



Land Donation Pave the Way for West Dover Planned Community

On September 17th, the Land Trust closed on a 6.9 acre parcel of land on Handle Road in West Dover — thanks to Marlboro resident Edie Mas, who gifted the family land to BACLT.

The gift follows over three years of effort by BACLT and Edie Mas to create a plan for an intergenerational, mixed income community for the site, which sits across from the Carinthia entrance to Mount Snow and borders the Tannery Wildlife Refuge. At the time of this writing, all funds for the planned community — now called “Butterfield Common” — have been committed, and BACLT expects to receive the final permits this fall. A spring, 2005 construction start is planned.

Plans for the community, include a 26-unit building containing rental apartments for seniors able to live independently; 7 town-house-style rental units for families; 7 for-sale condominium units, set up as three duplexes and one single family home; and a community building.

The history of this project stems from 2001, when Edie approached Connie Snow, BACLT’s Executive Director, with the idea of creating a year-round community on her land. Her inspiration for the project arose from a convergence of her family’s history, the story of the Butterfield family, and a fascination with the concept of community cooperatives.

In the 1930’s, the Butterfield family owned the land, but fell on hard times during the Depression. The parents became unemployed and struggled to feed their children. Mas recalls stories of community generosity toward the family, including food and clothing donations. One harsh winter, the Butterfield home burned down, leaving the family homeless. The children were divided up, sent to foster care or other state living arrangements and the land was repossessed by the town for non-payment of taxes. It was then that Edie’s grandfather, Jack Humphreys, purchased the land, continuing to call it the “Buttefield Lot”.

For Mas, this story is a classic example of times when families encounter unexpected circumstances and suddenly cannot afford to provide for their basic needs. The development of this planned

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Children’s Art Show Describes “Home”

Having a place to call home is one of life’s basic needs, especially for a child.

That’s why during October’s Gallery Walk the River Garden featured the official opening of the “Art House” exhibit, a display of 21 posters made from drawings and paintings by Vermont children on the theme of “what home means to me.” The exhibit was created to illustrate to people how important it is to provide every child in Vermont with a place to live.

The “Art House” exhibit was organized state-wide by the Vermont Housing Awareness Campaign and locally by BACLT.

The show served as an important reminder of how housing provides safety and stability for children, their families and their communities. Of the 800 people served by the Land Trust, more than 40 percent of them are children.

“Vermont needs more affordable housing development,” said John Fairbanks, Public Affairs Manager of Vermont Housing Finance Agency and a member of the Housing Awareness

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Local Gallery Walkers enjoying the children’s art at the Art House exhibit on October 1st.

Awareness Fair Brings Community, Agencies Together for Celebration

The River Garden was buzzing with activity on Wednesday September 22nd for the Community Awareness Fair, sponsored by BACLT. Amidst colorful balloons and food offerings, representatives from approximately twenty area organizations gathered to celebrate the supportive service network of the Brattleboro community and to share information about the services available to local residents.

Organized by Marlboro College student and BACLT resident Carol McManus, the purpose of the fair was to bring the community together to learn about the resources available and recognize the dedication of the organizations that offer them. McManus noted recent stresses in the world and community — among



Honnee and Zenia happily jump in the bouncy house at the Community Awareness Fair.

them, war and difficult economic times — as the impetus for creating an opportunity for the community to celebrate the fact that despite these stresses, Brattleboro has a strong dedication to helping its residents. McManus called the local service network “incredible” and said the wonderful turn-out for the fair had many people feeling extremely positive about the community.

Many area merchants contributed to the event, which offered a bouncy house, games, and a puppet show for children. Adults had the opportunity to register to vote, enter in a raffle, and learn about the area agencies. McManus, happy with the outcome of this first fair, hopes the event will become an annual community gathering. ■

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Campaign. “Our housing shortage is a persistent problem we need to solve. We owe it to our children to make sure they have a place to live and to make sure there is housing available when they start families of their own.”

Fairbanks said Vermont’s housing shortage is pushing up rents and home prices so fast, thousands of Vermont families are having a tougher and tougher time keeping a roof over their heads. On any given night, he said, an estimated 4,000 Vermonters are homeless, and about 1,000 of those homeless people are children.



The Housing Awareness Campaign sponsored six local events during the summer where children aged 5 to 11 were invited to enter paintings and drawings in a contest. Children were encouraged to think about the idea of “home” and put their thoughts and feelings onto paper. Winners had their work on display in the show. The Brattleboro event, hosted by BACLT, was held at the Agape Church during the Clark/Canal Street Association’s summer lunch afternoon activity time in July.

The “Art House” exhibit will be touring the state through next year, with stops in St. Johnsbury, Rutland, Montpelier, Waitsfield, White River Junction, Burlington and several other communities. It will also be on display at the Vermont Statewide Housing Conference, November 16th, at the Sheraton Hotel and Conference Center in South Burlington. For more information, go to www.vhfa.org/conference.

For more information about the “Art House” exhibit, the Vermont Housing Awareness Campaign or about housing issues in Vermont, visit the Campaign website, www.housingawareness.org. ■

Good Luck, Elizabeth!



After five and a half years on the BACLT staff, Elizabeth Szczeniak-Johnson left her position as Homeownership Coordinator in July. Elizabeth started at the Land Trust in 1999, working as a temp in the Front Office. She was subsequently employed in a variety of BACLT positions, ultimately serving as Homeownership/ Technology Coordinator in 2003.

This past summer, Elizabeth took some time to relax and explore new outlets for her creative energy. When she wasn’t at home with her husband, five llamas, and two dogs, Elizabeth spent the summer as a Fiber Artist at Adams’ Farm in Wilmington, teaching dying, spinning, and weaving of merino wool to individuals and groups. It was through this experience that Elizabeth found the inspiration that has led her to a new career path — education.

Although Elizabeth misses the Land Trust staff and homeowners, she is excited to pursue her new interest in teaching. BACLT wishes Elizabeth the best of luck with her new career and would like to thank her for all she contributed to the Land Trust!

Thank you to United Way Day of Caring Volunteers

BACLT would like to thank Rick Morton, Adrian Segar, and Lew & Gail Sorenson for brightening the porch at the Land Trust’s property on Horton Place with a new coat of paint as a part of the United Way Day of Caring. It looks great!

BACLT Welcomes New Staff

BACLT is very pleased to welcome three new staff members to the organization!

Jessie Casella, AmeriCorps Member

Following a year long vacancy in BACLT's AmeriCorps position due to the lack of federal funding, BACLT is excited to welcome our new member, Jessie Casella. A Bellows Falls native, Jessie comes to BACLT after serving a year of volunteer service with AmeriCorps in Las Cruces, New Mexico.

In Las Cruces, Jessie served as an elementary support specialist, assisting with tutoring children and providing students with extracurricular activities. Jessie also provided services at a summer camp teaching students job skills.

Jessie is looking forward to getting-out and meeting everyone as well as starting on activities for our resident children. Jessie welcomes any ideas or suggestions that people may have concerning resident activities. Please feel free to give her a call or stop by the office to introduce yourself!

Jessie's biggest adjustment in returning to Vermont has been trying to acclimate to the cold weather, while enjoying her hobbies of gardening and walking with her dog. After her year of service with BACLT, Jessie plans to attend graduate school to study Library Science.

Lorelei Slicer, Rental Agent

When calling or stopping by the Land Trust these days, it's likely you'll be greeted by a friendly voice and big smile: Putney-native Lorelei Slicer, who has joined our staff as Rental Agent. Lorelei brings a wealth of experience to her new position, as well as plenty of positive energy.

Lorelei moved back to Vermont to be closer to her family last year after seven years in Arizona and Nevada. In the past six



New staff, from left to right: Jessie Casella, AmeriCorps Member; Lorelei Slicer, Rental Agent; Cathy Semans, Homeownership Coordinator

months she's been involved with Land Trust through a variety of capacities — first, as an intern through Vermont Adult Learning, then as a temp Administrative Assistant, and now as our full-time Rental Agent. In this position, Lorelei works closely with rental applicants and BACLT residents. Her past experience, which includes work with Social & Rehabilitative Services (SRS), owning her own business, and having her real estate license, provides Lorelei with extensive knowledge and customer service skills that have allowed her to thrive in her job at the Land Trust.

When Lorelei isn't answering the phone, processing applications, or working with residents, she's usually spending time with her two sons, Xavier, 11, and Dakota, 8 at their Brattleboro home.

Besides spending time with her family, Lorelei also enjoys painting and reading.

From her experiences growing up in the Brattleboro area, Lorelei brings a unique perspective to her position and appreciation of the Land Trust's work. She can remember neighborhoods like Clark, Spring, and Canal Streets when she was growing up — and how much they've improved over the last fifteen years. She said she's proud to give back to her community through her work at the Land Trust. BACLT is proud to have her on board!

Cathy Semans, Homeownership Coordinator

BACLT is also excited to welcome Cathy Semans to our staff as the new Homeownership Coordinator.

Cathy and her family moved to Vermont from Baltimore in August of 2003. Her husband, Ed, is a history teacher at Vermont Academy in Saxton's River, where the family resides on campus. Her children Maya, 17, and Michael, 15, are VA students, and Patrick, 12, attends Bellows Falls Middle School. All three children keep Cathy busy attending sports games, including ice hockey and lacrosse. In addition, Cathy and Ed serve as dorm parents for five VA students. In her free time, Cathy likes knitting, reading, walking, and spending time with her family.

Cathy brings extensive knowledge of affordable housing programs to her new position at BACLT. Upon her graduation from college in California, a VISTA placement led Cathy to a job at St. Ambrose Housing Aid Center in Baltimore, where she spent 22 years prior to her move to Vermont. Serving as Assistant Director, she was involved in the 35-year old center's eight different housing programs. Cathy hopes that experience will allow her to provide critical support to the Land Trust as BACLT establishes a Homeownership Center to assist members of the public with home purchases and foreclosure prevention services. Also, Cathy is looking forward to launching a revolving loan fund for Windham and Windsor Counties to provide residents with limited incomes assistance in making home repairs. ■

The Heat is On

Just a reminder — days are shorter, nights are chillier, and the Vermont winter is fast approaching. BACLT residents are reminded that the winter heating season has begun. All windows should be closed and all storms should have been pulled down. If you feel drafts, please contact BACLT Property Management. They will be happy to seal any leaks in your windows and doors. Residents are also reminded to keep their thermostats set at the lowest comfortable temperature. Conserving heat is not only environmentally sound — it also helps us keep rents affordable.

Project Update:

BACLT Celebrates Completion of Whetstone Apartments

The Land Trust proudly showed off the newly renovated “Whetstone Apartments” at an open house celebration held in July. Between August and October, 20 families moved into the apartments located at 50, 58, and 64 Canal Street and 42 South Main Street and began creating homes in the healthy, affordable, and light-filled apartments.

The eight month construction process transformed these 4 historic properties, located within the Clark & Canal Streets Historic District and within blocks of downtown shopping and services. The renovation shored up the structures of the buildings, created improved apartment layouts, improved overall energy efficiency, removed lead and asbestos hazards, and installed new finishes, including kitchens, baths, flooring, and a lot of paint!

Special thanks to all who supported the project, including our partner, Charter One Bank; the Vermont Housing and Conservation Board; HOME program; Low Income Housing & Historic Tax Credit Program; Vermont Lead Hazard Reduction Program; Vermont Center for Independent Living; and Efficiency Vermont.

Also, special thanks to Williams & Frehsee architects, Stevens & Associates engineers, and our general contractor, American Construction — for a job well done! ■



BACLT Celebrates! Polly Nichol of Vermont Housing & Conservation Board cuts the ribbon for the celebration of the Whetstone Apartments, as Cindy Reid of Vermont Housing Finance Agency, Martha Ratcliffe of BACLT and Carol Ferreri and Maryann Valenti of Charter One Bank look on.



The new “pumpkin” color of 64 Canal Street has made the building one of the more eye-catching on the street



Newly renovated kitchen at 42 South Main Street

Scottie Goes Full-Time!

BACLT is happy to announce that Scott Newton is now a full-time staff member! Scott has been a part-time member of the maintenance staff since the fall of 2000. Scott’s responsibilities include grounds work and attending to general maintenance of BACLT’s apartments.

Scott is a lifelong resident of Brattleboro. Aside from the work that he does for BACLT, he is also the “After Hours Mechanic” and takes on a variety of construction jobs. His hobbies include “pre-tending” to hunt, ice fishing and getting coffee at Dunkin Donuts.

It seems to BACLT staff and residents that Scottie is never without a smile, usually accompanied by whistling or singing a song. As one BACLT resident says “Scott is always willing to go the extra mile and do something to help you!” Scott enjoys interacting with our residents and working outdoors, but wishes that the weather would remain summer-time hot all year long!



Always Smiling: Maintenance worker Scott Newton

BACLT Members Marshall & Veronica Wheelock Honored by Brattleboro Savings & Loan

In July, The Brattleboro Savings & Loan awarded the Community People Award to Marshall and Veronica Wheelock of Brattleboro, honoring them for their years of volunteer service to the community. Marshall and Veronica have both served on the Land Trust's Board of Trustees, providing invaluable support to BACLT. As a part of the award, the Wheelocks received a \$100 donation to the nonprofit organization of their choice. BACLT was the grateful recipient of this donation.



George Haynes presents Marshall & Veronica Wheelock with July's Community People Award

Beyond the Land Trust, Marshall and Veronica have served the Brattleboro community through a variety of capacities including the Brooks Memorial Library, the Reformer Christmas Stocking, Southern Vermont Health Services, the Brattleboro Housing

Authority, Brattleboro Housing Opportunities, Inc, Guiding Eyes for the Blind, the United Way of Windham County, and to several local civic organizations.

George Haynes, President and CEO of The Brattleboro Savings and Loan, presented the Wheelocks with their award. "Marshall and Veronica are committed to serving their community. They bring a wealth of knowledge and leadership skills to the organizations they volunteer for. It is my great privilege to honor them with this award."

BACLT would like to thank Marshall and Veronica for their hard work and dedication to the community, and the Brattleboro Savings & Loan for their recognition of community volunteers. ■

Skies Clear for BACLT's 17th Annual Meeting and Picnic

Despite skies that threatened rain, BACLT members, residents, and donors came out in force to the Memorial Park on July 15th to celebrate the Land Trust's 17th year of creating and maintaining affordable housing. The picnic was a great success, attracting almost 200 people to chat with neighbors and friends, listen to the music of Jazzberry Jam, play games, eat dinner, win prizes, and participate in the business of BACLT's Annual Meeting. In addition to the many local businesses that donated prizes, BACLT offers its sincere appreciation to the following individuals and businesses that helped make the Annual picnic a wonderful event:

Sponsors:

Chittenden Bank
DiBernardo Electric
The Outlet Center
Peter Havens Restaurant
River Valley Credit Union
Walgreens
Anonymous

Volunteers:

Peter Auchmoody
Amber Fish
Julia Hampton
Rebecca Henry
Heather Perkins
Gabe MacFarland
Brattleboro Fire Department
BACLT Board of Trustees



BACLT's Maggie Foley, Jen Gagliardi, and Connie Snow announce the winners of the many raffle prizes generously donated by area businesses



Jon-Michel enjoys the music of Jazzberry Jam



Volunteer and Arts & Crafts Queen, Julia Hampton, assists young artists during the picnic

community is in memory of this family, whose struggle embodies the notion that hard times can arise when they are least expected.

The plans for Butterfield Common include a community center to be utilized by the families and seniors living in the housing and the surrounding community. In conceptualizing the center, Edie drew from her studies of cooperatives, including the immensely successful models in the northern Basque region of Spain. There, the cooperative housing and business systems reflect structures historically found in the community. In many rural communities this infrastructure has become been lost, or even eliminated, among the systems of corporate enterprise. Edie coupled this concept with the work her partner, Ted Webster, had done in the 1970s in the early community land trust movement, and the interest she had seen from BACLT in the 1990s in developing affordable housing in Dover.

Construction is expected to begin on the housing portion of the community this spring. The twenty-six units of senior housing address the problems faced by many area seniors because of the nature of rural living. The lack of transportation — and difficulty getting around — can create situations of extreme isolation for rural senior citizens. While the housing will meet the needs of both seniors and families for an attractive, safe, and affordable



View from Butterfield land

place to live, the proposed community building will provide opportunities to enrich the lives of all generations involved in the community.

The center (which will be fundraised for separately) will serve to tie the housing units together and create a venue for community interaction. It is Mas' hope that the space will encourage collaborative efforts. Mas envisions opportunities for community-supported agriculture, a general store, and other basic services such as a credit union, a library, a shop and post office. She expects the plans will develop in a manner reflecting

the desires of the community and realizes that not everyone will be interested in everything; some people might want to share a carpentry space, while others may join forces to buy groceries in bulk. The goal is to respond to the needs of the community and create an environment where collaboration is nurtured. Mas encourages input from interested community members — not only those who would like to live at Butterfield Common, but also those interested in creating a resource for the community at large.

However this planned community ultimately manifests itself, the donation of the Butterfield land has been a gift to the region. There have been lessons and reminders in this gift: hard times can arise when least expected, there are rewards in helping others, and community collaboration is possible. ■

HOW YOU CAN CONTRIBUTE

No matter what size, every contribution is important. Your gift will enable the BACLT to continue to provide affordable housing opportunities, revitalize neighborhoods and restore historic structures. There are many ways to contribute, and we offer technical guidance for all donors wishing assistance:

Cash Gift	In any amount.
Pledge:	A pledge of any amount and on any schedule may be made.
Bequest:	Designate the BACLT as a recipient of part or all of your estate
Insurance:	Designate the BACLT as the beneficiary of a life insurance policy
Stocks:	By contributing stock, you may receive tax advantages.
Memorial/ Honorarium:	Honor someone living or deceased, or celebrate any occasion with a gift in the name of someone who has made a difference in your life.
Employer Matching Plans:	Ask your employer if they would like to match your gift.

If you have any questions, please call the office (802) 254-4604. The BACLT has been designated a 501(c)(3) non-profit organization. Gifts are tax-deductible.

What is the Land Trust?

The Brattleboro Area Community Land Trust (BACLТ) was organized and incorporated by a group of interested citizens in August, 1987 in response to increasing threats to the region's supply of affordable housing.

BACLТ's overall purpose is to enhance the quality of life of low and moderate income citizens; to preserve and revitalize neighborhoods; to foster diversity; and to improve the social, economic and cultural health of communities of Windham County. To accomplish this, BACLТ acquires, rehabilitates, and holds land and housing in trust, providing permanent access to decent and affordable housing for low and moderate income citizens of the county.

If you are interested in renting from the Land Trust, purchasing a home, making a donation, or participating in any way, please call or write to us.

BACLТ Staff

Jessie Casella
AmeriCorps Member

Maggie Foley
Development Assistant

Jennifer Gagliardi
Resident Services Coordinator

Sandy Garland
Director of Finance

Phil Jones
Maintenance Mechanic

Scott Newton
Maintenance Worker

Morey Page
Maintenance Supervisor

Martha Ratcliffe
Project Coordinator

Cathy Semans
Homeownership Coordinator

Lorelei Slicer
Rental Agent

Connie Snow
Executive Director

Katrina Willette
Bookkeeper

Deb Zak
Director of Operations

BACLТ

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Land Trust Board Welcomes Four New Members

Evan Bolivar was elected to the Board in July as a Resident Board Member. A New York City native, Evan has lived in Brattleboro for over a decade. He is happy to be raising his daughter, Raphaela, here; he finds Brattleboro to be a place that is great for kids. Evan is looking forward to serving on the BACLТ board as a way to give back to the community that has helped him over the years. He likes to refer to the old motto, "you can't keep it unless you can give it away" as the motivation behind his dedication to serving his community.

Wilmington resident **Ann Manwaring** has joined the board as a General Community Member. The owner of retail furniture and interior design store Green Mountain Interiors, Ann's extensive public service background will be a great asset to the BACLТ board. Ann served on the Wilmington Select board for 15 years, with three years as the Chair. She has also served the community in a variety of other government positions, including several years with the Vermont League of Cities and Towns and on the Planning Commission. Additionally, Ann's financial and real estate background will be important for her role on the board.

Also joining the board as a Resident Board Member is **Gene Peake**. Gene and his wife of 48 years, Milda, bought their home through the Land Trust's Homeownership program seven years ago. However, Gene had previous knowledge of the Land Trust from his first years in Vermont in the early 1990's, when he used to come to the BACLТ office to re-ink the typewriters and computers. Gene now makes and sells pewter figurines through his business, Vermont Pewter. Beyond his knowledge of the Land Trust and his eagerness to share his ideas with the organization, Gene also brings 35 years of commercial and real estate financing experience to the Board from his pre-pewter days.

Sandy Vogel, a third Resident Board member, is bringing a wealth of knowledge regarding local poverty and homelessness issues to the BACLТ board. As Office Manager of the Brattleboro Area Drop-In Center, Sandy helps the many area people that are straining to make ends meet. From her own experience with being laid off and struggling to find work, Sandy knows how demoralizing it can feel. Knowing that impact on people's self-esteem, Sandy is committed to making sure that everyone who walks through the Drop-In Center's doors feels important and is treated equally. This dedication to helping others, combined with her years of experience in the banking world as well as her position as a BACLТ homeowner will allow Sandy to bring a rich perspective to the BACLТ board.

Also, thanks to **KC Anderson, Sally Bergquist, Bill Morlock, Carolyn Pieciak, Nikolay Radev**, and **Nicole Sanborn** for their years of service on the BACLТ Board! ■



Left to right: Sandy Vogel, Ann Manwaring, Gene Peake, and Evan Bolivar

2004–2005 Board of Directors

Evan Bolivar, *Brattleboro*

Moss Kahler, *Brattleboro*

Janet Kolkebeck, *Brattleboro*

Pindaro Lockhart, *Brattleboro*

Mike Mandracchia, *Whitingham*

Ann Manwaring, *Wilmington*

Tom Martyn, *Brattleboro*

Gene Peake, *Brattleboro*

Susan Rusten, *Halifax*

Sandy Vogel, *Brattleboro*

Whit Wheeler, *Dummerston*

Veronica Wheelock, *Brattleboro*

Monroe Whitaker, *Brattleboro*



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- Patron* — \$500 +
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 Steward — \$100–\$249
 Members: Sustaining — \$50–\$99
 Supporting — \$25–\$49
 Basic — \$5–\$24

NAME

ADDRESS

TOWN/STATE/ZIP CODE

- New
 Renewal
 Is this an Address Change?

Payable to: **Brattleboro Area Community Land Trust**
 Return to: 192 Canal Street, Brattleboro, Vermont 05301

Thank you! Contributions and pledges are tax-deductible.

