



Town of Bristol

1 South Street
P.O. Box 249
Bristol, VT 05443
(802) 453-2410
www.bristolvt.org

May 28, 2019

Charlie Fuller
61 Maple Avenue
Selkirk, NY 12158

Dear Mr. Fuller:

On behalf of the Bristol Selectboard, we would like to convey that the Town of Bristol is interested to acquire a portion of the lands in the Estate of Paul Fuller located off South 116 Road in Bristol. It is our understanding that as executor of the Estate you are pursuing a sale of the property which includes a homestead and buildings as well as lands along the New Haven River. The Town's interest is in approximately 14.7 acres that are subject to a river corridor easement held by the Vermont River Conservancy (enclosed in the red boundary on the attached map). As you know from your ongoing conversations with Bristol Conservation Commission member Kristen Underwood, the Town recently commissioned a fair-market appraisal of these protected lands, and the Larson Appraisal Company valued them at \$1,461 per acre.

At its April 15, 2019 meeting, the Bristol Selectboard discussed and granted approval for the Bristol Conservation Commission to proceed with next steps to fund-raise and/or secure grant funding to pursue purchase of those lands subject to the river corridor easement. The Town intends to raise sufficient funds for acquisition, as well as the related expenses of a land survey and permit(s) required to subdivide the parcel. Once acquired, these lands would then be merged with the parcel directly abutting to the north, which is already Town-owned (Saunders River Access). The expanded Town lands would be used for flood resiliency, public access to the river, and enhanced riparian buffers and water quality. Merging of the lands will mean that no right-of-way from Route 116 will be required to cross the remaining Fuller estate lands, since access to the Town-owned parcel would be made through an existing access on the Saunders River Access.

The Town anticipates that it may take up to 1 or 1½ years to secure funding for acquisition and related expenses. We understand and accept the risk that a sale of these lands may proceed in the intervening time period.

Please let us know if you have questions or require more information. We would appreciate notice in the event these lands are placed under contract by another party.

Charlie Fuller
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Sincerely,

Valerie Capels, Bristol Town Administrator
townadmin@bristolvt.org

Joel Bouvier, Bristol Selectboard Chair
joelbouvier@yahoo.com

cc: Bristol Selectboard
Kristen Underwood, Bristol Conservation Commission
Steve Libby, Vermont River Conservancy
Lydia Menendez Parker, Vermont River Conservancy