

Exhibit CS-BW-17

*Email from Don Campbell
to Libby Harris*

Brad Wilson

From: Brad Wilson
Sent: Thursday, September 7, 2017 2:06 PM
To: Brad Wilson
Subject: FW: Joan Weir Vt. Land Trust

From: Libby Harris <libbyharris1@me.com>
Sent: Friday, June 16, 2017 5:58:59 PM
To: Michael Melone
Subject: Fwd: Joan Weir Vt. Land Trust

Michael,

My answer to you this morning was honest and definitive. But I just received this email from Don Campbell, who is on the Select Board but also works for the Vermont Land Trust. He was so honestly forthcoming and I forward you his email as it has helped me to see this in a different way now. Based on his email, I will sit down and talk with you. Libby

Begin forwarded message:

From: Donald Campbell <Donald@vlt.org>
Subject: RE: Joan Weir Vt. Land Trust
Date: June 16, 2017 at 4:47:55 PM EDT
To: Libby Harris <libbyharris1@me.com>

Hi Libby,

I don't know about Joan's schedule. We all have a lot of balls in the air. Her number is: 802-251-6008, if you need it.

I do not really have any helpful suggestions for you. The other entities that do conservation in Vermont are unlikely to take this on. They are Trust for Public Land, The Conservation Fund, The Nature Conservancy, Vermont Rivers Conservancy, New England Forestry Foundation, Northeast Wilderness Trust, the state, and other local land trusts. The three local land trust-like organizations in Bennington all focus on a specific area: MAPS on Mount Anthony, WHIPS on Whipstock Hill, and Fund for North Bennington on North Bennington.

I know you are passionate about the issue and I respect that a lot. Unfortunately, when conservation organizations decide which parcels to accept for perpetual stewardship they look for specific attributes. We can't do it all so we try to work on the best-fit projects. In this case, the lot is small, there is no river or lake to protect, the forest is in terrible condition (basal area is so low it barely qualifies as forest in many places and it is rife with invasives), it does not connect to other conserved lands, it is not part of an animal corridor, it does not provide significant public access, it is not high quality farm land nor is it suitable for low-income housing, and is not tribal or cultural heritage land. It's main attribute is as a scenic backdrop, which is why I first called the emergency meeting to demand appropriate screening where none was planned. The hard part about this is that the parcel is something of an orphan, cut off by a monstrous highway, but it has highly specific value to your neighborhood as a buffer. I understand

how frustrating this must be. If there is any way your association could fund buying it, one of the above organizations might be able to hold a permanent easement on it, but it is hard to see them paying for the rights or a fee interest in the land.

I do not mean to be discouraging and am sorry if I am. But especially recently, when the world sometimes seems like such a pack of lies, I strive to be completely plain in my words. Half of the Great Coral Reef is gone and its degradation is accelerating; we are beyond the point of return for many plant and animal species, yet our country just pulled out of an insufficient global climate accord; the federal government is hopeless and the only sliver of hope I hold for America is that states might take on renewable energy and carbon reduction ourselves. I know these projects aren't great for you and your neighbors – and they won't fix the reef either – but implementing renewable energy on marginal, south-facing lands is something we can do.

Anyway, you did not ask for my opinion and I apologize for offering it. I will not influence Joan with my notions, so please know that you can pursue this with her safely. Thank you for reaching out to VLT and for being so respectful of my conflict on this issue. You are a good neighbor!

Donald

From: Libby Harris [<mailto:libbyharris1@me.com>]
Sent: Friday, June 16, 2017 1:16 PM
To: Donald Campbell <Donald@vlt.org>
Subject: Fwd: Joan Weir Vt. Land Trust

Hi Don,

I'm forwarding to you the exchange I had with Annette Smith about trying to save the 27 acres around the Apple Hill community. I've gotten nowhere and was wondering if you could provide me with further direction. Thanks so much. Libby

Begin forwarded message:

From: Annette Smith <vce@vce.org>
Subject: Re: Joan Weir Vt. Land Trust
Date: June 12, 2017 at 11:08:17 AM EDT
To: Libby Harris <libbyharris1@me.com>

I think it is appropriate for you to let Don Campbell know that VLT has not been responsive. Here's his email:
Donald Campbell <Donald@vlt.org>

You could also try Trust for Public Lands and see what they say

<https://www.tpl.org/offices#sm.001dmujydzhd8w10am1p9gqqisvt>

Vermont

- Montpelier

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On Jun 10, 2017, at 8:42 AM, Libby Harris
<libbyharris1@me.com> wrote:

Annette,

I took your lead about 6 weeks ago and contacted Don Campbell about seeing how the Vt Land Trust could help us to buy the 27 acre parcels of Chelsea and Apple Hill and also my old 6 acres which the Melones now own. Don referred me to Joan Weir at the Brattleboro office of the Land Trust. She called me that very day and spent an hour on the phone with me getting background information. She then said that she need a period of time to gather further information and would get back to me. About two weeks ago I called her leaving a message as to how we were doing in moving this along. She left me a message back in which it was obvious that she hardly recalled our conversation. I called again a week later and have gotten no response. I only have Don Campbell's phone number, not his email address and we was clear with me that this would be a conflict of interest for him. So can you guide me as to how I can further this along? Thanks so much. Libby