



**STATE OF VERMONT**  
JOINT FISCAL OFFICE

**MEMORANDUM**

To: Joint Fiscal Committee members  
From: Sorsha Anderson, Senior Staff Associate  
Date: June 25, 2025  
Subject: Grant Request - JFO #3258

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

**JFO #3258:** 17-acre parcel to the Agency of Natural Resources, Department of Fish and Wildlife from the estate of Walter Camara. The land donation, valued at \$11,500.00, is located in Fair Haven and will be added to the [Bonsawinno Wildlife Management Area](#). Project costs of \$7,000.00 will come from the Department's Habitat Stamp Funds. Payments in lieu of taxes are \$156.00 per year.. *[Received June 20, 2025]*

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 **July 16, 2025**, or we will assume that you agree to consider as final the Governor's acceptance of this request.

**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

<b>Grant Summary:</b>		This grant would allow DFW to accept a 17-acre parcel of land in Fair Haven to add to the Bonsawinno Wildlife Management Area. PILOT payments for the property are estimated to be \$156.			
<b>Date:</b>		4/24/2025			
<b>Department:</b>		Department of Fish and Wildlife			
<b>Legal Title of Grant:</b>		N/A			
<b>Federal Catalog #:</b>		N/A			
<b>Grant/Donor Name and Address:</b>		Estate of Walter Camara C/O Kevin Camara 2148 Drake Rd Bomoseen VT 05732			
<b>Grant Period:</b>		<b>From:</b> <b>To:</b>			
<b>Grant/Donation</b>		11,500			
	<b>SFY 1</b>	<b>SFY 2</b>	<b>SFY 3</b>	<b>Total</b>	<b>Comments</b>
<b>Grant Amount:</b>	11,500	\$	\$	11,500	
<b>Position Information:</b>		<b># Positions</b>	<b>Explanation/Comments</b>		
		0			
<b>Additional Comments:</b>		The assessed value of the property is \$11,500 and \$7,000 is required from VDFW Habitat Stamp Funds to cover the survey and closing costs.			
<b>Department of Finance &amp; Management</b>		Adam Greshin <small>Digitally signed by Adam Greshin DN: cn=Adam Greshin, o=State of Vermont, ou=Department of Finance &amp; Management, email=agreshin@state.vt.us</small>		(Initial)	
<b>Secretary of Administration</b>		Nick Kramer <small>E740487A28FB404...</small>		(Initial)	
<b>Sent To Joint Fiscal Office</b>		Anna Reinold		<b>Date</b>	
		<div style="border: 1px solid black; padding: 2px; font-size: small;"> <b>REVIEWED</b>              By Anna Reinold at 11:10 am, Jun 20, 2025           </div>			





**Department of Fish and Wildlife**

*Agency of Natural Resources*

1 National Life Dr., Davis Building

Montpelier, VT 05620-3708

**[www.vtfishandwildlife.com](http://www.vtfishandwildlife.com)**

[phone] 802-828-1454

[fax] 802-828-1250

**M E M O R A N D U M**

**To:** Jaye Pershing Johnson, Governor's Legal Counsel

**From:** Will Duane, Land Acquisition Coordinator

**Date:** April 16, 2025

**RE:** Governor's approval requested for a donation of land in Fair Haven, VT

Dear Jaye,

Enclosed is an approval memo for Governor Scott's consideration authorizing the Department of Fish and Wildlife (DFW) to receive a donation of a 17-acre parcel in the town of Fair Haven to expand the existing Bonsawinno Wildlife Management Area (WMA).

The DFW is accepting this property as a donation via the will of Walter Camara, the associated costs will be paid from DFW's Habitat Stamp program. The town of Fair Haven considered this acquisition at its April 1 Selectboard meeting and signed a letter of support. Funding for the long-term management and stewardship will come from the DFW's existing US Fish and Wildlife Service Habitat Grant. As with previous ANR land acquisitions via donation, the included AA-1 Grants Acceptance form follows the memo to Governor Scott and will serve as the signature page for the required approvals.

The following documents and information are included in the following memo:

- ☒ Property description
- ☒ Maps of the property and surrounding area
- ☒ Legal authority for the transactions
- ☒ Nature of the legal property interest to be acquired





- ☒ 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 of management expenses
- ☒ Evidence of local approval
- ☒ Anticipated PILOT Expenses
- ☒ Other relevant information

Please review and respond as soon as possible; the Camara family is seeking to close the estate once this transfer is complete. If you have any questions regarding this project, please contact me directly at [Will.Duane@Vermont.gov](mailto:Will.Duane@Vermont.gov). Thank you.

cc: Andrea Shortsleeve, Interim Commissioner  
John Austin, Director of Wildlife



Department of Fish and Wildlife  
Commissioner's Office  
1 National Life Drive, Davis 2  
Montpelier VT 05620-3208  
802-828-1454

TO: Philip B. Scott, Governor, State of Vermont

THROUGH: Julie Moore, Secretary, Agency of Natural Resources

FROM: Andrea Shortsleeve, Commissioner, Department of Fish and Wildlife

SUBJECT: Land Acquisition via donation of 17 acres in Fair Haven, Vermont to be added to the Bonsawinno Wildlife Management Area.

**Recommendation: Approve DFW's acceptance of the parcel from the estate of Walter Camara.**

<b><u>Landowner:</u></b>	Estate of Walter Camara
<b><u>Location:</u></b>	Fair Haven, Vermont
<b><u>Acreage:</u></b>	17 acres
<b><u>Type of Acquisition:</u></b>	Fee Acquisition Via Donation
<b><u>Recommended Funding:</u></b>	VDFW Habitat Stamp Fund for Associated Costs
<b><u>Estimated Cost:</u></b>	\$7,000+/- for closing costs and survey.

**Background:**

In late February 2024 Keven Camara contacted the Dept. of Fish and Wildlife about a potential donation of land owned by his father Walter Camara. Walter was a former Hunter Education instructor and was in declining health; he wished to leave the parcel to DFW in his will. Walter passed away on Tuesday, April 3, 2024. His will was amended before he died with instructions for the parcel to be transferred to DFW.

**Property Description and Ecological features**

The parcel is undeveloped and abuts Bonsawinno WMA on its east side. Access to the parcel would be difficult for any residential development as it is totally landlocked. Creating new public access at this parcel is not practical and it is best accessed through the existing WMA.

The ANR Atlas shows instances of rare plant species such as Long Leaf Bluet and Northern Three-lobed Violet as well as a rare Dry Chestnut Oak Woodland Natural Community. The parcel is a key connectivity parcel in the regionally significant Adirondacks-to-Greens Wildlife Corridor. VDFW's Vermont Conservation Design designates the parcel as a highest priority forest block, a highest priority connectivity block, and a highest priority parcel for its physical landscape diversity.

There are no VAST trails or mountain biking trails on the property currently. Due to the sensitivity of the wildlife habitat, VDFW is not planning to create new trails on this parcel at this time.

The Camara Family would like to complete the transaction and close Walter's Estate by the end of May 2025. Commissioner Shortsleeve and Secretary Moore have approved this acquisition. VDFW's Habitat Stamp Fund will pay for the associated costs, such as a boundary survey, title search, and closing costs. PILOT payments to the town of Fair Haven are estimated to be \$156 annually, PILOT payments are derived from a combination of federal funds from the US Fish and Wildlife Service and state general fund dollars. Long term maintenance and management costs will be paid for via DFW's Habitat Grant from the US Fish and Wildlife Service. The town of Fair Haven supports this acquisition, a copy of a signed letter of support is attached.

Your approval requested pursuant to 32 V.S.A. § 5(b)(2), for the approved acceptance of a "grant, gift, loan, or any sum of money or thing of value" to a state Agency.

[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. §4144**

<b>BASIC GRANT INFORMATION</b>				
<b>1. Agency:</b>	Agency of Natural Resources			
<b>2. Department:</b>	Department of Fish and Wildlife			
<b>3. Program:</b>	Lands and Habitats			
<b>4. Legal Title of Grant:</b>	N/A			
<b>5. Federal Catalog #:</b>	N/A			
<b>6. Grant/Donor Name and Address:</b> Estate of Walter Camara C/O Kevin Camara 2148 Drake Rd Bomoseen VT 05732				
<b>7. Grant Period:</b>	<b>From:</b>		<b>To:</b>	
<b>8. Purpose of Grant:</b> The purpose of this grant request is for the DFW to accept a 17-acre real property donation in Fair Haven assessed at \$11,500. The parcel has no legal access and currently abuts the existing Bonsawinno Wildlife Management Area.				
<b>9. Impact on existing program if grant is not Accepted:</b> If DFW does not accept this donation it would not be able to provide permanent protection for the diverse habitats and natural communities on the parcel.				
<b>10. BUDGET INFORMATION</b>				
	<b>SFY 1</b>	<b>SFY 2</b>	<b>SFY 3</b>	<b>Comments</b>
<b>Expenditures:</b>	<b>FY 25</b>	<b>FY</b>	<b>FY</b>	
Personal Services	\$	\$	\$	
Operating Expenses	\$18,500	\$	\$	
Grants	\$	\$	\$	
<b>Total</b>	<b>\$18,500</b>	<b>\$</b>	<b>\$</b>	
<b>Revenues:</b>				
				VDFW Habitat Stamp Funds for survey and closing costs.
State Funds:	\$7,000	\$	\$	
Cash	\$	\$	\$	
In-Kind	\$	\$	\$	
Federal Funds:	\$	\$	\$	
(Direct Costs)	\$	\$	\$	
(Statewide Indirect)	\$	\$	\$	
(Departmental Indirect)	\$	\$	\$	
Other Funds:	\$	\$	\$	

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

Grant (source Private Landowner)	\$11,500	\$	\$	\$11,500 based on town assessment
<b>Total</b>	\$18,500	\$	\$	

<b>Appropriation No:</b>		<b>Amount:</b>	\$
			\$
			\$
			\$
			\$
			\$
			\$
		<b>Total</b>	\$

**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)

<b>12. Limited Service Position Information:</b>	<b># Positions</b>	<b>Title</b>
<b>Total Positions</b>		

**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-IPN (if applicable):	Signature:	Date: 4/18/2025
	Title: Commissioner, Department of Fish and Wildlife	
	Signature:	Date: 4.21.25
	Title: Secretary, Agency of Natural Resources	

**14. SECRETARY OF ADMINISTRATION**

<input checked="" type="checkbox"/> <b>NK</b> <input type="checkbox"/> Approved:	(Secretary or designee signature)	Signed by: <b>Nick Kramer</b> <small>E710487A28FB404...</small>
		Date: 6/13/2025   5:

**15. ACTION BY GOVERNOR**

<input checked="" type="checkbox"/> Check One Box: Accepted		
<input type="checkbox"/> Rejected	(Governor's signature)	Date: 6/19/25

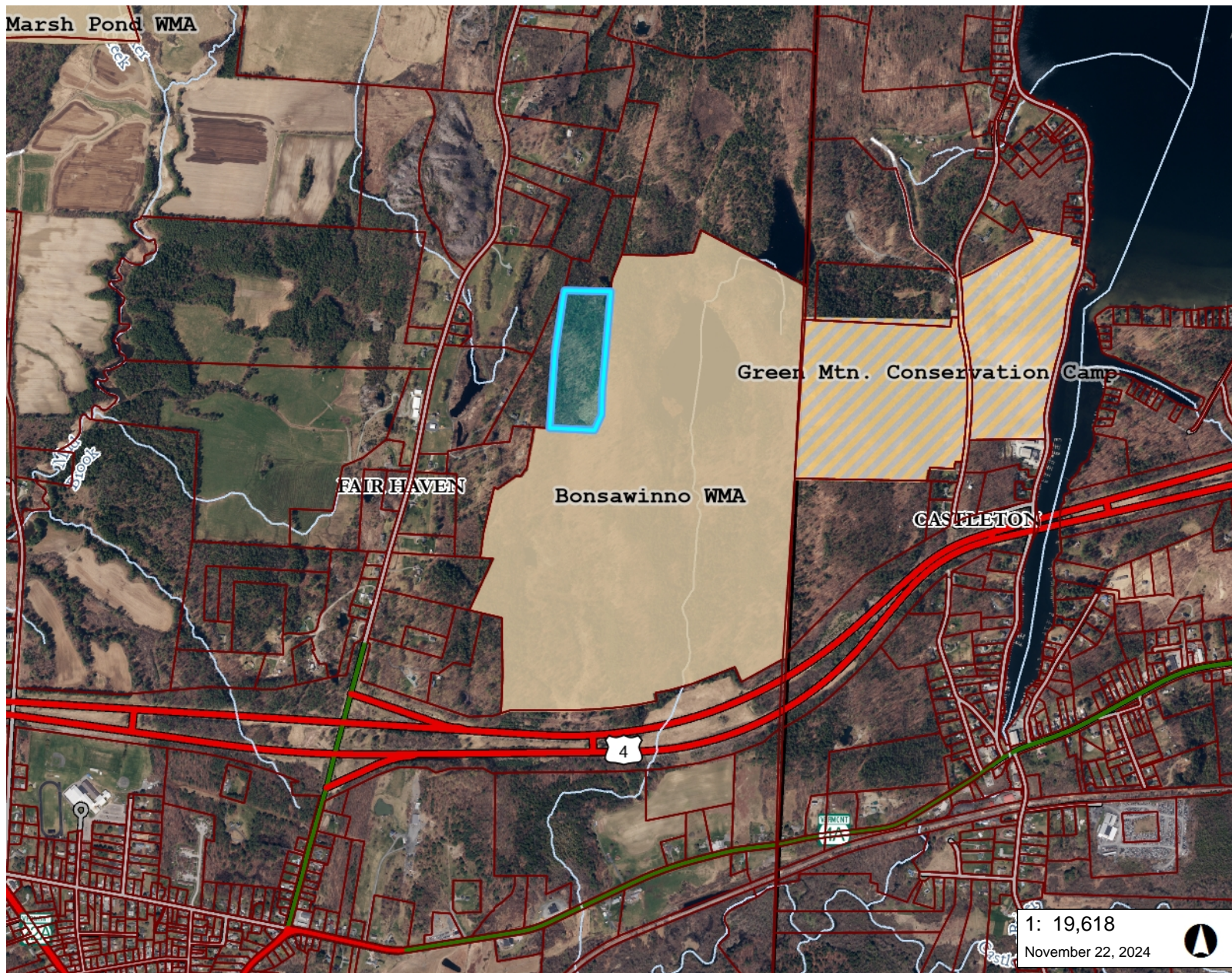
  

**16. DOCUMENTATION REQUIRED**






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

Required GRANT Documentation	
<input type="checkbox"/> Request Memo <input type="checkbox"/> Dept. project approval (if applicable) <input type="checkbox"/> Notice of Award <input type="checkbox"/> Grant Agreement <input type="checkbox"/> Grant Budget	<input type="checkbox"/> Notice of Donation (if any) <input type="checkbox"/> Grant (Project) Timeline (if applicable) <input type="checkbox"/> Request for Extension (if applicable) <input type="checkbox"/> Form AA-1PN attached (if applicable)
<b>End Form AA-1</b>	
(*) 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).	



## LEGEND



## Managed Lands (FPR)

-  State Park, Fee ownership
-  State Forest, Fee ownership
-  Non-fee interest

## Protected Lands

- Private Organizations
- Vermont Municipalities
- State
- Federal



## Wildlife Management Areas

-  Fee ownership  
 Non-fee interest

## Riparian Lands

- Fee ownership
- Non-fee interest

Other FW Lands






-  Fee ownership  
 Non-fee interest

- Parcels (standardized)

## Stream

- Stream
- Intermittent Stream

## Roads

-  Interstate
-  US Highway; 1
-  State Highway
-  Town Highway (Class 1)
-  Town Highway (Class 2)

## NOTES

Map created using ANR's Natural Resources Atlas

997.0	0	498.00	997.0 Meters
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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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1" = 1635 Ft.      1cm = 196 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



Town of Fair Haven Selectboard  
5 North Park Place  
Fair Haven VT, 05743

April 1, 2025

Dear Mr. Duane,

After reviewing your letter summarizing the Vermont Department of Fish and Wildlife's (VDFW) proposed acquisition and considering the project at our Selectboard meeting on April 1, 2025, we are writing to affirm our support of the VDFW's acquisition of the 17-acre Camara parcel in Fair Haven which will be added to the Bonsawinno Wildlife Management Area.

We understand that if the Selectboard or community members have any questions regarding the proposed acquisition or would like to receive any status updates, your contact information is 802-522-7633 and [will.duane@vermont.gov](mailto:will.duane@vermont.gov).

Sincerely,

  
\_\_\_\_\_  
Chair, Town of Fair Haven Selectboard