



GREENBELT CONSERVATION CHRONICLE

HAVERHILL

Bailey Reservation & Conservation Restriction

82 ACRES OF OPEN FIELDS, WOODLANDS, PONDS AND TRAILS

Protecting Farmland and Drinking Water Creating a New Greenbelt Reservation

For over 50 years, Janis Bailey and her late husband, Perley made their home on these rolling fields and woodlands in Haverhill. They had seen much of the surrounding landscape lost to development, and wanted to ensure that future generations could enjoy the unspoiled views of forests, hills and fields that are so iconic to this part of the Merrimack Valley.

THE CONSERVATION VISION

Protecting Working Farmland and Wildlife Habitat

The Bailey's dream was to keep their land the way they had always known it and honor its historic use as a farm. Their goal was peace of mind knowing they would conserve the land's natural and agricultural values forever.



Greenbelt
Essex County's Land Trust



Bailey farmhouse more than a century ago

BAILEY FAMILY PHOTO



NEIL UNGERLEIDER

“I didn’t want to see it built up. When somebody buys the land, they can do whatever they want. This way, it’s going to stay this way.”

- Perley Bailey *Landowner*

Two Generous Conservation Gifts

When Greenbelt met the Baileys in 2011, they had their land enrolled in Chapter 61, a state property tax reduction program where land is taxed at its current use instead of its development value, so long as the land stays undeveloped. The Baileys knew that Chapter 61 protections were not permanent. They specifically wanted to ensure that their land could never be developed, and could always stay a working farm and forest. Greenbelt helped them devise a conservation plan that would accomplish this.

CR Gift The first gift came in 2012, when the Baileys donated the development rights on 60 acres of their land to Greenbelt through a Conservation Restriction(CR) .

The CR protects farmland, forests, fields, wetlands and streams which are habitat to a wide range of wildlife. The CR allows the Baileys and all future landowners to continue to harvest from woodlands and farm the fields. Waterways on Bailey Farm ultimately flow into Chadwick Pond, an emergency drinking water supply for the City of Haverhill, so the CR helps keep these waters clean.

Five acres where the barns and farmhouse are located were excluded from the CR to provide additional flexibility for the Baileys and future owners.

TAX STRATEGY

Ch. 61 Temporary Property Tax Reduction

pre 2011 - present

CONSERVATION PLANNING

Conservation Strategy Matched to Landowner Goals

2011

CONSERVATION RESTRICTION GIFT

60.7 acres forever preserved MA Conservation Land Tax Credit recipient

2012



ADRIAN SCHOLES

Land Gift In 2017, Janis gifted 22 acres on Chadwick Pond to Greenbelt in honor of Perley’s passing and his wishes to conserve the rest of their land.

Now known as Greenbelt’s Bailey Reservation, these 22 acres are open and free to the public. Visitors can enjoy a lovely woodland trail and pond views. The Reservation adds to the protection afforded by the adjacent City-owned watershed lands to help ensure a clean drinking water supply.

The Bailey’s combined gift of 82 acres is part of a broader “greenbelt” of conserved land, including 43 acres of Haverhill watershed land and more than 270 acres of other adjacent protected woods and farmland.

MAKING THE VISION A REALITY

Greenbelt and the Baileys formulated a conservation plan for the property that met their conservation and financial goals. Greenbelt advised the Baileys to stagger their conservation gifts so that they were eligible to receive the Conservation Land Tax Credit twice: first, for the CR that protects land the Baileys wanted to keep; and a second time for the land donation for property they no longer wished to own.

GOALS

- Conserve farmland
- Protect wildlife habitat
- Protect public drinking water supply

TOOLS

- Donated Conservation Restriction
- Donated Land

BENEFITS

- MA Conservation Land Tax Credit
- Farmland and habitat preserved
- Greenbelt Reservation created with public access

LAND GIFT

21.7 acres forever preserved
MA Conservation Land Tax Credit recipient

2017

RESERVATION OPENS

Greenbelt’s Bailey Reservation on Chadwick Pond

2019

NEXT GENERATION

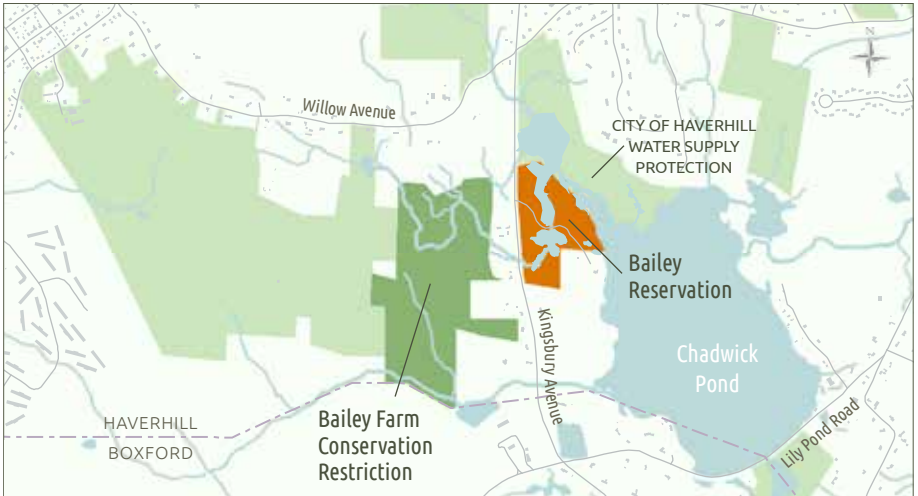
Baileys Seek Farmer to Lease Land

2021

Bailey Reservation & Bailey Farm Conservation Restriction

HAVERHILL

 Other Protected Land



PERPETUITY

The 60-acres that the Baileys protected with a CR will forever be available for agricultural use, and the Baileys are currently seeking a farmer to lease their farmland. Today, Janis Bailey continues to reside in the family's farmhouse where she enjoys visits from nearby family and watching birds and wildlife from her kitchen. "Peaceful!" is how Janis describes her bucolic setting.

Across the street, the trail loop on the Bailey Reservation is perfect for families with young children, with signs of beaver and other wildlife activity to enjoy. Because it is permanently protected, Bailey Reservation will continue to welcome visitors many generations from now.



ADRIAN SCHOLES



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**DO YOU HAVE A CONSERVATION VISION FOR YOUR LAND?
GREENBELT CAN HELP.**