

LAND & PARC Grant Programs
Information Sessions Questions & Answers
(May 6 and 9, 2024)

For property acquisition projects, do you accept appraisals secured by the landowner?

No. The Applicant or one of the Applicant's project partners must be the client for the appraisal; the owner of the property cannot be the client.

It is recommended that two appraisals be submitted for acquisitions estimated to be >\$750,000. How frequently does an applicant submit two appraisals submitted? We suggest two appraisals for high-value land as a matter of best practice, and to ensure the applicant has confidence in the valuation. The town's decision to pursue one or two appraisals depends on a number of factors. A review appraisal is also acceptable, and an avenue applicants may elect to pursue.

Can you enter into a purchase agreement with a landowner prior to receiving a grant contract? Yes, and we encourage this! Having an agreement in place will better ensure the municipality and landowner are in agreement regarding the terms of a proposed transaction. The agreement may be contingent upon the grant award, as needed.

Can you confirm that more than one municipality may submit a LAND grant jointly, each seeking the full \$500,000? If two towns pursue a joint application, can a single project be awarded up to \$1,000,000? Yes. If a single property spans multiple municipalities, they may collaborate to submit *one* grant application for that project, each municipality seeking up to \$500,000 for their respective portion of the property.

May a PARC grant application be submitted for construction costs only? Can you clarify whether construction costs may start in the first year, or are they only eligible for the second year? A grant application for just construction costs is eligible. However, the construction costs will need to be in FY26, unless it is a very big construction project and construction costs must start earlier than the second year. We recommend against requesting reimbursement for costs in FY25, provided the short window to complete the work given that contracts are anticipated in November/December and the requested reimbursement is submitted in June.

Our community has done several CPA conservation projects that involved the acquisition of land. Do we need to confirm all CPA required CR's have been recorded before there's an award? We ask that communities ensure they are compliant with the CPA as a condition of reimbursement. Therefore all CPA required CRs should be on record by June of FY25. We recommend you check with your Community Preservation Committee to identify if there are any pending CRs, so you may get those started sooner rather than later.

If a Community Development Block Grant is spent on relocation assistance can that be reimbursed? No as PARC grants must be used for recreation-related costs.

Where can we find our community's reimbursement rate? Reimbursement rates are available online at the respective grant web page.

Can a community apply for both PARC and LAND? And can they be for the same project? A community can apply for both grants in the same year, but they should reflect different projects since the goals of each program are different.

Could we apply for the LAND Grant as the municipality and have the land trust apply for the Conservation Partnership grant for the same parcel? Generally, we don't award multiple grants to the same project. However, there may be a specific circumstance where the municipality acquires the fee and the Land Trust purchases the CR. For unusual circumstances such as this, please contact the grant manager.

We have our NHESP letter for the property, but it is dated from December 2023, is it still valid?
Yes. The species information is unlikely to have changed since December 2023.

How is compliance with the MBTA Communities Act considered in determining eligibility or awarding grants? EEA will take compliance with Section 3A of MGL c. 40A (Zoning Act) into account when making grant award recommendations.

For the parking accommodations required for the LAND Grant, is there a minimum number of spaces or other requirements of the design? The parking should be suitable to accommodate the number and type of users anticipated. We leave this to the discretion of the community. Inadequate parking can cause challenges with adjacent landowners and/or for the property, so please ensure the number of spaces reflects the amount of anticipated use. ADA compliance is required.

If you have a \$5 million project proposed for PARC funding, does the whole \$5 million need to be appropriated in the vote? Can we still apply even if the vote won't take place until Fall Town Meeting?
Yes, you may still apply even if the vote won't take place until Fall. If the grant is awarded, we will require a certified copy of the vote before executing a state grant contract, and not later than December 31, 2024. Town meeting vote is required to appropriate the full cost of project, since this is a reimbursement grant.

My park project is a 1.5-acre neighborhood park. Parking is very informal on-street parking in the neighborhood. Does this parking need to be formalized for the project to be eligible? This may be okay, but please reach out to [Melissa](#) to review the specifics of the park's site and location.

How long will an OSRP be good for once approved? OSRPs with seven-year action plans are good for up to seven years. OSRPs more than seven years old are considered to be expired.

We have a park that our OSRP identifies as Art. 97 but we can't find evidence of that fact. Does park dedication need to be included in the municipal vote? We recommend you review the deed for the park. If the deed states that the property is dedicated to park purposes, then that is all that's required to ensure it is dedicated Article 97 land for recreational purposes. If the deed does not reflect this, then the vote will need to confirm it's dedicated to that use.