

SYNOPSIS

Project Title: Reimbursement of funds for the Paddocks Path Land Protection Project

Organization Name: Dennis Conservation Trust

Amount Requested from CPA funds: The equivalent of 21.25%, not to exceed \$85,000, of funds awarded to the Town of Dennis from the Massachusetts Local Acquisitions for Natural Diversity (LAND) Program for the purchase of 8.15 acres of land at 51 Paddocks Path.

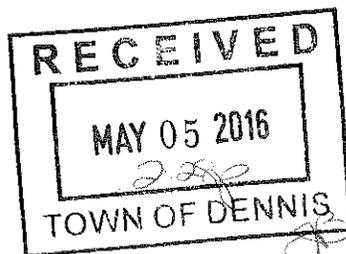
Purpose: Open Space and Recreation

Project site(s)/location: 51 Paddocks Path
Dennis, MA 02638

Map 373 Parcel 6
Book 24569 Page 343
Zoning District: R-40

Over the past year, the Dennis Conservation Trust has partnered with the Town of Dennis in efforts to purchase 8.15 acres at 51 Paddocks Path from the Mirande Holl Trust-2005. While the project developed in 2015, the Dennis Conservation Trust (DCT) and the Dennis Town Administration identified different funding strategies to accomplish the purchase of this important property. Two grant programs through the MA Executive Office of Energy and Environmental Affairs that assist with the purchase of land for open space were identified as the most appropriate grant opportunities for the project. After consulting with the Grant Administrator of both State programs, we were discouraged to apply simultaneously for both funding opportunities as the project will only have the potential to receive one award.

The DCT recognizes the importance of the Town applying for a State LAND grant up to \$400,000 as it is the more significant amount. The Town's application, however, will preclude DCT from being able to apply for a State Conservation Partnership grant, up to \$85,000 to DCT for the same project. Therefore, the Dennis Conservation Trust requests Community Preservation Act funds equivalent to 21.25%, not to exceed \$85,000, of funds awarded to the Town of Dennis from any successful Massachusetts Local Acquisitions for Natural Diversity (LAND) grant for the purchase of 8.15 acres.



2016 CPC Application
Dennis Conservation Trust

APPLICANT INFORMATION

Project Title: Reimbursement of funds for the Paddocks Path Land Protection Project
Organization Name: Dennis Conservation Trust
Mailing Address: P.O. Box 67 East Dennis, MA 02641;
Physical address: 36 Red Top Road, Brewster, MA 02638;
Phone: 508-694-7812;
Website: www.dennisconservationtrust.org
Federal Tax Identification Number: 22-2898846
Contact Person(s): Katherine Garofoli-Director;
Email: katherine@thecompact.net; **Phone:** 508-694-7812 or 508-524-5594

APPLICANT BACKGROUND

The Dennis Conservation Trust (DCT) was founded in 1988 as a private, non-profit land organization. Its mission is to preserve open space in the town of Dennis. In the years since its establishment, DCT has preserved over 595 acres of diverse land types through land gifts, purchases, and conservation restrictions.

Board of Trustees

Joseph W. Masse- President
Carole Bell- Vice President
James Wick- Treasurer
Connie Bechard
David Berry
Dianne Callan
Frank Dahlstrom
Dorria DiManno
Richard Johnston
Beverley LeBlanc
Paul McCormick
Connie Mooers
Edmond Nickerson
Paul Prue
John Todd
Christopher Wadsworth

Advisors

Norman Taupeka
Kathleen Fowler
Dorria Marsh

Comparable Projects Completed

Hatchery at Chase Garden Creek- 39.7 acres in 2015
Dorothy Connors Bell Conservation area- 11.2 acres in 2013
Paddocks Path Conservation Area- 6.3 acres in 2007
Bass River Park- 2.52 acres in 2007
Cole's Pond at Crowes Pasture- 33 acres in 2004

PROJECT INFORMATION

Project Concept

In 2015, the Dennis Conservation Trust approached the Dennis Community Preservation Committee, Board of Selectmen and Administration about a partnership for the purchase of land at 51 Paddocks Path from the Mirande Holl Trust-2005. The property provides several recreational, environmental, and cultural benefits to the residents and visitors of Dennis. The sale price for the property is \$900,000 and there is an executed Purchase & Sale agreement between the current owner and the Town of Dennis Board of Selectmen scheduled for closing in early 2017. At the May 3, 2016 Dennis Town Meeting, Dennis voters approved a request to fund the purchase using \$600,000 (\$200,000 in reserved funds and \$400,000 to be bonded by the Town) of Community Preservation Act funds as well as accept the commitment of \$300,000 from the Dennis Conservation Trust.

During negotiations and preparations for the purchase, the DCT and Town Administration expressed the need to apply for state funding to help offset the cost. The two state programs identified were: the Massachusetts Local Acquisitions for Natural Diversity (LAND) Program for municipalities providing up to \$400,000 in funding; and the Conservation Partnership Grant for non-profit land trusts funding up to \$85,000. Both programs support land protection efforts for passive recreation and have similar application timelines. Upon further review and consultation with the State Grant Administrator, it was determined that one land project could not be the recipient of both funding streams.

The Dennis Conservation Trust did not want to jeopardize the Town's chances of receiving the substantial grant award from the LAND Grant Program and decided to not pursue the Conservation Partnership Grant Program. This places the DCT in a difficult position of having to raise \$85,000 that could have been covered by the less-competitive funding program.

In the event that the Town of Dennis is awarded funds from the LAND Grant Program for the purchase at 51 Paddocks Path, the DCT would like the Dennis Community Preservation Committee to consider reimbursing the equivalent of 21.25% of the funds to the DCT. While 21.25% may seem like an arbitrary number, it was generated from the idea that \$85,000 is 21.25% of the \$400,000 request. If the Town were to receive a lesser amount from the LAND Grant Program, the 21.25% would adjust the reimbursement to the DCT as well.

Project Goals and Objectives

The primary goal of this project is to preserve the land for conservation and passive recreation and to help offset the financial burden that the Dennis Conservation Trust has incurred due to its inability to apply for the Conservation Partnership Grant Program while the Town of Dennis applies for the LAND Grant Program. DCT wants to be able to continue to provide partial funding for Town open space acquisitions, as we have many times in this century. Most recently, DCT contributed \$300,000 towards the Town purchase of the 30 acres at Chapin Beach and Chase Garden Creek. DCT is still raising funds to pay off a loan to DCT for that project, given its tight timelines last spring.

We are prepared to embark on another \$300,000 fund drive for the Paddocks Path property, but need the Town to acknowledge the heavy financial burden placed on our non-profit organization to support Town open space projects.

Objectives:

- DCT to provide the Town of Dennis assistance with the application process for the MA LAND Grant Program due in July 2016.
- The Town to learn the success of its LAND grant proposal by Nov-December 2016.
- DCT to complete a private fundraising campaign by January 1, 2017.
- The Town to close on the property by January 31, 2017.
- The Town to be reimbursed by the State with the LAND grant. Grant monies deposited in the Community Preservation Fund.
- The Town to reimburse DCT 21.25% of the grant, not to exceed \$85,000

Describe any legal issues, ramifications, impediments about this project, if any.

There are no known legal issues, ramifications, or impediments with this project. We may ask the Town to provide DCT with a Note contingent upon receipt of the LAND grant.

How this Project accomplishes the goals and objectives of the CPA

By successfully securing the funding streams for the purchase of the 8.15 acre parcel, the proposed project fulfills the Community Preservation Act goals of protecting open space.

How this Project is relevant to the current and future needs of Dennis

The approval of this request will not only aid the DCT in reaching its commitment, but will free up other resources for the organization to readily pursue other potential land purchases in the near future and continue to provide funding subsidies to the Town.

How this Project relates to the Dennis Local Comprehensive Plan

Preservation of open space for public use.

PROJECT IMPLEMENTATION & BUDGET

Total CPA Funding Request: The equivalent of 21.25% of the funds awarded from the LAND grant program, not to exceed \$85,000.

Budget:

21.25% of the \$400,000* LAND Grant request = \$85,000

*If the Town were to receive an award for a lesser amount from the LAND Grant Program, the reimbursable amount requested by the DCT would be adjusted to the equivalent of 21.25%.

List of funding source(s), include private/public/in-kind

The Dennis Conservation Trust is actively campaigning to raise funds to fulfill its commitment of \$300,000 toward this purchase. The funds will be comprised of private donations from its membership, businesses and foundations.

2016 CPC Application
Dennis Conservation Trust

SUPPORT DOCUMENTS

Attached to the original application

- Copy of most recent DCT 990
- Non-Collusion form