

# Partners in Land Conservation

April 27, 2019

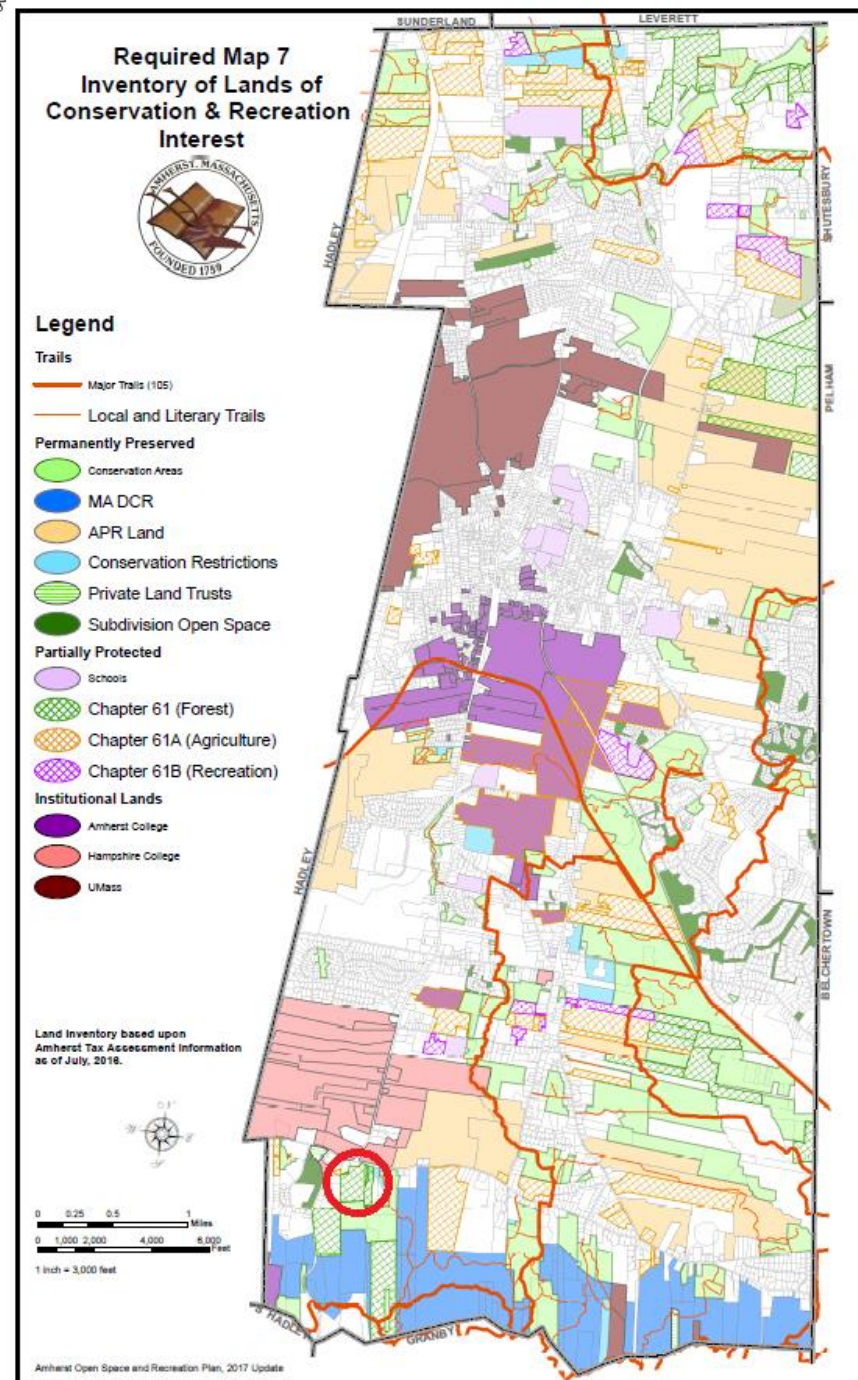
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# Land Protection in Amherst

- 5,800+ acres permanently protected (33% of land surface)
  - APR Land – 2,100+ acres
  - Conservation Land – 2,040+ acres
  - Commonwealth of MA – 935+ acres
  - Conservation Restrictions – 225+ acres
  - Recreation Areas & Parks – 125+ acres
  - Water Department – 310+ acres
- Focus - Epstein Property
  - 30+ acres – circled in red
  - Purchased 2018



# Open Space & Recreation Plan

- Updated in 2017 approved through 2024
- Goals include:
  - **Increase recreation – active & passive - opportunities near village centers & other appropriate areas to serve a variety of users & needs.**
  - **Improve stewardship & management of conservation lands, trails, and recreation areas.**
  - **Focus land protection efforts in areas identified as containing valuable natural resources including priority wildlife habitat, prime ag soils, watershed lands that supply Amherst’s drinking water, and areas with large contiguous blocks of undeveloped open space.**

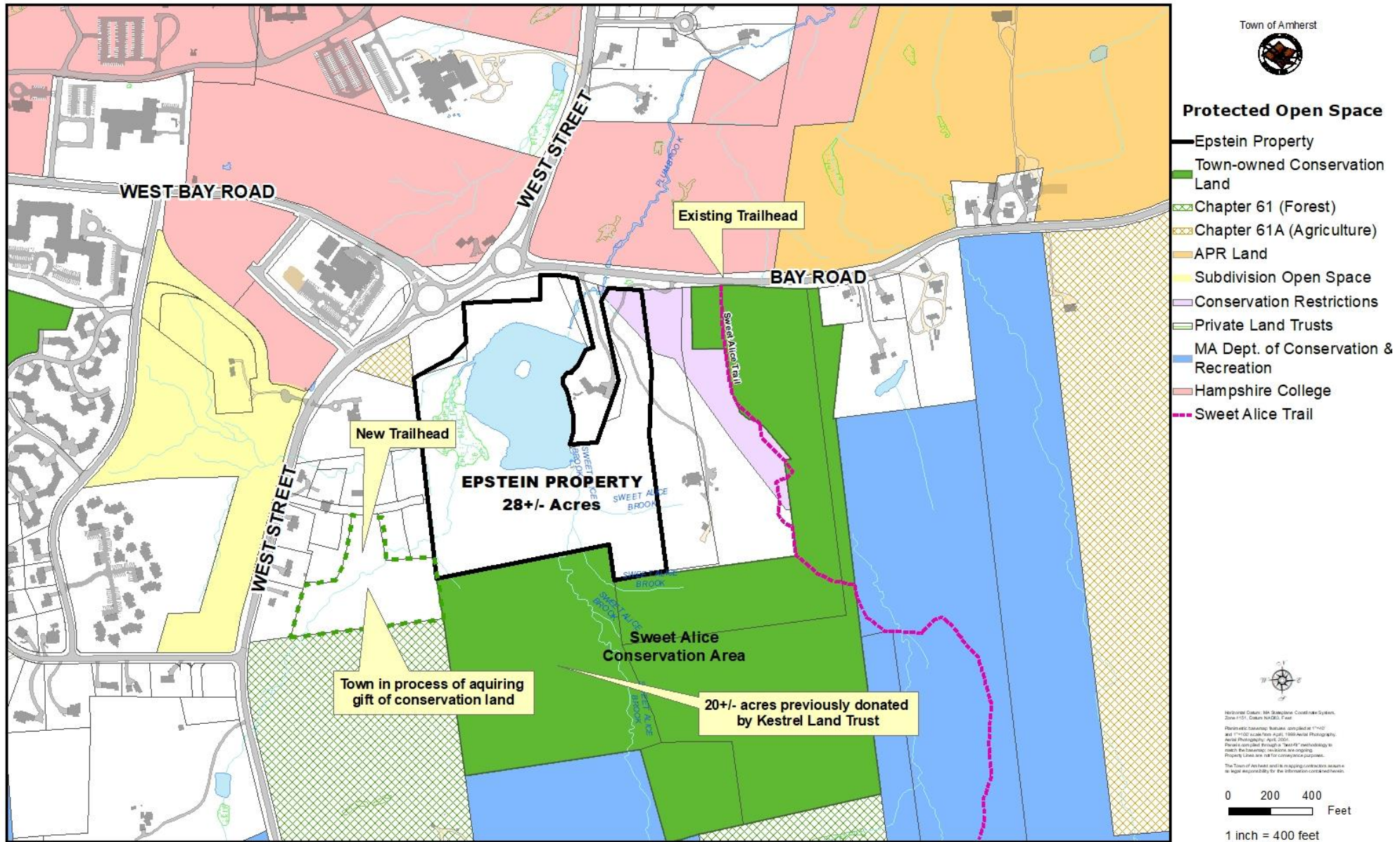




# Epstein Property Protection

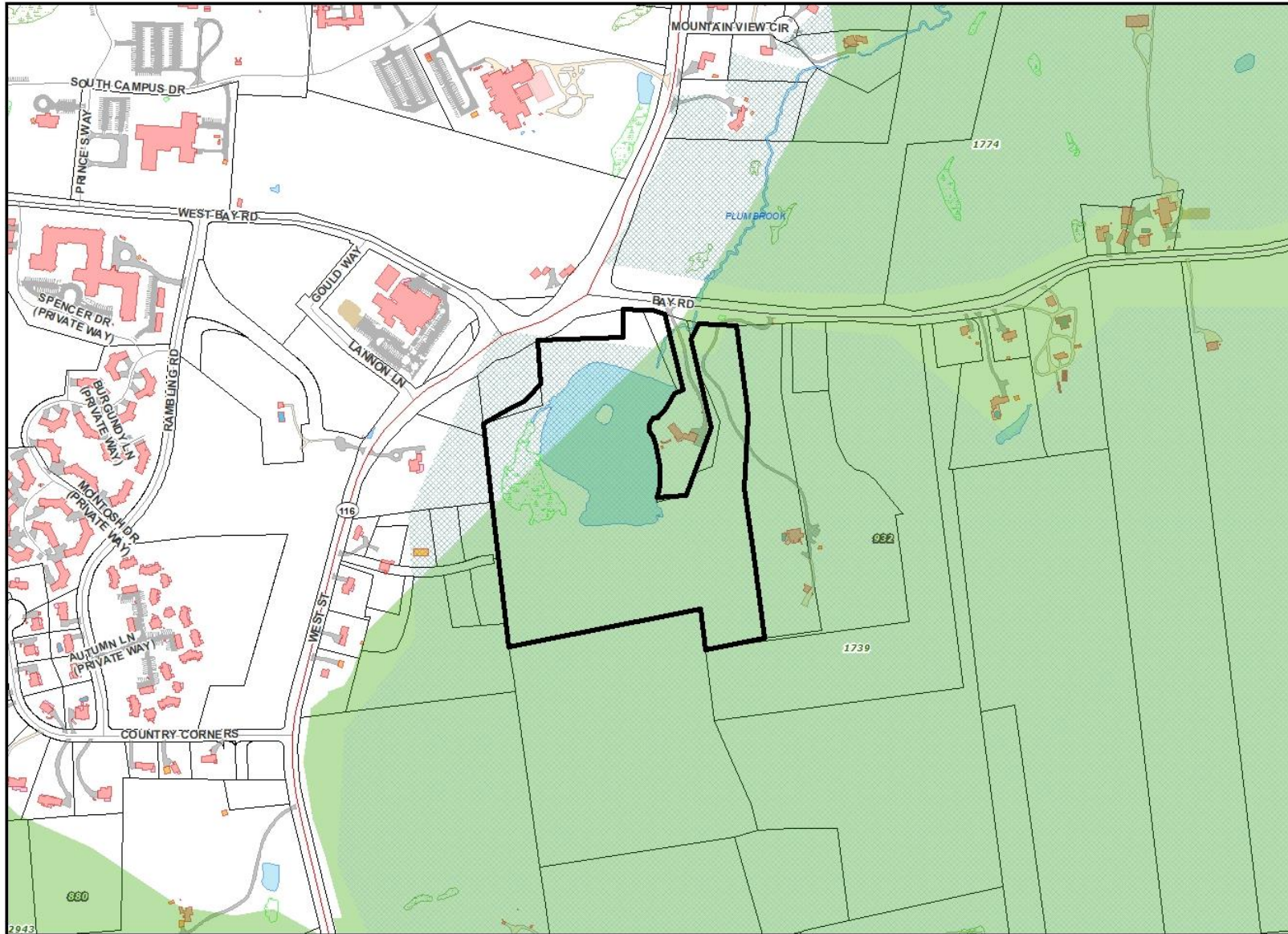
- 30+ acres preserved in South Amherst
  - Includes one of the largest ponds in Amherst - ~7 acres
  - Addition to abutting ~60 acre town conservation area
  - Trail connection to Mt. Holyoke Range for South Amherst residents
  - Increases contiguous block of preserved land that extends over Mt. Holyoke Range used for hiking & a wildlife corridor
  - Contains wetlands, undeveloped woodland, and meadow habitat
- Purchased using LAND Grant & CPA funds
  - Partnered with Kestrel Land Trust
    - Kestrel purchased house lot
    - Willing seller committed to protecting the land
    - Limited development to west provides new trailhead





Epstein Property – Protected Open Space





Town of Amherst

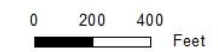


**BioMap 2 Habitat**

- Epstein Property
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscape



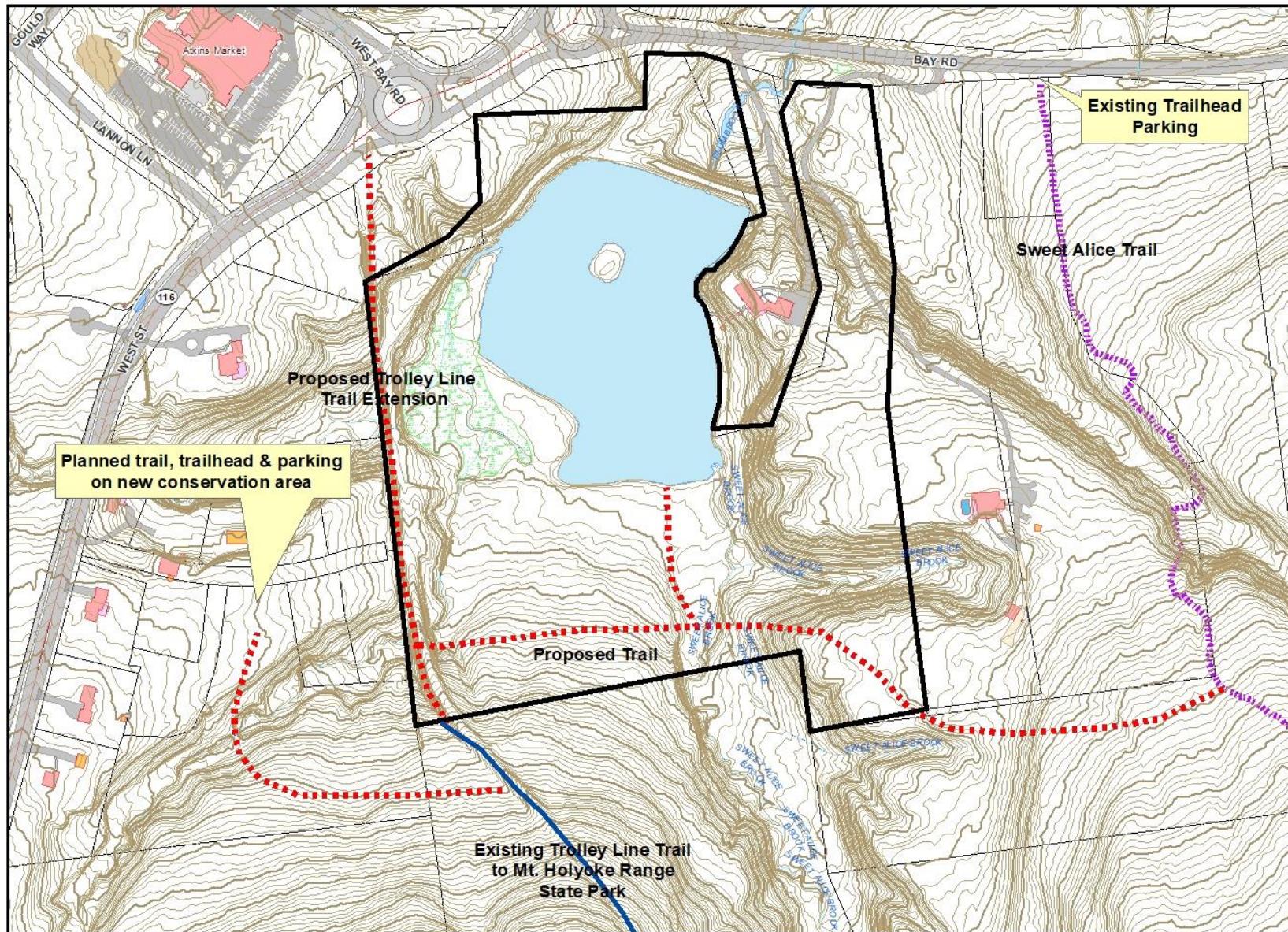
Horizontal Datum: NAD 83 (North American Datum 1983)  
 Zone: 18N  
 Vertical Datum: Mean Sea Level  
 Projection: UTM  
 Units: Meters  
 Scale: 1:25,000  
 Date: 2024  
 The Town of Amherst and its mapping contractors assume no liability for the information contained herein.



1 inch = 400 feet

Epstein Property – BioMap 2





Town of Amherst



**Proposed Property Use**

- Epstein Property
- - - Proposed Trail
- ⋯ Sweet Alice Trail



Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, Datum NAD83, Feet  
 Planimetric basemap features compiled at 1"=40' and 1"=100' scale from April, 1999 Aerial Photography. Aerial Photography: April, 2004. Parcels compiled through a "best-fit" methodology to match the basemap; revisions are ongoing. Property Lines are not for conveyance purposes.  
 The Town of Amherst and its mapping contractors assume no legal responsibility for the information contained herein.

0 100 200 Feet  
 1 inch = 200 feet

Epstein Property – Proposed Property Uses

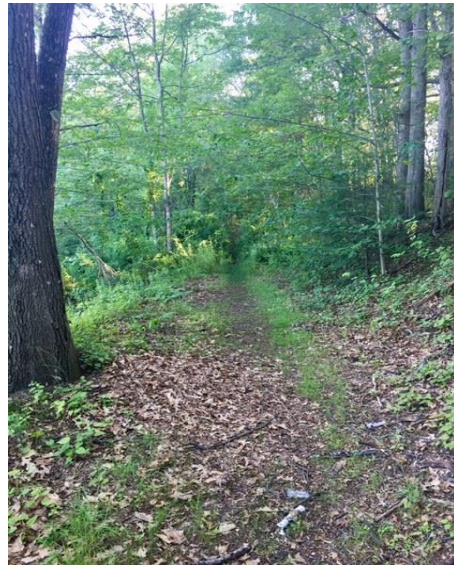




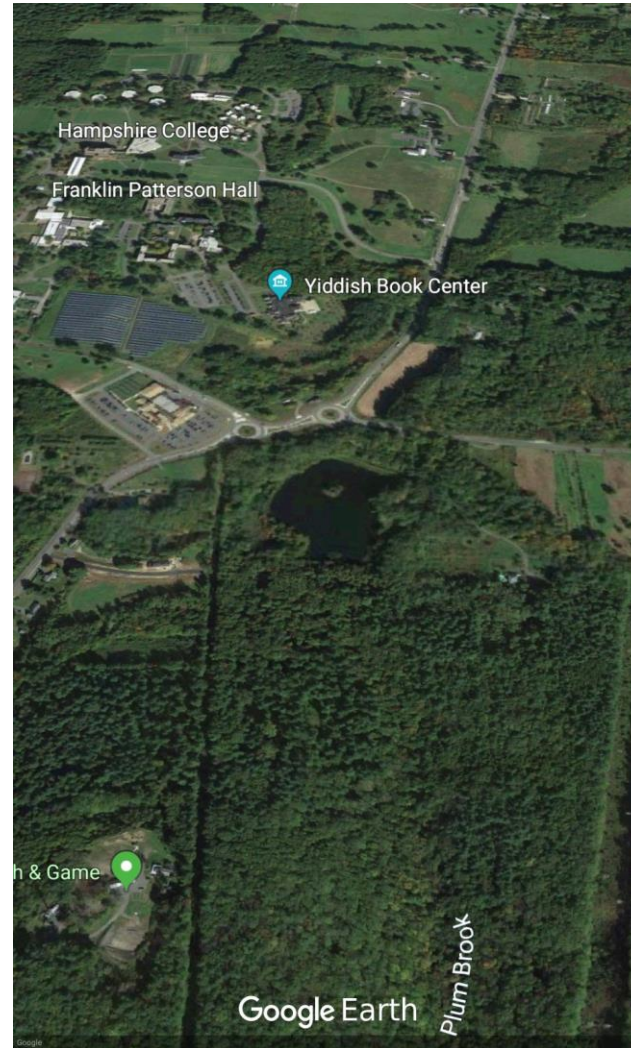
Island in Epstein's Pond looking from western shore.



Epstein's Pond dam.



Trail along western side of pond.



Epstein's Pond looking from the western shore.



# Thank you!

- Amherst Conservation Commission
- Amherst Community Preservation Act Committee
- Amherst Select Board
- Amherst Town Meeting
- The Kestrel Trust

*Special thanks to the Epstein Family for their commitment to conserving this very special place.*