

PAID JUL 11 2024

PGA

TRANSMITTAL

FROM:

Newton F. Logan and Karen B. Logan

TO:

Town Of Colrain
55 Main Road
Colrain, Ma 01340

4 copies of STATEMENT OF INTENT TO SELL

dated July 11, 2024

- Select Board (hand delivered)
- Board of Assessors (hand delivered)
- • Planning Board (hand delivered)
- Conservation Commission (hand delivered)

1 copy of STATEMENT OF INTENT TO SELL

dated July 11, 2024

- State Forester (mailed)

Note: All town copies hand delivered 11 July 2024

July 11, 2024

STATEMENT OF INTENT TO SELL

July 11, 2024

Newton F. Logan and Karen B. Logan intend to sell 3 parcels of land in Colrain Ma. to Daniel J. Dyer and his wife Denise A. Lugar (see attached Executed Purchase and Sale Agreement dated July 4th 2024). These parcels were acquired between 1987 and 2006 and have been in Massachusetts Chapter 61 Forest Management Plan since 1993. All three parcels were combined into one parcel in 2013 and the plan was renewed for an additional 10 years in 2023 by State Forester Richard W. Kulis, Mass. Forester License #131.

The land is identified as follows (see attached portion of Colrain Plan #422):

- Parcel ID: 422-0-00180-0000 Book / Page: 2928/110 10.03 acres on Van Nuys Road
- Parcel ID: 422-0-00190-0010 Book / Page: 2153/112 33.91 acres on Van Nuys Road
- Parcel ID: 422-0-00190-0070 Book / Page: 5038/348 13.66 acres on East Colrain Road

The new owners intend to sign a Chapter 61 'Continuance of Use' affidavit as part of the real estate closing. Their intention is to maintain the Forest Management Plan for all 3 parcels. The 10.03 acre parcel on Van Nuys Road and the 13.66 acre parcel on East Colrain Road will continue to be managed per the current management plan. They intend to modify the Forest Management Plan within the 33.66 acre parcel (with the current State Forester) to remove acreage to build a house for themselves and leave the remaining acreage per the current plan.

Copies of this Statement of Intent to Sell will be hand delivered to the following Colrain Boards & Committees:

- Select Board
- Board of Assessors
- Planning Board
- Conservation Commission

A copy will also be sent to the state forester, addressed to the Commissioner of the Department of Conservation and Recreation per MGL Chapter 61, Section 8.

Seller: Newton F. Logan and Karen B. Logan of 4517 Apple Way Boulder, Co. 80301 (303 565 7906)

Buyer: Daniel J. Dyer and Denise A. Lugar of 46 Clarendon Street, Newton, Ma 02460 (617-332-5917)

Newton Logan

Newton F. Logan Date
Seller 7/11/2024

Karen Logan

Karen B. Logan Date
Seller 7/11/2024

This is a detailed plat map of land parcels. The map shows numerous numbered parcels with their acreage. A large parcel, 19.7, is highlighted in yellow. The map includes labels for 'NEW ENGLAND', 'POWER', 'COMPANY', and 'EAST'. Various boundary lines, including a dashed line labeled 'NUYS', and a winding road are also depicted.

Key features and labels on the map include:

- Parcel 19.7:** 13.884 Ac (highlighted in yellow)
- Parcel 18:** 10.03 Ac
- Parcel 17:** 11.79 Ac
- Parcel 16:** 21 Ac
- Parcel 15:** 42 Ac
- Parcel 14:** 8.2 Ac
- Parcel 13:** 1.4 Ac
- Parcel 12:** 60 Ac
- Parcel 11:** 12.443 Ac
- Parcel 10:** 12.443 Ac
- Parcel 9:** 12.443 Ac
- Parcel 8:** 12.443 Ac
- Parcel 7:** 12.443 Ac
- Parcel 6:** 1.895 Ac
- Parcel 5:** 3.1 Ac
- Parcel 4:** 94 Ac
- Parcel 3:** 13.52 Ac
- Parcel 2:** 19.2 Ac
- Parcel 1:** 19.3 Ac
- Parcel 19.4:** 3.403 Ac
- Parcel 19.5:** 3.458 Ac
- Parcel 19.6:** 5.655 Ac
- Parcel 19.1:** 33.906 Ac
- Parcel 19.2:** 2.358 Ac
- Parcel 19.3:** 2.523 Ac
- Parcel 19.4:** 3.403 Ac
- Parcel 19.5:** 3.458 Ac
- Parcel 19.6:** 5.655 Ac
- Parcel 19.7:** 13.884 Ac
- Parcel 19.8:** 13.884 Ac
- Parcel 19.9:** 13.884 Ac
- Parcel 20.1:** 7.093 Ac
- Parcel 20.2:** 13.0 Ac
- Parcel 20.12:** 3.551 Ac
- Parcel 20.11:** 7.093 Ac
- Parcel 21.3:** 21.3 Ac
- Parcel 21.4:** 3.980 Ac
- Parcel 21.5:** 3.980 Ac
- Parcel 21.6:** 3.980 Ac
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- Parcel 34.2:** 3.980 Ac</

SIMPLE PURCHASE AND SALE AGREEMENT

**Van Neiss Road and East Colrain Road
Colrain, Massachusetts**

I, Daniel J. Dyer or his nominee of 46 Clarendon Street, Newtonville, Massachusetts called Buyer and Newton F Logan and Karen B. Logan of 4517 Apple Way, Boulder, Colorado hereinafter called Sellers, hereby agree as follows:

1. Sellers agree to sell and the Buyer or his nominee agrees to purchase the premises of Newton F. Logan and Karen B. Logan located in, Colrain, Franklin County, Massachusetts as follows:

Parcel A: 33.906 acres and shown as Lot 1 on "Plan of Land in Colrain, surveyed for the Estate of Dorothy Leary" dated August 17, 1987 and recorded with Franklin County Registry of Deeds at Plan Book 66, Page 48.

Parcel B: 10.03 acres as shown as Lot A on a plan of land entitled "Plan of Land surveyed for High Woods, Inc. located in Colrain, Massachusetts" and filed with Franklin County Registry of Deeds at Plan Book 89, Page 37.

Parcel C: 13.664 acres shown as Lot 7 on "Plan of Land in Colrain surveyed for the Estate of Dorothy Leary dated August 17, 1987" and recorded with the Franklin County Registry of Deeds at Plan Book 66, Page 48.

2. The purchase price for said parcels shall be \$210,000.00 (Parcel A-\$120,000; Parcel B-35,000; Parcel C-55,000.00). The parties to this agreement hereby waive the initial purchase deposit. Buyer will pay all costs associated with this transfer with the exception of Seller's legal fees should he choose to engage the services of an attorney. Seller will convey a marketable title free of encumbrances by Quitclaim deed.

3. The Buyer takes the premises in "as is" condition. The closing is to take place on or before July 26, 2024. Real estate taxes will be apportioned as of the date of the closing. The premises are conveyed subject to the provisions of MGLA Chapter 61.

Daniel J. Dyer

Daniel J. Dyer-Date: 4 July 2024

Newton F Logan 7-5-24

Newton F. Logan-Date:

Karen B Logan 7-5-24

Karen B. Logan-Date:

Town of Colrain Assessors

From: Dan Dyer <ddyerart@gmail.com>
Sent: Wednesday, August 7, 2024 11:32 AM
To: Town of Colrain Assessors
Cc: Town of Colrain Administrator; Bobby Slowinski; John W Richardson
Subject: Re: Proposed Acreage removed from Ch 61

Alice,

I know you are not in on Wednesday but thought I would give you an update given the Planning Bd meeting tonight. I spent some time with the forester yesterday and plan on taking 10 acres out of Ch 61. I am finalizing a plan to illustrate this and once the forester has reviewed it and put together an amendment I will forward it to you.

Thanks,
Dan

On Mon, Aug 5, 2024 at 1:20 PM Dan Dyer <ddyerart@gmail.com> wrote:
Alice,

I put my design efforts on hold while the town goes thru the process of Right of First Refusal. At this point I would estimate 8-10 acres would be removed from Chapter 61.

If you have any more questions please let me know.

Dan