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Entry # 272 fields

Proponent

Applying Entity (Proponent)

Town of West Brookfield

Point of Contact (Name/Title)

Heather C. White, Town Counsel

Email

hwhite@petrinilaw.com

Phone

(508) 665-4310

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

Commonwealth of Massachusetts, Department of Fish and Game

Legislation

Legislation

Drafted but not filed

Drafted but not filed

[2024.07.10-Amended-Article-97-Legislation-DRAFT-2301-00.docx](#)

* Alternatives Analysis

Alternatives Analysis

[652-Alternatives.docx](#)

Approval

Entry

Entry Id: 272

Submitted on: 2025/09/08 at 3:24 pm

User IP: 173.207.249.139

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Notifications

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

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

Resend

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List entities that must approve the Art. 97 Action itself.	
Commonwealth of Massachusetts, DFG DCAMM	
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.	
Article-10-of-the-2024-ATM.pdf	
Status of Local Approval Language	
Approval language not yet written	
Impacted Land	
Location	
652 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)	
Commonwealth of MA, DFG	
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	
Fish and wildlife conservation, natural habitat protection, and associated public recreation	
Size – Acres or Square Feet Impacted by the Art. 97 Action	
7,445 square feet	
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)	
WB-23.pdf	

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Appraised Value (if not waived)

\$2,978.00

Appraisal[652-West-Main-St.pdf](#)**Legal Description of the Impacted Area (if not included in provided legislation) (Deed, other dedication, and/or site plan) – attach relevant documents.**[606517_RWRRecordable-Easement_Part2.pdf](#)**Past Funding Received to Acquire or Improve the Impacted Land from an EEA or Federal Source**

Yes

Indicate the program, the purpose of the funding, and amount received.

\$350,000 U.S. Fish and Wildlife Services Grant/Wildlife Restoration Program for protection, enhancement, and management of wildlife and wildlife habitat

Provide documentation that appropriate approval has been obtained or is being pursued.[2025.02.05-Second-Amendment-DFG-License-2301-00.pdf](#)**Additional impacted land.**

No

Funding in Lieu Request**Funding in Lieu Request**

no

Replacement Land**Location**667 West Main Street
West Brookfield, Massachusetts 01585
United States

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Current Ownership

Town of West Brookfield

Current Uses (Demonstrate as needed that the replacement land is not already conserved)

Vacant, potentially developable land acquired by the Town in a tax taking in 1982.

Explain

The Town is transferring a 23.02 acre parcel in its entirety to DFG in exchange for easements needed by the Town on the properties located at 466, 652, and 684 West Main Street in connection with a MassDOT reconstruction of Route 9. Existing special legislation authorizes DFG's transfers of easements at 466 and 684 West Main Street in exchange for acquisition of the 23.02 acre parcel from the Town, but in 2023, subsequent to the enactment of Chapter 132 of the Acts of 2022, DFG acquired 652 West Main Street from West Main Street Realty, LLC, on which the Town needs easements identified as S-6 (376 sq. ft.) and S-8 (7.069 sq. ft.) in connection with the project. Therefore, the parties seek to amend the existing Article 97 legislation to include the easements at 652 West Main Street among those that DFG is authorized to transfer to the Town in exchange for the 23.02 acre parcel. The size and value of the parcel the Town will convey to DFG far exceed the total size and value of the easements the Town will acquire. DFG has already granted the Town a license to use the easement areas while the parties continue to pursue an amendment to the existing legislation to authorize the exchange. The parcel to be transferred to DFG is located across the street from and shares similar physical features with property currently owned by DFG, and DFG will be able to use the new parcel for purposes consistent with its mission to protect, maintain, and enhance wildlife and wildlife habitat.

Intended Means of Conferring Art. 97 Status to the Replacement Land

Acquisition Via Voluntary Sale or Gift

Size – Acres or Square Feet

23.02 acres

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)[WB-231.pdf](#)**Appraised Value Appraised Value (if not waived see “Appraisals” on page 5 of the Guidance)**

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\$150,000.00

Appraisal

[West-Brookfield-667-West-Main-Street-Yellow-Book-Update.pdf](#)

Legal Description of the Land

[667-West-Main-St-West-Brookfield.pdf](#)

Additional replacement land.

No

Notes ^ v ▲

Bulk action

Apply

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Notification Email - Public Lands Preservation Act (PLPA)
Online Submittal (ID: 68377246147de)
added September 8, 2025 at 3:24 pm

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Confirmation Email - Online Submittal to Comply with M.G.L. c. 3, § 5A (ID: 6837729fd9227)
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