

# Valley Community Land Trust News

Fall 1979

Remember Fifth Semi-Annual Meeting October 14

GREETINGS from your dormant news-letter production team and thanks to those of you who have sent \$\$ in spite of no news. We've been busy!

Here's a brief list of VCLT activities since the spring meeting:

- 1) The VCLT finalized the purchase of 68 acres on Shelburne Line Rd. in Colrain for \$52,000.
- 2) Three leaseholds with five lessees have been settled on this land. Bob Bady just poured his house foundation, Timberly Otto and Ray Kutyllo moved into their temporary trailer Sept. 1, and Betsy Corner and Randy Kehler have been in the existing house since June 1.
- 3) See the report from the Land Use Committee as proof of its existence!
- 4) The Loan Fund by-law is ready for membership approval. See below.
- 5) Pam Roberts and Ed Wierzbowski were authorized by the board to represent the VCLT in COLT, Citizens Opposed to Land Taking, since the proposed Greenfield Reservoir would take 30 acres of Shearer Rd. land by eminent domain.
- 6) We offered the Shearer Rd co-owner \$35,000 for her undivided half share. This offer was promptly refused.
- 7) VCLT went to the Franklin Co. Fair this year thanks to the efforts of Pam, Ed, and New Roots magazine.

This money came in part from low and no interest unsecured loans from supporters:

\$5,000	no interest, 10 year loan
5,000	1%/annum, 5 year loan
2,000	1% interest, due in Nov.
3,000	no interest on 90 day demand for 6 mos., renegotiable
2,000	no interest, indefinite loan
2,000	no interest loan, possible gift
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\$17,000	loans from supporters

The remainder of the money, \$15,000, came from a \$30,000 donation which the VCLT had received sometime earlier. The board had only wanted to use \$10,000 of that gift for purchasing Colrain 2 but was unable to find the remaining \$5,000 of the \$32,000. Therefore, we currently seeking an additional \$5,000 loan. In order to live on VCLT land the lessees will pay a monthly lease fee which is a percentage of the productive value of the leased land.

## Land Use Committee Report

Members: Andy Ferguson, Betsy Corner, Carolyn Harper, Ray Kutyllo, Tommy Thompson, Kim Rosen, Judy Gillan.

The Land Use Committee (LUC) has been meeting regularly since July on land use policies and a process for new pieces which enter the VCLT. We have worked with the Colrain II lessees in particular on map-making, a fourth house-site, use of the sand-pit area, locating resource people, etc.

We have defined our purposes and procedures for any new piece of land as the following:

- 1) Determination of value of land being considered for purchase by the VCLT based on the following:

### THE \$52,000 QUESTION - ??????????????

Colrain 2 (Shelburne Line Rd.) was purchased for \$52,000 of which \$17,000 was paid for the house and \$1,000 for the barn. Both were financed by the lessees who purchased them. The VCLT paid \$32,000 for the 68 acres of land.

- a) Orientation
- b) Water
- c) Drainage
- d) Tillable Land
- e) Pasture Land
- f) Woodlot
- g) Potential Leaseholds
- h) Access
- i) Existing land/ Ag. Improvements
- j) Value of Buildings
- k) Zoning

2) Establishment of basic land use plan delineating use options for leases in accord with our ecological principles for land use management.

3) Determination of maximum/optimum number of leaseholds which the land can support.

4) Working in coordination with Lease Committee and Lessees on the Land Use sections of the Lease Committee mandate.

In the cases of Colrain I and especially Colrain II we have some catching up to do on an overall land-use plan, since planning and building are already underway.

The Land Use Committee wishes to reiterate that in the future all house sites must be approved by the committee

The LUC has two distinct areas of concern: land and housing. We are seeking to establish working relationships with resource people in the following areas:

Land

- Forestry
- Agronomy
- Water
- Road Construction

Housing

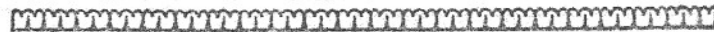
- General Construction
- Water/Waste Management
- Solar Considerations

Tommy Thompson has very kindly offered to blaze the boundaries of Colrain II and to cruise the woods of both Colrain I and Colrain II in order to inventory and suggest a forest management plan.

Betsy had been working on an accurate base-map for Colrain II. We

would like to see a base-map and land-use plan underway soon for Colrain I.

The LUC welcomes help in map-making or in any of the above resource areas. Contact Carolyn Harper, Gill.



PROGRESS REPORT

SEPTEMBER 16, 1979

I love waking in the morning on the new land. I look out the east and southern windows of the trailer Ray and I bought to live in until the house is built next year and watch the mist lift in the hollow of the field. Occasionally I see a deer or two come out of the forest fringes to stare at the strange goings-on on their land. The roosters crow us awake; life sounds coming from that old barn, encouraging us to get that roof on soon. Then the hectic pace starts. There's the chickens to fence in, the solar collector to get on to the trailer, the gas dealer is coming to hook up the stove today, we need to talk to some local farmers about plowing, manuring and seeding the field this fall.

Across the road Randy and Betsy rip down plaster and insulate their home, finish that greenhouse, get the wood and cookstove in. The baby's on her/his way! The end of October will be a special celebration - the first child born on the VCLT!

Bob is pounding in forms for the footings of his new home. His hammering blends with that of three others - working seperately and together.

If you think this is something, come see us next summer.

Timberly Otto  
"Standing Stone Farm"

