

**GREAT BARRINGTON  
COMMUNITY PRESERVATION COMMITTEE**

**APPLICATION FOR CPA FUNDING – Step 1**

Date Received (for office use only) \_\_\_\_\_

Applicant Name Town of Great Barrington

Project Name McAllister Wildlife Refuge

Project Address Haley Road

Contact Person Shep Evans Title: Conservation Agent

Phone No. 413-528-1619 X2 then X8 Email conservation@townofgb.org

Brief Project Description (attach up to 1 additional page if necessary)

The Conservation Commission is seeking COA funds to continue habitat restoration efforts at McAllister Wildlife Refuge. As one of the most popular open space areas in Great Barrington, the habitat restoration work has been enhancing the property to make it more resilient in the future as well as improving the overall appearance of the preserve. One aspect of this proposed work is to continue to plant climate ready trees into the riparian and wet meadow (as marked on the map). This proposed work will restore a canopy to this sensitive area. The other aspect of this project is to continue to manage invasive species in two areas.

Amount of CPA funding you are seeking: \$ 30,000

When do you request the CPA funding be received by your project? July 1, 2025

Property Owner (if different from applicant)

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

**In the following chart, mark the box(es) that best apply to your project.**

Boxes with an X through them are not CPA eligible activities. Contact the Town Planner if you need more information.

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>REHABILITATION AND/OR RESTORATION</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local	Only applies if property was acquired or created with CPA funds <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only applies if housing was acquired or created with CPA funds <input type="checkbox"/>

## GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

### APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only) \_\_\_\_\_

All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

*All pages must be numbered.* Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name Great Barrington Conservation CommissionProject Name McAllister Wildlife RefugeProject Address Haley RoadAssessor's Map 31.0 Lot 34Property Deed Book / Page 397 / 477**1.) Project Budget** (list all sources and uses, including grants, fundraising, etc.)Total CPA funds requested: \$ 30,000

Fill in the chart below showing all project sources and uses, including requested CPA funds:

Source Name	Amount	% of total	Used for	Committed?
CPA FY25 request	\$30,000	60	Invasive control/replanting	requesting
DCR FY25 request	\$20,000	40	Invasive control	no



Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

**2.) Timing of Funds:** Describe when CPA funds and other funding sources are to be received. The project would start in the late summer of 2024. This would allow for the DCR funds to be approved if the grant request is accepted.

**3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:**

The condition for the McAllister donation of the land was that it would be used as a wildlife refuge.

**4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):**

The condition of the donation would exist after project completion.

**5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.**

The project team is the Conservation Commission and their contractors, Native Habitat Restoration (resumes attached).

**Additional Information:** These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

## Funding Considerations

**6.) Consistency:** Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

McAllister is named many times through the Great Barrington Master Plan. Specifically, Goal OSR 9 has many components that are relevant at McAllisters. The goal is to protect biodiversity, habitat and natural resources with invasive species as an identified threat to this goal. Additionally climate change was acknowledged as one of four key issues affecting Great Barrington and reducing the threat of invasive species at McAllister is a climate change adaptation strategy.

**7.) Town Projects:** Is the proposed project for a town-owned asset? ☒ Yes ☐ No  
If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

The CPA request is 60% of the overall budget for the habitat restoration with 40% being requested from the state. If this project is not funded by CPA, the conservation commission would delay or seek other funding options.

**8.) Public Benefits:** Describe the public benefits of the project.

McAllister Wildlife Refuge is one of the most widely used open space areas in the town. The public benefits from the sweeping scenic views, birdwatching and a network of trails. The benefit to the public is that the beauty and wildlife value of this property will be improved and preserved for the future. Invasive plants are encroaching trails, pushing out native species and damaging the integrity of the wildlife habitats. Each phase of these efforts to restore these habitats will maintain healthy ecosystems

**9.) Leverage:** Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

The CPA funds will be used to leverage state funds. To date, the state has committed approximately \$64,325 towards the habitat restoration and invasive control at

**10.) Community Input and Support:** Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters.

Numerous Great Barrington residents have been volunteering and advocating for McAllister for over 40 years. A Friends of McAllister group was started in 2018 to help advocate for the needs for McAllister.

**11.) Permits:** Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received.

Any necessary permits will be submitted to MassDEP and the Conservation Commission once this project is approved for funding.

### Affordable Housing Projects

**12.) Affordable Housing Projects:** Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

**13.) Affordability Level(s):**

_____ % of area median income	no. of units _____
_____ % of area median income	no. of units _____
_____ % of area median income	no. of units _____

**14.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?



## **Historic Preservation Projects**

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

**15.) Historic Preservation Projects:** Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

**16.) Other Information:** Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

## **Open Space and Recreation Projects**

**17.) Open Space and Recreation:** Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

**In the Open Space and Recreation goals of the Plan, management of invasive species and conservation of ecologically important areas are mentioned as significant needs that remain since the GB Master Plan was created. These goals were further refined as part of the 2020-2021 MVP planning process which names protecting biodiversity, habitats and natural resources as a priority.**

**18.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

No other relevant information.

### Certification

**19.) This application was prepared, reviewed, and submitted by:**

Name: Shepley Evans

Ph: 413-528-1619 X2 then X8 Email conservation@townofgb.org

*I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]*

Signature: Shepley Evans, Conservation Agent

Date: 12/1/2023

**All hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.**

**Number all pages.**

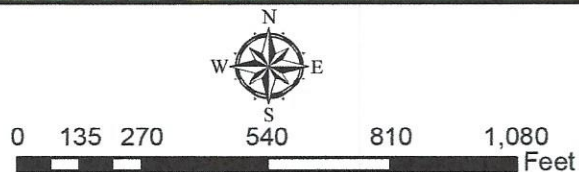


# McAllister Wildlife Refuge Invasive Control Project CPA FY25



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, Aero GRID, IGN, and the GIS  
User Community

Data Sources:  
MassGIS orthophotos  
MassGIS parcels  
DEP Wetland data  
Map by NHR 2019



**DESCR**

	Buckthorn Area
	Heavy Invasives
	Planting Area
	McAllister Property

*Step 2, p7*



McAllister Wildlife Refuge  
CPC Application FY 25 Step 2 Narrative

McAllister Wildlife Refuge is owned by the Town of Great Barrington and managed by the Conservation Commission. Up to 2017, the property was mostly stewarded by volunteers. In 2017, the Conservation Commission recognized its responsibility to ~~managed~~manage the property. The Conservation Commission requested Native Habitat Restoration put together an Invasive Plant Management Plan. The next step the Conservation Commission took was to obtain a Woodland Enhancement Plan through the DCR Working Forest Initiative, engage Greenagers to put in a Kiosk and implement a trail plan, and initiate restoration efforts throughout the property.

The first phase of the restoration efforts in 2018 was to enlarge and enhance field habitat for a variety of bird species by removing a hedgerow that divided two fields. This succeeded in the creation of one large field of over 10 acres. This activity and the removal of invasive species in a hedgerow along Haley Road was funded by the Great Barrington Community Preservation Act funds in FY 19. This restoration effort resulted in the increase of breeding bobolinks from zero to over 20 individuals in the summer of 2021 and almost 30 in 2022.

A second phase focused on the forest resources. As stated in the Woodland Enhancement Plan by Peter Tucker (June 2018), "all forest stands have non-native invasive plants and many have medium to high densities. This is the main forest health concern on the property." It is also noted that this wildlife refuge serves to provide substantial benefits to wildlife habitat due to its diverse mix of habitat types. This second phase completed forestry mowing of 5-6 acres of upland brush – early successional habitat to reduce the height and density of invasive species. The second step to this phase was the control the invasive species using both non-chemical techniques and herbicide treatment funded by the CPA FY20. With commitment of invasive treatment funds, the success of this work will continue into the future.

The projects in FY21 and FY22 continued to focus on the forest resources by controlling invasives in mature forest stands that lacked regeneration due to the dense invasives. As part of CPA FY23, a second treatment of invasive species occurred in multiple sections. Invasive control is not a one and done effort but needs multiple years of treatment to be successful. This year's work builds on the efforts in the third phase by retreating these areas mechanically.

Currently, as part of CPA FY24, the project includes planting climate ready trees within a riparian area in Section 0 (as marked on the map). This area lost all of the canopy due to White Ash trees dying and a lack of regeneration of trees due to invasive plants. This work will restore a canopy to this sensitive area. This will reduce water loss during the summer, provide cooler

habitat for common and rare species, and provide forage for wildlife by increasing nut bearing trees. The other aspect to the work is retreatment of invasive plants in 3 acres of woodland.

The request for CPA FY25 includes two types of work. One aspect of this proposed work is to continue to plant 135 climate ready trees adjacent to the riparian and wet meadow (as marked on the map). This proposed work will restore a canopy to this sensitive area. The other aspect of this project is to continue to manage invasive species in two areas (approximately 7 acres total).

Another positive result of the increased involvement of the Conservation Commission is that all maintenance of McAllister is being paid for out of the town operating budget. There are no maintenance costs for the property as part of the CPA request. All CPA funds will be used for the restoration of the important habitats within this unique area.



## Jessica M. Toro

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[jessmtoro@gmail.com](mailto:jessmtoro@gmail.com)

### Professional Experience:

#### Native Habitat Restoration

P.O. Box 582

Stockbridge, MA 01262

**Co-Owner**                      October 2009 - present

#### Duties include:

- Oversees client management, grant writing, project design, and financial aspects of the company.
- Designs the restoration of floodplain forests, woodlands, and riparian areas as well as specializes in projects to improve rare wetlands and critical habitat for federally-listed species. These multiple phased projects require planning, permitting, mapping, and monitoring. Project management, including developing grant applications, budgets and work plans for restoration projects.
- Develops partnerships with municipal, state, and federal staff, agency personnel, commercial businesses and nonprofit organizations to fund and implement restoration and land management projects.
- Speaks throughout the Northeast on various subjects including invasive plant issues, restoration projects, conservation planning, and rare species.

#### Career highlights:

- Awarded \$249,000 from the competitive Natural Resource Damages grant program in 2010.
- Secured \$208K for floodplain forest restoration projects in priority habitat with an additional \$338K for wetland and grassland restoration throughout western Massachusetts.
- Facilitated conservation planning efforts for the Port Susan Marine Stewardship Area planning process in Mt Vernon, WA, co-facilitated the NY Climate Clinic.
- Coordinated Hardy Kiwi control efforts at Kennedy Park in partnership with NHESP, Mass Audubon and the Town of Lenox.
- Coordinated Hardy Kiwi Coordination and Mapping efforts in Berkshire County where Native Habitat Restoration, partner organizations and volunteers surveyed 515 parcels (31,742 acres)

with an additional 5,000 acres surveyed by The Nature Conservancy and 35 miles of the Appalachian Trail by the Appalachian Trail Conservancy.

### **The Nature Conservancy**

Berkshire Taconic Landscape Program  
404 LeGeyt Road, Sheffield, MA 01257

#### ***Conservation Program Manager***

Feb 1999- October 2009

Duties include:

- Assist the Berkshire Taconic Landscape (BTL) Program Director in the leadership of the program and provide assistance to other TNC units in areas of core expertise- particularly site conservation planning, restoration project design, and public funding.
- Lead conservation planning for focal targets of BTL and other Conservancy sites.
- Coordinate planning and implementation of ecological restoration strategies at appropriate scales within the program area.
- Project management, including developing grant applications, budgets and work plans for restoration projects.
- Supervise permanent staff, crew leaders, interns, volunteers and contractors.
- Develop partnerships with municipal, state, and federal elected officials, staff, agency personnel, and nonprofit organizations to fund and implement restoration and land management projects.
- Represent the Conservancy to a broad range of conservation interests within and outside of the communities of the Program area.

Career highlights:

- Designed & secured federal funding for Weed It Now, \$1.1 million project that is treating invasive plants over 10,000 acres of ecoregionally significant forest land held in both public and private ownership on the Taconic Plateau.
- Secured \$525K in FY07 for floodplain forest restoration projects in portfolio sites with an additional \$143K for wetland restoration throughout western Massachusetts. Applied for \$550K in additional funds for floodplain forest conservation in Connecticut.

### **Professional Affiliations and Volunteer Services**

Board Member – Stockbridge Land Trust

### **Education**

1993 - 1997    Reed College    Portland, OR

B.A. Biology - *Combined focus of biology and ecological anthropology.*

### **Papers and Publications**

Murray, J. (2001). *Hemlock Woolly Adelgid Impacts on Hemlock Composition in Forest Ecosystems*, Internal Paper, The Nature Conservancy. April 6, 2001

Murray, J. (1997). *Seedling emergence post-clearcutting in the Pacific Northwest forests*. Unpublished BA Thesis. Reed College, Portland, OR



## **Sari L. Hoy**

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### **Professional Experience:**

#### **Native Habitat Restoration**

P.O. Box 582

Stockbridge, MA 01262

**Co-Owner**                      October 2009 - present

#### Duties include:

- Oversees and schedules work crews and project implementation on over 40 projects per year. Track all work as it progresses through to its completion.
- Oversees daily operations of the company, equipment and vehicles.
- Develop estimates for all potential projects and budgets for grant applications.
- Determines appropriate techniques for each project based on the sensitivity of the site, type of species, timing of work and the presence of rare and endangered species.
- Maintains company licensing and certifications in 4 states, yearly reporting in all 4 states and continuing education requirements.
- Performs outreach and workshops on invasive species management and techniques.

#### Career highlights:

- Overseeing the first large scale control of Hardy Kiwi vine over 160 acres at Kennedy Park, including daily crew work, site and landowner logistics and herbicide application.
- Overseeing the daily implementation of Round 2 NRD Invasive Species Control in the Housatonic River Watershed project, a five year effort to control invasive species throughout 266 acres at six sites.

**Webster Ingersoll Inc**

## Landscape Design and Management

1719 N Main St.

Sheffield, MA 01257

**Director: Plant Health Care**

April 2005 - April 2010

Duties include:

- Create new sales in the area of invasive plant management and whole land health care from soil improvement, organic lawn and orchard care, and IPM methods dealing with disease and insect challenges throughout the landscape.
- Liaison with private property owners and not-for-profit organizations.
- Develop estimates and Best Management Practices (BMP's).
- Supervise and schedule in-house Plant Health Care and Tree crews and oversee contractors.
- Project manager: order material, develop work plans, and application routes.

## Haupt Tree Company

Tree and Plant Care

249 Jug End Rd

Sheffield, MA 01257

**IPM Applicator/Tree Care/Sales**

Duties Include

- Apply IPM plant health care methods including Dutch elm disease inoculation via macro injection and foliar applications for disease and insect infestations in ornamental trees and shrubs.
- Prune fruit and ornamental trees and shrubs
- Deep root fertilization of trees and shrubs and weed control.
- Customer sales.

## Education

2002-2003 Conway School of Landscape Design

Masters Degree - *Sustainable Landscape Planning and Design*.

## Professional Affiliations and Volunteer Services

Board Member – Sheffield Land Trust

Sheffield Planning Board Member