

**Vermont Housing & Conservation Board**  
**MINUTES**  
**Wednesday, September 16, 2020**  
**ZOOM Conference Call**  
9:00am

**Board Members:** Neil Mickenberg, David Marvin, Emily Wadhams, Maura Collins (Executive Director of VHFA, Billy Coster (designee of Julie Moore; Secretary of ANR), Tom Yahn, Diane Bothfeld (designee of Anson Tebbetts, Secretary of VAAF), Alison Harte (designee of Mike Smith; Secretary of Human Services), Kate McCarthy. (All Board Members called/zoomed in)

**VHCB Staff:** Gus Seelig, Jen Hollar, Martin Hahn, Jenny Hyslop, Elizabeth Egan, Anne Duffy, Larry Mires, Kim Foss, Karen Freeman, Bill Dell'Isola, Nancy Everhart, Ethan Parke, Mark Martin, Marcy Christian, Leah Sare

**Others Present:** Al Karnatz, Britt Haselton (Vermont Land Trust); John Habershaw (VT News 7); Adam Kane (Fairbanks Museum); Peter Emerson, Jane Lazorchak (VT Dept of Fish & Wildlife); Ben Gabos (VT Dept of Agriculture, Food and Markets); Paul Connor (City of South Burlington); Ian McSweeney (Agrarian Trust); Brandon Bless (Bread & Butter Farm); Jacob Israelow (Dirt Capital Partners)

Chair Neil Mickenberg called the meeting to order at 9:01 a.m. Neil welcomed everyone to the meeting.

**Public Comment**

There was no public comment.

**Project Presentations**

**Fairbanks Museum Historic Renovation, St. Johnsbury - Fairbanks Museum, Inc.  
2020-035-001**

The Fairbanks Museum is requesting \$87,500 in VHCB funds. Karen Freeman from VHCB presented the project. She explained that the museum is requesting funding to restore and improve significant exterior historic features of the building and help make the building resilient to climate change and increased precipitation. Adam Kane from the Fairbanks Museum explained the museum is located near the middle of the St. Johnsbury Main Street historic district. The National Register-listed building is a defining element of the streetscape. The modern day mission of the Museum is to “inspire wonder, curiosity and responsibility for the natural world.” The mission is accomplished through general visitation (+/- 30,000 year), school student visits (+/- 12,000 year), the Lyman Spitzer Jr. Planetarium, STEM Lab, Butterfly House and a well-respected weather center which broadcasts through Vermont Public Radio

He also explained that last August the Fairbanks Museum was awarded a \$363,000 grant from the US Economic Development Administration to improve public outside spaces and access, including a playground for preschoolers and a new ADA compliant parking lot. This past month, the Fairbanks Museum was selected to receive a \$350,000 Northern Borders Regional Commission grant to assist with the construction of a Science Annex, a three story, 6,080 square foot addition onto the back of the Fairbanks Museum's existing building. The \$2.25 million project will house classroom and exhibit space, a stair tower, elevator, and ADA compliant restrooms. The Museum has raised close to 60% of the funds needed with construction slated to begin next spring. For the current restoration project, the organization was one of 42 recipients nationwide to receive a Save America's Treasures grant from the National Park Service, a matching funding source that supports the preservation of nationally significant historic properties and collections. Emily Wadhams congratulated them on the grant awards they have received, particularly the Save America's Treasures grant.

### **M. Farrow Farm Retirement, Morgan – Vermont Department of Fish & Wildlife 2016-095-001**

The Vermont Department of Fish and Wildlife (DF&W) is requesting a \$250,000 grant to help fund the fee acquisition and restoration of 163 acres of farmland in Morgan, in the Memphremagog watershed, just north of Lake Seymour. Nancy Everhart presented the project and Pete Emerson from Fish & Wildlife added additional information. Pete explained that the acquisition is a priority for the VFWD Fisheries Division as the stream that traverses the property has historically been the primary tributary for Rainbow Smelt, Landlocked Atlantic Salmon and Brown Trout spawning and nursery waters. The owners of this former dairy, Mike and Melanie Farrow, sold their herd a year or so ago, but have continued to lease the land and buildings to another dairy farm. Now they are ready to sell their Morgan property (while retaining the house and land they own in Holland). Nancy explained that the property has been difficult to farm and it has been important to get the cows off the land to help water quality issues.

DF&W, in collaboration with the Agency of Agriculture and other partners, plans to remove the buildings (barn and manure pit), and restore the riparian area. Pete added that the Fisheries Division has received federal funding through the Great Lakes Fisheries Commission that it will use to leverage VHCB's funds, both for the acquisition, and the restoration costs associated with the project. The land is already a popular place for wildlife-based recreation (hunting and fishing), which will be improved and made permanently accessible. A VAST trail also crosses the property, and DF&W will continue this use and work with VAST to improve the trail's stream crossing on the parcel. The primary goal of this project is to improve water quality in the Lake Memphremagog Basin, while also improving wildlife habitat and public access. Ben Gabos from VAAFV also attended and added that they hope to involve NRCS for funding to decommission the manure pit.

Billy Coster asked if this property would be part of a Wildlife Management Area and Pete explained that it actually would be managed as a Streambank Management Area. David Marvin asked about the sugar bush and why DF&W would not allow for its continued use. Peter Emerson explained that DF&W prefers not to lease for sugaring, based on a belief that it is better for wildlife – and that the Farrow's are willing to remove the tap lines, because they are looking to expand their sugaring operation on other lands. Tom Yahn asked about the fishing access and Pete explained that it will be advertised and parking will be added.

**Clifford II, Starksboro – Vermont Land Trust  
2017-005-002**

Vermont Land Trust is requesting a \$513,000 in VHCB funding. Ethan Parke presented the project and explaining that the Cliffords conserved 190 acres (all their land on the west side of Route 116) in 2019, with VHCB funding. Now they'd like to conserve the land on the east side of the highway. The Cliffords have no immediate plans to stop farming, but wanted to conserve the farm ahead of retirement.

Al Karnatz from Vermont Land Trust also attended the meeting and talked about the farm. It is a conventional dairy, medium farm operation (MFO) with 235 cows and 200 young stock. The infrastructure is within the already conserved west side. The Cliffords grow crops on over 450 acres, 175 of which they own between the two parcels. The remaining owned acreage is forestland. The easement on Clifford II will include water quality protections on wooded streams that are tributaries of Lewis Creek.

Gus commented that the Clifford family have been mainstays of the dairy industry in Vermont for decades. Neil asked if VLT would hold the easement and Al explained that VHCB and VLT will be co-holders.

**Auclair B & C, South Burlington – Vermont Land Trust  
2018-057-002 & 2018-057-003**

Vermont Land Trust is requesting \$923,000 in VHCB funding for Auclair B and \$289,000 in funding for Auclair C. Nancy presented the project with Al Karnatz from VLT. VHCB and VLT helped Bread & Butter Farm (now owned solely by Corie Pierce) purchase her first farmland in 2012, when we funded the sale of development rights on the former Leduc farm in South Burlington. Then two years ago, we funded an easement on Auclair Parcel A, owned by VLT and rented to Bread & Butter Farm. These two parcels – Auclair B and C – are the final stage of this complicated and challenging project. Nancy explained that the federal money has been secured and the deadline for closing is March of 2021. There is a lot of leverage in Parcel B with a large investment from the city of South Burlington. Al Karnatz introduced Paul Connor, Director of Planning and Zoning, for the City of South Burlington. Paul explained that this project is tremendously exciting for the city. There is a total 380 acres conserved with all three parcels in the city of South Burlington. This is one of the largest commitments of funding to land conservation ever by the city. Ian McSweeney, the Executive Director of the Agrarian Trust, spoke about their model of conservation. He explained that the Agrarian Trust is national non-profit with a mission to support land access for next generation farmers. They have developed a new model of land tenure, based in part on the community land trust model, which allows land to be owned separately from infrastructure.

Ian explained that VT Agrarian Commons, a subsidiary, non-profit land-holding entity of Agrarian Trust, was just formed in May, with the goal of acquiring and owning the former Auclair lands (including parcel A). VT Agrarian Commons will then lease the land to Bread & Butter farm (and/or to individual farmers or farm enterprises), with affordable 99 year terms. The commitment by VT Agrarian Commons to raise funds to help purchase the conserved Auclair parcels will remove this financial burden from Bread & Butter Farm (or another farm enterprise). Instead of incurring significant debt to acquire the land, the farm can enter the 99-year lease agreement, and focus capital

on needed infrastructure investments, and on growing their business. Affordable housing for Bread and Butter's owner and staff has been a significant challenge. The farmers hope that the Agrarian Commons model will provide more flexibility in their quest to secure affordable housing for themselves on or nearby the farm.

Brandon Bless, from Bread & Butter Farm, talked about the farm operation. It has grown and evolved over the years (with periodic business planning support from VHCB's Viability program) into a thriving, community-focused, highly visible farm near Vermont's largest population center. The farm sells CSA shares, raises grass-fed beef, and has a farm store and café, and various educational programs. Prior to COVID-19, the farm also hosted an extremely popular weekly burger night. The farm employs about five people full-time year-round, with up to another 30 during the growing season.

Diane Bothfeld asked about the City's transfer of development rights (TDR) program and legal status. Paul explained that the Supreme Court upheld the city's TDR program. She asked if the easement and the TDRs would coexist – or if the easement would extinguish them – and if the former, would that be double-dipping? Paul and AI explained that the TDRs will not be impacted by the easement, and that the ones that remained on Parcel A and C had been optioned to Parcel B. Nancy added that the appraisal took the TDRs into account, and did not give them that much value – and that the appraisal would be reviewed and approved by a qualified review appraiser.

Billy asked if farmers gain equity under the Agrarian model and Ian explained that they could in several ways, including in buildings and other infrastructure, and in the business. Tom asked about the model and how farmers work out issues. Ian explained that Bread and Butter Farm will have a primary lease with the Trust and will sublease out to other farmers. Farmer members will also comprise one-third of the VT Agrarian Commons Board.

Diane asked about farm labor housing issues and progress on making future housing more affordable. Nancy explained that on Parcel A, owned by VLT with an easement held by VHCB, a future house will be allowed to be owned separately from the land – and plan to use this same approach on Parcels B & C. VHCB is working on getting agreement from NRCS on this provision. Jacob Israelow, from Dirt Capital Partners, representing the owners of the properties, also spoke briefly about their involvement in these projects. Kate asked about transportation and potential bike/walking paths as the project develops. Is there any work under way to connect this project to the larger community through bike paths and lanes? Paul talked about the city's financial commitment to bike paths including recently passing the Penny for Paths Program.

There was discussion about the ownership model with the Agrarian Trust. Neil asked about the easement and Nancy explained that VLT and VHCB would co-hold it. Agrarian Commons and the farmer lessees are both responsible for compliance with the easement – and the lease will reference and require easement compliance. Neil also wondered what would happen at the end of the 99-year lease. Ian explained that it would probably be renewed for another comparable timeframe; the lease can also be transferred and sold. There was a discussion about debt; while VT Agrarian Commons intends to raise funds for the entire purchase price (based on the appraised after value), the model does allow financing up to 20%. Ian explained that Agrarian Trust is raising funds nationally, and will support the VT Agrarian Commons in their local fundraising effort. Emily asked about the

exclusion on Parcel B. Dirt Capital owns that as part of the larger parcel, and needs to recoup their investment. Al explained that the ultimate use for the exclusion is still being discussed; the City of South Burlington may want that parcel for public recreation; it is possible it could be sold and then developed.

**Dodd Farm, Sheldon – Vermont Land Trust  
2019-034-001**

Vermont Land Trust is requesting \$363,000 in VHCB funding. Ethan presented the project with Al Karnatz from VLT. The Dodd brothers run a conventional dairy, medium farm operation (MFO) with 330 cows and 200 young stock. This is their first conservation project. It involves conserving 165 acres of bare land with 80 acres of high quality tillage and 1,600 feet of frontage on the Mississquoi River. This will be a phased project. Al explained that the purchase and sale agreement was signed in March and they have waited patiently for the project to come to the board. Phase 2 will come before the board at some point soon.

The project will help the Dodds reduce debt retirement payments and improve net income during a time when dairy farmers are experiencing low milk prices. The easement on the Dodd farm will include wetland protection zones, a 50-foot riparian buffer along the Mississquoi, and a large area of archeology protection zones, protecting ancient Native American sites.

Diane commented that the Agency is working with the Dodds on several water quality issues. Billy was satisfied with some of the surface water protections included in the project, but wondered about other streams on the map that were not protected. Al explained that these other blue line streams had not come up as areas of concern – they may be ditches, or intermittent.

**Roaring Brook WMA, Vernon – Vermont Department of Fish and Wildlife  
2021-051-001**

The Vermont Department of Fish and Wildlife is requesting \$156,250 in VHCB funding. Bill Dell’Isola presented the project with Jane Lazorchak from F&W. He explained that this project supports the addition of three parcels, involving 446 acres to the 1,460 acres Roaring Brook Wildlife Management Area (RBWMA). The project serves to significantly improve public access to the WMA, conserve habitat for two federally listed species and more than a dozen rare and state listed species. It also facilitates state match requirements for a U.S. Fish and Wildlife Service Recovery Land Acquisition Grant to support recovery of the federally listed northern long-eared bat. Jane explained that the \$403,000 in federal funds secured by VTFWD will be lost if it is not met with the necessary match of \$313,000 by the end of 2020. Bill pointed out that originally VTFWD came to VHCB with an ask of \$200,000 to support the project. During project development with VHCB, VTFWD was able to access \$43,750 of additional State Duck Stamp Funds and reduce their request from VHCB to \$156,250. The Weinstein parcel was the focus of VTFWD’s Federal Grant (awarded in 2018). Since receiving the Federal Grant, VTFWD pursued the acquisition of the Peterman and Skibniowsky parcels to enhance the project and leverage the federal funds further.

Bill explained that the uses for the parcels and RBWMA include sustainable recreational activities, including, but not limited to, hunting, fishing, trapping, and other dispersed pedestrian recreation such as hiking, birdwatching, and wildlife viewing, in addition to habitat and species management, and

protection of biodiversity and natural communities. A VAST Trail also runs through a logging road on the Weinstein Parcel. A challenge for RBWMA has been the make-up of relatively disjointed parcels with unclear/poor legal access.

Acquisition of the 18-acre Peterman parcel secures public access and state forest management and is described as a critical inholding within the WMA. It was recently threatened by a heavy timber harvest, which would have greatly compromised habitat quality. The third parcel, Skibniowsky, protects 28 acres along the western edge of Lily Pond. The parcel is not contiguous with RBWMA but is a Natural Heritage Registry site (1987) because it is an example of an Outwash Plain natural community and has eight rare, threatened and state endangered plant and animal species associated with the community and site. The parcel has a high residential development threat. Jane updated the board that the Town of Vernon Select board gave the project its full support last night.

### **CRF Update**

Martin updated the board on the CRF housing projects. Things are moving ahead for most of the projects. Three closings have occurred with another four closings in the pipeline. Once these projects close, \$20 million will be out the door. There will be a special Board Meeting on September 30th to consider three additional projects. Martin noted that it has been a heroic statewide effort to make these projects happen. He noted the Agency of Human Services' good work, as well as, our nonprofit partners work on projects around the state. Gus added that we are continuing to deal with permitting issues and there has been a lot of support from local communities in dealing with these issues. Maura asked if any projects in Central Vermont had been identified. Martin explained that no permanent housing projects have been identified in Central Vermont or the Upper Valley that can be completed within the tight timeline connected with the CRF funds. Efforts to meet the need in these areas will continue and we may see requests for non-CRF funds in the future.

Gus spoke briefly about the Viability's COVID Rapid-Response program for business coaching for farms, food and forest businesses. Calls for assistance have increased throughout the summer. The focus has been on: 1) helping businesses navigate applications for a variety of federal and state relief programs; 2) helping businesses pivot to new markets as the economy has changed; and 3) providing access to support mechanisms such as mediation to help manage through very difficult circumstances.

Tom asked if we are seeing any increase in homelessness due to COVID stresses with Congress not acting on further funding. There has been a lot of interest in the statewide programs that were funded with CRF money to assist with rental and mortgage payments.

### **Conservation Issues Committee Report (Farmland Conservation Project Funding caps; Landowner Stewardship Contribution for Farm Projects; Retro OPAV Policy Revisions)**

Karen thanked David for leading the Conservation Issues Committee meeting in August and told the board that the committee vetted changes to the farmland conservation guiding documents being considered today. The group also discussed revisions to the Outdoor Recreation policy which staff intends to bring to the full board in December. Nancy explained that the committee voted to bring these proposed ag policy changes to the full board. They decided to increase the project funding caps, which haven't changed in the past 10 years. They also looked at the impact of the landowner contribution to the stewardship endowment and have decided to drop that requirement. Mark Martin

talked about the revisions to the Retro OPAV policy. Billy talked briefly about the expectation of exceptional resources when exceeding the caps.

David moved the recommended resolution to accept the changes to the VHCB Conservation Agricultural Lands Policy, regarding per acre and per project caps, as depicted on the attached, revised draft of the policy and the Retro OPAV Policy revisions. Diane seconded the motion.

Roll Call:

Neil Mickenberg - Yes

Emily Wadhams - Yes

Maura Collins - Yes

Billy Coster - Yes

Alison Harte - Yes

David Marvin - Yes

Kate McCarthy – Yes

Diane Bothfeld - Yes

### **Staff Report/Legislative Update**

Gus gave updates on his staff report. He thanked the staff for all of their hard work over the past several months. Both the Housing and Viability staff have been hard at work on CRF projects and as Martin reported projects are beginning to close.

He also thanked to Jen for her legislative work. If passed in its current form, the budget will result in more state funding for VHCB than we received last year. The Full House approved their version of the FY21 budget last Friday. It includes a 3% reduction in the amount appropriated to VHCB in FY21, which is consistent with most state agencies. When combined with a \$2 M increase we received in the capital bill, the total is \$1.176 M more than in FY20. Meanwhile, the Senate Appropriations Committee has been reviewing the House version of the budget. Also on Friday, it agreed to concur with the House on VHCB's base funding. The House added \$4 million in additional CRF funds. Based on an update he provided on what is possible to do by the end of the year, the Senate reduced that amount to \$2.25 million.

He thanked Nancy for her many years of service and her outstanding contribution to the State of Vermont as evidenced by the acres conserved during her time at VHCB and many other advances. The board thanked her for her service.

### **Authorization for Signer of Legal Documents**

Diane made a motion to approve the motion to give authority to Jennifer Hollar to sign grant agreements, commitment letters, and legal documents. Emily seconded the motion. All voted in favor of the motion.

Roll Call:

Neil Mickenberg - Yes

Emily Wadhams - Yes

Maura Collins - Yes

Billy Coster - Yes

Alison Harte - Yes

David Marvin - Yes  
Kate McCarthy – Yes  
Diane Bothfeld – Yes  
Tom Yahn - Yes

### **Financial Update**

Anne Duffy provided updates to her financial report. Finance staff are closing out FY 20 and will soon be reviewing the FY 21 budget. Once the audit has been complete, work will also begin on the FY 22 budget. The auditors on working on their final stage of field work this week and draft audit reports should be available for staff review in mid-October. Much thanks go to Kathy Barrows for her exceptional work with the auditors. There will be finance committee meeting in October. David asked if staff being challenged by internet connectivity. Anne reported while all staff have internet some have had periodic challenges with both internet and cell phone service.

### **Minutes**

Alison moved approval of the minutes of the August 6, 2020 Board Meeting. Maura seconded the motion. There was no discussion.

#### Roll Call:

Neil Mickenberg - Yes  
Emily Wadhams - Yes  
Maura Collins - Yes  
Billy Coster - Yes  
Alison Harte - Yes  
David Marvin - Yes  
Tom Yahn – Yes  
Kate McCarthy – Yes  
Diane Bothfeld - Yes

### **Consent Agenda**

David made the motion to approve the Consent Agenda. Emily seconded the motion. All voted in favor of the motion.

The Consent Agenda consisted of:

- 1) North Branch Cascades, Worcester (2021-044-001)
- 2) Lamoille River Access, Cambridge (2020-083-001)
- 3) Milton Mobile Home Park, Milton (2016-045-001)

#### Roll Call

Alison – yes  
Maura – yes  
Billy – yes  
David – yes  
Emily – yes  
Tom – yes  
Neil – yes

Diane - yes  
Kate - yes

**Policy Issues:**

Maura asked about the board’s new decommitment policy. After the decommitment of money on Lincoln Place project, she wondered under what circumstances the board would have an opportunity to weigh in on this type of change in funding. Gus explained that there are times when projects change substantially and the level of funding can be affected in those situations. He said he’d follow up with Maura on the details of when decommitments are considered by the Board.

**Deliberations:**

**Conservation Projects**

**Projects**

<b>Fairbanks Museum Historic Renovation</b>	<b>2020-035-001</b>
<b>M. Farrow Farm Retirement</b>	<b>2016-095-001</b>
<b>Clifford II</b>	<b>2017-005-002</b>
<b>Auclair B</b>	<b>2018-057-002</b>
<b>Auclair C</b>	<b>2018-057-003</b>
<b>Dodd Farm</b>	<b>2019-034-001</b>
<b>Roaring Brook WMA</b>	<b>2021-051-001</b>

Emily made a motion to approve the resolutions as a block with the addition of the new special conditions to Auclair B & C. Kate seconded the motion. Billy asked about the Dodd Farm and the Ag Agency’s corrective action. He proposed adding a special condition to the resolution. There was a brief discussion of the Agrarian Trust model and the Auclair projects. Gus talked about John Ewing’s wish that this land be conserved. Emily amended her motion to include the Dodd Farm special condition and Kate seconded the amended motion.

The Special Conditions added to Auclair B & C project resolutions:

- Prior to closing, Grantee will share a copy of the proposed template lease between VT Agrarian Commons and a farm operation, for VHCB staff review and approval.
- Prior to closing, VT Agrarian Commons will report on progress toward meeting its fundraising goal in order to purchase the multiple former Auclair properties, as well as its plan for long-term financial and organizational sustainability.
- Grantee will submit a signed Purchase and Sales Agreement (PSA) for the easement by October 16, 2020. VHCB will not execute a Grant Agreement for this project until receiving the fully executed PSA.

The Special Condition added to the Dodd Farm resolution:

- Prior to closing, VAAFAM will conduct an inspection of the Dodd farm and will report to VHCB and ANR on the farm’s progress toward meeting its approved enforcement plan.

**Roll Call**

Alison – yes

Maura – yes

Billy – yes – abstained from Roaring Brook WMA & M. Farrow Farm Retirement

David – yes

Emily – yes

Tom – yes

Neil – yes

Diane - yes

Kate - yes

**Other Business**

The Board thanked the staff for their hard work over the past several months. Maura asked for a retreat preview and Gus explained that board members would receive more information about the retreat in the next week.

The meeting adjourned at 11:54 pm.

Respectfully submitted,

Marcy Christian

**Resolutions**

**Fairbanks Museum Restoration**

**Fairbanks Museum & Planetarium, Inc.,  
2020-035-001**

**Resolution:**

To score this project "9" for need, "9" for impact, and "10" for quality and to award the Fairbanks Museum & Planetarium, Inc. a grant of up to Eighty Thousand Dollars (\$80,000) for exterior restoration of the Fairbanks Museum & Planetarium building in St. Johnsbury, Caledonia County. The primary purpose of the award is historic preservation.

This award is subject to the following restrictions and conditions:

**VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB.
2. Prior to disbursement of VHCB funds, Grantee shall execute and record in the Town of St. Johnsbury Land Records an historic preservation easement to be co-held by VHCB and the Preservation Trust of Vermont and prepared by VHCB staff. The historic preservation easement will cover the exterior facades and significant interior features of the building and of the setting.
3. The restoration and rehabilitation of the historic building, changes to the setting and rear addition shall meet the Secretary of the Interior's Standards for Rehabilitation. Grantee will provide VHCB staff with periodic updated project plans during the period from board award to execution and recording of the historic preservation easement.
4. Prior to disbursement of VHCB funds, the Grantee will submit for VHCB staff review a preliminary inventory of future capital needs for the building and budget for ongoing maintenance.

This project is subject to all applicable Standard VHCB Conditions for Nonprofit and Municipal Conservation Projects and VHCB Standard Conditions for Historic Preservation Projects.

**Fairbanks Museum Restoration  
Preservation Trust of Vermont  
2020-035-002**

**Resolution:**

To award the Preservation Trust of Vermont a grant of Seven Thousand Five Hundred Dollars (\$7,500), consisting of \$6,000 for historic preservation easement stewardship endowment and \$1,500 for preparation of the baseline documentation report for the Broad Brook Community Center in Guilford, Windham County. The primary purpose of the award is historic preservation.

**VHCB Special Condition:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB.

This award is subject to all applicable Standard VHCB Conditions for Historic Preservation Projects.

**Vermont Department of Fish and Wildlife  
Farrow Farm Retirement  
2016-095-001**

**Resolution:**

To score the application 9 for need, 9 for impact and 9 for quality, and to award the Vermont Department of Fish and Wildlife a VHCB grant in the amount of up to Two Hundred and Fifty Thousand, Dollars (\$250,000), all for acquisition, to take this farmland out of production, restore riparian areas, and manage it as a Riparian Lands Management Unit. This project involves property known as the Farrow farm, located in the Town of Morgan, and includes approximately 163 acres. The primary purposes of the award are natural area protection and water quality improvement, and the secondary purpose is public outdoor recreation.

This award is subject to the following conditions:

**VHCB Special Conditions:**

1. Prior to disbursement, the agricultural infrastructure on the property will be removed or a plan for its removal will be completed, to the satisfaction of Vermont DF&W, VAAFMM and VHCB staff.
2. Prior to disbursement, a survey of the property will be completed. Any increase in acreage will not impact the purchase price of the property.
3. At the time of disbursement, title to the property shall be conveyed to the Vermont Department of Fish and Wildlife.
4. The property shall be subject to a conservation easement drafted by VHCB staff, and co-held by VHCB and The Nature Conservancy, that includes water quality protection as a primary purpose.
5. At the time of disbursement, an interim management plan shall be prepared for the property, that includes a plan for restoring riparian areas and floodplain forest, and managing recreational use while promoting water quality, natural area protection and wildlife habitat.

Standard Conditions - This award is also subject to VHCB Standard Conditions for ANR Projects.

**Milton Mobile Home Park ♦ Milton, Vermont**

**Milton Mobile Home Cooperative, Inc**  
**2016-045**

**Resolution:**

To score the application “9” for need, “9” for impact and “8” for quality, and to award Milton Mobile Home Cooperative Inc. (the "Developer") a supplemental award of VHCB funds in the amount of up to fifty thousand dollars (\$50,000) for construction and related expenses.

On September 20, 2018, the VHCB Board made an award of four hundred sixty-one thousand one hundred seven dollars (\$461,107) in VHCB funds.

Combined with the current request, the total proposed award is five hundred eleven thousand one hundred seven dollars (\$511,107) in VHCB funds.

This project involves property located at 7 Kapica Lane in Milton and consists of a total of 100 mobile home lots.

The conditions set forth in this resolution supersede and replace the previous conditions set forth in the prior resolutions approved on 9/20/2018 and incorporate the following changes: Adding an additional Special Condition #1.

This award is subject to the following restrictions and conditions:

Affordability and Conveyance Restrictions:

Developer shall execute a VHCB Housing Subsidy Covenant of perpetual duration that restricts twenty-six (26) units, which will be prepared by VHCB counsel and will contain restrictions substantially as follows:

VHCB

The owner of the property shall maintain an income mix of twenty-six (26) households with incomes less than or equal to 80% of median income. In addition, the owner shall make every reasonable effort to ensure that housing on the property remains affordable to households with incomes less than or equal to 80% of median. In addition, Developer shall make every reasonable effort to ensure that the annualized rents for all units are "affordable" to the occupying households, as described further in section 7 of the VHCB Housing Subsidy Covenant. Any conveyance of the property shall require the prior written consent of VHCB, which consent shall not be unreasonably withheld if the proposed transferee is an eligible applicant to receive funds from VHCB.

Special VHCB Conditions:

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board

reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB.

2. Grantee must either have refinanced their existing long-term financing for the park approved by VHCB, or have a final commitment from a lender with contingency conditions met prior to closing on VHCB funds.
3. Grantee will survey all current residents on their income and household size prior to closing on VHCB funds and will demonstrate that there are sufficient income-qualified households for a VHCB award.
4. Prior to closing, Grantee will submit a plan for completing the work on the ravine that affects individual homes. The plan will detail when the expected work will occur and the process for reserving and identifying those funds in the replacement reserve.
5. Grantee agrees to complete work on the ravine that affects the six homes most impacted by erosion within five years of project completion and complete all the work on the ravine within ten years of project completion. The promissory note will state that 50% of the loan will be converted to a grant when the first work on the ravine is completed to VHCB's satisfaction. The remainder of the loan can be converted to a grant when all the work on the ravine is completed to VHCB's satisfaction.
6. Grantee agrees to sign a regulatory agreement with VHCB that requires the park to submit annual operating budgets for review and replacement reserve contributions and balances to VHCB for review and approval.
7. Prior to closing, Grantee will explore adding a community member to their board of directors.

This award is also subject to Standard VHCB Conditions for Mobile Home Parks.

### **Authorized Signer of Legal Documents**

#### **Resolution**

The Board gives authority to Jennifer Hollar to sign grant agreements, commitment letters, and legal documents.

### **Roaring Brook WMA Vermont Department of Fish and Wildlife #2021-051-001**

#### **Resolution:**

To score the application 9 for need, 9 for impact, and 9 for quality, and to award Vermont Fish and Wildlife (the "Grantee") a VHCB grant in the amount of up to one hundred and fifty six thousand two hundred and fifty dollars (\$156,250), consisting of up to \$156,250 for fee title acquisition of the Weinstein, Peterman and Skibniowsky parcels. This project involves three parcels that expand the Roaring Brook WMA in Vernon, Windham County, and includes approximately 446 acres. The primary purpose of the award is protection of natural and public resources of statewide significance.

This award is subject to the following conditions:

#### **VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in the Quarter 1 budget of FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB.
2. A conservation easement acceptable to VHCB shall be conveyed at the time of disbursement.
  - a. All three parcels shall be subject to a conservation easement drafted by VHCB. The easement(s) will be sole held by VHCB, with VHCB as the primary conservation easement steward. Prior to disbursement, all three tracts of property will be conveyed to the Vermont Fish and Wildlife Department. Simultaneous with disbursement, the Vermont Fish and Wildlife Department will convey one conservation easement, covering all three tracts to VHCB.
  - b. The conservation easement must include provisions to protect habitat for northern long-eared bat and northeastern bulrush, wetland and water resources, and white-tailed deer winter habitat.
3. AT the time of disbursement, a baseline document report shall be prepared for the property by Vermont Fish and Wildlife Department.

This project is also subject to all applicable Standard VHCB Conditions for Nonprofit and Municipal Conservation Projects.

**Vermont Land Trust  
Clifford II Farm  
#2017-005-002**

**Resolution:**

To score the project 8 for need, 9 for impact, and 9 for quality and to award the Vermont Land Trust (the "Grantee") a VHCB grant in the amount of up to Five Hundred Thirteen Thousand Dollars (\$513,000), including up to \$500,000 for acquisition of development rights, conservation restrictions, and option to purchase at agricultural value, up to \$4,000 for associated costs, and up to \$9,000 for stewardship endowment. This project involves property known as the Clifford II Farm located in Starksboro, Addison County and includes approximately 302.5 acres.

This award is subject to the following conditions:

**VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB. This award is also contingent on VHCB executing a contract with NRCS for at least half of the appraised easement value (one half of \$515,000 being \$257,500).

2. The easement may exclude a house on 2 acres and a 14-acre woodlot in Hinesburg, both as depicted in the application. Prior to closing, a survey of the excluded parcel(s), or of the property to be protected, will be completed and submitted to VHCB if required by NRCS. If the survey is of the protected property, VHCB will contribute up to \$3,000 toward the cost, consistent with VHCB's Land Survey Standards for Farm Projects.
3. The easement shall include:
  - a. one farmstead complex, including the existing farmhouse, which may be converted to a duplex;
  - b. sole discretion farm labor housing right;
  - c. standard camp clause, recognizing the existing camp and/or leanto, which will be documented in the BDR;
  - d. impervious surface allowance to 5 percent;
  - e. the right to convey a future right-of-way over the protected property to access the noncontiguous property in Hinesburg;
  - f. riparian buffer zones protecting all the land within 50 feet of the top of the bank of the Lewis Creek tributaries as depicted in the application.
4. Since VHCB plans to use federal funds from the Natural Resources Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP/Agricultural Lands Easement) for a portion of the cost of this project, the following NRCS conditions are included to encourage the sustainable management of soil resources on the farm, to protect water quality, and to comply with NRCS requirements. Prior to disbursement of VHCB funds:
  - a. NRCS state office staff will verify that the landowners are eligible to receive ALE funds and are in compliance with Highly Erodible Land and Wetland requirements;
  - b. NRCS state office staff will conduct a hazardous materials review of the project;
  - c. NRCS staff will write an HEL plan, if required, to be signed by NRCS and the landowner prior to closing;
  - d. The landowners will sign a Grant of Development Rights and Conservation Restrictions which includes the objective of encouraging sustainable management of soil resources on the farm, requires that highly erodible cropland be managed in accordance with an HEL Conservation Plan approved by NRCS and gives the United States certain rights to enforce if VHCB does not.

Standard Conditions: This award is also subject to VHCB Standard Conditions for Farm Projects.

**Vermont Land Trust  
Auclair Parcel B  
#2018-057-002**

**Resolution:**

To score the application 9 for need, 9 for impact, and 8 for quality and to award the Vermont Land Trust (the "Grantee") a VHCB grant in the amount of up to Nine Hundred Twenty-Three Thousand Dollars (\$923,000) consisting of \$910,000 for acquisition of development rights, conservation restrictions, and option to purchase at agricultural value, \$9,000 for stewardship endowment, and \$4,000 for associated costs. This project involves property known as the Auclair Parcel B property, located in South Burlington, Chittenden County and includes approximately 112 acres.

This award is subject to the following conditions:

**VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB.
2. Prior to or simultaneous with closing, a buyer associated with Bread & Butter farm and/or Vermont Agrarian Commons, which is eligible to receive NRCS ALE funding, will purchase the property. The ultimate intended owner of the property is the Vermont Agrarian Commons, with a long-term lease to Bread & Butter farm and/or other agricultural producers.
3. The project acreage may be reduced by up to 3 acres, so that the City of South Burlington can ultimately acquire that land for future public recreation purposes. Any changes to the configuration will be reflected in an updated easement value that supports the ultimate easement acquisition.
4. Prior to closing, the appraisal, updated to reflect any configuration changes, will be reviewed and approved by a qualified NRCS review appraiser, to be commissioned by VHCB.
5. The easement will include the following provisions:
  - a. sole discretion farm labor housing right;
  - b. up to 3 house rights, which could be owned separately from the protected property, subject to NRCS review and agreement; all housing to be located in a designated farmstead complex
  - c. standard cabin clause (on non-ag land, not in a wetland or riparian area)
  - d. two farmstead complexes, approximately as depicted on the application map.
6. The easement shall include a wetlands protection zone, approximately as depicted on the application map and reviewed and approved by VHCB staff.
7. The easement may include an impervious surface limit of up to 7%, with NRCS written approval.
8. The easement will include a separately assignable public access trail right, in a location agreed to by the farm buyer, the City of South Burlington, and VLT, and reviewed and approved by VHCB staff.
9. Grantee, Agrarian Trust and VHCB will continue to explore easement language for housing that allows the house to be owned separately from the protected land. Any such non-standard easement language will be shared and discussed with NRCS prior to closing, to ensure that such language complies with the ALE statute and rules.
10. The easement may exclude 5 acres on the north end of the property.

11. Prior to closing, a survey of the excluded parcel(s), or of the property to be protected, will be completed and submitted to VHCB, if required by NRCS. If the survey is of the protected property, VHCB will contribute up to \$3,000 toward the cost, consistent with VHCB's Land Survey Standards for Farm Projects.
12. Since VHCB plans to use federal funds from the Natural Resources Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP/Agricultural Lands Easement) for a portion of the cost of this project, the following NRCS conditions are included to encourage the sustainable management of soil resources on the farm, to protect water quality, and to comply with NRCS requirements. Prior to disbursement of VHCB funds:
  - a. NRCS state office staff will verify that the landowners are eligible to receive ALE funds and are in compliance with Highly Erodible Land and Wetland requirements;
  - b. NRCS state office staff will conduct a hazardous materials review of the project;
  - c. NRCS staff will write an HEL plan, if required, to be signed by NRCS and the landowner prior to closing;
  - d. The landowners will sign a Grant of Development Rights and Conservation Restrictions which includes the objective of encouraging sustainable management of soil resources on the farm, requires that highly erodible cropland be managed in accordance with an HEL Conservation Plan approved by NRCS and gives the United States certain rights to enforce if VHCB does not.
13. Prior to closing, Grantee will share a copy of the proposed template lease between VT Agrarian Commons and a farm operation, for VHCB staff review and approval.
14. Prior to closing, VT Agrarian Commons will report on progress toward meeting its fundraising goal in order to purchase the multiple former Auclair properties, as well as its plan for long-term financial and organizational sustainability.
15. Grantee will submit a signed Purchase and Sales Agreement (PSA) for the easement by October 16, 2020. VHCB will not execute a Grant Agreement for this project until receiving the fully executed PSA.

Standard Conditions: This award is also subject to VHCB Standard Conditions for Farm Projects.

**Vermont Land Trust  
Auclair Parcel C  
#2018-057-003**

**Resolution:**

To score the application 9 for need, 9 for impact, and 8 for quality and to award the Vermont Land Trust (the "Grantee") a VHCB grant in the amount of up to Two Hundred Eighty-Nine Thousand Dollars (\$289,000) consisting of \$276,000 for acquisition of development rights, conservation restrictions, and option to purchase at agricultural value, \$9,000 for stewardship endowment, and \$4,000 for associated costs. This project involves property known as the Auclair Parcel C property, located in South Burlington, Chittenden County and includes approximately 67 acres.

This award is subject to the following conditions:

### **VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB. This award is contingent on VHCB executing a contract with NRCS for half of the appraised easement value (which is \$138,000 as of the Sept. 16, 2020 Board meeting date.)
2. Prior to or simultaneous with closing, a buyer associated with Bread & Butter farm and/or Vermont Agrarian Commons, which is eligible to receive NRCS ALE funding, will purchase the property. The ultimate intended owner of the property is the Vermont Agrarian Commons, with a long-term lease to Bread & Butter farm and/or other agricultural producers.
3. Prior to closing, a complete appraisal to NRCS ALE standards, updated to reflect any configuration changes, will be completed and shared with VHCB. VHCB staff will commission an appraisal technical review.
4. The easement will include the following provisions, all subject to review and approval by VHCB staff:
  - a. sole discretion farm labor housing right;
  - b. up to 3 house rights, which could be owned separately from the protected property, subject to NRCS review and agreement; all housing to be located in the designated farmstead complex
  - c. standard cabin clause (on non-ag land, not in a wetland or riparian area)
  - d. one farmstead complex, approximately as depicted on the application map.
5. The easement shall include a wetlands and ecological protection zone, and a wetlands/riparian protection zone, approximately as depicted on the application map and reviewed and approved by VHCB staff.
6. The easement will include a separately assignable public access trail right, in a location agreed to by the farm buyer, the City of South Burlington, and VLT, and reviewed and approved by VHCB staff.
7. The easement may include an impervious surface limit of up to 7%, with NRCS written approval.
8. Since VHCB plans to use federal funds from the Natural Resources Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP/Agricultural Lands Easement) for a portion of the cost of this project, the following NRCS conditions are included to encourage the sustainable management of soil resources on the farm, to protect water quality, and to comply with NRCS requirements. Prior to disbursement of VHCB funds:
  - a. NRCS state office staff will verify that the landowners are eligible to receive ALE funds and are in compliance with Highly Erodible Land and Wetland requirements;
  - b. NRCS state office staff will conduct a hazardous materials review of the project;
  - c. NRCS staff will write an HEL plan, if required, to be signed by NRCS and the landowner

- prior to closing;
- d. The landowners will sign a Grant of Development Rights and Conservation Restrictions which includes the objective of encouraging sustainable management of soil resources on the farm, requires that highly erodible cropland be managed in accordance with an HEL Conservation Plan approved by NRCS and gives the United States certain rights to enforce if VHCB does not.
9. Prior to closing, Grantee will share a copy of the proposed template lease between VT Agrarian Commons and a farm operation, for VHCB staff review and approval.
  10. Prior to closing, VT Agrarian Commons will report on progress toward meeting its fundraising goal in order to purchase the multiple former Auclair properties, as well as its plan for long-term financial and organizational sustainability.
  11. Grantee will submit a signed Purchase and Sales Agreement (PSA) for the easement by October 16, 2020. VHCB will not execute a Grant Agreement for this project until receiving the fully executed PSA.

Standard Conditions: This award is also subject to VHCB Standard Conditions for Farm Projects.

**Vermont Land Trust  
Dodd Farm  
#2019-034-001**

**Resolution:**

To score the project 8 for need, 9 for impact, and 9 for quality and to award the Vermont Land Trust (the "Grantee") a VHCB grant in the amount of up to Three Hundred Sixty-Three Thousand Dollars (\$363,000), including up to \$350,000 for acquisition of development rights, conservation restrictions, and option to purchase at agricultural value, up to \$4,000 for associated costs, and up to \$9,000 for stewardship endowment. This project involves property known as the Dodd Farm located in Sheldon, Franklin County and includes approximately 165 acres.

This award is subject to the following conditions:

**VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB. This award is also contingent on VHCB executing a contract with NRCS for at least half of the appraised easement value (one half of \$370,000 being \$185,000).
2. The easement shall include:
  - a. one farmstead complex;
  - b. sole discretion farm labor housing right;
  - c. standard camp clause;

- d. impervious surface allowance of 2% or greater, as approved by NRCS;
  - e. riparian buffer zones protecting all the land within 50 feet of the top of the bank of the Mississquoi River;
  - f. wetland protection zones as depicted in the application;
  - g. archeological protection zones as depicted in the application.
3. Prior to disbursement, Grantee shall demonstrate to VHCB staff satisfaction that the proposed farmstead complex can be legally and physically accessed without having an access road cross a proposed protection zone.
  4. Since VHCB plans to use federal funds from the Natural Resources Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP/Agricultural Lands Easement) for a portion of the cost of this project, the following NRCS conditions are included to encourage the sustainable management of soil resources on the farm, to protect water quality, and to comply with NRCS requirements. Prior to disbursement of VHCB funds:
    - a. NRCS state office staff will verify that the landowners are eligible to receive ALE funds and are in compliance with Highly Erodible Land and Wetland requirements;
    - b. NRCS state office staff will conduct a hazardous materials review of the project;
    - c. NRCS staff will write an HEL plan, if required, to be signed by NRCS and the landowner prior to closing;
    - d. The landowners will sign a Grant of Development Rights and Conservation Restrictions which includes the objective of encouraging sustainable management of soil resources on the farm, requires that highly erodible cropland be managed in accordance with an HEL Conservation Plan approved by NRCS and gives the United States certain rights to enforce if VHCB does not.
  5. Prior to closing, VAAFM will conduct an inspection of the Dodd farm and will report to VHCB and ANR on the farm's progress toward meeting its approved enforcement plan.

Standard Conditions: This award is also subject to VHCB Standard Conditions for Farm Projects.

**Cambridge Junction Lamoille River  
Community Access Project  
Vermont River Conservancy  
#2020-083-001**

**Resolution:**

To score the application 8 for need, 9 for impact, and 8 for quality, and to award Vermont River Conservancy (the "Grantee") a VHCB grant in the amount of up to twenty six thousand six hundred Dollars (\$26,600), consisting of up to \$18,600 for easement acquisition and up to \$8,000 for the Grantee's staff time and closing costs. This project involves property known as the Cambridge Junction Lamoille River Public Access, located in Jeffersonville, Lamoille County, and includes approximately 5.5 acres. The award's primary purpose is to protect public access and natural resources of tremendous local significance.

This award is subject to the following conditions:

**VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB.
2. The property shall be subject to a conservation easement drafted by VHCB and VRC. Once the property is purchased by VRC, it will be simultaneously conveyed to Vermont River Lands LLC and encumbered by the conservation easement. The easement will be co-held by VRC and VHCB, with VRC as the primary conservation easement steward.
3. Prior to disbursement, the conservation easement and all components shall be approved by VHCB. The conservation easement shall include:
  - a. Special Protection Zones bordering the Lamoille River and restoration areas.
  - b. A Management Plan that addresses the management of public access and parking/vehicular, uses, restoration practices, and efforts to protect water quality and natural resources;
4. Prior to disbursement, Grantee shall develop an interim management plan for the property that details the various uses, issues and management actions envisioned for the property. VHCB shall review and approve this plan prior to closing, but will not review and approve any potential management actions related to safety issues on the property.
5. Prior to disbursement, Vermont River Lands LLC shall demonstrate proof of liability insurance on the property in an amount satisfactory to VHCB staff.
6. Prior to disbursement, VHCB shall have reviewed all existing access, trail and right of way easements associated with the property.

This project is also subject to all applicable Standard VHCB Conditions for *Nonprofit and Municipal Conservation Projects*.

**North Branch Cascades  
North Branch of the Winooski River  
Co-held Public Access Easement  
Vermont River Conservancy  
#2021-044-001**

**Resolution:**

To score the application 9 for need, 9 for impact, and 10 for quality, and to award Vermont River Conservancy (the "Grantee") a VHCB grant in the amount of up to fifteen thousand five hundred Dollars (\$15,500), consisting of up to \$10,000 for stewardship endowment and up to \$5,500 for the Grantee's documentation and closing costs. This project involves property known as the North Branch Cascades Trail located in Worcester/Elmore, Washington/Lamoille County, and includes

approximately 72 acres. The primary purpose of the award is protection of and public access and natural resources of tremendous local significance.

This award is subject to the following conditions:

**VHCB Special Conditions:**

1. This award is contingent on VHCB receiving a minimum of \$13.3 million in FY2021 state appropriations. In the event that VHCB receives less than \$13.3 million, the VHCB Board reserves the right to decommit, retract, and/or reduce the award for this project. The disbursement of these funds is subject to the State of Vermont releasing these funds to VHCB.
2. The property shall be subject to a conservation easement drafted by VHCB and VRC. The easement will be co-held by VRC and VHCB, with VRC as the primary conservation easement steward.
3. Prior to disbursement, the conservation easement and all components shall be approved by VHCB. The conservation easement shall include:
  - a. A Management Plan that addresses the management of public access and parking/vehicular, uses, and efforts to protect water quality and natural resources.
4. Prior to disbursement, Grantee shall develop an interim management plan for the property that details the various uses, issues and management actions envisioned for the property. VHCB shall review and approve this plan prior to closing, but will not review and approve any potential management actions related to safety issues on the property.
5. Prior to disbursement, Vermont River Lands LLC shall demonstrate proof of liability insurance on the property in an amount satisfactory to VHCB staff.
6. Prior to disbursement, VHCB shall have reviewed all existing access, trail and right of way easements associated with the property.
7. Prior to disbursement, Vermont River Lands LLC must secure documentation of endorsement for the project by town officials from Worcester and Elmore.

This project is also subject to all applicable Standard VHCB Conditions for *Nonprofit and Municipal Conservation Projects*.

**Revisions to VHCB policy on caps for farm projects**

**Resolution:**

To adopt the changes to the VHCB Conservation of Agricultural Lands Policy, regarding per acre and per project caps, as depicted on the revised draft of the VHCB Conservation of Agricultural Lands Policy included in the Board packet.

## **Revisions to VHCB Retroactive OPAV Policy on Farms**

### **Resolution:**

To adopt the changes to the Retroactive OPAV policy as depicted on the revised draft of the Retroactive OPAV Policy included in the Board packet.