

ARTICLE 15. Pelham Land Acquisition, Romer Woods Property

This article authorizes the purchase of a 141-acre watershed property near the Pelham Reservoirs. The negotiated purchase price is \$341,000, which is 25% lower than the appraised value. The owner offered the “bargain sale” price to help facilitate the sale of the property to Amherst. Amherst has applied for a Drinking Water Supply Protection grant from the state to provide reimbursement for up to 50% of the purchase price, and the property will only be purchased if we are awarded the grant.

Key factors:

- The Pelham Reservoirs provide approximately 1/4th of Amherst’s drinking water supply and are therefore a critical water resource worthy of protection.
- As shown on the map, the property is located approximately 150 feet from the Hills Reservoir.
- The entire property is located within the watershed, and almost 1/2 of the property is located within the Zone A/B surface water supply protection areas. These are the most critical zones to protect because of their close proximity to a reservoir and/or streams leading to a reservoir.
- There is a significant threat of development to this property:
 - Frontage for up to four building lots.
 - Percolation tests have been performed and soil maps suggest the soils would support septic systems.
- Acquisition of this property will contribute to long-term watershed protection goals
 - Amherst will own, and therefore permanently protect, additional watershed land.
 - Ownership allows Amherst to control activities on watershed land.
 - Ownership will prevent development that could negatively impact drinking water quality.

(Map on reverse side)

SPECIAL TOWN MEETING: ARTICLE 15
NOVEMBER, 2015
ROMER WOODS
PELHAM, MA



www.amherstma.gov/maps

Legend

- Romer Property
- House/Structure
- Watershed Boundary
- Zone A
- ZONE B
- Open Water & Reservoirs
- Streams
- Town of Amherst Land

Horizontal Datum: MA Stateplane Coordinate System,
 Zone 415, Datum: NAD83, Feet
 Vertical Reference Datum: NAVD-83

Planimetric base map features compiled at 1"=40'
 scale from April, 2009 Aerial Photography.

Parcels compiled through a "best-fit" methodology to
 match the base map; revisions are ongoing.

The Town of Amherst and its mapping contractors assume
 no legal responsibility for the information contained herein.



0 150 300 600
 Feet

1 inch = 600 feet

EK, 10/16/2015

