



CPA Funding Application Form

City of Worcester

Submitted On:

May 9, 2025, 07:16AM EDT

Project Name	Brooks Dairy Farm Acquisition
Project Location and/or Address	0 Nelson Place (MBL 21-004-00002)
Project Lead Organization (or Individual if Applicable)	City of Worcester - EOED - Planning & Regulatory Services Division
Legal Status of the Organization	Government Entity
Current Property Owner (if Different from the Applicant)	Greater Worcester Land Trust, Inc.
Please attach written permission by the property owner for submission of this application if other than applicant.	GWLT - Letter of Support.pdf
Brief Project Description	This project involves the acquisition of a 7.7-acre parcel of forested land at 0 Nelson Place, known as Brooks Dairy Farm, for conservation purposes. The City will hold fee ownership of the property and grant a Conservation Restriction to GWLT.
Project Contact Information	Eric Flint [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Open Space and Recreation
What activity are you proposing to do in this category? (Check All that Apply)	Acquire Create Preserve
What is the project budget?	\$355,315.00
How much are you requesting in CPA funding?	\$55,009.50
Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?	This project does not require a Determination of Local Historic Significance
Are you requesting an expedited review process for your project? The CPC shall consider an expedited timeline	

for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document (linked below) for more information.	No
Please briefly describe your project.	<p>The woods, known as Bald Hill, located SW of Nelson Pl. School, have been targeted for conservation since at least 1996 when it was listed as a Top Ten Open Space Priority by City Council and Conservation Commission. Bald Hill is made up of two parcels, a 7.7 acre-parcel known as Brooks Dairy Farm and the adjacent ±20-acre parcel owned by the McDonough family.</p> <p>The purpose of this project is to acquire Brooks Dairy Farm for conservation purposes and then leverage that acquisition to obtain a Conservation Restriction on the adjacent ±20-acre parcel. The McDonough family has signed a letter of intent to donate a CR to GWLT on the majority of the adjacent ±20-acre property if the City and GWLT successfully acquire and conserve the Brooks Dairy Farm parcel.</p> <p>GWLT has pre-acquired the Brooks parcel and will hold it until the City can secure funding to purchase the fee interest, whereafter the GWLT will hold a CR on the same. The City is seeking CPA and LAND grant funding to close the deal.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	<p>No permissions, permits, or plans are necessary to carry out this project. However, the City will seek funding from the MA EEA, through a LAND Grant, to support the majority of the costs of the land acquisition (up to 70% of eligible expenses), which requires approval by the City Council and assumes a successful LAND Grant award. The City's land-grant match for the acquisition cost would be split between the GWLT and City 50:50. The City is seeking only its portion of this match cost (and those costs ineligible for reimbursement via the LAND Grant) from the CPA funds.</p>
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	N/A
What is the desired start and end date of this project?	<p>The project will start immediately with the preparation of the LAND grant application. The transfer of ownership of the property is targeted for March 2026. The entire project should be complete by May 2026.</p>
Please attach a Timeline for the project.	_Project Timeline.pdf
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA	_Project Budget - Brooks Dairy Farm.pdf

eligible project elements. Please make sure to be specific about the use of all CPA monies requested.	
Please upload any renderings and/or estimates for this project.	Appraisal - 0 Nelson Place.pdf
What is the status of the match funding identified in the budget?	<p>Up to 70% of the eligible project costs are expected to be funded through an MA EEA LAND Grant. The grant award is expected in November. GWLT has consulted with staff at EEA regarding this project and is confident in its approval for funding. GWLT has committed to contributing 15% of the purchase costs via a donation to the City.</p> <p>Additionally, securing this property will catalyze the future conservation of the adjacent parcel via a CR donation to the GWLT from the neighboring landowner.</p>
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	<p>GWLT - Letter of Support.pdf</p> <p>Letter of Intent for CR - 19 Monmouth Road.pdf</p>
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	<p>CPA funding is needed to cover half of the local match of the LAND grant as there is not any funding for open space acquisition included in the City's budget. GWLT is covering the other half of the local match in an effort to support the conservation of Brooks Dairy Farm. The CPA funding request was kept to a minimum and represents only 15.5% of the total project budget.</p>
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	<p>The GWLT and the City of Worcester have successfully collaborated on open space projects for decades on similar projects. Most recently, in 2024, the GWLT and the City's Planning Division (DPRS), staff for the Conservation Commission, partnered on a nearly identical project and acquired a 14-acre forested parcel, known as St. George Forest. GWLT negotiated the sale with the property owner and DPRS obtained LAND Grant funding. The City is now the fee owner of the parcel and the GWLT holds a CR on the same. The project was successfully awarded a LAND Grant with the City and GWLT splitting the remaining project costs.</p> <p>GWLT and DPRS have continued to partner on the management of St. George Forest after its acquisition. Signage has been installed, trails have been blazed and mapped, and the property now serves as another great opportunity for passive recreation in a natural setting in the city.</p> <p>The project managers for the city and GWLT are the same for the proposed project.</p>
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a	<p>The City of Worcester Executive Office of Economic Development is positioned to cover the upfront expense of acquiring the fee interest in Brooks Dairy Farm. While no funds are budgeted for open space acquisition in FY25/26, EOED can utilize its OM fund, or identify in conjunction with the CFO, other available municipal funds to</p>

reimbursement basis.	temporarily cover the purchase costs until reimbursement from the LAND grant and CPA funds are received. Similarly, the Greater Worcester Land Trust has already demonstrated it's ability to contribute through its pre-acquisition of the property to prevent the sale of the land for development, and will be in a position to make a donation to the City for its share of the costs, in alignment with the project timeline.
How will this resource/property/building be maintained in the future?	The City of Worcester has a long history of collaborative land stewardship with community partners such as the GWLT. A baseline condition report will be developed and City staff will be responsible for monitoring, managing, and addressing overgrowth, dumping or encroachments. Property boundaries will be marked and signage will be installed at the site's main entrance. The City will also partner with the GWLT and other volunteers to blaze and map trails on the property to promote recreation.
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	This project will benefit Worcester residents in general by providing perpetual access to forested passive recreation and open space, protecting wetlands and tree canopy, mitigating urban heat island effects, and protecting wildlife habitat. Specifically, this property is contiguous with Nelson Place Elementary School and would provide access to open space for these public school students. The School draws from a geographic catchment area that is a state designated Environmental Justice area.
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing. PRIORITY 2: Advance the city's sustainability and climate resilience goals. PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.
Please describe how this project aligns with the above Community Priorities.	Priority 1: Acquisition of Brooks Dairy Farm would improve accessibility to open space for residents in the City. In particular, it would increase access for youth, due to it's proximity to Nelson Place School. An existing 600' paved pathway connecting Romala Road to the school parking lot would also allow for wheelchair and easy access to the site. Priority 2: This project would lead to the permanent protection of ±27 acres of forest and wetland in its natural state. This helps mitigate heat island effect, promotes carbon storage and sequestration, and improves the quality and quantity of groundwater. Priority 3: The immediate area surrounding Brooks Dairy Farm does not currently have much protected open space. The protection of this property would create a new opportunity for passive recreation and environmental education, particularly for the students at Nelson Place School, which draws from a geographic catchment area that is a state designated Environmental Justice area.
Historic Resource Category Goals	This project does not align with any of these Category Goals.
Open Space and Recreation	GOAL 1: Maintain high quality drinking water resources and protect

Category Goals	<p>wetlands and floodplains.</p> <p>GOAL 4: Increase native species populations and grow the urban forest.</p> <p>GOAL 5: Expand green networks to create corridors for wildlife and alternative mobility options.</p>
Community Housing Category Goals	This project does not align with any of these Category Goals.
Please describe how this project aligns with the above Category Goals.	<p>OS Goal 1: Acquisition of Brooks Dairy Farm will catalyze the protection of the adjacent property, which contains approximately 2.5 acres of wetlands, some of which are isolated and likely wouldn't be protected under wetlands protection regulations. This conservation will prevent development of the property which would otherwise result in greater surface and groundwater pollution.</p> <p>OS Goal 4: Protection of this urban forest and all its carbon storage would preserve it in its natural state for perpetuity, growing Worcester's permanent tree canopy. Brooks Dairy Farm is primarily forested with red oak, black cherry, red maple, shagbark hickory, and white pine, all of which are native species.</p> <p>OS Goal 5: Protection of this area would permanently preserve a large block of wildlife habitat. A mix of deciduous forest, wetland, and open fields provides a variety of habitats for different species.</p>
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	This project aligns with the goals and objectives of the Open Space and Recreation Plan (acquisition of parcels improving connectivity between open space, establishment of neighborhood preserves), the Now Next Plan (invest in urban forests, ensure equitable open space access) the MVP Plan (protect open space & water resources), Hazard Mitigation Plan (leverage CPA funding for watershed management) , and the Statewide Comprehensive Outdoor Recreation Plan (access for underserved populations).
Does your project have community support? Please describe outreach efforts for this project.	<p>This project has community support from organizations including GWLT, Mass Audubon, and the Blackstone Watershed Collaborative.</p> <p>This project furthers the goals of a number of City plans that involved significant public outreach.</p>
Please upload any letters of support.	<p>GWLT - Letter of Support.pdf</p> <p>Mass Audubon - Letter of Support.pdf</p> <p>Blackstone Watershed Collaborative - Letter of Support.pdf</p>
Is there anything else you want the CPC to know about your project?	<p>Open space acquisitions often are dictated by the market and this project was forced to begin in order to prevent the loss of the parcel to private development. At the time the parcel came to market late this winter there was no option to seek CPA funding to acquire it. While the property is now owned by GWLT, this acquisition by GWLT was out of necessity. Unbudgeted for, GWLT is only able to hold the property for a temporary period while funds are secured for the city to acquire the parcel.</p>