

Memo

To: **The Board of Selectmen, Finance & Advisory Committee and Town Meeting Members**

From: **Community Preservation Committee**

Date: **Friday August 26 2011**

Re: **Community Preservation Act Article16A, 16B, 16C & 16D for 2011 Fall Special Town Meeting**

ARTICLE 16A: To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase or otherwise for open space purposes pursuant to the Community Preservation Program and to accept the deed to the Town of Plymouth of a fee simple interest or less to 4 acres of land, more or less, in the Town of Plymouth located at 82, 84 Billington Street shown on Assessors Map 27as Lot 127 for \$350,000.00 and further that said land shall be held under the care, custody, and control of the Conservation Commission, and to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase; and as funding therefore to appropriate from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow a sum of money pursuant to G.L. c.44B or any other enabling authority, and to authorize the Treasurer, with the approval of the Board of Selectmen to borrow said sum of money and issue notes and bonds therefore; and further to authorize the Board of Selectmen to grant a conservation restriction in said property pursuant to G.L. c.44B, §12 and G.L. c.184, §§31-33; or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of article 16A at their meeting held Thursday, August 11, 2011.

SUMMARY & INTENTION: The intent of the CPC is to improve the Town Brook to Morton Park trail connection and to provide further protection of the Town Brook, Billington Sea, Little Pond and Morton Park area water resource.

**APPLICATION TO THE
PLYMOUTH COMMUNITY PRESERVATION COMMITTEE**

JANUARY, 2011

PROJECT: PLYMCO/TOWN BROOK RESTORATION

LOCATION: TOWN BROOK/82-84 BILLINGTON STREET

ACREAGE: approximately 4

ASSESSORS MAP 27, PARCEL 129

**CURRENT OWNER: SWAN REALTY TRUST
MARC SWAN, TRUSTEE**

CURRENT ASSESSED VALUE (FY 11): \$644,200

PROJECT SUMMARY: The Wildlands Trust (“WLT”) herewith submits an application to the Plymouth Community Preservation Committee for the potential acquisition of approximately 4 acres of pond, riparian area, a portion of Town Brook, and the former “Plymco” building and associated structures situated at 82-84 Billington Street. The proposed project would preserve approximately 3.5 acres of open space, remove an inefficient and failing dam, daylight a long-submerged section of Town Brook, help to restore the historic herring fishery once a vital part of Town Brook’s ecology, and potentially convert the old “Plymco” mill building into affordable housing.

In order to establish a current market value for the Plymco site that will help inform negotiations, the landowner’s broker will work with the Town to choose a mutually acceptable appraiser.

PROJECT HISTORY: The Plymco building has hosted a variety of uses and occupants during its long history, and except for several small-scale business enterprises, is vacant and underutilized at present. The current owner acquired the Premises in 1995, and after considering a range of potential uses for the site placed the property on the real estate market in 2006.

The site’s potential for ecological restoration and possibly affordable housing became apparent to several constituencies in Plymouth, including the town’s Environmental Resources Manager David Gould and the Community Preservation Committee, and in November 2006 WLT was contacted about helping advance the project by preparing and submitting an application to the CPC. Following its preliminary review, the Trust determined that the proposed project was consistent with its acquisitions criteria and its ongoing successful partnership with the Town of Plymouth, and agreed to sponsor an application to the CPC. Although the Trust is a land conservation organization and will not actively participate in the affordable housing component of the project should same prove feasible, it is nonetheless pleased to help facilitate a potential project that would satisfy two of the Community Preservation Act’s program areas (open space and affordable housing). The proposed project is also of note for its very uniqueness—there are very few projects that offer the prospect of combining open space preservation, the restoration of an important brook, and the creation of affordable housing units in such proximity to downtown Plymouth.

Subsequent to the submission of the first CPC application back in 2007, negotiations between the landowner and the Town faltered, and the project went on hiatus until recently, when the parties renewed discussions. WLT was contacted very recently about submitting another application, hopefully pursuant to the advancement of the project for consideration at the upcoming Spring Town Meeting in April.

LANDSCAPE CONTEXT: The most prominent landscape feature is Town Brook. The immediate neighborhood is developed with a variety of single and multi-family residential dwellings. The Town's 35-acre Billington Street Park, with amenities including gravel walkways and a covered bridge over Town Brook, is situated just downstream.

IMPROVEMENTS/ACCESS: The Premises include the Plymco Mill Building and several associated structures. The applicant has no specific information at this time as to the age and condition of any of the existing improvements. The site includes approximately 500 feet of Billington Street frontage.

OTHER: WLT is submitting this application at the very recent request of the CPC, and aside from a brief communication with the landowner's broker on 1/27/11 has not had any communication with the landowner or his representatives since the preparation of the 2007 application. Therefore, please note that portions of the information contained herein derives from the 2007 application, and WLT cannot confirm at this time whether said information remains valid or relevant. In particular, WLT is not aware if the potential for creating affordable housing remains within the project scope, and does not possess current information on the status of the due diligence items identified in the project budget. David Gould's department should possess the latest information on the status of all matters relating to due diligence.

ALIGNMENT WITH COMMUNITY PRESERVATION ACT GOALS FOR OPEN SPACE

GOAL 2: *Protect rare, unique and endangered plant and animal habitat.* The project's most important open space component is its planned restoration of Town Brook. The restoration's many anticipated benefits include the "daylighting" of long-submerged riparian habitat and the removal of the dam, culverts, and other impediments to the brook's historic herring run.

GOAL 4: *Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits.* Although connectivity is typically referred to in a terrestrial landscape context, water resources also require connectivity to flourish, and the proposed project would greatly enhance the free-flowing character of Town Brook and thereby remove a major impediment to connecting its outlet with its headwaters.

GOAL 5: *Balance open space with development demand to reduce service demands and tax burden on town.* Although the primary focus of the project at this time is open-space related, it could potentially include an affordable housing component as well. Given the site's existing building, sewer and water infrastructure and proximity to downtown Plymouth, it would be a feasible and logically appropriate location for such housing in lieu of siting a similar project in a more remote part of the community, and it would likely cost the town less to provide services to the project's locus than to more distant locations.

GOAL 7: *Improve public access and trail linkages to existing conservation, recreational and other land uses.* The Premises are a potential link in the long-envisioned "Pilgrim Necklace" trail concept that seeks to link Myles Standish State Forest to Plymouth's waterfront. The Town Brook corridor is an integral component of this trail concept.

FOR AFFORDABLE HOUSING

GOAL 1: *The Act requires the Committee to recommend, wherever possible, the adaptive reuse of existing buildings or construction of new building on previously developed sites. The proposed project would reuse the existing Plymco building by converting it into affordable housing units (actual number of units to be determined).*

GOAL 2: Meet local housing needs for eligible low and moderate-income individuals and families. The proposed project would add multiple affordable housing units to Plymouth's existing inventory of such housing, thereby enhancing the town's efforts to proactively address this demonstrated community need.

GOAL 3: Ensure the new community housing meets or exceeds surrounding community standards with regard to density, architectural character, landscaping, pedestrian and other amenities, while conserving, as much as possible, the natural landscape. The proposed project offers a unique opportunity to creatively reuse an existing structure, and could include an ecologically friendly landscape design component that would enhance the project's visual appeal. The project's open space component will ensure that portions of the natural landscape will not only be enhanced and preserved, but restored to its former condition after decades of alteration.

GOAL 4: Work toward meeting the 10% state standard for community housing. The project would enhance the town's efforts to comply with this standard by adding to its portfolio of affordable housing units.

CONGRUENCE WITH MUNICIPAL PLANNING EFFORTS: The 2009 Plymouth Open Space and Recreation Plan (Section VIII, Goals and Objectives, Pg. 100), specifically identifies the creation of the Town Brook trail corridor as an important open space priority.

PROJECT BUDGET

Proposed Sales Price \$TBD¹

FUNDING

Plymouth CPC \$TBD

Plymouth DPW \$TBD

ACQUISITION EXPENSES

<i>Due Diligence</i>	\$ 250,000	(Cleanup and disposal costs for contaminants found in the existing impoundment)
	\$ 100,000	(Phase II 21E Assessment, clean-up and disposal costs of former mill site)
	\$ 350,000	(Dam removal, construction of new crossing)

Appraisals \$ TBD

Stewardship Endowment \$ 8,000 (estimated—WLT will prepare worksheet to provide detailed figure)

Total Due Diligence Costs \$ 708,000²

Project Total **\$TBD**

Budget Notes:

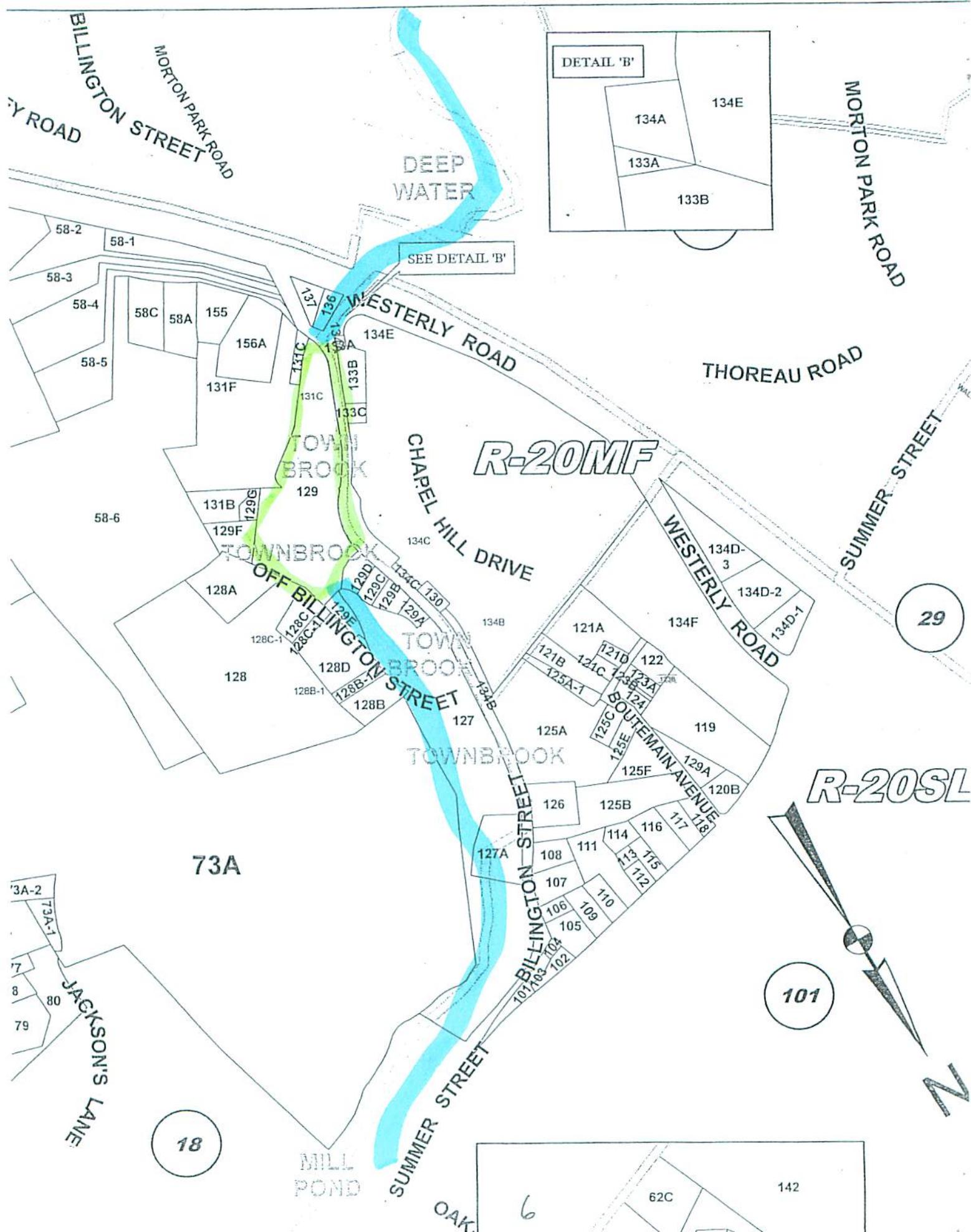
1. The landowner's broker and the CPC will collaborate toward hiring an appraiser. The property value determined by the appraiser will help inform negotiations toward achieving agreement on a sales price.
2. The due diligence cost estimates pursuant to anticipated cleanup and disposal costs, Phase II 21 E work, and dam removal were obtained from the Town of Plymouth's Environmental Resources office in 2007, for inclusion in the first application. These estimates may be subject to change going forward.

PROJECT TIMELINE

- Submission of application to CPC—January 27, 2011
- CPC Review/Site Visit/Vote—Winter, 2011
- Appraiser Chosen, Appraisal Commissioned and Completed: Winter 2011
- Execution of Purchase and Sale Agreement with Property Owner—Winter/Spring 2011
- Due Diligence (Including Cleanup and Dam Removal) Initiated/Completed—??
- Inclusion of Warrant Article for Town Meeting Vote—Spring, 2011
- Closing—Contingent Upon Timetable for Completion of Due Diligence

ATTACHMENTS/EXHIBITS

- AERIAL MAP DEPICTING SUBJECT PROPERTY
- ASSESSORS FIELD CARDS FOR SUBJECT PROPERTY





Office of Geographic and Environmental Information (OGI)

Map produced January



Plymco Plymouth

0 62.5 125 250
Foot



Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID 027-000-129-000
 Prior Parcel ID 1100 -C01 -027*0192*
 Property Owner SWAN REALTY TRUST
 SWAN MARC
 Mailing Address 22 TAYLOR AVE
 City PLYMOUTH
 Mailing State MA Zip 02360
 ParcelZoning R25

Account Number 59756
 Property Location 84 BILLINGTON ST
 Property Use LUMBER
 Most Recent Sale Date 10/27/1995
 Legal Reference 13922/275
 Grantor
 Sale Price 110,000
 Land Area 2.527 acres

Current Property Assessment

Card 1 Value Building Value 242,700	Xtra Features 0 Value 0	Land Value 325,700	Total Value 568,400
Total Parcel Value Building Value 318,500	Xtra Features 0 Value 0	Land Value 325,700	Total Value 644,200

Building Description

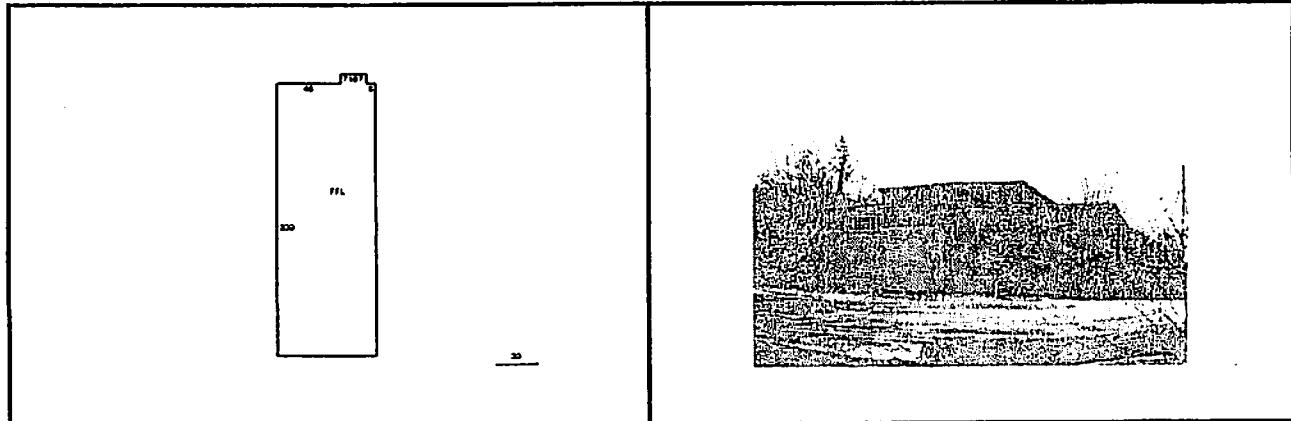
Building Style WAREHOUSE	Foundation Type SLAB	Flooring Type CONCRETE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1820	Roof Structure GABLE	Heating Type NONE
Building Grade AVERAGE-	Roof Cover Rolled	Heating Fuel NONE
Building Condition Fair	Siding WOOD	Air Conditioning 0%
Finished Area (SF) 13926	Interior Walls WOOD	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 2.527 acres of land mainly classified as LUMBER with a(n) WAREHOUSE style building, built about 1820 , having WOOD exterior and Rolled roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID 027-000-129-000
 Prior Parcel ID 1100-C01-027*0192*
 Property Owner SWAN REALTY TRUST
 SWAN MARC
 Mailing Address 22 TAYLOR AVE
 City PLYMOUTH
 Mailing State MA Zip 02360
 ParcelZoning R25

Account Number 59756
 Property Location 82 BILLINGTON ST
 Property Use LUMBER
 Most Recent Sale Date 10/27/1995
 Legal Reference 13922/275
 Grantor
 Sale Price 110,000
 Land Area 0.000 acres

Current Property Assessment

Card 2 Value Building Value 75,800	Xtra Features 0 Value 0	Land Value 0	Total Value 75,800
Total Parcel Value Building Value 318,500	Xtra Features 0 Value 0	Land Value 325,700	Total Value 644,200

Building Description

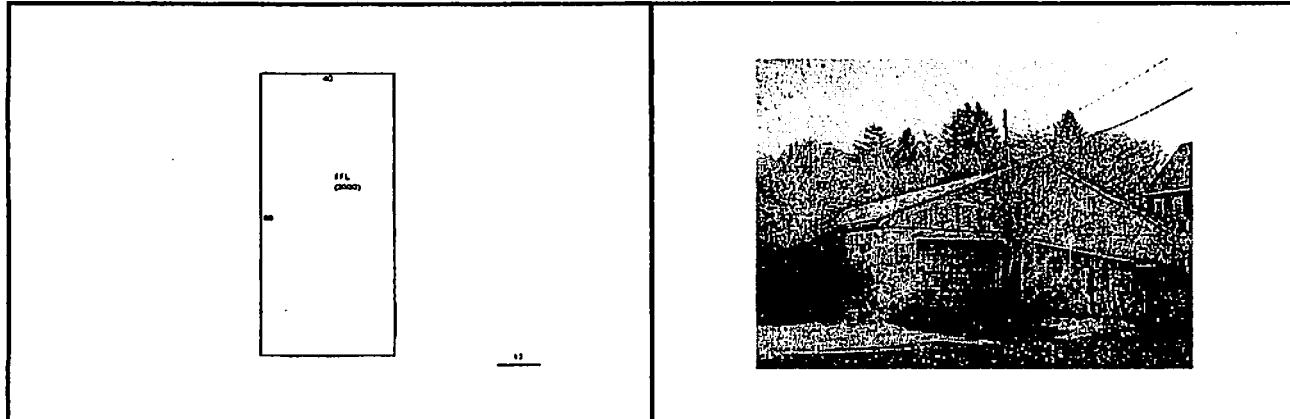
Building Style WAREHOUSE	Foundation Type SLAB	Flooring Type CONCRETE
# of Living Units 1	Frame Type CONCRETE	Basement Floor N/A
Year Built 1900	Roof Structure GABLE	Heating Type NONE
Building Grade AVERAGE-	Roof Cover Asphalt	Heating Fuel NONE
Building Condition Average	Sideing Concrete	Air Conditioning 0%
Finished Area (SF) 3560	Interior Walls MINIMUM	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as LUMBER with a(n) WAREHOUSE style building, built about 1900, having Concrete exterior and Asphalt roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



Bill Keohan <billkeohan@gmail.com>

Plymco

1 message

Jim Baker <jimwbaker@comcast.net>

To: Bill Keohan <billkeohan@gmail.com>

Tue, Aug 23, 2011 at 4:07 PM

Hi Bill

Here is a short history of the site (I don't really know much after the 1930s). I think is correct, but never did a final fact check on it – anyway, it should give an idea of the site's long commercial history.

The first "water power" privilege on Town Brook was established just east of Deep Water Bridge (where Billington St. crosses over the Brook) where the Plymco plant was until recently. A leather mill which processed leather hides was built here by John Thomas about 1771, who sold it to several partners in 1777. A snuff mill was erected at the site by Solomon Inglee in 1788, who also built the fine brick house on the southerly bank of the Brook as a residence. The site passed through several hands before a cotton mill was built in 1812 by Samuel Spear, William Davis and Nathaniel Russell, Sr., and promptly burned down the following year, to be replaced with a four story building containing 1600 spindles and 34 looms on which 54 workers manufactured about 1000 yards of cotton cloth a day. The mill burned down again in 1843. The site was bought in 1855 by the Samoset Mills Corporation, which built a new factory for the manufacture of cotton thread. Samoset Mills was bought by John B. Turner in 1872 and converted to the manufactory of printed cotton cloth, until it was sold to John C. Cobb in 1879 and renamed first the "Billington Mills" and in the 1880s the "Standish Mills". In 1893 the mill was converted for the manufacture of woolen cloth as the Standish Worsted Company. The Standish Mills first supported 30 looms, but by 1905 the number had increased to 80 Knowles "heavy worsted" looms and a finishing department (analogous to the long vanished fulling mill) was added. The writer's great aunt, Beatrice Ferguson Haire, worked at Standish Worsted as a girl, picking imperfections off the finished cloth with sharp pointed tweezers. Standish Worsted flourished with military contracts during the First World War, but there was a considerable drop in custom after the early 20s. The absentee owners in New York grew discouraged and the mill was closed and abandoned in 1930. A surviving section was employed by the Plymco Millwork Company to make windows and such from the 1960s to the early '90s.

J

The Official Website of the Massachusetts Department of Fish and Game

Department of Fish and Game

Commissioner Mary B. Griffin

DFG Mass.Gov Home State Agencies State Online Services



Commonwealth of Massachusetts

Division of Ecological Restoration

DER Home

Restoration

Riverways Program

About DER

SEARCH

• DER Home •



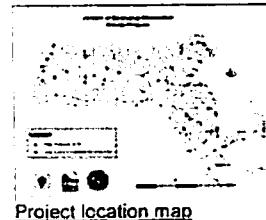
- River Continuity
- Dam Removal Resources
- River Restoration Priority Projects
- Purple Loosestrife BioControl Project
- DER Habitat Restoration Projects Map



Freshwater Programs & Projects

River Restoration Priority Projects

DER evaluates and undertakes stream restoration projects by partnering with local and regional river advocacy groups. Restoration projects follow an ecosystem-based subwatershed approach focusing on the factors that most impact river and stream health. Stream restoration projects that DER works on include: stream continuity and aquatic species passage projects such as dam removal and culvert replacement and retrofits; aquatic habitat improvement; stream daylighting; and urban stream revitalization.



Tower Brook restoration



Tree salvage during restoration at Red Brook, Wareham/Plymouth



Taunton River

Priority and Pilot Projects

Stream	Town	Type of Restoration
Amethyst Brook	Pelham	dam removal
Bronson Brook	Worthington	culvert replacement, culvert retrofit, bank bioengineering, woody habitat installation
Cotley River	Taunton	dam removal
Housatonic River	Dalton	Old Berkshire Mill dam removal
Housatonic River	Lee	Restoration at the Columbia Mill Dam
Ipswich River	Middleton	dam removal
Labor-in-Vain Brook	Somerset	culvert replacement and habitat improvements
Minute Man National Historic Park tributary	Lincoln	daylighting and culvert replacement
Neponset River	Boston, Milton	river restoration
Ox Pasture Brook	Rowley	dam removal
Tower Brook	Chesterfield	culvert retrofit
Town Brook	Plymouth	Billington Street dam removal, Brewster Gardens stream bank restoration
Yokum Brook	Becket	Silk Mill dam removal and Ballou dam removal
Blackstone River	Millbury	dam removal
Coles Brook	Washington	aquatic habitat restoration

Eel River	Plymouth	small dam removal, coldwater habitat restoration, retired cranberry bog restoration
Galloway Brook	Barre	small dam removal
Green River	Greenfield	2 dams removal
Jones River	Kingston	dam removal
North Branch Hoosic River	Clarksburg	aquatic habitat restoration
South Branch Hoosic River and Hoxie Brook	Adams	stream daylighting, flood channel habitat improvements
West Branch Housatonic River	Pittsfield	dam removal
Little River	Gloucester	stream channel restoration
Mill River	Taunton	aquatic habitat restoration and dam removals
North Nashua River	Fitchburg	urban stream revitalization
Red Brook	Plymouth Wareham	small dam removals and aquatic habitat restoration
Shawsheen River	Andover	multiple dam removal
Swift River	Belchertown and Ware	stream restoration
Town Brook	Plymouth	stream channel improvement, small dam removals, stream daylighting
Thousand Acre Brook	Athol	dam removal
Thunder Brook	Cheshire	dam removal and culvert replacement
Wellingsley Brook	Plymouth	channel restoration



Ballou Dam removal, Yokum Brook, Becket



Galloway Brook streambank plantings, Barre



Removing flow constriction on Swift River, Ware

Division of Ecological Restoration, Department of Fish & Game, 251 Causeway St., Suite 400, Boston, MA 02114
(617) 626-1540 (main line), (617) 626-1505 (fax)

[Privacy Policy](#)

[Visit the Executive Office of Energy and Environmental Affairs](#)

[Visit the Department of Fish & Game](#)

Town Brook Dam Removals Project
Feasibility Report

\$25,000	Riverways - Feasibility
\$23,221	Riverways – Additional Sediment Sampling
\$46,000	CWRP In-Kind Services (USGS \$16,000, Nover-Armstrong \$15,000 and Goulston & Storrs \$15,000)
<u>\$53,500</u>	<u>NOAA/Conservation Law Foundation</u>
<u>\$147,721</u>	Total

Final Engineering and Permitting

\$50,000	NOAA – American Rivers
\$50,000	NOAA – GOMC
\$25,000	Riverways
<u>\$85,000</u>	<u>NOAA/Conservation Law Foundation</u>
<u>\$210,000</u>	Total

21e Remediation

\$50,0000	USFWS
<u>TBD</u>	<u>CWRP/Moran Environmental</u>
\$50,000 +	