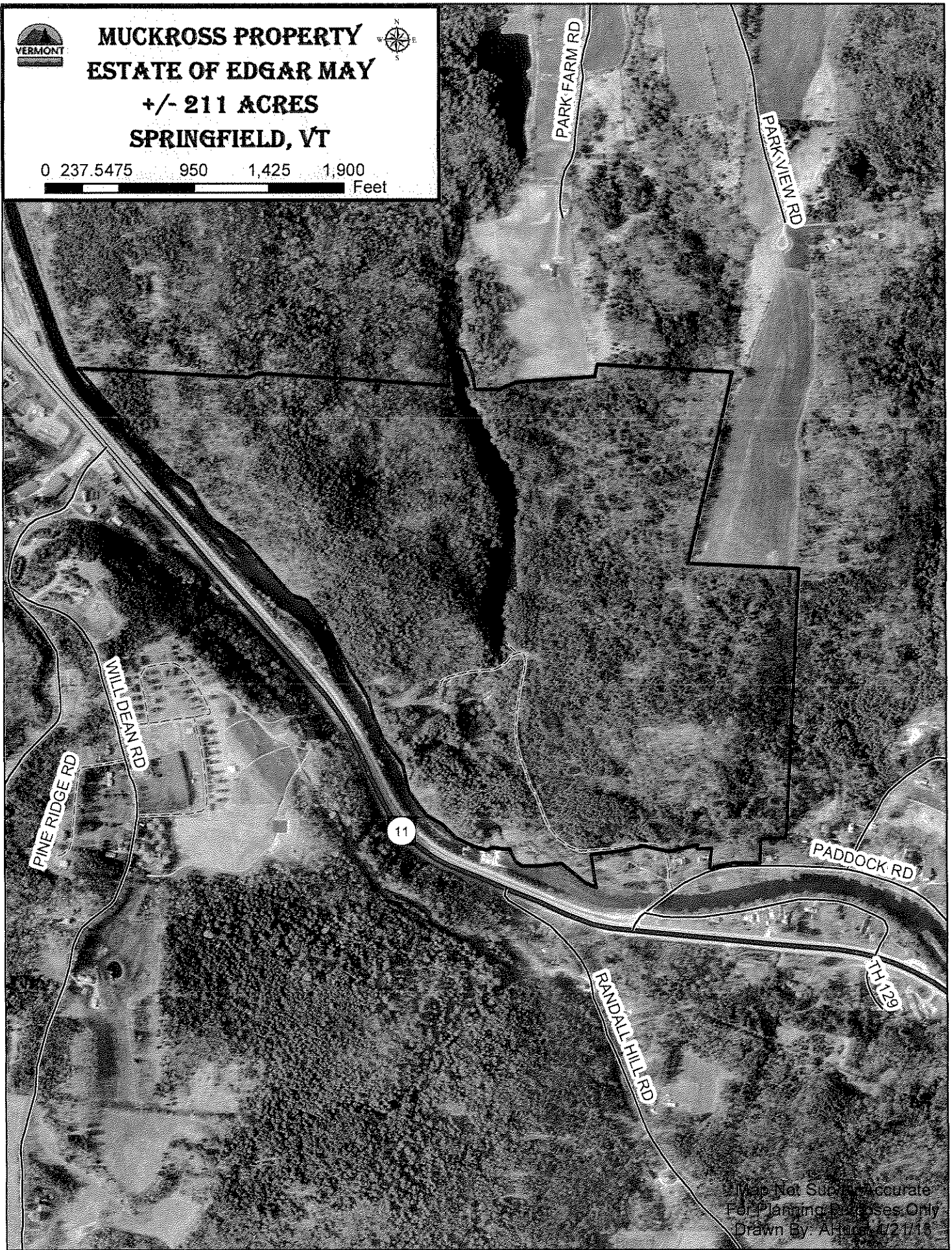
  
Michael C. Snyder, Commissioner  
Department of Forests, Parks and Recreation



**MUCKROSS PROPERTY  
ESTATE OF EDGAR MAY  
+/- 211 ACRES  
SPRINGFIELD, VT**



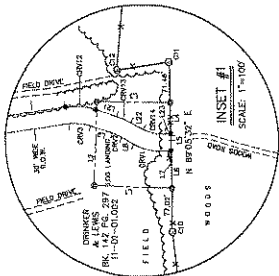
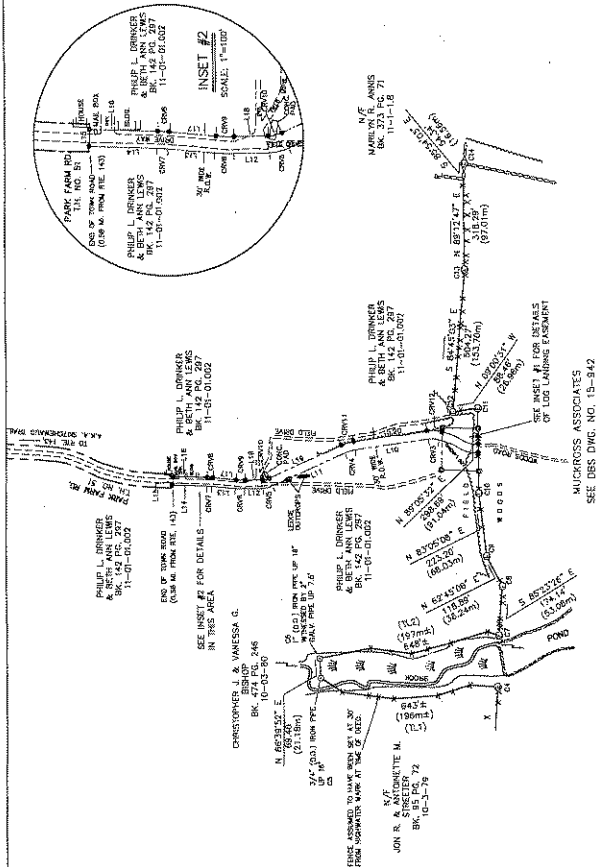
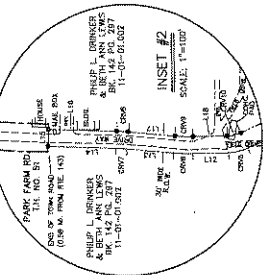
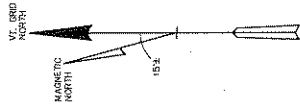
0 237.5475 950 1,425 1,900  
Feet



Map Not Soberly Accurate  
For Planning Purposes Only  
Drawn By: Arthur 4/2/15







EASEMENT LINE DIMENSIONS

LINE	BEARING	DISTANCE (FT.)	DISTANCE (M.)
1.1	N 02°07'35" E	132.66	40.43m
1.2	S 87°08'08" E	124.05	37.85m
1.3	S 89°05'35" W	54.40	16.58m
1.4	S 89°05'35" W	30.11	9.18m
1.5	S 89°05'35" W	65.70	20.03m
1.6	S 89°05'35" W	25.58	7.79m
1.7	N 05°43'46" W	25.58	7.79m
1.8	N 05°43'46" W	35.85	10.91m
1.9	N 08°18'44" E	258.75	78.87m
1.10	N 24°22'35" W	278.25	84.81m
1.11	N 07°10'58" W	80.74	24.61m
1.12	N 07°10'58" W	80.74	24.61m
1.13	N 07°10'58" W	121.80	37.12m
1.14	S 89°34'48" E	30.00	9.14m
1.15	S 01°41'09" W	121.93	37.16m
1.16	S 05°19'40" W	83.17	25.35m
1.17	S 05°19'40" W	83.17	25.35m
1.18	S 21°03'36" E	273.25	83.48m
1.19	S 21°03'36" E	258.75	78.87m
1.20	S 08°18'44" E	35.85	10.91m
1.21	S 11°12'25" W	23.43	7.14m
1.22	S 31°12'25" W	23.43	7.14m
1.23	S 09°43'46" E	9.11	2.78m

EASEMENT CURVE DIMENSIONS

CURVE	RADIUS (FT.)	ARC LENGTH (FT.)	RADIUS (M.)	ARC LENGTH (M.)
CRV1	90.00	59.02	27.43m	17.68m
CRV2	85.00	18.24	25.91m	5.58m
CRV3	135.00	37.63	41.15m	11.58m
CRV4	90.00	36.54	27.43m	11.14m
CRV5	315.00	35.33	95.01m	10.77m
CRV6	285.00	17.87	86.87m	5.40m
CRV7	115.00	31.97	35.05m	9.74m
CRV8	60.00	24.36	18.29m	7.42m
CRV9	185.00	46.35	56.28m	14.31m
CRV10	115.00	35.15	35.05m	10.77m
CRV11	115.00	35.15	35.05m	10.77m
CRV12	115.00	35.15	35.05m	10.77m
CRV13	115.00	35.15	35.05m	10.77m
CRV14	60.00	24.36	18.29m	7.42m

NOTES

1. THE MUCKROSS ASSOCIATES PROPERTY INCLUDES A R.O.W. OF UNSPECIFIED LOCATION AND WIDTH ACROSS THE PROPERTY OF DRINKER AND LEWIS AS RESERVED IN BK. 34 PG. 414.
2. THE PURPOSE OF THIS SURVEY IS TO DESCRIBE THE LOCATION OF A 30 FT. WIDE R.O.W. FOR ACCESS AS WELL AS AN EASEMENT FOR A LOG LANDING, THAT WAS AGREED TO AND FLAGGED DURING A FIELD CONFERENCE ON 10/28/15 WITH PHIL DRINKER AND TIM MORTON, A REPRESENTATIVE FOR THE VERMONT AGENCY OF NATURAL RESOURCES.
3. FOR THE VERMONT AGENCY OF NATURAL RESOURCES, THE PURPOSE OF THIS SURVEY IS TO DESCRIBE THE LOCATION OF A 30 FT. WIDE R.O.W. FOR ACCESS AS WELL AS AN EASEMENT FOR A LOG LANDING, THAT WAS AGREED TO AND FLAGGED DURING A FIELD CONFERENCE ON 10/28/15 WITH PHIL DRINKER AND TIM MORTON, A REPRESENTATIVE FOR THE VERMONT AGENCY OF NATURAL RESOURCES.
4. REFERENCE IS MADE TO A PLAN BY THIS FIRM ENTITLED: "BOUNDARY SURVEY OF PROPERTY OF MUCKROSS ASSOCIATES, 26-28 MUCKROSS RD., SPRINGFIELD, VT.", DATED 7/31/15, 1"=200', DMC NO. 15-942.
5. SURVEY COMPLETED BY A CLOSED AND ADJUSTED TOTAL STATION TRAVERSE.
6. BEARINGS ARE GIVEN AS READ FROM THE FACE OF THE INSTRUMENT.
7. THE INTERSECTION WITH PAUDOCK RD. DATUM IS NAVD 83.
8. THE COORDINATE BASE FOR THIS PROJECT IS THE VERMONT STATE PLANE COORDINATE SYSTEM.

I CERTIFY THIS PLAN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AS NOTED. ALL MEASUREMENTS EXCEED THE TECHNICAL STANDARDS FOR SURVEYS.

VI. L.L.S. NO. 623



DBS SURVEYS, INC.  
35 MALE STREET  
VERMONT 05650-9746  
802-886-2868

PLAN SHOWING EASEMENTS AS AGREED TO BETWEEN  
MUCKROSS ASSOCIATES  
26-28 MUCKROSS ROAD  
AND  
PHILIP L. DRINKER  
& BETH ANN LEWIS  
244 PARK FARM ROAD

SPRINGFIELD, VERMONT
DATE: 12/11/15
SURVEY CHIEF: D.B.S.
CHECKED BY: D.B.S.
SCALE: 1"=200'
DRAWN BY: J.W.C.
DWG. NO. 15-955