



STATE OF VERMONT
JOINT FISCAL OFFICE

MEMORANDUM

To: Joint Fiscal Committee members
From: Sorsha Anderson, Senior Staff Associate
Date: June 26, 2025
Subject: Grant Request - JFO #3259

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

JFO #3259: 52-acre parcel to the Agency of Natural Resources, Department of Forests, Parks and Recreation from Stevenson Flemer and Sandra Flemer. The land donation, valued at \$400,000.00, is located in Warren and will be added to the Roxbury State Forest. Project costs of be covered through the Forest Legacy grants. Payments in lieu of taxes are \$791.00 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.



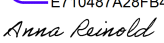
**State of Vermont**

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

Grant Summary:		This grant would allow FPR to accept a 52-acre parcel of land in Warren to add to the Roxbury State Forest. PILOT payments for the property are estimated to be \$791.			
Date:		4/24/2025			
Department:		Department of Forests, Parks and Recreation			
Legal Title of Grant:		N/A			
Federal Catalog #:		N/A			
Grant/Donor Name and Address:		Stevenson Flemer and Sandra Flemer, Trustees of the Stevenson Flemer Jr. Family Trust, Wrenn Compere, and Ben Flemer			
Grant Period:		From:		To:	
Grant/Donation		\$400,000			
	SFY 1	SFY 2	SFY 3	Total	Comments
Grant Amount:	\$400,000	\$	\$	\$400,000	Estimated assessed value
Position Information:		# Positions	Explanation/Comments		
		0			
Additional Comments:					
Department of Finance & Management		<small>Digitally signed by Adam Greshin Date: 2025.04.24 10:04:00</small> 		(Initial)	
Secretary of Administration		 <small>E710487A28FB404...</small>		(Initial)	
Sent To Joint Fiscal Office		 <small>REVIEWED By Anna Reinold at 10:58 am, Jun 26, 2025</small>		Date	





State of Vermont
Department of Forests, Parks & Recreation
1 National Life Drive, Dewey 2
Montpelier, VT 05620-3801
www.fpr.vermont.gov

Agency of Natural Resources

Memorandum

To: Timothy Metayer, Budget Analyst

From: Ansley Bloomer

Date: April 23, 2025

Re: Grant Acceptance Request

Enclosed is a Request for Grant Acceptance (Form AA-1) for a grant in the total amount of \$400,000. The grant comes in the form of a donation of land. FPR is prepared to accept the donation of a 52-acre parcel of land in Warren as an addition to Roxbury State Forest. The fair market value of the parcel as determined by an independent appraisal is \$400,000. Other funding for project costs and closing costs for this project will come from the federal Forest Legacy Program, through FPR’s Forest Legacy FY23 Administrative Grant or other open Forest Legacy grants.

The grant will support a high-priority land conservation project by the Department of Forests, Parks and Recreation (FPR) in Warren, Vermont. This donation will add 52± acres to Roxbury State Forest. The addition of these 52± acres to the State Forest will protect ecologically valuable forestland within an important corridor of protected lands and will also expand public and management access opportunities for Roxbury State Forest.

Management of Roxbury 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. This addition to Roxbury State Forest will not result in the need for any additional staff because the work will be absorbed by existing staff.

The annual PILOT (payment in lieu of taxes) payments for the parcel will total \$790.72 annually.

Cost	Source	Notes
\$400,000	Value of donated parcel	This item triggers the need for JFO review

The Department is requesting review of this grant in order to seek Joint Fiscal Committee review as soon as reasonably possible.

Please let me know if you need any further information.



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: April 22, 2025

RE: Governor's approval for the acquisition of 52± acres, as an addition to Roxbury State Forest in the Town of Warren.

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 52± acres in Warren as an addition to Roxbury State Forest. The 52-acre "Compere" 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 Warren is supportive of this acquisition. Funding for the closing costs associated with this donation will come from the federal Forest Legacy Program through FPR's Forest Legacy FY23 Administrative Grant or other open Forest Legacy grants. 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 July 31, 2025. We are seeking approval by June 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: April 22, 2025

Subject: Approval for the acquisition of 52± acres in Warren as an addition to Roxbury State Forest

Description of Property

The Vermont Department of Forests, Parks and Recreation (FPR) plans to acquire 52± acres in Warren as an addition to Roxbury State Forest. The parcel (the “Compere” parcel) is located off Roxbury Mountain Road, along the Warren/Roxbury town line, adjacent to the northwestern corner of the Vogt Block of Roxbury State Forest.

The Compere parcel is owned by siblings Wrenn Compere, Steve Flemer, and Ben Flemer under a family Trust. The parcel has been owned by this family since the 1960’s. Up until October 2024, there was a separate 1/3 share of ownership of the property, held by an absent co-owner. In October of 2024, the family successfully bought out the 1/3 interest in the property, resulting in consolidation of ownership. The family now plans to donate the Compere the parcel to FPR. The Town of Warren, through its Conservation Reserve Fund, is contributing funds to support the conservation project.

The Compere parcel contains steep, high-elevation forestland, located on the east side of the Roxbury ridge. The parcel’s elevation ranges from 2,400+ feet in its southwestern corner to approximately 2,000 feet in the northeast corner. Two headwater streams flow east through the property and ultimately drain into the Dog River. The parcel is located within a known bear and general wildlife corridor and is situated in the middle of two significant habitat blocks identified by the Vermont Department of Fish and Wildlife, one of which is 43,000+ acres, the other of which is 20,000+ acres. The parcel’s location in between these two significant habitat blocks means that it plays a critical role in providing connectivity throughout the Northfield range, and to points further north and south. Further, the Compere parcel is identified by Vermont Conservation Design as a Landscape Scale priority to protect, as containing Highest Priority Surface Water and Riparian Areas, and as part of a Highest Priority Interior Forest Block and Connectivity Block. Further, the 1,950 feet of road frontage along Roxbury Mountain Road is identified as a Highest Priority Wildlife Road Crossing. The parcel’s road frontage, as well as a pull off located along Roxbury Mountain Road, will also expand management access to the Vogt Block of Roxbury State Forest, as well as public access for dispersed recreation such as hunting,

hiking and snowshoeing. The nearest VAST trails are located 3.6 miles east of the property, in the town of Roxbury.

The estimated annual PILOT payment for the Compere parcel is \$790.72. The town of Warren, through its selectboard, offered its support for FPR's acquisition of the Compere parcel on March 26, 2024.

Review of Project

The Compere project was reviewed by the Agency of Natural Resources (ANR) Barre District Stewardship team on September 14, 2020, and was approved by Department of Forests, Parks and Recreation (FPR) Commissioner, Danielle Fitzko, on January 11, 2024, and by ANR secretary, Julie Moore, on April 22, 2024.

Ownership and Management

If this project is approved, the Compere 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 Roxbury State Forest. Management of the land will be in accordance with the interim and long-range management plans for the parcels 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 Warren, the policies of ANR and FPR, the interim and long-range management plan. Management of Roxbury 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

The Compere parcel, which has an appraised value of \$400,000, is proposed to be donated to FPR. The Town of Warren, through its Conservation Reserve Fund, is sending \$57,000 directly to closing to support the conservation project. The family will then convey the parcel to FPR. Other funding for project costs and closing costs for this project will come from the federal Forest Legacy Program, through FPR's Forest Legacy FY23 Administrative Grant or other open Forest Legacy grants. The Compere parcel will serve as a cost-share tract for the Hazen's Notch Forest Legacy Project grant, which FPR anticipates receiving a grant for through the Forest Legacy Program in federal FY25. The full value of the property (\$400,000) will serve as match to federal Forest Legacy funding, further leveraging this generous donation from the landowners and the Town of Warren.

[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: Stevenson Flemer and Sandra Flemer, Trustees of the Stevenson Flemer Jr. Family Trust, Wrenn Compere, and Ben Flemer				
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 Stevenson Flemer Jr, Family Trust; the so-called "Compere" parcel, totaling 52 acres in Warren, Vermont, valued at \$400,000 based on an independent appraisal. The parcel will be added to Roxbury 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 secure important high elevation forestland within a high priority wildlife corridor and forest connectivity block, as well as opportunities for expanded management and public access for Roxbury State Forest.				
10. BUDGET INFORMATION				
	SFY 1	SFY 2	SFY 3	Comments
Expenditures:	FY 24	FY	FY	
Personal Services	\$	\$	\$	
Operating Expenses	\$400,000	\$	\$	
Grants	\$	\$	\$	
Total	\$400,000	\$	\$	
Revenues:				
State Funds:	\$	\$	\$	
Cash	\$	\$	\$	
In-Kind	\$	\$	\$	
Federal Funds:	\$	\$	\$	
(Direct Costs)	\$	\$	\$	
(Statewide Indirect)	\$	\$	\$	
(Departmental Indirect)	\$	\$	\$	
Other Funds:	\$400,000	\$	\$	Value of land being donated to FPR
Other Funds:				
Grant (source:)		\$	\$	
Total	\$400,000	\$	\$	

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

Appropriation No:		Amount:	\$
			\$
			\$
		Total	\$

PERSONAL SERVICE INFORMATION

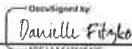

11. Will monies from this grant be used to fund one or more Personal Service Contracts? ☐ Yes ☒ No
 If "Yes", appointing authority must initial here to indicate intent to follow current competitive bidding process/policy.

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:		Date:
	Title: Commissioner, Department of Forests, Parks and Recreation		
	Signature:		Date:
	Title: Secretary, Agency of Natural Resources		

14. SECRETARY OF ADMINISTRATION

NK	(Secretary or designee signature)	Signed by:	Date:
<input type="checkbox"/> Approved:			6/13/2025 5:43
		E710407A20FD404...	

15. ACTION BY GOVERNOR

<input checked="" type="checkbox"/> Check One Box:		Date:
<input checked="" type="checkbox"/> Accepted		
<input type="checkbox"/> Rejected		6/19/25

16. DOCUMENTATION REQUIRED**Required GRANT Documentation**

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

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: Acquisition and Addition to Roxbury State Forest

DATE: January 8, 2024

Recommendation: **Approve the acquisition of approximately 52 acres in Warren as an addition to Roxbury State Forest.**

<u>Landowner:</u>	Wrenn Compere, Steve Flemer Jr., Ben Flemer
<u>Location:</u>	Warren
<u>Acreage:</u>	52
<u>Type of Acquisition:</u>	Fee Acquisition
<u>Partners:</u>	Warren Conservation Commission and Warren Selectboard
<u>Proposed Funding:</u>	Donation, Warren Conservation Fund
<u>Lap Number:</u>	2017

Background and Significance:

Wrenn Compere and her two brothers, Steve and Ben Flemer own a parcel of land their father bought in Warren back in the 1960s. Given the land's shared boundary with Roxbury State Forest, the siblings asked whether FPR would be interested in acquiring the parcel. They are prepared to sell the property at a significant bargain sale, and the Town of Warren (Conservation Commission and Selectboard) is partnering to contribute the full amount of capital funds needed. The parcel sits at the top of Roxbury Mountain Road, has approximately 1,950' of road frontage, and would add to the northwest portion of Roxbury State Forest.

The parcel is steep, with much of the land having a slope greater than 25%. A flatter bench cuts through the northeast corner of the property. Located on the east side of the Roxbury ridge, the land's easterly aspect descends from just above 2,400' in its southwestern corner, to almost 2,000' in its northeastern. Two headwater streams of the Dog River drain from the land, flowing east toward Roxbury. Conservation of this property would connect two contiguous habitats, protects a riparian area and a known bear/general wildlife corridor, and is adjacent to a section of Roxbury Mountain Road that has high wildlife crossing value. Vermont Conservation Design identifies the land as a Landscape Scale priority to protect, as a Highest Priority Surface Water and Riparian Area, a Priority Terrestrial Wildlife Road Crossing, part of a Highest Priority Interior Forest Block, and part of a Highest Priority Connectivity Block.

The family would like to see the land protected and added to the State Forest, and has expressed an interest in donating the land. For the past couple of years they have been working to settle an ownership issue with an absent co-owner. The three local owners are preparing a binding contract with the absent co-owner to buy out her interest in the property for \$57,000, which will come from the Warren Conservation Fund. The three local owners will donate the remaining value to the state (\$343,000, per 2023 independent appraisal that set the Fair Market Value at \$400,000). The Warren Selectboard is supportive of the state's acquisition of this parcel and dedication of funds from the Warren Conservation Fund towards it, and will write a support

letter after their January 23rd, 2023 selectboard meeting. The Barre District Stewardship Team recommended advancing this project in September of 2020.

It is proposed that the full value of the parcel (\$400,000) will be able to be used as match to a Forest Legacy program grant, further leveraging this generous donation from the landowners and the Town of Warren.

Approval for Development of a Conservation Project

I hereby approve the development of a land acquisition project for the Compere property located in Warren, Vermont. This approval authorizes Department staff to pursue the development of this project and does not supersede other requirements, statutory, regulatory, procedural or policy, for the State of Vermont to accept interest in real property (e.g., Governor Approval).

1/11/2024

Date

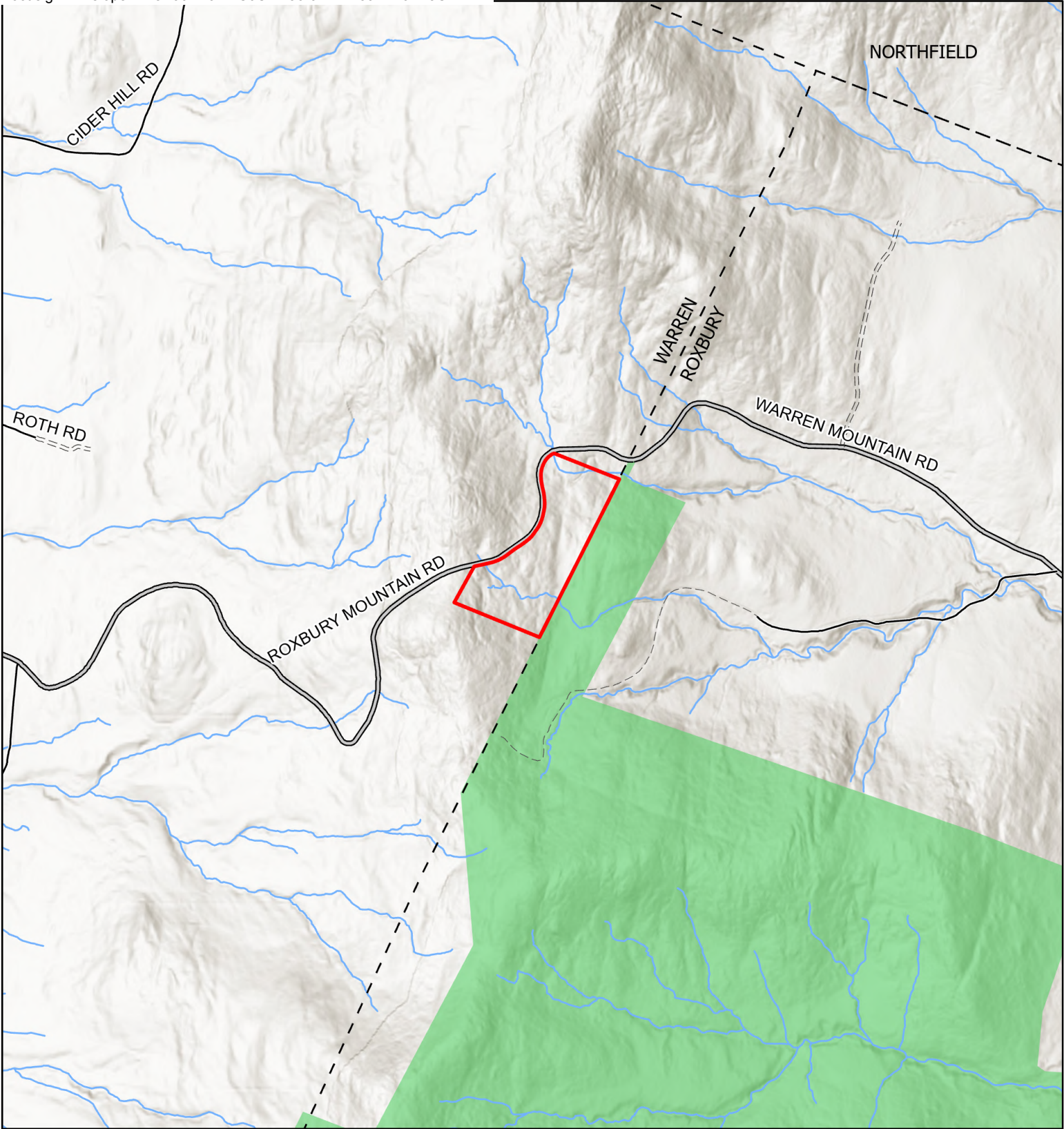
Danielle Fitzko

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



I hereby decline to approve the development of a land acquisition project for the Compere property in Warren, Vermont.

Date

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





Project Map
Compere Parcel, Warren
Cartographer: Gunnar Nurme, January 2025




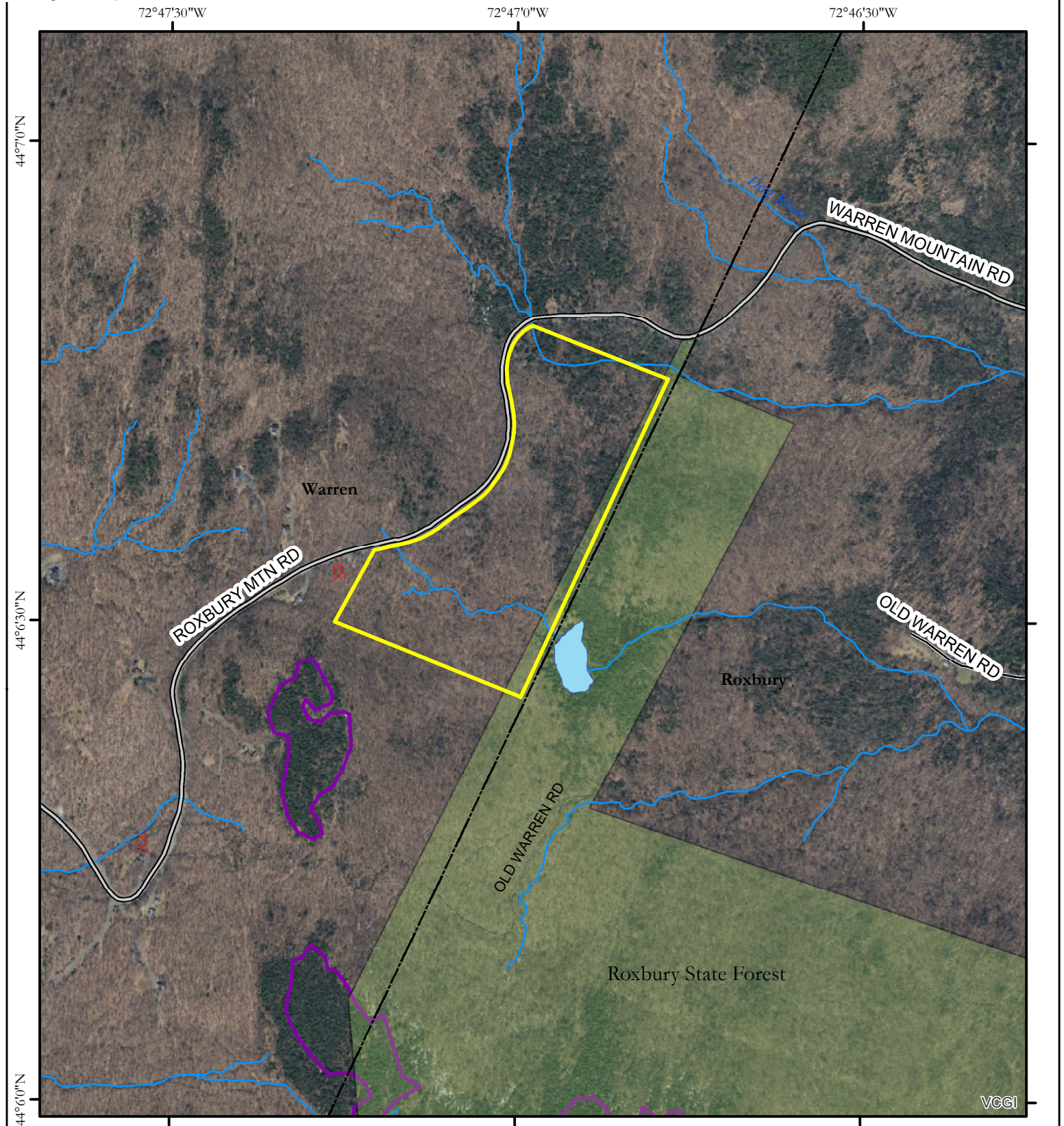
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Scale: 1:20,000



 Compere Parcel

 Roxbury State Forest



Compere Property Map Warren, VT

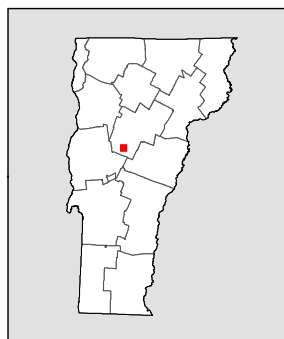
Cartographer: Gannon Osborn
Date: 9/12/2020



Vermont Department of
Forests, Parks & Recreation

This map is for illustrative purposes only. The accuracy of the data layers shown on this map are limited by the accuracy of the source materials. No warranty as to the accuracy or the usefulness of the data is expressed or implied.

0 450 900 1,800 Feet 1:10,000



- Compere Property
- State Forest, Fee ownership
- Stream
- Waterbody
- Class 2 Town Road
- Class 3 Town Road
- Trail
- Town Boundary
- ▲ Telecommunication Towers
- Significant Natural Community

Town of Warren Selectboard
P.O Box 337
Warren, VT 05674

June 11, 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 Warren

Dear Mr. Nurme,

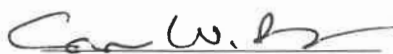
The Town of Warren Selectboard reviewed the Vermont Department of Forests, Parks and Recreation's (FPR) proposed acquisition of the 52-acre Compere property as an addition to Roxbury State Forest at our meeting on March 26, 2024. We sign this letter to offer our support for FPR's acquisition of the Compere property in the Town of Warren.

Sincerely,

Warren Selectboard:



Luke Youmell, Chair



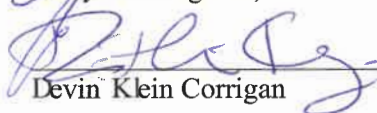
Camilla Behn



Kalee Whitehouse



Andy Cunningham, Vice Chair



Devin Klein Corrigan