

Town of Shutesbury Community Preservation Committee

FY 2026 Determination of Eligibility

Submit to: cpc@shutesbury.org by December 8, 2025

This Determination of Eligibility form must be submitted to the CPC no later than December 8, 2025 for the project to be included on the warrant at the next Annual Town Meeting. Applicants are welcome to attend the CPC meeting on Thursday, December 18 to answer questions about their proposals and for the vote on the Determination of Eligibility.

Project Name: South Brook Conservation Area Expansion

Applicant Organization: Shutesbury Conservation Commission

Address: 1 Cooleyville Rd, Shutesbury, MA 01072

Contact Person: Beth Willson, Conservation Commission Chair

Phone: 413-219-9466

Email: beth.h.willson@gmail.com

CPA Category: YOU MUST CHECK A MINIMUM OF ONE CATEGORY, but may identify more than one if applicable to your project.

- Open Space ☒
- Historic Preservation ☐
- Community Housing ☒
- Recreation ☒

Briefly describe how your project will meet the eligibility criteria (as described in the chart on page 4 of the Shutesbury Community Preservation Plan):

This project proposes the Town acquire a 9+ -acre parcel (Parcel ID E-2) located between Wendell Rd and Locks Pond Rd currently owned by the Footit family. The parcel abuts South Brook Conservation Area to the south, and is also a shared parcel with approximately 196 acres of conservation land on the east side of Wendell Road. Kestrel Land Trust is working with the current landowners to acquire the protected 196-acres as an expansion of their Bright Water Bog nature retreat. Kestrel Land Trust is willing to also pre-acquire the unprotected 9+-acres, and sell to the town to expand the South Brook Conservation Area for open space and recreation. The community has also expressed an interest in seeing a portion of the 9+ acres reserved for a community housing lot. Kestrel Land Trust is willing to help explore this possibility with the Town and would assist the Town in including this in the final CPA

application if opportunities allow. The 9+-acre parcel has been appraised for \$82,000. While discussions with the landowners and an execution of a purchase & sale agreement are still ongoing, Kestrel has already performed a title search and environmental site assessment, and would survey the land before selling to the Town. Given the requirements of CPA funding for open space, Kestrel Land Trust would also accept a conservation restriction on the conserved acreage.

Anticipated Total Cost of Project: \$92,000

Amount of CPA Funds Requested: \$82,000

Anticipated Other Funds:

Source of Funds	Amount of Funds
Kestrel Land Trust (private funding for due diligence)	\$10,000
	\$
	\$
	\$

Briefly describe your project's expected results:

This project would lead to an expansion of the Town's existing South Brook Conservation Area, and would be protected for open space and public recreation access. The land hosts an existing snowmobile trail, and the land's protection would also build on an east-west wildlife corridor connection in the West Quabbin region. If opportunities allow, a house lot would be retained for community housing purposes in support of strategic housing development in the area.

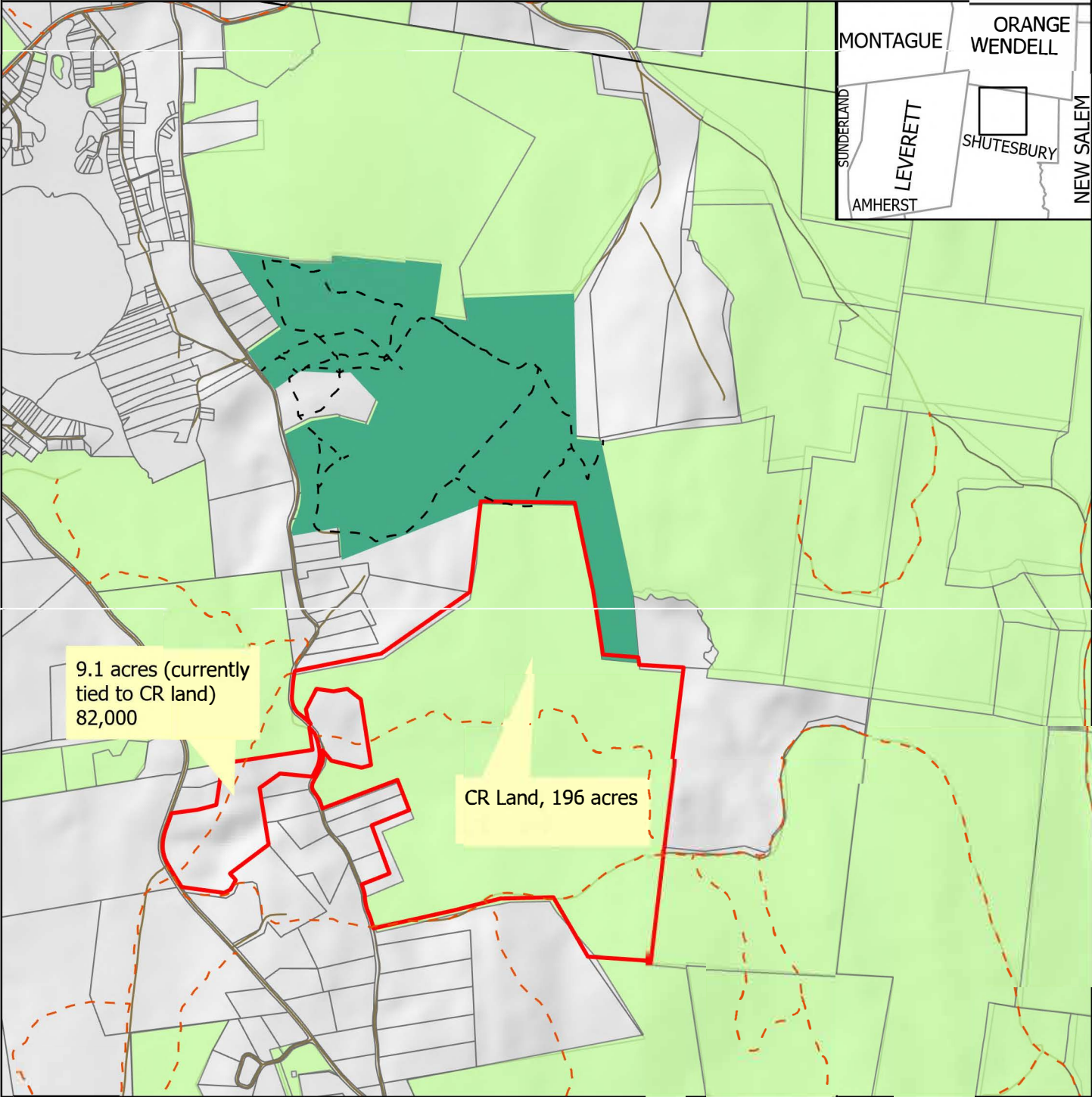
Typed name of authorized representative as signature: Beth Willson

Date: 12/7/2025

Lake Wyola Conservation Area Expansion

Shutesbury

Novmeber 2025



- E-2 205 Acres
- Protected in Perpetuity
- Kestrel Trails
- L3 Tax parcels
- Kestrel fee ownership
- Trails

0 0.1 0.2 0.4 Miles

