# Mayo Farm Overview

**Joint Recreation & Conservation Commission Meeting**
**March 11, 2026**

# Mayo Farm: Shaping Tomorrow Together

SCAN ME

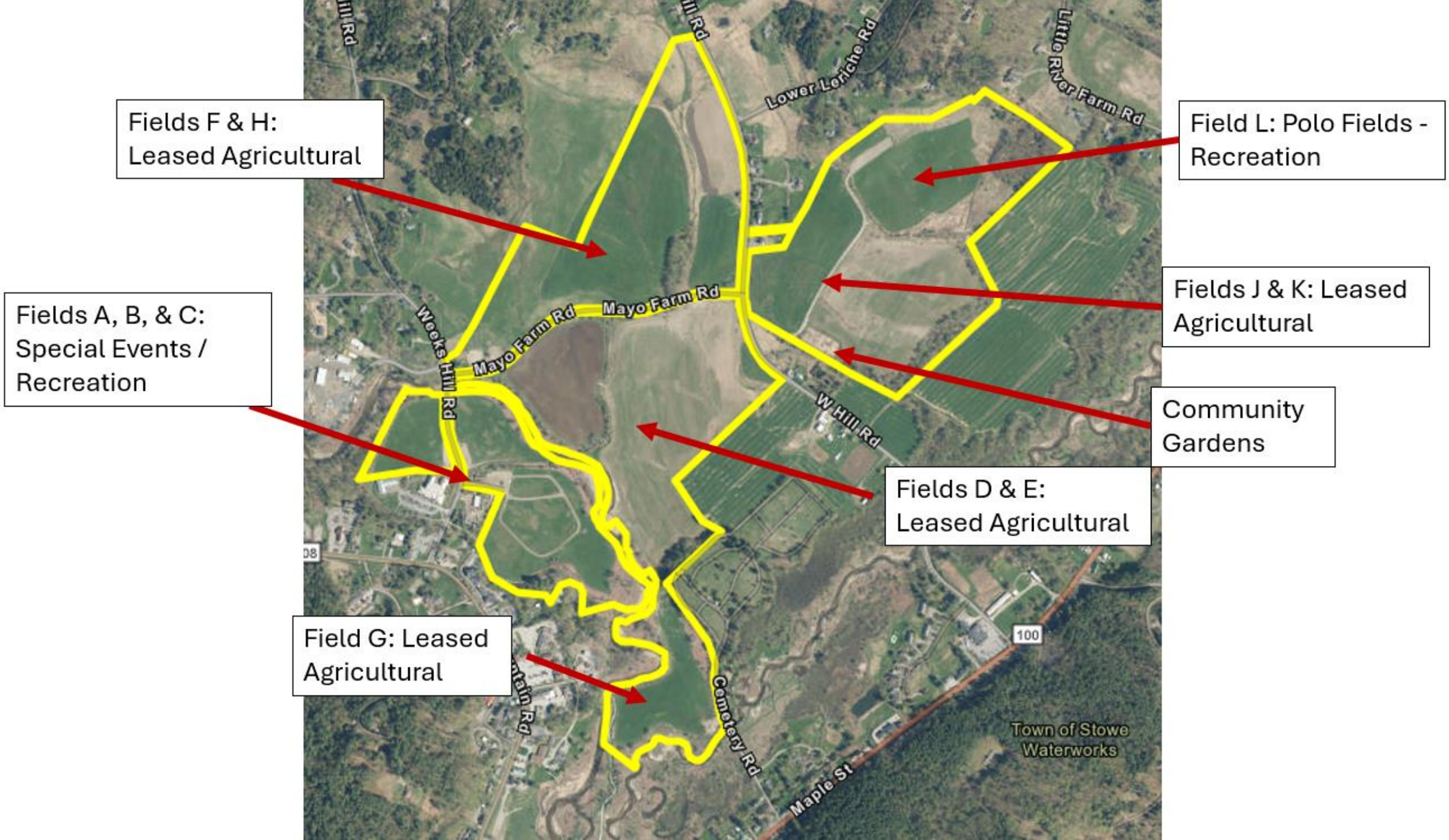
## Meeting Overview

1. Introductions
2. Overview of Property
3. Deed Restrictions
4. Conservation Easement
5. Management Plan
6. Easement Renewal Process
7. Recreational Needs & Constraints

# Mayo Farm
## Fields A-L

**Property owned by the Town of Stowe (~235 acres)**

**Stowe Land Trust holds a conservation easement on the property.**


Fields F & H:
Leased Agricultural
Field L: Polo Fields -
Recreation
Fields J & K: Leased
Agricultural
Fields A, B, & C:
Special Events /
Recreation
Community
Gardens
Fields D & E:
Leased Agricultural
Field G: Leased
Agricultural
Lower Loriche Rd
Little River Farm Rd
Mayo Farm Rd
Mayo Farm Rd
Mayo Farm Rd
Weeks Hill Rd
W Hill Rd
Cemetery Rd
Maple St
Town of Stowe
Waterworks
100

# WARNING

The legal voters of the Town of Stowe, Vermont, are hereby notified and warned to meet at Akeley Memorial Building in the Town of Stowe on Wednesday, September 27, 1989, between the hours of 10:00 o'clock in the forenoon (a.m ), at which time the polls will open, and 7.00 o'clock in the afternoon (p m ), at which time the polls will close, to vote by printed ballot upon the following articles of business

## ARTICLE 1

Shall general obligation bonds of the Town of Stowe in an amount not to exceed One Million Four Hundred Twenty-Five Thousand Dollars ($1,425,000 00) be issued for the purpose of financing the purchase by the Town of a 235± acre parcel of the so-called Mayo Farm for the purpose of conserving this land for public purposes, such purpose estimated to cost One Million Four Hundred Twenty-Five Thousand Dollars ($1,425,000 00) ?

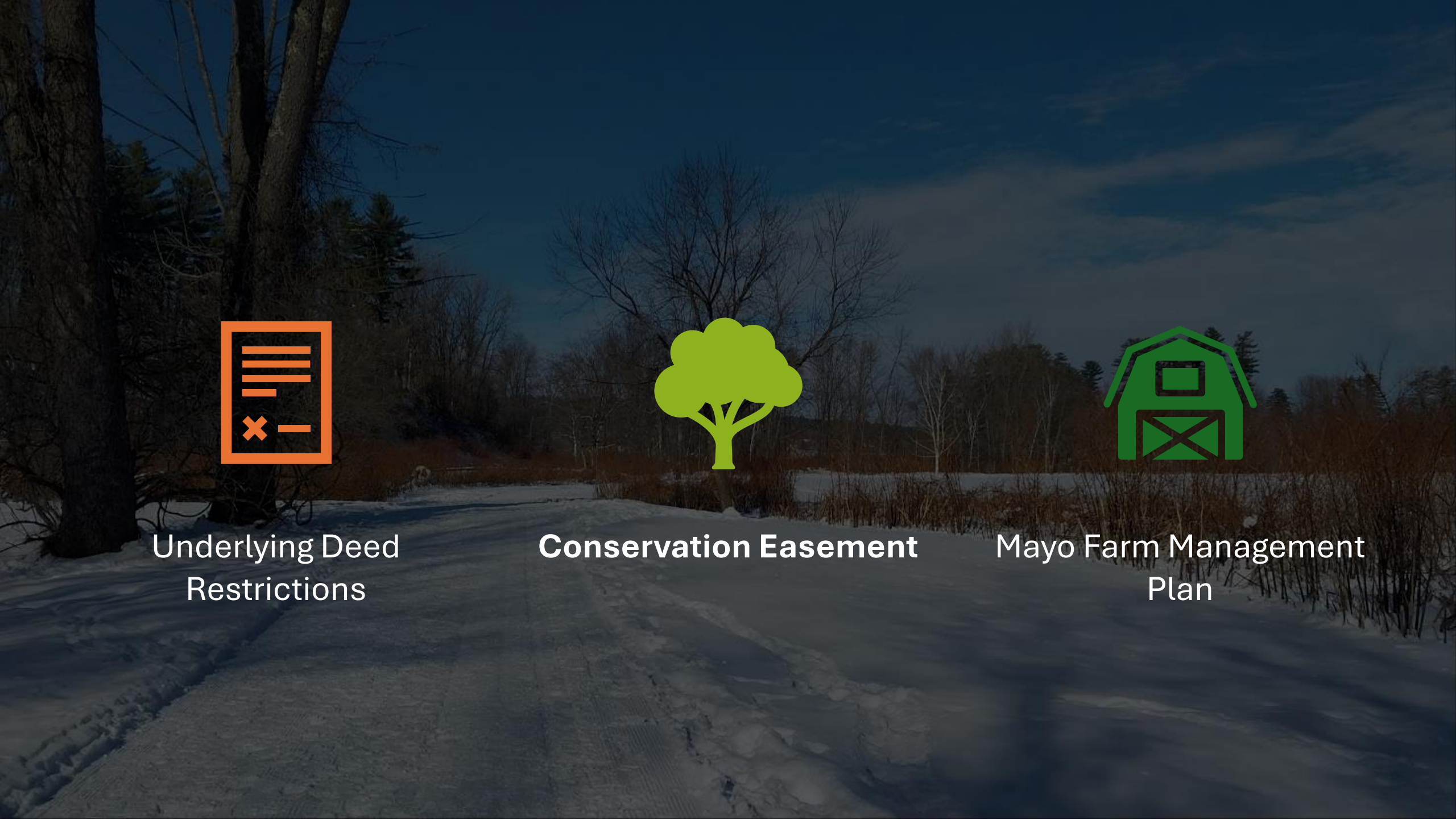
The legal voters of the Town of Stowe are further warned and notified that an informational meeting will be held at the Stowe High School on the Barrows Road, in the Town of Stowe on Tuesday, September 26, 1989, commencing at 7·00 o'clock in the afternoon (p m ) for the purpose of explaining the subject proposed purchase

The legal voters of the Town of Stowe are further notified that voter qualification, registration and absentee voting relative to said special meeting shall be provided in Chapters 43, 51 and 55 of Title 17, Vermont Statutes Annotated

Adopted and approved at a special meeting of the Board of Selectmen of the Town of Stowe held on August 21, 1989

Herbert J O'Brien
David L Dementt
H Peter Dresser
Board of Selectmen
Town of Stowe, Vermont

RECEIVED, FILED, AND RECORDED, this 22nd day of August, 1989 at 8 25 a m



Underlying Deed Restrictions

**Conservation Easement**

Mayo Farm Management Plan

By acceptance of this deed, the Town of Stowe undertakes and covenants to abide by the commitments stated in the above-said Ruling of the Vermont Department of Taxes No. 89-10 dated July 5,1989 that the Town will maintain the lands herein conveyed primarily as open green space and will continue to use it primarily for agricultural purposes, and that it will likewise abide by the commitment stated in the Stowe Selectmen's Bonding Resolution dated August 21,1989 concerning the acquisition of the subject lands: for conservation for public purposes And, in accepting this deed, the Town further undertakes that any and all actions which it may take with respect to these lands shall take into account advice and counsel from the Town residents, and, in appropriate cases, make them subject to advance approval by the Town voters at Town Meeting. It is likewise recognized that this purchase is subject to Title 24 Vermont Statutes Annotated Chapter 118 Section 4506, as it may be amended, which presently reads as follows: "Disposition of Property. Lands,rights, or other property acquired by a municipality under this chapter shall not be sold or diverted to uses other than conservation or recreation except after approval by an affirmative vote of the voters of the town at the annual meeting."

# Conservation Easement

A voluntary legal agreement that protects land by limiting certain types of development and use.  The land is still privately owned, but the easement ensures it's protected.

On March 5, 2002, majority Town voters approved authorizing the Selectboard to enter Mayo Farm into a conservation easement.

The Mayo Farm conservation easement is not in perpetuity yet has a 25-year term which automatically renews unless certain actions are taken.

# Mayo Farm Management Plan

## Town of Stowe Vermont

**Adopted by the Stowe Selectboard**

**March 25, 2013**

- Prepared by the Conservation Commission and adopted by the Selectboard.
- Provides a framework of how the conservation values can be maintained and managed with other uses.
- The management plan must comply with the terms of the conservation easement.
- A living document; can be amended anytime through a public process.

# Conservation Easement

# End of Term Provisions

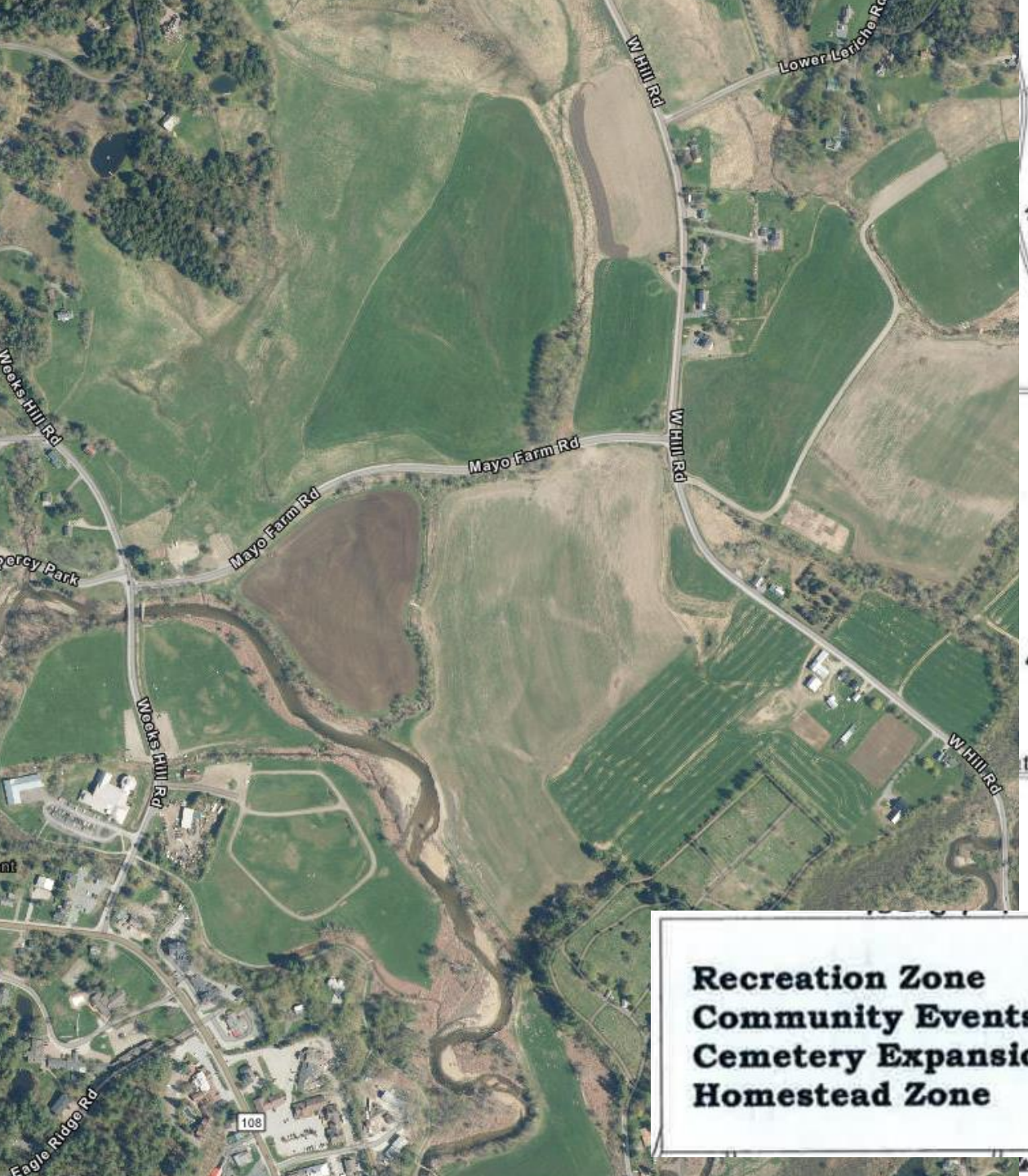
The easement will automatically renew under the same terms and conditions unless the Town acts to preclude its renewal.

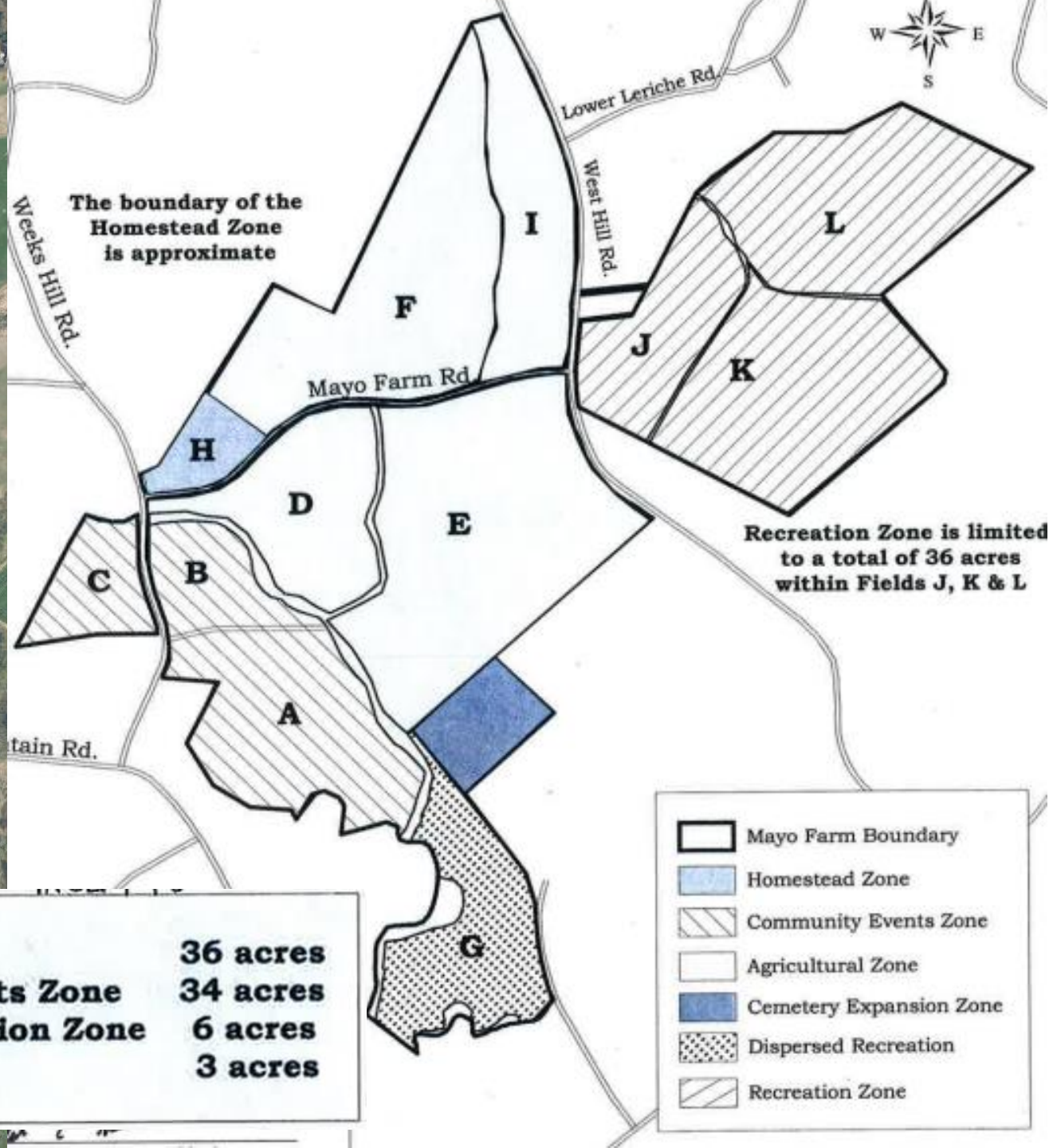
During this time, the Town may decide to terminate the easement, modify the easement, or allow it to renew automatically.

Should the Town decide to terminate or modify the easement, the Town must engage in a "warned public hearing process" that must begin two years prior to the expiration of the conservation easement.

The public hearing process must examine the "*grant's relevance and support within the community*."

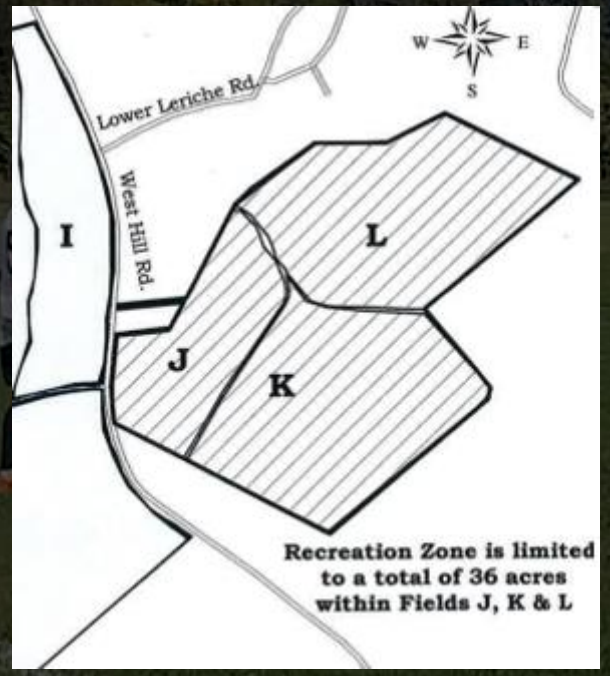
If a Conservation Commission exists at the time, the Commission will head the process.




| | |
|---|---|
| **Recreation Zone** | **36 acres** |
| **Community Events Zone** | **34 acres** |
| **Cemetery Expansion Zone** | **6 acres** |
| **Homestead Zone** | **3 acres** |

# Recreation Zone Permitted Uses




- Community and public recreation events
- Construct and maintain storage sheds, safety shelters, sanitary facilities, etc.
- Charge reasonable admission fees
- Construct and maintain unpaved and non-graveled parking areas
- Construct and maintain graveled parking areas (no more than 1 acre in size and no more than 5 acres total)
- Plus, additional allowed uses

Rec Zone –
Existing Uses
Polo
Fields
~ 13 acres
Field J
~ 12 acres
Ag Lease
Field K
~19 acres
Ag Lease
Community
Garden
The total land area of the three fields combined is approximately 72 acres, of which perhaps 50 acres are suitable for agricultural or recreational use.

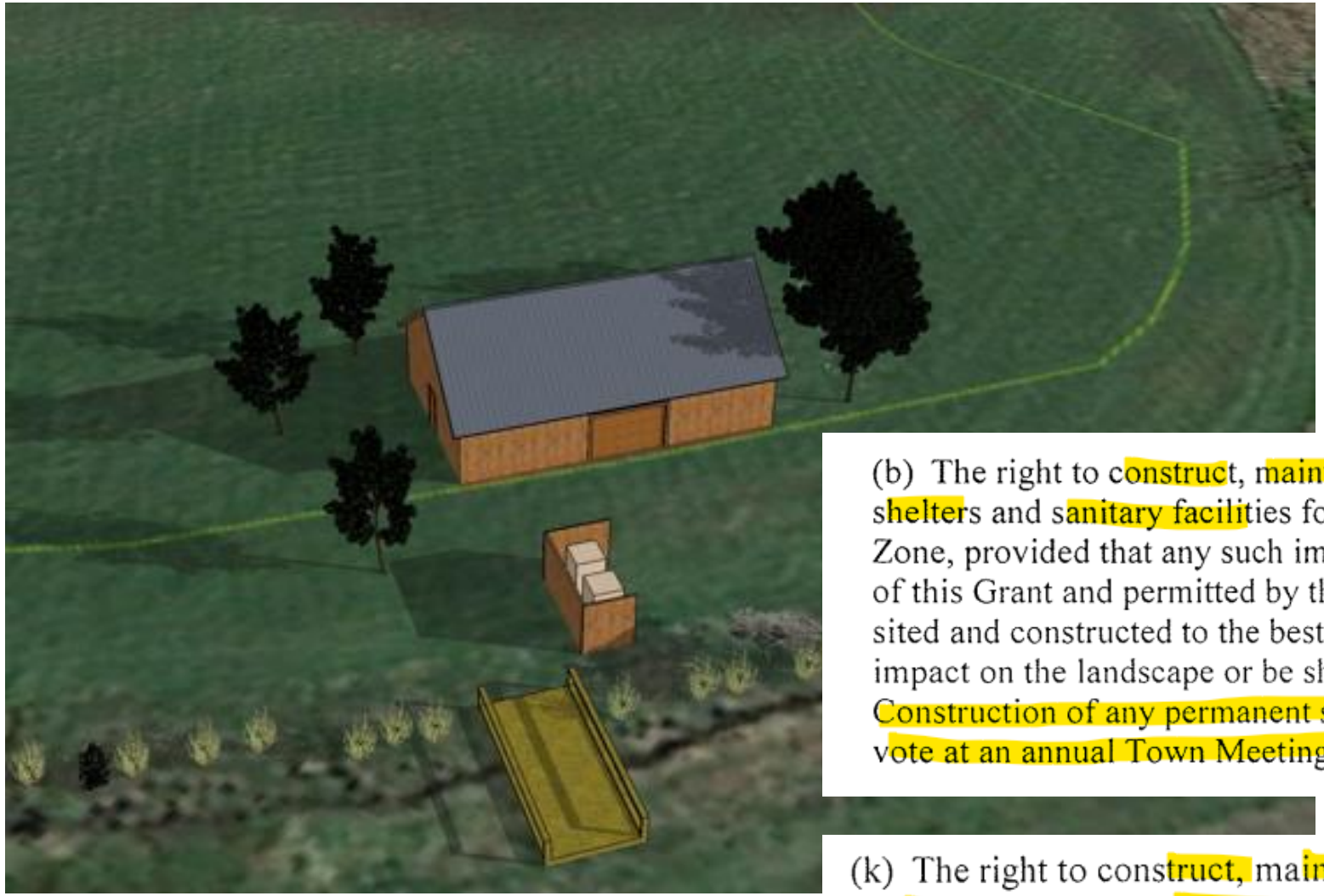
10. Within the Recreation Zone identified on a map entitled "Use Areas for the Mayo Farm" (see Schedule C), Grantor shall have the following additional rights:

(a) The right to conduct periodic, temporary community and public recreation events, including team competitions, sports leagues and practices, together with the right to erect temporary tents, temporary sporting equipment (such as bleachers, goal posts, and backstops) and temporary structures for such events but only within the Recreation Zone and as consistent with the Purposes of this





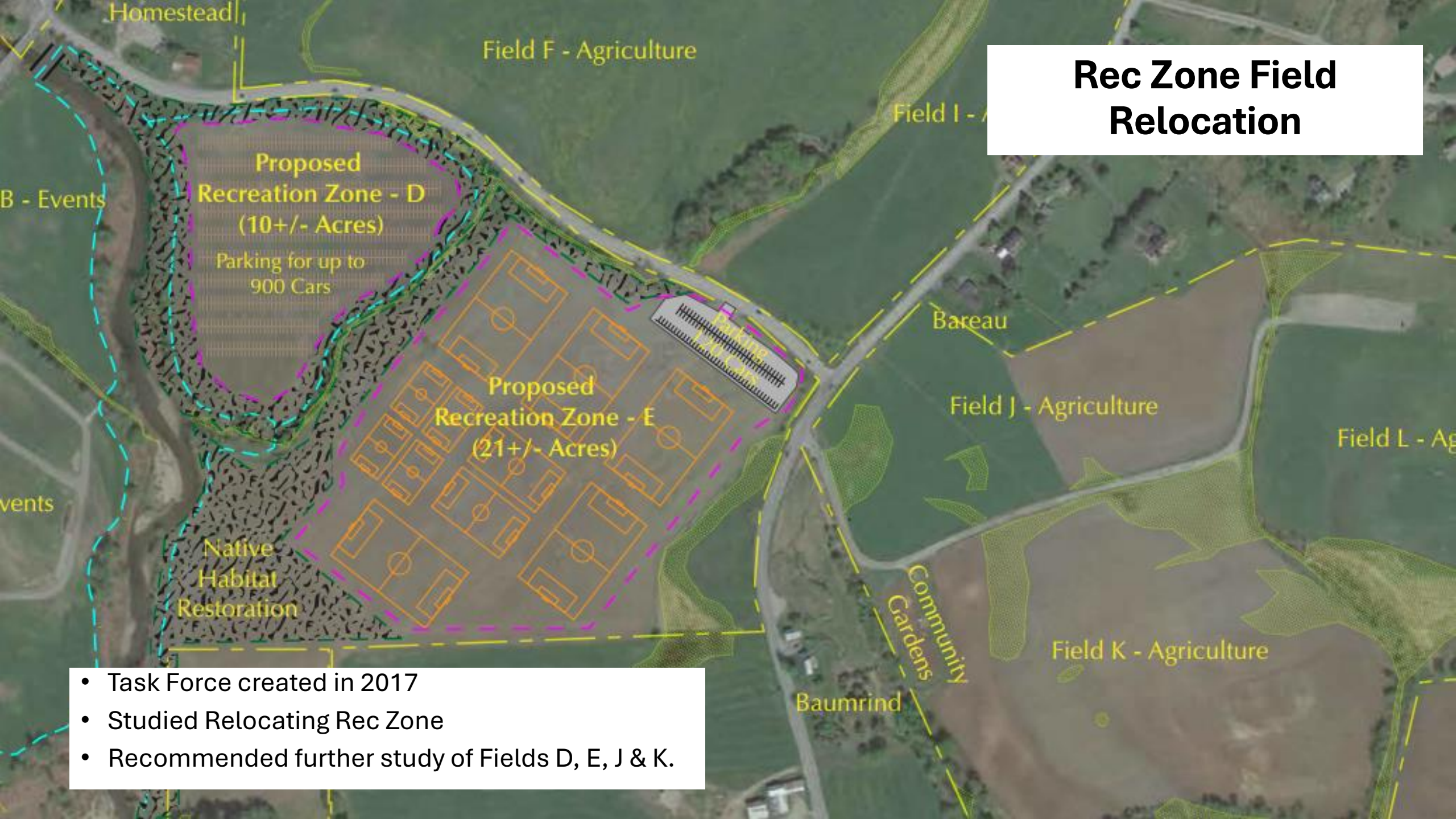
Grant and permitted by the Management Plan. At the end of the playing season, the fields shall be restored to the most natural condition feasibly practical.



(b) The right to construct, maintain, repair and replace storage sheds, safety shelters and sanitary facilities for members of the public using the Recreation Zone, provided that any such improvements shall be consistent with the Purposes of this Grant and permitted by the Management Plan. Such structures shall be sited and constructed to the best of the Town's ability to have minimal visual impact on the landscape or be shielded by trees and/or other landscaping. Construction of any permanent structures shall require approval of the Town at a vote at an annual Town Meeting by Australian ballot.

(k) The right to construct, maintain, repair and use existing and new municipal buildings within the Recreation Zone, (including, but not limited to, schools, emergency vehicle garage, and municipal offices), provided that any such improvements shall be permitted by the Management Plan. Construction of any permanent municipal structures shall require the approval of the Town at a vote at an annual Town Meeting by Australian ballot.

# Rec Zone Field Relocation




- Task Force created in 2017
- Studied Relocating Rec Zone
- Recommended further study of Fields D, E, J & K.

**Wetlands Delineation (2025)**
**Fields J & K**

# Discussion Items

What are our current and anticipated municipal recreational needs?

What are the primary issues with the existing location and characteristics of the Rec Zone?

What changes, if any, to the conservation easement should be considered?

What changes, if any, to the Management Plan should be considered?

Others?  Next steps?