

**COMMUNITY PRESERVATION ACT
TOWN MEETING WARRANT ARTICLES
FALL 2003**

ARTICLE: 6 Community Housing Appropriation To See if the Town will vote to authorize the Board of Selectmen to appropriate from the Community Housing Community Preservation the amount of \$25,000 for the purposes legal services to establishing a non-profit corporation, feasibility study; to test project feasibility and funding needs, professional development services, for consultant services and site engineering costs.

ARTICLE: 7 Historic Resources Appropriation To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, for historic preservation under the Community Preservation Program the fee or other interest in land located at 126 Water Street in the Town of Plymouth, Massachusetts shown as Assessors Map 17, Lot 112, 113, 114, containing .09 acres more or less, and more fully described in a deed recorded in the Plymouth County Registry of Deeds in Volume 1, Page 96, said land to be held, managed, and controlled by the Plymouth Antiquarian Society, incorporated; and as funding therefore to appropriate, transfer from available funds ,transfer from the Community Preservation Fund, a sum of money pursuant to G.L. ____ or any other general or special law for said acquisition, and to authorize the treasurer with the approval of the Board of Selectmen to issue any bonds or notes that may be necessary for the purpose; and further to authorize the Board of Selectmen to convey concurrently at the closing and in perpetuity a historic restriction pursuant to G.L. c.____: or take any other action relative thereto.

ARTICLE: 8 Open Space Appropriation To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase under the Community Preservation Program for the sum of \$ 134,000 a conservation restriction and trail easement on a 91 acre parcel of land in the Town of Plymouth as shown on Assessors Map, 68, Lots 2b,3b,3c,3e, privately owned by The Wildlands Trust.

ARTICLE: 9 Open Space Appropriation Not action will be taken

ARTICLE:10 Open Space Appropriation To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase under the Community Preservation Program for the sum of \$350,000 ownership and conservation Restriction on a 36 acre parcel of land in the Town of Plymouth as shown on Assessor Map 84, Lots 4,4b, owned by Ashley Holmes.

ARTICLE: 11 Recreation Appropriation To see if the Town will vote to authorize the Board of Selectmen to set aside the sum of \$30.000 from the Community Preservation Program to secure a grant of \$271,100 from the Transportation Enhancement Grant Program for the North Plymouth Sea Side Bicycle/Walking Trail.

**COMMUNITY PRESERVATION COMMITTEE
RECOMMENDATIONS ON FALL TOWN MEETING
ARTICLES**

ARTICLE: 6

COMMUNITY PRESERVATION

RECOMMENDATION: Since the Plymouth Housing Authority (PHA) has provided low to moderate income housing in the community for the past 54 years. The PHA is interested in expanding its services to the community by assisting the Town in reaching its housing goal under the Community Preservation Act. At the same time, these efforts will help the Town towards meeting the 10% State standard for community housing in Plymouth. A significant resource, available to the PHA is the Massachusetts Housing Partnership (MHP) it is a self-supporting state agency that promotes more stable and diverse neighborhoods in cities and town across Massachusetts through the development and preservation of affordable housing. MHP offers technical guidance along with a wide variety of other types of assistance to cities and town in the Commonwealth who are interested in expanding housing opportunities. A technical assistance grant is available for this purpose, if the Authority can demonstrate community support for a Community Housing effort. In order to qualify for this or other funding sources, local housing agencies have found it necessary to formulate non-profit corporations to achieve their development goals. The PHA is requesting \$25,000, \$5,000 for legal services associated with establishing a non-profit corporation, \$10,000 for a feasibility study to test project feasibility and funding needs, \$10,000 for professional development services, for consultant services and site engineering cost. The Community Preservation Committee voted unanimously to recommend to Town Meeting.

ARTICLE: 7

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Town Meeting approval of this article will allow \$96,500 to go from the Historic Resources fund to the Plymouth Antiquarian Society for the restoration and repair of the exterior envelope, structural frame, and damaged interior areas of the 1809 Hedge House in order to stabilize the building, make it weather tight. The Community Preservation Committee voted unanimously to recommend to Town Meeting.

ARTICLE: 8

COMMUNITY PRESERVATION

RECOMMENDATION: This acquisition will complete fundraising for the parcel, which the community and the Wildlands Trust have raised over one million dollars to purchase under a Chapter 61 assignment from the Town of Plymouth. The parcel is of ecological, scenic, and recreational significance and is a keystone in a larger matrix of conservation land owned by the Wildlands Trust and town of Plymouth and owned by Plymouth County. The parcel is essential to creating both a north-south greenway and trail system and to providing options for connecting Myles Standish State Forest to the sea via trails. The Community Preservation Committee voted unanimously to recommend to Town Meeting.

ARTICLE 10:
COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: This project represents an opportunity to permanently protect the source waters of the Eel River, which is the largest fresh water contributor to Plymouth Harbor. Several springs discharge groundwater into the bogs, creating the flows in the upper reaches of the Eel River. Reducing intensive cranberry cultivation will aid in the control of nutrients and pesticides in the Eel River watershed. Future restoration activities could re establish populations of brook trout, thus representing an uncommon recreational pursuit for residents. The project also represents an important opportunity to control the character of this part of Plymouth. The widening of Long Pond Road and the expansion of commercial/industrial activities in the Exit 5 area are important opportunities for economic growth in Plymouth. Equally important is protecting the character of the community by retaining traditional landscape features and create a buffer between the residential and the commercial areas. The project parcel is contiguous to the Town's Russell Mill Pond Preserve at 204 Long Pond Road and 70.55 acres recently acquired by the Nature Conservancy provides a potential linkage to the Town Forest and Wildlands Trust's South Triangle Pond Preserve. This would require future negotiations with a different landowner, but does represent an uncommon opportunity to establish a recreational corridor from the Town Forest through the Russell Mill Pond Property to Forges Field. The Community Preservation Committee voted unanimously to recommend to Town Meeting.

ARTICLE 11:
COMMUNITY PRESERVATION

RECOMMENDATION: The Town of Plymouth acquired from the Commonwealth of Massachusetts 7.5 miles of the Old Colony rail roadbed from the Kingston line to Nelson Street for the purpose of construction of a bicycle/walking trail. Plymouth was awarded a grant of \$271,700 by the Massachusetts Transportation Enhancement Program. As part of the grant requirements the Town is required to make a \$30,000 local match. The Community Preservation Act can be spent on recreational acquisitions. This recommendation meets the requirement of the CPA and fulfills the priorities of the Community Preservation Committee. The committee voted unanimously to recommend to Town Meeting.