

Hale Westwood CR Task Force

Update to
Select Board



January 24, 2022

In 2019, Hale offered the Town the opportunity to participate, along with the Town of Dover and private donors, in the purchase of a Conservation Restriction on Hale's 1,100 acres of open space, over 500 of which are in Westwood.



Hale CR Task Force

Members:

John M. Hickey
Mitchell Katzman
Amy Keith
Marianne LeBlanc
Carol Lewis
Chris Pfaff
Joseph Previtera
Roger Christian
Patty Rockensies
Phil Shapiro
Andrew Walker
Jack Wiggin

Ex officio:

Christopher Coleman
Pam Dukeman
Nora Loughnane
Eric Arnold

Task Force charge:

1. familiarize itself with Hale's plans and its property,
2. review the present Hale Conservation Restriction (CR) Proposal,
3. discuss improvements and refinements intended to strengthen the proposal for the Westwood community,
4. liaise with the Dover Task Force, and
5. present its finding to the Westwood Select Board

A **conservation restriction** is a legally enforceable agreement whose purpose is to ensure **permanent protection** of land while allowing for limited uses consistent with the protection of land conservation values.

- Conserves land at far less expense than purchase and without assuming management and maintenance responsibilities
- Eliminates potential fiscal impact from future development of property



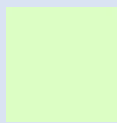
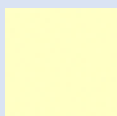
Map of Hale property

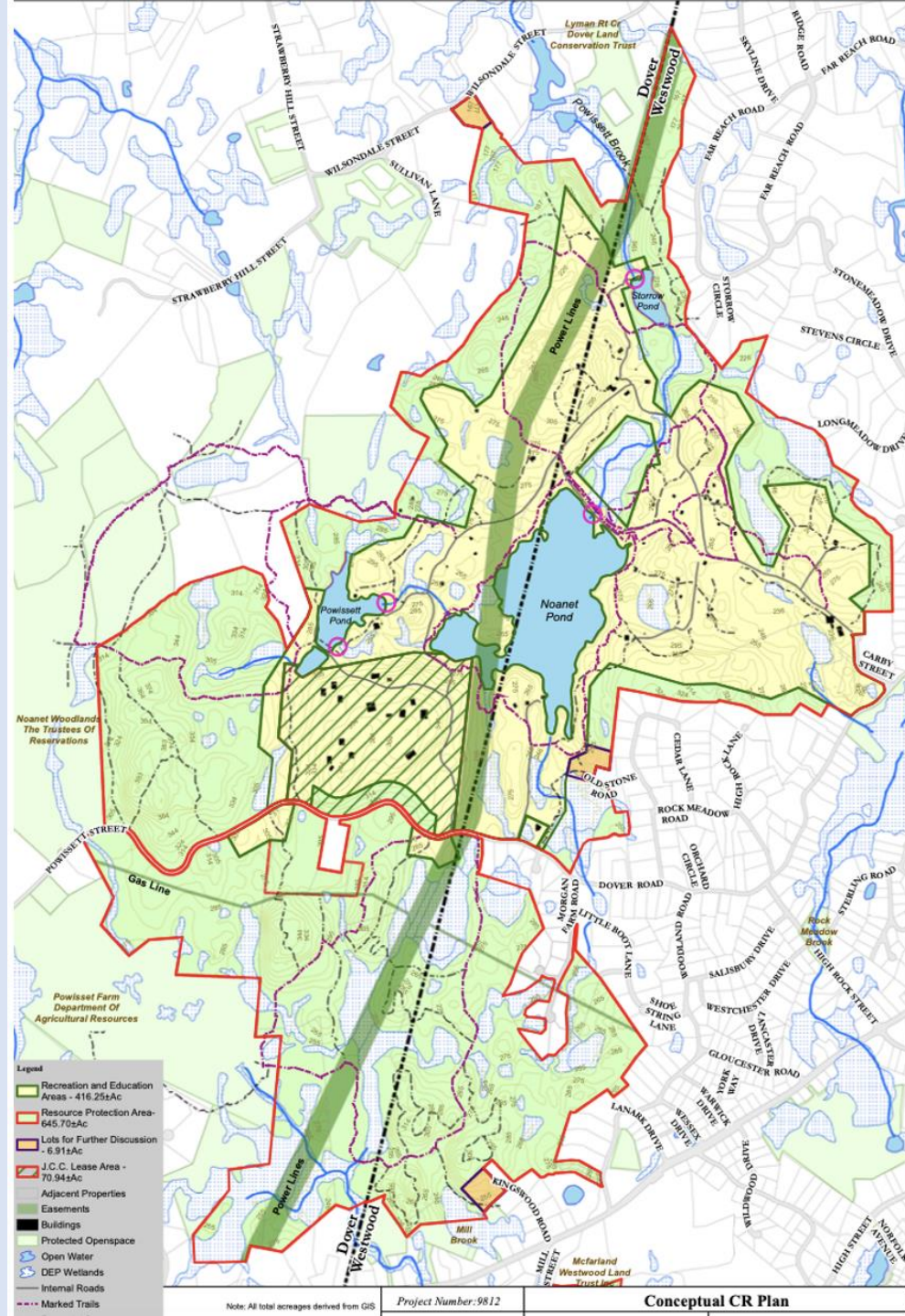
500+ acres in Westwood

650± acres in Dover

1,100± total acres

Preliminary depiction of CR zones

-  Resource protection area
645± acres
-  Recreation and education area
416± acres



A Partnership



Private fundraising to be completed by end of 2022



Town of Westwood



Town of Dover



The Trustees, potential holder of the CR

Timeline

Hale informs Westwood & Dover of fundraising goals. Requests town participation

Westwood CR Task Force appointed

Westwood initiates property appraisal

Appraisal received

Task Force recommendations to Select Board

Next steps . . .



Onset of COVID

Westwood CR Task Force meetings

Benefits of the CR to the town include

- permanently restricting future sale and development of the largest expanse of undeveloped land in town
 - precludes future development and subdivision
- myriad economic, social, and environmental values of open space
- access to and association with regionally-important outdoor educational and recreational resources
- no decrease in property tax revenue as Hale's nonprofit status has long exempted it from property taxes
- a generational opportunity to preserve over 500 acres of open space in perpetuity
- dedicated recreation and educational opportunities for residents
- possible acquisition of land to be used for town purposes

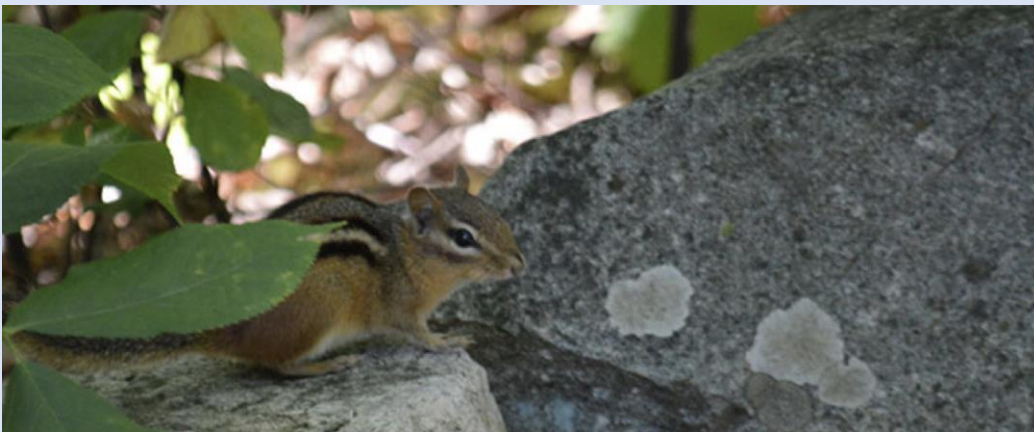
Task Force findings and recommendations

The Task Force strongly supports the preservation of Hale's property.

Preservation is consistent with the policies and recommendations of the town's Comprehensive Plan and OSRP (2020).

Recommends that the Select Board consider sponsoring a warrant article for Town Meeting seeking funding for this purpose.

Recognizes that this transaction affords an opportunity to address other town objectives.



Thank you

Questions?

Next steps . . .

