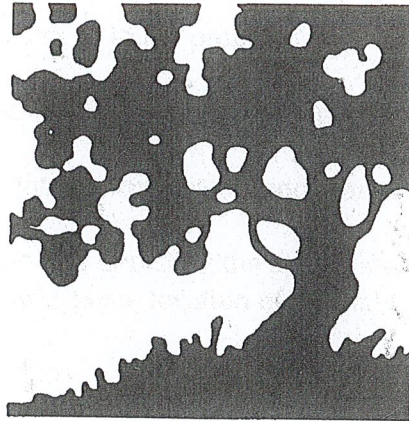


LAND USE DOCUMENTATION REPORT



BESSER PROPERTY
Farm Parcel
Morristown, Vermont

December, 1998

Prepared by:
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Send to:
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Farm Parcel
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Introduction

The purpose of the enclosed information is to describe the physical features and current land uses of the Besser Farm on which the development rights were conveyed to the Vermont Land Trust, Inc., in December, 1998 and recorded in the Morristown Land Records.

This report is based, in part, on a documentation visit by Tracy Zschau and Liza Walker for the Vermont Land Trust on December 3, 1998.

Description and Current Use

Gretchen Besser is conserving ± 145.5 acres of farmland in Morristown, Vermont. The property, Valley View Farm, is a former dairy farm which is currently being converted to a horse and vegetable farm. There is a pond located on the Farm Parcel, north of the Farmstead Complex, near Stagecoach Road. The Farm Parcel also contains a sugarbush in the western corner of the property.

Gretchen is also conserving ± 31 acres surrounding the Besser's home across the road from the farm, referred to as the "Residence Parcel." There are a separate Grant of Development Rights and Conservation Restrictions and a separate Land Use Documentation Report for the Residence Parcel. Maps included in this Report depict both the Farm and Residence parcels; the Farm parcel is highlighted in most cases.

Land and Scenic Resources

- provides scenic vistas to the traveling public on Stagecoach Road
- 45 acres of statewide important soils
- 2,500 feet of frontage on Stagecoach Road (TR #5)
- 3 miles from one property and adjacent to another property conserved by Grantee

Inventory of Existing Buildings

The following buildings are located within the Farmstead Complex:

- Antique Shop House
- Two-family farmhouse
- Horse barn
- Garage/shed
- Two old bunker silos

The following buildings are located outside the Farmstead Complex:

- Sugarhouse
- Two spring houses

Special Use Areas

The **Farmstead Complex**, located on Stagecoach Road, is ± 3.5 acres. The Farmstead Complex is depicted on the Besser Farm Plan included in this Report.

The single-family dwelling, identified as the **Antique Shop House** on the Besser Farm Plan, is located within the Farmstead Complex.

Construction of one future single-family housing unit, together with necessary drives and utilities is permitted in the area depicted as "**Development Zone**" on the Besser Farm Plan. The future housing unit shall not be conveyed separately from the Protected Property.

This right, if not first exercised, will expire automatically upon the death of the survivor of the original Grantor, Gretchen R. Besser and her husband, Albert Besser or the conveyance, by sale, give or otherwise, to other persons or entities (whichever occurs first).

No housing development may occur within the two areas designated as "**No Development Zone**" on the Besser Farm Plan.

Forest Resources and Management

The aim of the forestry restrictions is to maintain a diverse forest for long rotations, for the benefit of both timber harvest and wildlife habitat. Sustainable forestry practices shall be used to reduce erosion and maintain water quality, while allowing for the production of high quality sawlogs and maple sap. Grantee requires 15 days notice prior to harvest, meaning any commercial cut greater than 8,000 board feet, 25 cords, or 10 acres of thinning, which shall be in accordance with the Acceptable Management Practices set forth by the Vermont Department of Forests, Parks, and Recreation. A Forest Management Plan must be submitted to Grantee and should be updated every 10 years. A heavy cut may be permitted if such a treatment is consistent with the forestry and/or agricultural goals of the Project.

Outstanding Habitat Resources

The Nongame and Natural Heritage Program map of the town of Morristown shows a small wetland on the Besser Farm. No exemplary natural communities or rare animal or plant species are known to occur on the Protected Property.

Summary of Grantor's¹ Reserved Rights

Conservation restrictions allow the property to be used for agricultural, forestry, education, non-commercial recreation, and open space purposes. In addition, the Grantor has the right to conduct the following activities:

Activities requiring prior written notification:

- Enlargement or replacement of the existing two-family dwelling, farm buildings, non-residential structures and improvements, including drives and utilities, located within the Farmstead Complex
- Construction of new farm buildings for non-residential, agricultural uses within the Farmstead Complex
- Enlargement or replacement of the "Antique Shop House" as an additional housing unit, The housing unit must be located in the Farmstead Complex.

Activities requiring prior written approval:

- Location and construction of one future single-family housing unit, with necessary drives and utilities in the area depicted as "Development Zone" on the Besser Farm Plan.

This right, if not first exercised, will expire automatically upon the death of the survivor of the original Grantor, Gretchen R. Besser and her husband, Albert Besser or the conveyance, by sale, give or otherwise, to other persons or entities (whichever occurs first).

¹ Grantor includes Gretchen R. Besser, her heirs, executors, administrators, and assigns.

- Subdivision of the future housing unit if required by state or local regulation (but it may not be conveyed separately)
- Location of all or part of the future housing unit outside the "Development Zone" if an adequate septic disposal cannot be located within the "Development Zone." The housing unit may not be located in either "No Development Zone."
- Construction of non-residential buildings for agricultural or forestry uses outside the Farmstead Complex provided they are of a design, size, and mass that minimizes adverse impacts to the agricultural and forestry potential as well as scenic beauty of the Property
- Subdivision of the Protected Property
- Excavation of gravel
- Timber harvests
- Construction of ponds
- Construction of new roads, utilities and easements
- Collection, placement and storage of trash and waste greater than normally required for residential and/or agricultural use
- Conducting a home occupation or profession in the residences mentioned above and/or engaging in accessory uses of the Protected Property

This is a summary of the actual legal rights. For a more complete description of these rights, refer to the Grant of Development Rights and Conservation Restrictions.

Summary of Grantee's² Rights

The Grantee's primary intent is to conserve and protect productive agricultural and forestry uses, and secondarily to encourage sustainable management of soil resources. Other goals in conserving this property include promoting non-commercial recreational opportunities and activities and other natural resource and scenic values of the Protected Property for present and future generations. Aside from holding the development rights on the Protected Property, the Grantee has the right to periodically monitor the property and enforce the Conservation Restrictions.

This is not a description of the actual legal rights. For a more complete description of these rights, refer to the Grant of Development Rights and Conservation Restrictions.

References

- Grant of Development Rights and Conservation Restrictions

² Grantee refers to the Vermont Land Trust, Inc., its successors and assigns.