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Entry 5 of 15 ◀ ▶

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Entry # 696 fields

**Proponent**

**Applying Entity (Proponent)**

Town of West Brookfield

**Point of Contact (Name/Title)**

Heather C. White, Town Counsel

**Email**

[hwhite@petrinilaw.com](mailto:hwhite@petrinilaw.com)

**Phone**

(508) 665-4310

**Owner of the land/interest in land subject to the Art. 97 Action**

Town of West Brookfield

**Legislation**

**Legislation**

Drafted but not filed

**Drafted but not filed**

[West-Brookfield-Article-97-Petition.docx](#)

**\* Alternatives Analysis**

**Alternatives Analysis**

[543-Alternatives.pdf](#)

**Approval**

**Entry** ^ v ▲

Entry Id: 696

Submitted on: 2026/04/29 at 2:13 pm

User IP: 71.174.230.144

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**Notifications** ^ v ▲

Notification Email - Public Lands Preservation Act (PLPA) Online Submittal

Confirmation Email - Online Submittal to Comply with M.G.L. c. 3, § 5A

Resend









**Print entry** ^ v ▲

Include Notes

Print

**Submission Speed (ms)** ^ v ▲

519731

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**List entities that must approve the Art. 97 Action itself.**

Town Meeting, Select Board, and Conservation Commission

**Consistency between local approval language and that of legislation authorizing an Art. 97 Action is important. So that it can be confirmed, if proposed or passed warrant article or other approval language. is available attach it here, along with documentation of any approval that has already occurred. Suitable language could come from a variety of sources such as a draft or approved warrant article from the clerk, meeting minutes, or other suitable documentation.**

[2025.09.03-W-Brookfield-Con-Comm-Minutes-2301-00.pdf](#)

[2025.09.16-West-Brookfield-SB-Minutes-2301-00.pdf](#)

**Status of Local Approval Language**

Already approved

**Attach the approved warrant from the clerk, meeting minutes, or other suitable documentation.**

[Article-10-of-the-2024-ATM.pdf](#)

**Impacted Land**

**Location**

543 West Main Street  
West Brookfield, Massachusetts 01585  
United States

**Current Holder of the Conservation Interest (identify any public entity that owns a property interest subject to Article 97 that will be impacted by the proposed Art. 97 Action)**









Town of West Brookfield Conservation Commission

**Natural resources present and current Art. 97 Use(s) such as Active Recreation, Passive Recreation, Habitat Protection, or Climate Change Mitigation that would be impacted by the proposed Art. 97 Action**

The subject parcel is a marsh and is situated on a private dirt road and is held by the conservation commission for conservation purposes.

**Size – Acres or Square Feet Impacted by the Art. 97 Action**

375+1,239+2,413 square feet

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**Map(s) of impacted area (Attach suitable base map(s) with the property boundaries delineated at a scale where the land and surrounding property uses are clear)**

[2025.01.06-Phase-II-Maps-of-Impacted-Area.pdf](#)  
[543-West-Main-Street-Plan.pdf](#)

**Appraised Value (if not waived)**

\$200.00

**Appraisal**

[543-West-Main-Street-Before-and-After-EEA-Format.pdf](#)

**Legal Description of the Impacted Area (if not included in provided legislation) (Deed, other dedication, and/or site plan) – attach relevant documents.**

[2025.01.06-Phase-II-Maps-of-Impacted-Area1.pdf](#)

**Past Funding Received to Acquire or Improve the Impacted Land from an EEA or Federal Source**

No

**Additional impacted land.**

No

**Funding in Lieu Request**

**Funding in Lieu Request**

no









**Replacement Land**

**Location**

27 Welcome Road  
 West Brookfield, Massachusetts 01085  
 United States

**Current Ownership**

Town of West Brookfield


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<p>Online Submittal to Comply with M.G.L. c. 3, § 5A : <span style="float: right;">show empty</span></p>
<p>Entry # 696 <span style="float: right;">fields</span></p>
<p><b>Current Uses (Demonstrate as needed that the replacement land is not already conserved)</b></p>
<p>The property is currently a vacant undevelopable tract of land. The property has been vacant for an extended period of time.</p>
<p><b>Explain</b></p>
<p>The subject is located in the northwestern portion of the town. The immediate neighborhood is comprised primarily of residential uses. The subject parcel is a marsh and is situated on a private dirt road. Overall, the location of the subject is considered to be desirable for conservation commission and/or abutter end users for passive recreational purposes.</p>
<p><b>Intended Means of Conferring Art. 97 Status to the Replacement Land</b></p>
<p>Dedication of Land owned by the public entity that is not already Subject to Art. 97</p>
<p><b>Size – Acres or Square Feet</b></p>
<p>0.65 acres</p>
<p><b>Map(s) (Attach USGS topographic or other suitable base map(s) with the property boundaries delineated at a scale where the land and surrounding property uses are clear)</b></p>
<p><a href="#">27-Welcome-Road-Location-Map.pdf</a></p>
<p><b>Appraised Value Appraised Value (if not waived see “Appraisals” on page 5 of the Guidance)</b></p>
<p>\$1,400.00</p>
<p><b>Appraisal</b></p>
<p><a href="#">27-Welcome-Road-EEA-Appraisal.pdf</a></p>
<p><b>Legal Description of the Land</b></p>
<p><a href="#">27-Welcome-Rd-Legal-Description.pdf</a></p>
<p><b>Additional replacement land.</b></p>
<p>No</p>


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### Notes

Bulk action

 Notification Email - Public Lands Preservation Act (PLPA) Online Submittal (ID: 68377246147de)  
added April 29, 2026 at 2:13 pm

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 Confirmation Email - Online Submittal to Comply with M.G.L. c. 3, § 5A (ID: 6837729fd9227)  
added April 29, 2026 at 2:13 pm

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Mass.gov Forms (Using Gravity) [Documentation](#)