

## Land Acquisition Guidelines

*Check One Score For Each Item If Applicable*

### Landscape Criteria (30 Points)

1. What is the total acreage of parcel?

\_\_\_\_\_ > 40 acres = 10 pts  
\_\_\_\_\_ 15 - 40 acres = 8 pts  
\_\_\_\_\_ 5 - 15 acres = 6 pts  
\_\_\_\_\_ Less than 5 acres = 1 pts

2. Parcel abuts protected land

\_\_\_\_\_ > 50 acres = 7 pts  
\_\_\_\_\_ > 11 - 50 acres = 5 pts  
\_\_\_\_\_ > 1 - 10 acres = 3 pts

3. Parcel abuts DCLT land

\_\_\_\_\_ Yes = 3 pts

4. Parcel falls within or extends DCLT's eastern or western corridor

\_\_\_\_\_ Yes = 3 pts

5. Parcel has scenic value

\_\_\_\_\_ Significant scenic value when viewed and views from = 7 pts  
\_\_\_\_\_ Moderate scenic value when viewed and views from = 5 pts  
\_\_\_\_\_ Significant scenic value when viewed = 3 pts  
\_\_\_\_\_ Significant scenic views from = 3 pts  
\_\_\_\_\_ Moderate scenic value when viewed = 2 pts  
\_\_\_\_\_ Moderate scenic views from = 2 pts

### Wildlife Criteria (11 Points)

6. Parcel is identified as significant wildlife corridor

\_\_\_\_\_ Known unusual or endangered wildlife corridor = 5 pts  
\_\_\_\_\_ Suspected unusual or endangered wildlife corridor = 3 pts  
\_\_\_\_\_ Suspected wildlife corridor = 1 pt

7. Parcel falls within or abuts Natural Heritage and Endangered Species Program (NHESP) BioMap core, supporting or priority habitat

\_\_\_\_\_ Falls within = 3 pts  
\_\_\_\_\_ Partially within = 2 pts  
\_\_\_\_\_ Abuts = 1 pt

8. Parcel falls within or abuts NHESP Living Waters core or supporting habitat

\_\_\_\_\_ Falls within = 3 pts  
\_\_\_\_\_ Partially within = 2 pts  
\_\_\_\_\_ Abuts = 1 pt

#### **Water Resources Criteria (4 Points)**

9. Approximate percentage of parcel located 0 – 300 feet from the edge of a lake, pond, river, stream, or wetland:

\_\_\_\_\_ > 75% = 4 pts  
\_\_\_\_\_ 51% - 75% = 3 pts  
\_\_\_\_\_ 26% - 50% = 2 pts  
\_\_\_\_\_ 1% - 25% = 1pt  
\_\_\_\_\_ 0% = 0 pts

#### **(Passive) Recreation Criteria (15 Points)**

10. What is the potential for public access for passive recreation?

\_\_\_\_\_ Easily accessible = 5 pts  
\_\_\_\_\_ Difficult to access = 3 pts

11. What is the potential to connect to existing trail systems?

\_\_\_\_\_ Makes a connection between sections of existing trail systems or extends an existing trail = 1 pt

12. Parcel provides opportunities for wildlife viewing

\_\_\_\_\_ Abundant wildlife viewing opportunities = 3 pts  
\_\_\_\_\_ Some wildlife viewing opportunities = 2 pts  
\_\_\_\_\_ Limited wildlife viewing opportunities = 1 pt

13. Parcel provides hiking and cross-country skiing opportunities

\_\_\_\_\_ Parcel is good for hiking and cross-country skiing = 3 pts  
\_\_\_\_\_ One could hike or ski on parcel = 1 pt

14. Parcel provides boating, canoeing and kayaking opportunities

\_\_\_\_\_ Easy water access for boating, canoeing and kayaking = 3 pts

\_\_\_\_\_ Some access for boating, canoeing and kayaking = 2 pts

\_\_\_\_\_ Limited but possible access for boating, canoeing and kayaking = 1 pt

#### **Town Initiative Criteria (1 Point)**

15. Does the parcel advance the priorities goals and objectives of the town Open Space and Recreation Plan

\_\_\_\_\_ Yes = 1 pt

#### **Agriculture and Forestry Criteria (2 Points)**

16. The parcel is currently being managed by an agricultural or forestry program

\_\_\_\_\_ Parcel is enrolled in Chapter 61 or 61A program = 2 pts

\_\_\_\_\_ Parcel is enrolled in a Farm or Forest Viability or Stewardship program = 1 pt

#### **Vulnerability Criteria (3 Points)**

17. The parcel is highly likely to be developed without protection

\_\_\_\_\_ Parcel meets zoning requirements i.e. acreage, frontage, 75% uplands and provides desirable lot (lots) = 3 pts

\_\_\_\_\_ Parcel meets zoning requirements i.e. acreage, frontage, 75% uplands = 2 pts

\_\_\_\_\_ Parcel meets zoning frontage requirements but perk is questionable = 1 pt

#### **“Key” Factor Criteria (3 Points)**

18. Parcel provides key access to other undeveloped land

\_\_\_\_\_ >100 acres = 3 pts

\_\_\_\_\_ 50 - 100 acres = 2 pts

\_\_\_\_\_ 1 – 50 acres = 1 pts

\_\_\_\_\_ < 10 acres = 2 pts

#### **Disposition of Owner Criteria (3 Points)**

19. What is the attitude or level of cooperation?

\_\_\_\_\_ Owner is highly motivated for conservation reasons = 3 pts

- Owner is agreeable to conservation but mostly motivated for money, tax relief or convenience = 2 pts
- Owner is seeking to “unload” a parcel that would be difficult to sell = 1 pt

**Financial Feasibility/Monetary Value Criteria (8 Points)**

20. Affordability of parcel

- Parcel will be donated = 5 pts
- Parcel can likely be procured via grants without fund raising = 3 pts
- Parcel can be procured with a 75% grants and 25% fundraising = 2 pts
- Parcel will require 50% of cost to be raised = 1 pts
- Parcel will not be eligible for any grant funding = 0 pts

21. Parcel asking price consistent with appraisal

- Parcel will be donated = 3 pts
- Parcel will be bargain sold i.e. significantly below appraisal = 2 pts
- Parcel will cost below appraised value = 1 pts
- Parcel will cost appraised value = 0 pts
- Parcel will cost above appraised value = -2 pts
- Parcel will cost twice appraised value = -4 pts

**Subjective Valuation (20)**

22. Assign a subjective value 1 - 20 to the subject property