

BASELINE DOCUMENTATION REPORT



First Amendment to Grant of Development Rights, Conservation Restrictions, and Public Access Easement

Krusch Add-on Cambridge, Vermont

VLT Project Number: 130080

VHCB Number: 2020-033-002

Prepared by:
Vermont Land Trust
Land Protection Program
8 Bailey Avenue
Montpelier, VT 05602
(802) 223-5234



Vermont Land Trust ■ Conservation Stewardship

The Land Protection Program is staffed by a vice president for land protection, conservation and stewardship project directors, GIS and legal staff, as well as staff foresters and ecologists.

The responsibilities of the Land Protection Program involve conserving land by establishing and stewarding conservation easements. This includes developing conservation easements, maintaining the land related records, tracking changes in land ownership, monitoring conserved properties at least annually, photo-documenting land uses periodically, answering landowner questions, interpreting or approving permitted activities, and correcting violations through voluntary compliance or, if necessary, legal proceedings. Stewardship staff also support landowners as stewards of their land by offering information and advice on sound and sustainable uses of conserved properties.

This Report Contains the Following Information:

- Introduction and description of the current uses of the property
- Updates to Permitted and/or Restricted Uses
- References
- Signature pages
- Conserved property location map
- USGS topographic map
- Orthophoto map
- Conservation Easement map
- Photopoint map
- Photographic Documentation
- Property survey

First Amendment to Grant of Development Rights, Conservation Restrictions, and Public Access Easement

Krusch Property

Cambridge, Vermont

Introduction

The purpose of the enclosed information is to describe the First Amendment to Grant of Development Rights, Conservation Restrictions, and Public Access Easement for the land being conveyed to the Town of Cambridge by the Peter E. Bormann Revocable Trust. The Krusch property was previously protected by a Grant of Development Rights, Conservation Restrictions, and Public Access Easement, which was recorded in Volume 480, Page 160-170 of the Cambridge Land Records on December 16, 2020. The First Amendment to Grant of Development Rights, Conservation Restrictions, and Public Access Easement will be recorded in the Cambridge Land Records.

This report is based, in part, on a documentation visit by Rebecca Roman (Project Director) for the Vermont Land Trust on April 8, 2026. Rebecca assembled the report and digital photographs; maps were prepared by Rebecca and VLT GIS staff.

Description and Current Use

Property Overview

The ±29.6-acre Krusch add-on parcel will expand the Town of Cambridge's popular Peter A. Krusch Nature Preserve, a 51-acre property acquired and permanently conserved by the Town of Cambridge in 2020. The Preserve has quickly become a treasured property for the community. With established public trails, bridges and parking, visitors can access forestland, meadows and streams for a diverse outdoor experience. This 29.6-acre addition will create a connected stretch of over 200 acres of public land, including the expanded preserve, the Village of Cambridge wellhead property, and the Cambridge Pines State Forest, a rare example of Old Forest in Vermont. At the time of the Preserve's conservation in 2020, this property, previously owned by the Bormann's, had been listed for sale, but its acquisition by the Town was not possible. The Bormann's, the Town of Cambridge, and the Friends of the Peter A. Krusch Nature Preserve agreed to work with Vermont Land Trust to pursue conservation and an add-on to the Preserve.

The additional acreage has forest roads that form a natural connection with the existing trails on the Krusch Preserve, though they will need some maintenance to support the number of users that Krusch boasts. The additional land is entirely forested, with multiple, small streams meandering through the forest along a gently sloping area that may be a seepage forest. These smaller streams meet and form a tributary of the Lamoille River, which flows along the southeastern boundary.

The Vermont Conservation Design (2015), a landscape-level conservation prioritization from Vermont Land Trust and the Vermont Agency of Natural Resources, places the forested portions the property in a 472-acre unfragmented forest block that is considered a Priority Connectivity Block. Vermont Conservation Design considers the streams on this property to be Highest Priority Surface Waters and

Riparian Areas providing Riparian Wildlife Connectivity. All of these features provide critical ecological function on a statewide level.

The property was surveyed in 2009, and an old stone wall along the western boundary was observed during the site visit. There is an old access road at Fox Den Lane that will be gated and used only for property maintenance. The property will be rolled into the existing Management Plan for the Nature Preserve, as outlined in the Interim Management Plan.

Inventory of Existing Structures

There are no existing structures on the property.

Updates to Grant

The First Amendment to Grant of Development Rights, Conservation Restrictions, and Public Access Easement is summarized below:

- Conserves an additional 29.6 acres of forest land by updating Schedule A. In all other respects, the Original Grant is unchanged.

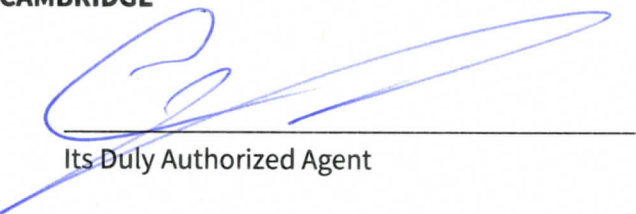
References

- First Amendment to Grant of Development Rights, Conservation Restrictions, and Public Access Easement, Krusch Property, 2026.
- Grant of Development Rights, Conservation Restrictions, and Public Access Easement, Krusch Property, 2020.
- Baseline Documentation Report, Krusch Property, prepared by Cara Montgomery for VLT, 2020.
- Interim Management Plan for the 29.6 Addition to the Krusch Nature Preserve, 2026.
- Ecological Assessment Record, Krusch Property, Allaire Diamond, Ecologist for VLT, August 2, 2024.
- VHCB Application, Krusch Amendment, 2025.
- Plat of Boundary Retracement Survey Showing Lands of Peter E. & Heidi L. Bormann, Recorded at Map Slide 223Ein the Cambridge Land Records, August 2008.

First Admenment - Krusch Property ♦ Cambridge, Vermont

I, Cody Marsh, duly authorized agent of the **TOWN OF CAMBRIDGE**, have signed this Baseline Documentation Report with the understanding and agreement that this Report will be used for, but its use will not be limited to, monitoring the property depicted and described in this Report for compliance with the **FIRST AMENDMENT to GRANT of DEVELOPMENT RIGHTS, CONSERVATION RESTRICTIONS, and PUBLIC ACCESS EASEMENT**, signed by me. I have read this Report and understand it. I agree that this Report, including the maps and photographs, accurately describes and depicts the physical features, relevant site conditions, and current structures and land uses on the property conserved by the Grant. I affirm that there are no activities ongoing on the property that are inconsistent with the Grant.

TOWN OF CAMBRIDGE



Its Duly Authorized Agent

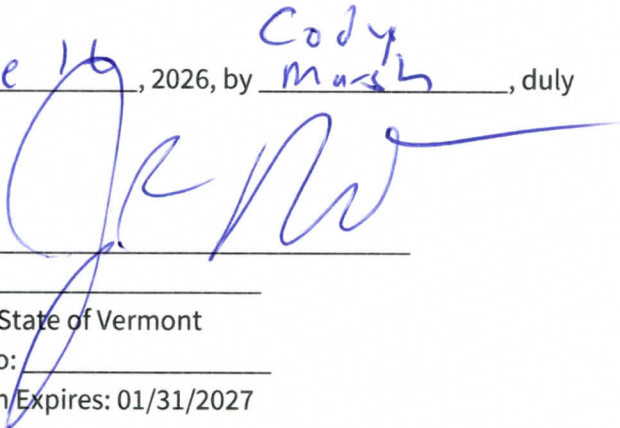
6/16/26

Date

STATE OF VERMONT

Chittenden COUNTY, ss

This record was acknowledged before me on June 16, 2026, by Cody Marsh, duly authorized agent of the **TOWN OF CAMBRIDGE**.


Before me, _____
Print Name: _____
Notary Public, State of Vermont
Commission No: _____
My Commission Expires: 01/31/2027

Jason F. Ruwet, Esq.
Notary Public State of Vermont
Commission Expires: 1/31/20 27
Commission #: 0000099

I, **MORGAN KLIMMEK**, duly authorized agent of the **VERMONT LAND TRUST, INC.**, have signed this Baseline Documentation Report with the understanding and agreement that this Report will be used for, but its use will not be limited to, monitoring the property depicted and described in this Report for compliance with the **FIRST AMENDMENT to GRANT of DEVELOPMENT RIGHTS, CONSERVATION RESTRICTIONS, and PUBLIC ACCESS EASEMENT**, about to be executed. I affirm that VLT staff visited this property and that this Report including the maps and photographs accurately describes and depicts the physical features, relevant site conditions, and current structures and land uses on the property conserved by the Grant.

VERMONT LAND TRUST, INC.

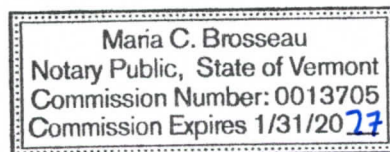
By: 
Its Duly Authorized Agent

June 11, 2026
Date

STATE OF VERMONT
WASHINGTON COUNTY, ss

This record was acknowledged before me on June 11TH, 2026, by Morgan Klimmek as duly authorized agent of **Vermont Land Trust, Inc.**

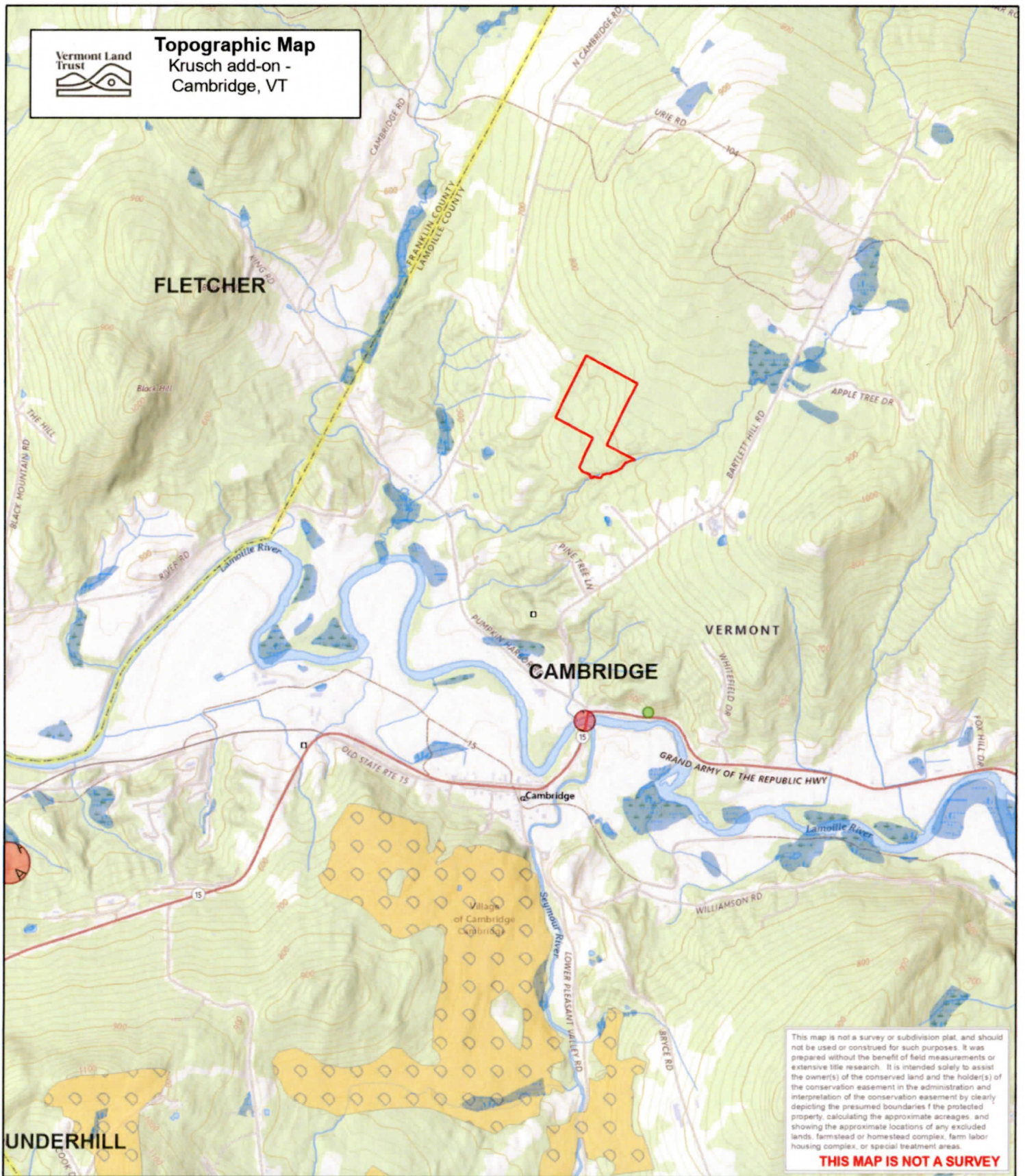
Before me, 
Print Name: MARIA CLAIRE BROSSEAU
Notary Public, State of Vermont
Commission No: 0013705
My Commission Expires: 01/31/2027







Topographic Map
Krusch add-on -
Cambridge, VT



This map is not a survey or subdivision plat, and should not be used or construed for such purposes. It was prepared without the benefit of field measurements or extensive title research. It is intended solely to assist the owner(s) of the conserved land and the holder(s) of the conservation easement in the administration and interpretation of the conservation easement by clearly depicting the presumed boundaries of the protected property, calculating the approximate acreages, and showing the approximate locations of any excluded lands, farmstead or homestead complex, farm labor housing complex, or special treatment areas.

THIS MAP IS NOT A SURVEY

-  Subject Property
-  Wetland (Class I or II)
-  Deer Wintering Areas
-  Animal RTE
-  Plant RTE

0 0.25 0.5 1



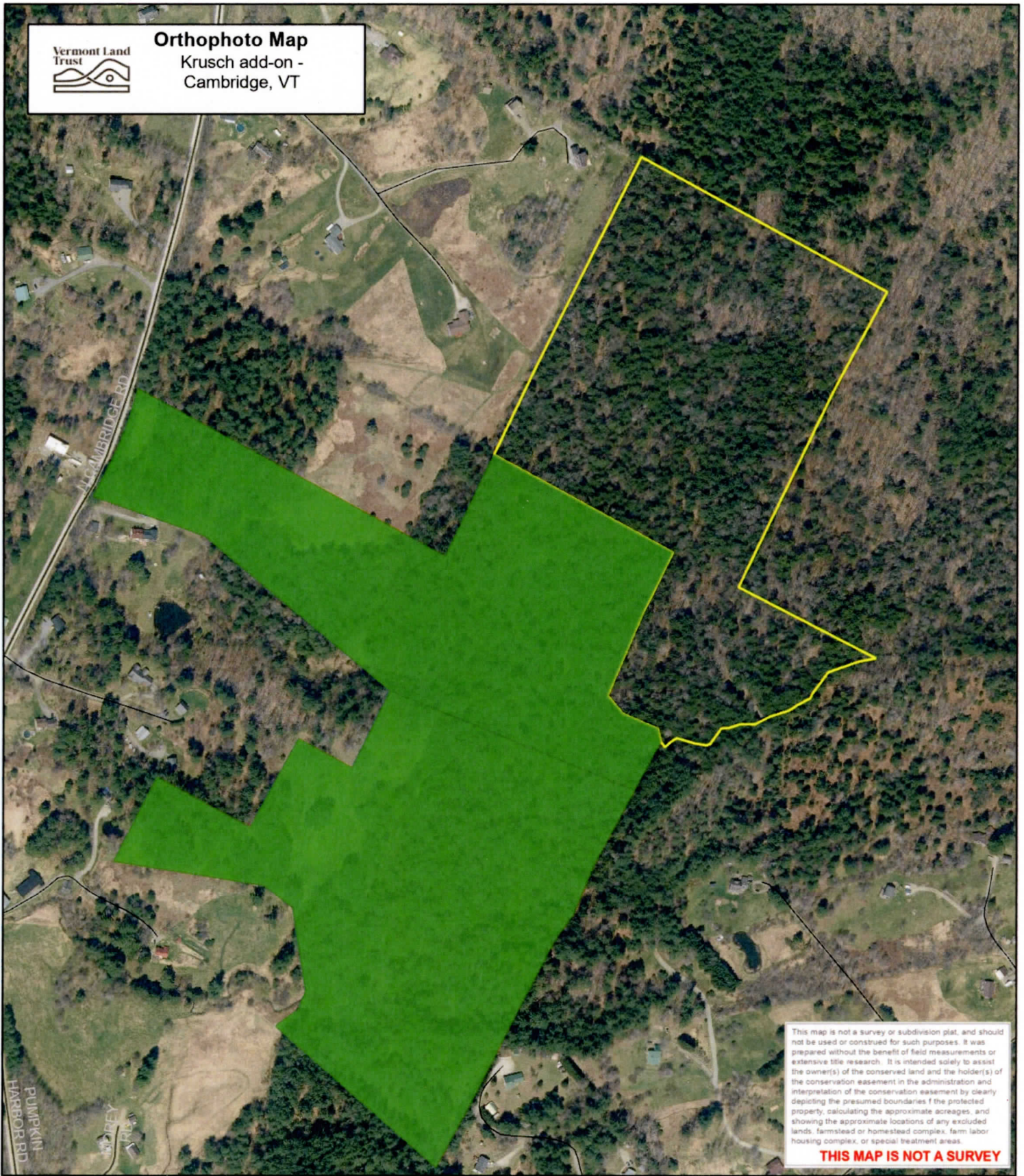
Miles

Scale: 1:24,000

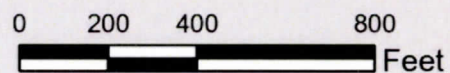




Orthophoto Map
Krusch add-on -
Cambridge, VT



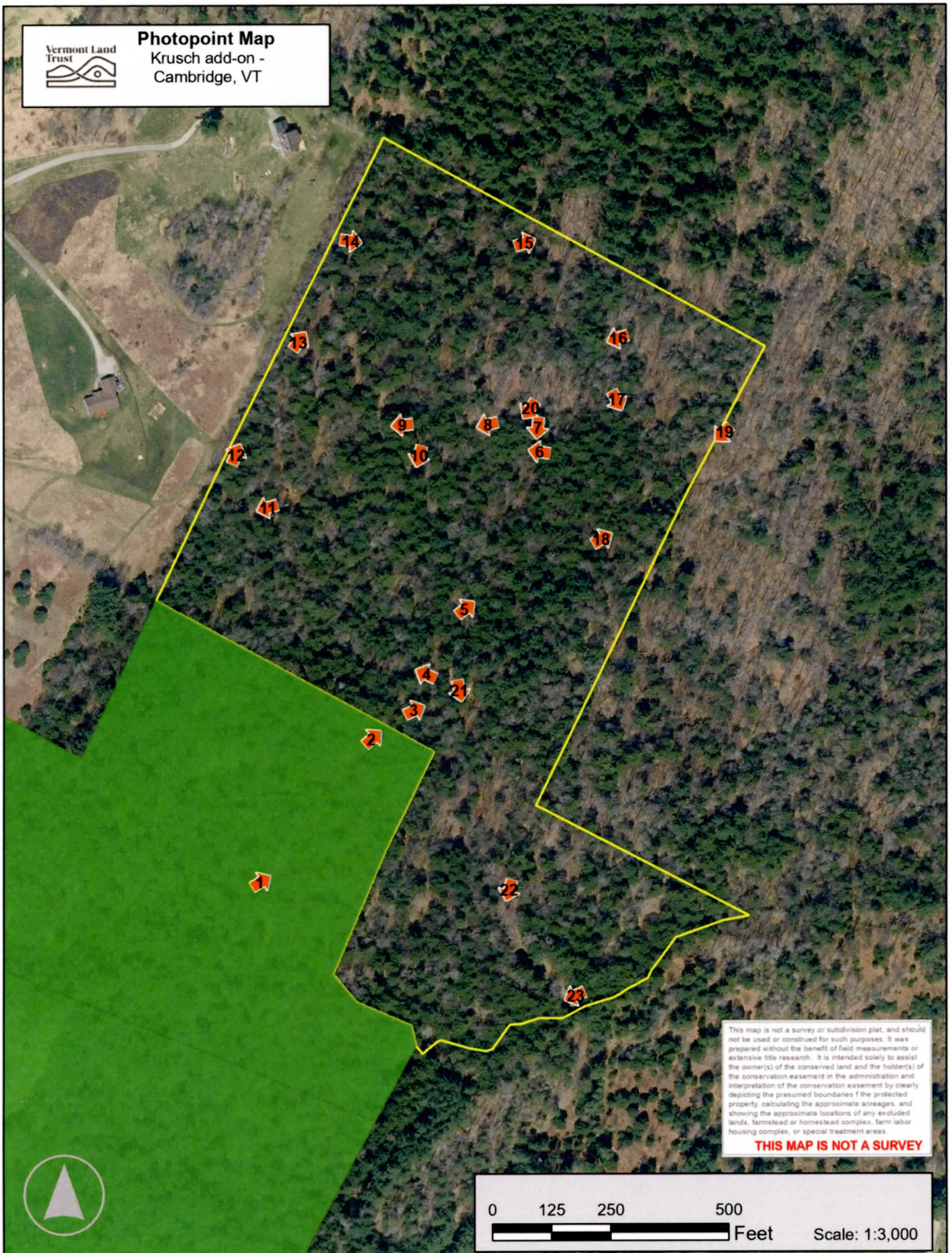
-  Municipal assist
-  VLT Easement



Scale: 1:5,000



Photopoint Map
Krusch add-on -
Cambridge, VT



This map is not a survey or subdivision plat, and should not be used or construed for such purposes. It was prepared without the benefit of field measurements or extensive title research. It is intended solely to assist the owner(s) of the conserved land and the holder(s) of the conservation easement in the administration and interpretation of the conservation easement by clearly depicting the presumed boundaries of the protected property, calculating the approximate acreages, and showing the approximate locations of any excluded lands, farmstead or homestead complex, farm labor housing complex, or special treatment areas.

THIS MAP IS NOT A SURVEY

0 125 250 500
Feet

Scale: 1:3,000

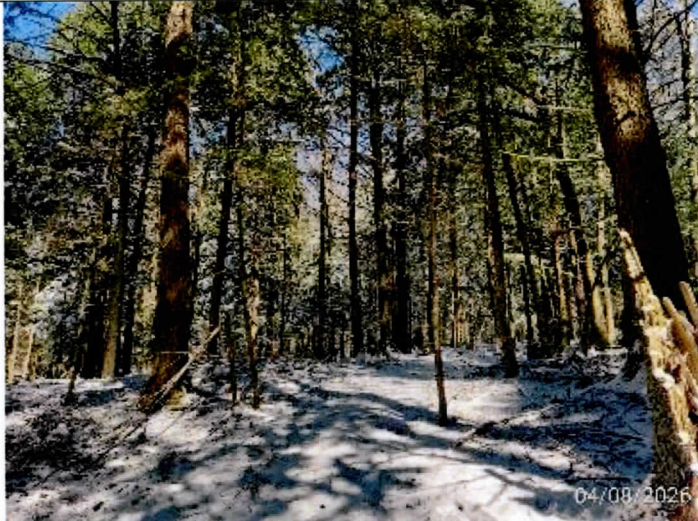
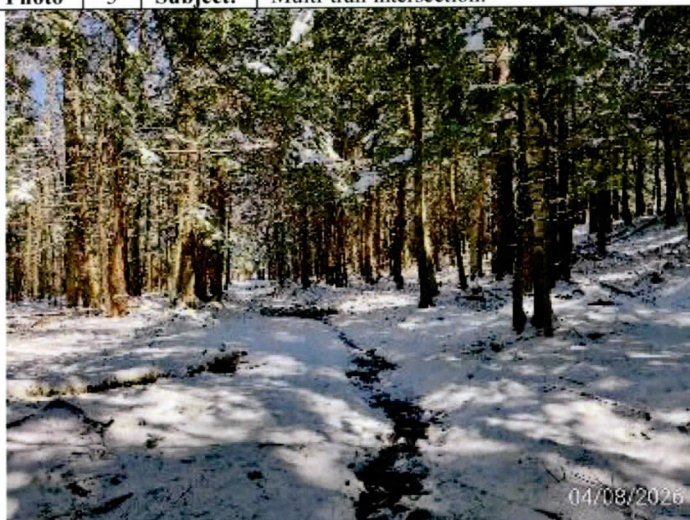
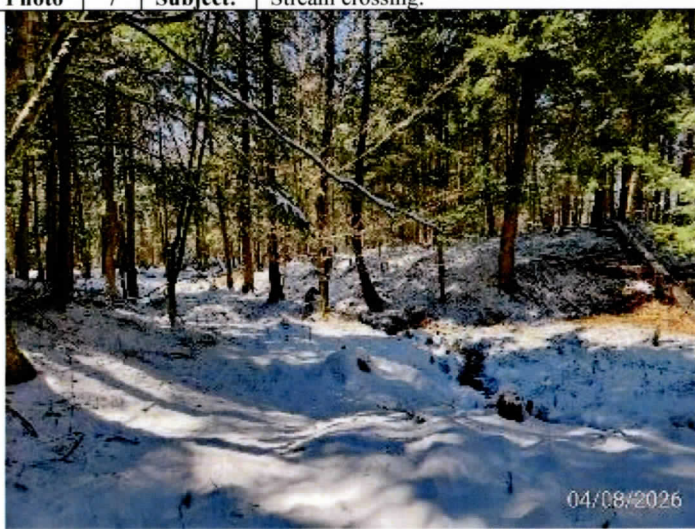
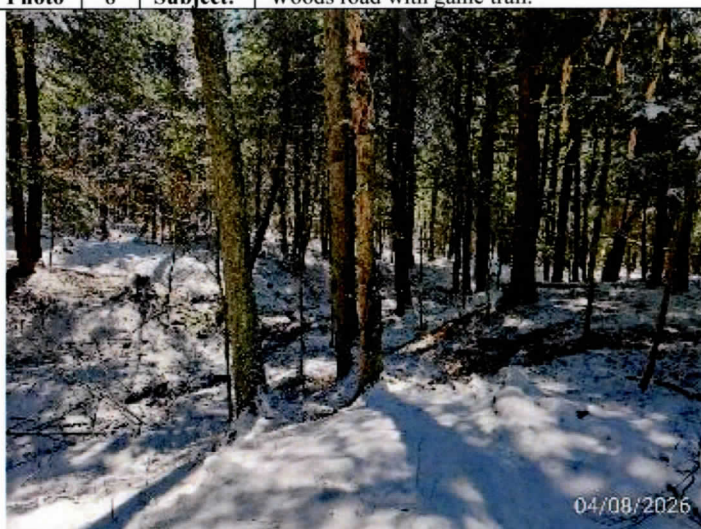
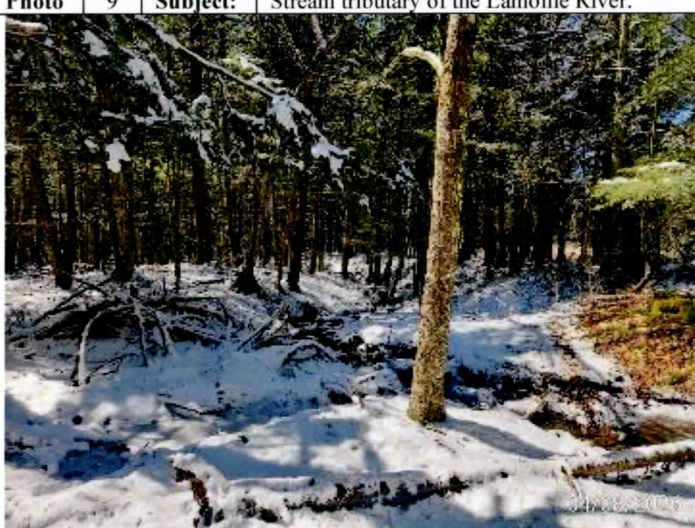
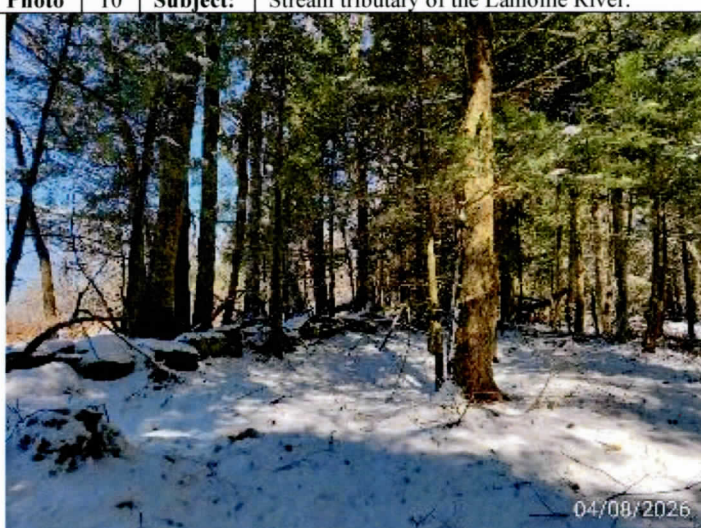
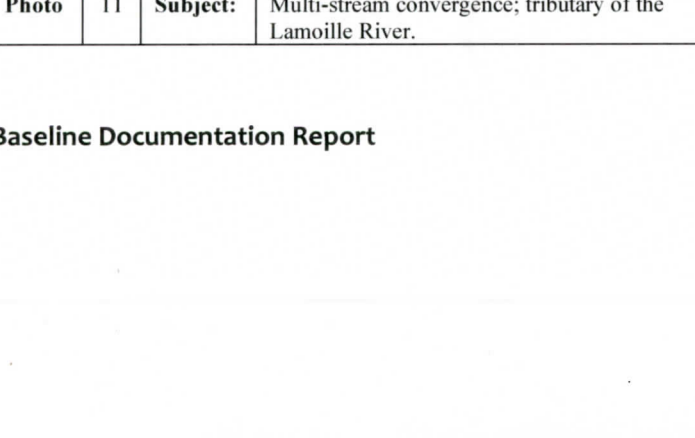
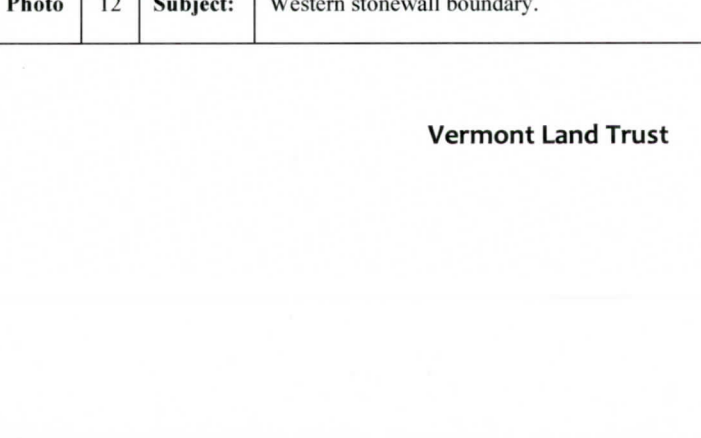
							
Photo	1	Subject:	Woods road access from original parcel.	Photo	2	Subject:	Property access over boundary.
							
Photo	3	Subject:	Multi-trail intersection.	Photo	4	Subject:	Woods road.
							
Photo	5	Subject:	Woods road.	Photo	6	Subject:	Ravine.

			
Photo	7	Subject:	Stream crossing.
			
Photo	8	Subject:	Woods road with game trail.
			
Photo	9	Subject:	Stream tributary of the Lamoille River.
			
Photo	10	Subject:	Stream tributary of the Lamoille River.
Photo	11	Subject:	Multi-stream convergence; tributary of the Lamoille River.
Photo	12	Subject:	Western stonewall boundary.

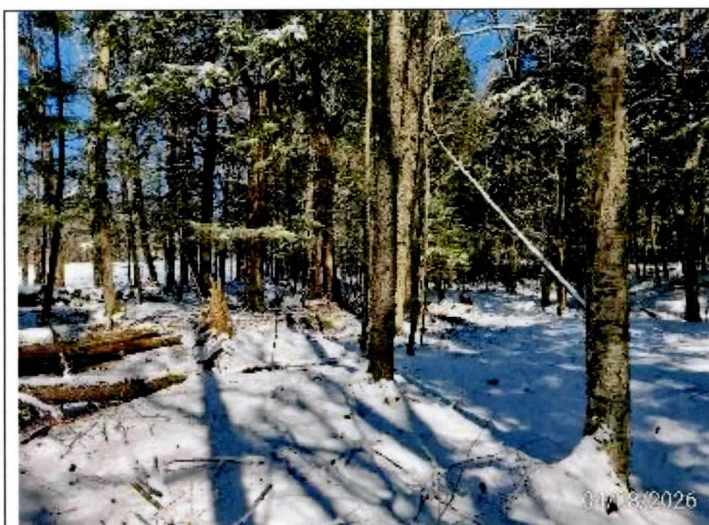


Photo 13 Subject: Western stonewall boundary.

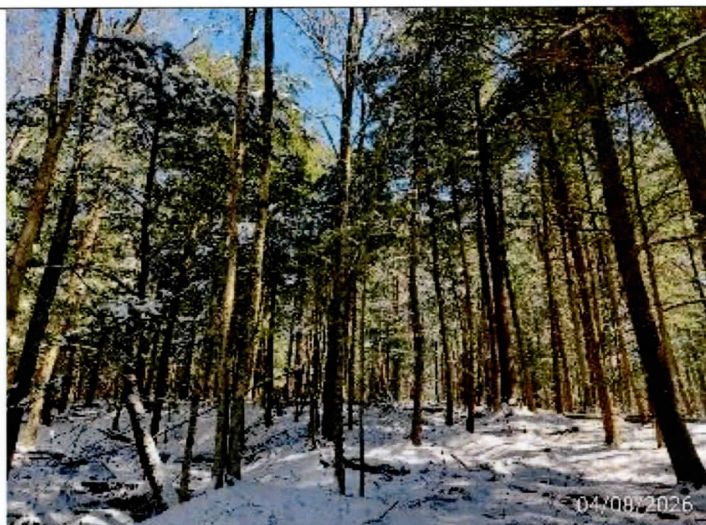


Photo 14 Subject: Hemlock stand.



Photo 15 Subject: Headwater seepage below a woods road.



Photo 16 Subject: Woods road.



Photo 17 Subject: Old sugaring equipment.

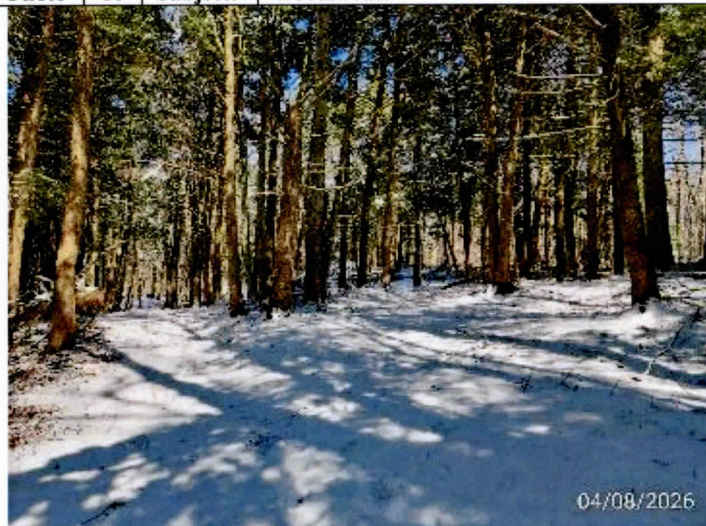


Photo 18 Subject: Woods road intersection.

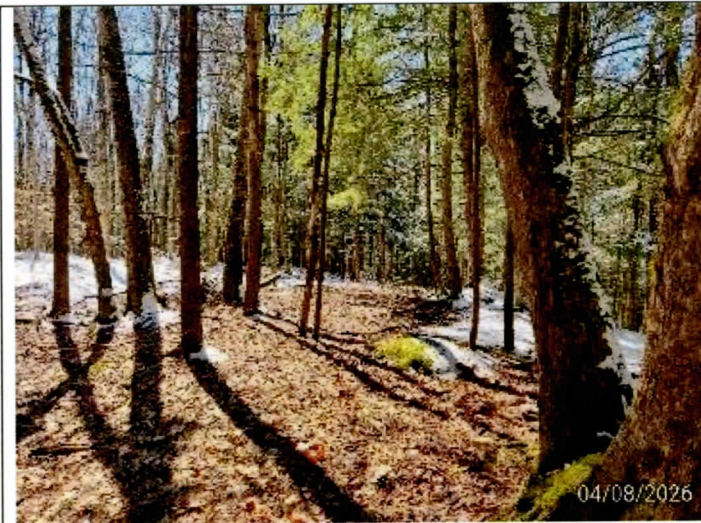


Photo	19	Subject:	Trail along eastern boundary.
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Photo	20	Subject:	Old sugaring equipment.
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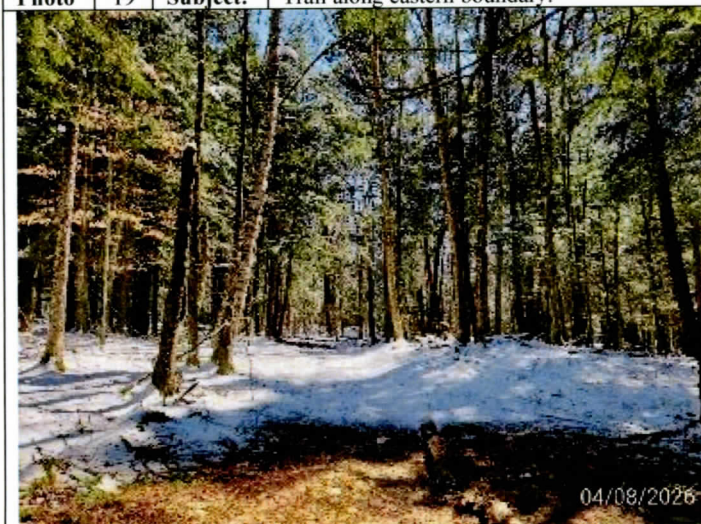


Photo	21	Subject:	Woods road.
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Photo	22	Subject:	Woods road.
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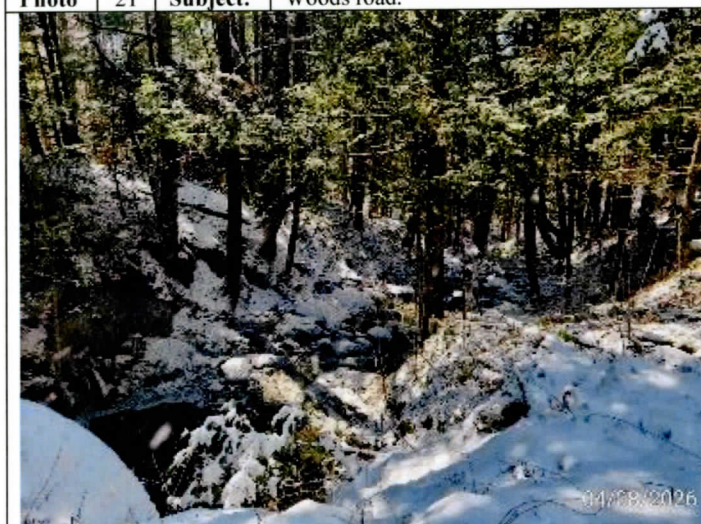


Photo	23	Subject:	Lamoille River.
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Vermont Land Trust

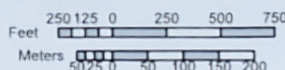
Krusch Nature
Preserve Add-on
Town of Cambridge
Lamoille Co., VT

June 2026

VLT Project #130080 VHCB #2020-033-002

The Krusch Nature Preserve Add-on
Conservation Plan is based on 2024
State of Vermont Base Map orthophotos.

Scale: 1:3,500



Reference(s):

The boundaries of the Protected Property are based on two surveys entitled:

Plat of Boundary Retracement Survey Showing Lands of Peter E. & Heidi L. Bormann, Volume 238, Page 468, Off of Bartlett Hill Road, Cambridge, Vermont by Button Professional Land Surveyors, PC dated August 2008.

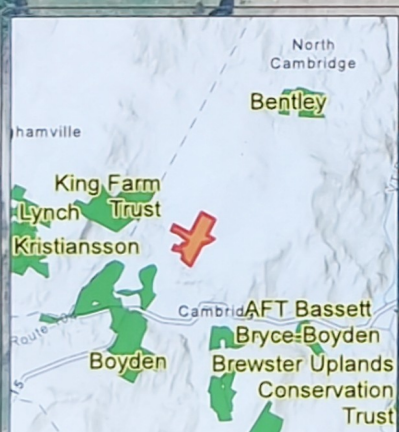
Plat of 2-Lot Subdivision Survey Showing Lands of Sarah B. Laughlin by Button Professional Surveyors, PC dated January 2020 and updated October 21, 2020.

VLT Easement

N. Cambridge Rd. (NH #7)

± 29.6 Acres
Conserved in 2026

± 51.28 Acres
Conserved in 2003 and 2020



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THIS MAP IS NOT A SURVEY

Reviewed and Accepted by:

Duly Authorized Agent of
the Town of Cambridge

Duly Authorized Agent of
Vermont Land Trust, Inc.

ACREAGE INFORMATION¹

Total Protected Property ± 80.88 acres

1. All acreage is approximate, and based on the referenced surveys.



PhotoScan by Google Photos