



STATE OF VERMONT
JOINT FISCAL OFFICE

MEMORANDUM

To: Joint Fiscal Committee members
From: Sorsha Anderson, Senior Staff Associate
Date: March 26, 2025
Subject: Grant– JFO #3246

Enclosed please find one (1) item, which the Joint Fiscal Office has received from the Administration.

JFO #3246: 125+ acre land donation valued at \$184,830.00 from Pieter Van Schaik of Cavendish, VT to the Agency of Natural Resources, Department of Forests, Parks and Recreation. The acreage will become part of the [Lord State Forest](#). Closing costs will be covered by a small grant* from Ducks Unlimited and the Forest Legacy Program. The annual payment in lieu of taxes (PILOT) is expected to be \$1,111.00. *[Received March 24, 2025]*
*[*Note: Per 32 V.S.A. § 5(c)(1)(A), small grants below \$15,000.00 do not require approval of the committee.]*

Please review the enclosed materials and notify the Joint Fiscal Office (Sorsha Anderson: sanderson@leg.state.vt.us) if you have questions or would like this item held for legislative review. Please submit concerns by **April 18, 2025**, or we will assume that you agree to consider as final the Governor's acceptance of this request.

Email from DFR regarding the Ducks Unlimited small grant.

From: Osborn, Gannon <Gannon.Osborn@vermont.gov>

Sent: Tuesday, March 25, 2025 11:01 AM

To: Sorsha Anderson <SAnderson@leg.state.vt.us>

Cc: Bloomer, Ansley <Ansley.Bloomer@vermont.gov>; Nurme, Gunnar <Gunnar.Nurme@vermont.gov>

Subject: RE: ANR-FPR Grant Request

Hi Sorsha,

The Ducks Unlimited funds were not previously accepted by the JFO. Because the grant amount is below the \$15,000 threshold and covered a one-time expense (project costs) that will not incur additional expense to the State, we did not think it needed to go to the JFO for acceptance. Specifically, the DU funds will cover an appraisal report and Phase 1 Environmental Site Assessment for the project.

**State of Vermont**

Department of Finance & Management
109 State Street, Pavilion Building
Montpelier, VT 05620-0401

Agency of Administration

[phone] 802-828-2376

STATE OF VERMONT FINANCE & MANAGEMENT GRANT REVIEW FORM

Grant Summary:		To allow FPR to accept a donation of a parcel in Cavendish to expand the Lord State Forest. The parcel is valued at \$184,830 with an annual PILOT payment of \$1,111.			
Date:		1/30/2025			
Department:		Department of Forest, Parks and Recreation			
Legal Title of Grant:		N/A			
Federal Catalog #:		N/A			
Grant/Donor Name and Address:		Pieter Van Schaik Living Trust P.O Box 73 Windsor, VT 05089			
Grant Period:		From:		To:	
Grant/Donation		184,830			
	SFY 1	SFY 2	SFY 3	Total	Comments
Grant Amount:	\$184,830	\$	\$	\$184,830	Estimated assessed value
Position Information:		# Positions	Explanation/Comments		
		0			
Additional Comments:					
Department of Finance & Management		Adam Greshin <small>Digitally signed by Adam Greshin Date: 2025.02.07 Signed by: E710487A28FB404...</small>		(Initial)	
Secretary of Administration		Nick Kramer <small>Digitally signed by Nick Kramer Date: 2025.02.07 Signed by: E710487A28FB404...</small>		(Initial)	
Sent To Joint Fiscal Office				Date	





State of Vermont
Department of Forests, Parks and Recreation
One National Life Drive, Davis 2
Montpelier, VT 05620-3801
www.vtfpr.org

Agency of Natural Resources

[tdd] 800-253-0191

MEMORANDUM

To: Jaye Pershing Johnson

Through: Danielle Fitzko, Commissioner, Department of Forests, Parks and Recreation

From: Gunnar Nurme, Land Acquisition Coordinator

Date: January 15, 2025

RE: Governor's approval for the acquisition of 125± acres, as an addition to Lord State Forest in the Town of Cavendish.

Enclosed is a land acquisition memo for Governor Scott's review, to approve the Department of Forests, Parks and Recreation's (FPR) fee acquisition of 125± acres in Cavendish as an addition to Lord State Forest. The 125-acre "Van Schaik" parcel is proposed to be donated to FPR. FPR uses a variety of state and federal funding sources, as well as revenue generated by management activity, to implement management objectives.

The town of Cavendish is supportive of this acquisition. Funding for the closing costs associated with this donation will come from Ducks Unlimited and the federal Forest Legacy Program. As with previous ANR land transactions involving a bargain sale or donation, the AA-1 Grants Acceptance form follows the memo to Governor Scott and will serve as the signature page for the required administrative approvals.

The following documents and information have been included in this package for Governor's approval:

- ☒ Property description
- ☒ Maps of the property and surrounding parcels
- ☒ Legal authority for the transactions
- ☒ Nature of the legal property interest to be acquired
- ☒ Description and role of partner organizations
- ☒ Clear statement of purpose of the acquisition
- ☒ Description of current uses, anticipated uses and limits on use
- ☒ Description of existing motorized and/or mechanized uses, including VAST trails on the property and surrounding areas
- ☒ Source of funds for the acquisition
- ☒ Long term plan for funding management expenses
- ☒ Evidence of local approval
- ☒ Assessed value and property taxes for the year of acquisition
- ☒ Other input received from interested parties
- ☒ Other relevant information

We plan to close on this acquisition by May 31, 2025. We are seeking approval by April 1, 2025 to facilitate closing on the anticipated timeline.

If you have any questions regarding this acquisition, please contact me at 802-261-7140 or at gunnar.nurme@vermont.gov. Thank you.



State of Vermont
Department of Forests, Parks and Recreation
1 National Life Drive, Davis 2
Montpelier VT 05620-3801
[tdd] 800-253-0191
www.vtforest.org

Agency of Natural Resources

MEMORANDUM

To: Philip B. Scott, Governor

Through: Julia S. Moore, Secretary, Agency of Natural Resources

From: Danielle Fitzko, Commissioner, Department of Forests, Parks and Recreation

Date: January 15, 2025

Subject: Approval for the acquisition of 125± acres in Cavendish as an addition to Lord State Forest

Description of Property

The Vermont Department of Forests, Parks and Recreation (FPR) plans to acquire 125± acres in Cavendish as an addition to Lord State Forest. The parcel (the “Van Schaik” parcel) is located off East Road and Susannah Johnson Lane in Cavendish, bordered to the east by Lord State Forest. The Van Schaik parcel is owned by Pieter Van Schaik, formally under the Pieter Van Schaik Living Trust. Mr. Van Schaik has been interested in donating this property to FPR as an addition to Lord State Forest for a number of years, and now FPR is completing its due diligence and is ready to accept the donation of the parcel in early 2025.

The Van Schaik parcel contains significant ecological values. The parcel contains a large beaver pond that is identified as a Class II wetland. The beaver pond is also an active heron rookery, with at least eight known nesting pairs. The landowner says to have identified multiple rare plants on the property. The majority of the parcel is also mapped as Deer Wintering Area. Vermont Conservation Design identifies the land as a Highest Priority area for Connectivity Blocks, Riparian and Wildlife Connectivity, Surface Water and Riparian Areas, and Physical Landscape Diversity.

This acquisition would also provide benefits from a recreational and access perspective. The parcel’s frontage on East Road, as well as the access to the parcel that is provided by Susannah Johnson Lane – a private right of way that leads onto the parcel and allows for recreational and forestry uses – will greatly expand access to Lord State Forest for both public recreational access as well as management access for FPR. Currently, Lord State Forest suffers from inadequate access, so this expanded access would be a great benefit. There is an existing network of hiking trails on the property that are currently maintained by the Hardy Hill Trail Committee, which is a subset of the Cavendish Community and Conservation Association. Under FPR ownership, the parcel would be open to public access for dispersed recreation, as well as continued use of the existing trails. The nearest VAST trails are located approximately a mile and a half from the Van Schaik Parcel to both the east and west. The protection of this parcel will help to preserve the rural and undeveloped nature of the local VAST corridors.

The estimated annual PILOT payment for the Van Schaik parcel is \$1,111.56. The town of Cavendish, through its selectboard, offered its support for FPR's acquisition of the Van Schaik parcel on December 9, 2024.

Review of Project

The Van Schaik project was reviewed by the Agency of Natural Resources (ANR) Springfield District Stewardship team on May 6, 2019, and was approved by Department of Forests, Parks and Recreation (FPR) Commissioner, Danielle Fitzko, on April 16, 2024, and by ANR secretary, Julie Moore, on June 17, 2024.

Ownership and Management

If this project is approved, the Van Schaik parcel will be donated to FPR who will then own the land in fee. The parcel will be managed by FPR as a part of Lord State Forest. Management of the land will be in accordance with the interim and long-range management plans for the parcel and the State Forest. Dispersed public access will be allowed on the parcel. Use of the parcel will be limited to those uses permitted by the laws, ordinances, statutes and regulations of the State of Vermont and the Town of Cavendish, the policies of ANR and FPR, the interim and long-range management plan. The landowner has committed to making a \$15,000 stewardship contribution to support the ongoing management of this parcel into the future. Management of Lord State Forest is undertaken by FPR staff, and other staff within ANR as necessary. FPR uses a variety of state and federal funding sources, as well as revenue generated by management activity, to implement management objectives.

Budget and Funding

Pieter Van Schaik will donate the property to FPR as an addition to Lord State Forest. The estimated town assessed value of the parcel is \$184,830. Funding for project costs and closing costs for this project comes from multiple private and federal sources. Ducks Unlimited has contributed \$5,000 towards project costs. The federal Forest Legacy Program, both through FPR's Forest Legacy FY23 Administrative Grant, as well as the grant for the Chateaugay Forest Forest Legacy project, is supporting project costs as well as closing costs for this acquisition. The Van Schaik parcel will serve as a cost-share tract for the Chateaugay Forest grant, meaning that the full fair market value of the property will serve as match to federal Forest Legacy funding, further leveraging this generous donation from the landowner to help protect 3,086 acres in south-central Vermont. As was mentioned above, the landowner will make a \$15,000 stewardship contribution to support the ongoing management of the parcel and Lord State Forest.

[SIGNATURES REQUESTED ON THE FOLLOWING AA-1 FORM]

STATE OF VERMONT REQUEST FOR GRANT (*) ACCEPTANCE (Form AA-1)

Acceptance of Real Property as a Grant, Pursuant to 10 V.S.A. §2606

BASIC GRANT INFORMATION				
1. Agency:	Agency of Natural Resources			
2. Department:	Department of Forests, Parks and Recreation			
3. Program:	Division of Lands Administration and Recreation, Land Conservation			
4. Legal Title of Grant:	n/a			
5. Federal Catalog #:	n/a			
6. Grant/Donor Name and Address: Pieter Van Schaik Living Trust P.O Box 73 Windsor, VT 05089				
7. Grant Period:	From:	n/a	To:	n/a
8. Purpose of Grant: The purpose of this grant is for the Department of Forests, Parks and Recreation (FPR) to accept a donation of a parcel of land from the Pieter Van Schaik Living Trust; the so-called "Van Schaik" parcel, totaling 125 acres in Cavendish, Vermont. FPR estimates the value of the parcel to be \$184,830 based on the parcel's town assessed value. The parcel will be added to Lord State Forest.				
9. Impact on existing program if grant is not Accepted: If FPR does not accept this donation, the opportunity will be lost to protect an ecologically important wetland complex, recreational trails, and expanded access to Lord State Forest.				
10. BUDGET INFORMATION				
	SFY 1	SFY 2	SFY 3	Comments
Expenditures:	FY 24	FY	FY	
Personal Services	\$	\$	\$	
Operating Expenses	\$184,830	\$	\$	
Grants	\$	\$	\$	
Total	\$184,830	\$	\$	
Revenues:				
State Funds:	\$	\$	\$	
Cash	\$	\$	\$	
In-Kind	\$	\$	\$	
Federal Funds:	\$	\$	\$	
(Direct Costs)	\$	\$	\$	
(Statewide Indirect)	\$	\$	\$	
(Departmental Indirect)	\$	\$	\$	
Other Funds:	\$184,830	\$	\$	Value of land being donated to FPR
Other Funds:				
Grant (source:)		\$	\$	
Total	\$184,830	\$	\$	
Appropriation No:				
		Amount:	\$	

STATE OF VERMONT REQUEST FOR GRANT (*) ACCEPTANCE (Form AA-1)

			\$
			\$
			\$
		Total	\$

PERSONAL SERVICE INFORMATION

11. Will monies from this grant be used to fund one or more Personal Service Contracts? ☐ Yes ☒ No
 If "Yes", appointing authority must initial here to indicate intent to follow current competitive bidding process/policy.

Appointing Authority Name: _____ Agreed by: _____ (initial)

12. Limited Service Position Information:	# Positions	Title
Total Positions		

12a. Equipment and space for these positions: ☐ Is presently available. ☐ Can be obtained with available funds.

13. AUTHORIZATION AGENCY/DEPARTMENT

I/we certify that no funds beyond basic application preparation and filing costs have been expended or committed in anticipation of Joint Fiscal Committee approval of this grant, unless previous notification was made on Form AA-1PN (if applicable):

Signature:

DocuSigned by:

Danielle Fitzke

Date:

1/15/2025

Title: Commissioner, Department of Forests, Parks and Recreation

Signature:

Signed by:

0031472625144F7

Date:

1/16/2025

Title: Secretary, Agency of Natural Resources

14. SECRETARY OF ADMINISTRATION

NK

☐

Approved:

(Secretary or designee signature)

Signed by:

Nick Kramer

Date:

2/7/2025 | 3:38:3

E710467A26PB404...

15. ACTION BY GOVERNOR☒

Check One Box:

Accepted

☐

Rejected

(Governor's signature)

Date:

3/24/25

16. DOCUMENTATION REQUIRED**Required GRANT Documentation**

- ☒ Request Memo
☒ Dept. project approval (if applicable)
☐ Notice of Award
☐ Grant Agreement
☐ Grant Budget

- ☐ Notice of Donation (if any)
☐ Grant (Project) Timeline (if applicable)
☐ Request for Extension (if applicable)
☐ Form AA-1PN attached (if applicable)

End Form AA-1

(*) The term "grant" refers to any grant, gift, loan, or any sum of money or thing of value to be accepted by any agency, department, commission, board, or other part of state government (see 32 V.S.A. §5). (See also 10 V.S.A. § 2606)

MEMORANDUM

TO: Danielle Fitzko, Commissioner

FROM: Gunnar Nurme, Land Acquisition Coordinator

SUBJECT: Addition to Lord State Forest

DATE: April 9, 2024

Recommendation: **Approve the acquisition of 137 +/- acres in Cavendish as an addition to Lord State Forest**

Landowner: Pieter van Schaik

Location: Cavendish

Acreage: 137 +/-

Type of Acquisition: Fee Acquisition

Partners: None

Proposed Funding: Donation

LAP Number: 1975

Background and Significance:

Pieter van Schaik owns 137 acres of land in Cavendish that he would like to donate to the State as an addition to Lord State Forest. The Land Acquisition Review Committee first reviewed this potential acquisition and recommended to acquire the land in 2009; though the acquisition was not pursued further. Originally this project was intended to include two parcels, a 143-acre parcel that was landlocked but in close proximity to Lord State Forest and a 137-acre parcel adjacent to the State Forest. However, due to issues with a right of way to access the landlocked parcel, that parcel will no longer be a part of this project, but van Schaik still hopes to eventually donate it to the State once legal access is secured.

The 137-acre parcel that this project concerns has frontage on East Road in Cavendish, with a private road providing access to the interior of the property. This parcel is home to a beaver pond fed by two small streams that supports a heron rookery that is currently home to at least eight nesting pairs. The landowner, an amateur botanist, says to have identified a handful of rare plants on the property. Vermont Conservation Design identifies the land as a Highest Priority area for Connectivity Blocks, Riparian and Wildlife Connectivity, Surface Water and Riparian Areas, and Physical Landscape Diversity. Further, the property contains a class II wetland and much of the land is mapped as deer wintering area. There is a network of woods roads and trails on the property that is informally maintained by a local trail group, the Hardy Hill Trail Committee, which is a subset of the Cavendish Community and Conservation Association.

As a donation with significant natural features that could also improve recreation opportunities to the adjacent State Forest, and with the potential addition of the landlocked 143-acre parcel in the future, this would be a logical acquisition. The Springfield District Stewardship Team voted in support of this acquisition on May 6, 2019. At the time, the DST noted that they hoped the State would have a role in the development of proposed new trails on the property. The plans for these trails never came to fruition, and there are now no new trails being built on the property.

Approval for Development of a Conservation Project

I hereby approve the development of a land conservation project for the land owned by Peter van Schaik in Cavendish, VT. This approval authorizes Department staff to pursue the development of this project and does not supersede other requirement, statutory, regulatory, procedural or policy, for the State of Vermont to accept interest in real property (e.g, Governor Approval).

4/16/2024

Date

DocuSigned by:

Danielle Fitzko

5BE1AA84753549F...

Danielle Fitzko, Commissioner
Department of Forests, Parks, and Recreation

I hereby decline to approve the development of a land conservation project for the land owned by Peter van Schaik in Cavendish, VT.

Date

Danielle Fitzko, Commissioner
Department of Forests, Parks, and Recreation



Van Schaik Parcel, Cavendish

Property Map

Cartographer: Gunnar Nurme
May 16, 2024

Scale: 1:10,000

0 0.05 0.1 0.2 Miles

This map is for illustrative purposes only. No warranty as to the accuracy or usefulness of the data is expressed or implied.

Van Schaik Parcel

Private Road



Town of Cavendish Selectboard
PO Box 126
Cavendish, VT 05142

December 9, 2024

Gunnar Nurme
Land Acquisition Coordinator
Vermont Department of Forests, Parks and Recreation
1 National Life Drive, Davis 2
Montpelier, VT 05602

RE: Land Conservation Project in the Town of Cavendish

Dear Mr. Nurme,

The Town of Cavendish Selectboard reviewed the Vermont Department of Forests, Parks and Recreation's (FPR) proposed acquisition of the Van Schaik parcel as an addition to Lord State Forest at our meeting on December 9, 2024. We sign this letter to offer our support for FPR's acquisition of the Van Schaik parcel in the Town of Cavendish.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Smith", written over a horizontal line.

Print Name and Title:
Cavendish Selectboard

