**WASHINGTON CONSERVATION COMMISSION**

**EASEMENT GUIDELINES**

The Conservation Commission may acquire land and easements in the name of the town. The goal of accepting voluntary easements is to help maintain the rural character of Washington.

**Parcels should offer the following*:***

* easements should be visible from the roadside and contain a significant scenic vista that can be observed from other public and eased land.
* we do not require minimum acreage but smaller parcels of land must offer exceptional public benefit.
* protection of natural habitats, streams, wildlife, woodlands, open space, scenic vistas or species of conservation concern
* protection of surface and ground water quality, including the preservation of riparian buffers, aquifers, wetlands and floodplains
* contiguity to other permanently preserved holdings
* protection of areas of historic, recreational or agricultural importance
* ease of monitoring
* properties to be eased should be free of buildings, structures and driveways

**In addition, the donor will be responsible for providing the following before closing:**

* an A2 survey to be filed with the Town of Washington by the Grantor, which shall include:
* permanent boundary markers (i.e., pins) installed on each corner of the easement, and
* the GPS coordinates for each pin
* a baseline study of the property with photographs showing GPS photo stations
* access to members of the Conservation Commission and Land Use Office for a site visit to

witness boundary markers

When any construction, landscaping or other activity prohibited by the easement is planned within 50 feet of the easement area, temporary markings must be installed to indicate the easement boundary for the duration of the activity at the expense of the donor/grantor.

**Stewardship Fee**

 The Conservation Commission will request a Stewardship Fee of $2500 plus a minimum $250.00 fee per acre which will be placed in the Open Space Fund. These fees must be made payable to the Town of Washington.

 The Commission, at its discretion, may levy additional fees depending upon the complexity of the easement. The Washington Land Use Department will monitor the easement on a regular basis to ensure that the terms of the easement are not being violated.

(approved 2.2.12; updated 5.3.23)