

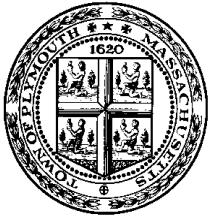
ARTICLE 16C:

ARTICLE 16C: To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, for the acquisition of open space and to create, restore and/or rehabilitate land for recreational purposes pursuant to G. L. c. 44B, and to accept the deed to the Town of Plymouth, of a fee simple or lesser interest in 0.07 acres of land, more or less, in the Town of Plymouth located at 161 Taylor Avenue, Plymouth, shown on Assessor's Map 45B as Lot 14-24, and further that said land shall be held under the care, custody, and control of the Conservation Commission; and as funding therefor to appropriate \$200,000 for said acquisition and \$30,000 for the removal of infrastructure, restoration and rehabilitation of the above-described property for recreational use, including all costs incidental and related thereto, from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow the total sum of \$230,000 for such purposes 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 and issue notes and bonds therefor, and 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; and further, to authorize appropriate Town officials to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect the purposes of this article; or take any other action related thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval \$230,000 (9-1-0).

The Advisory & Finance Committee advises Town Meeting to approve Article 16C. Approval of this article will appropriate \$230,000 from the Community Preservation Fund for open space purposes. \$200,000 will be used to acquire 161 Taylor Avenue and \$30,000 to remove the structures and septic systems on the property. The objective of the acquisition is to gain better emergency access to White Horse Beach as well as access to the Bartlett Brook for environmental protection. Removal of the failed septic systems will also improve the area. The lot will be clear of structures and will be fenced and gated.



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Thursday, February 12, 2015
Re: SPRING ANNUAL TOWN MEETING: CPA Article 16C

ARTICLE 16C: To see if the Town will vote to appropriate the sum of \$200,000 for the acquisition, and to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, for the acquisition of open space and to create, restore and/or rehabilitate land for recreational 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 0.07 acres of land, more or less, in the Town of Plymouth located at 161 Taylor Avenue, Plymouth, shown on Assessor's Map 45B as Lot 14-24, and further that said land shall be held under the care, custody, and control of the Conservation Commission, and to authorize appropriate Town officials enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase; further to appropriate the sum of \$30,000 for the removal of infrastructure, restoration and rehabilitation of land for recreational use, shown as Assessors Map 45B Lot 14-24, including all costs incidental and related thereto; and as funding therefor to appropriate the total sum of \$230,000 from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum for such purposes 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 and issue notes and bonds therefor; 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; and shall execute a mutually acceptable Grant Agreement with the Community Preservation Committee and the Town of Plymouth; or take any other action related thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16C at its meeting held Thursday, January 22, 2015.

SUMMARY & INTENT:

The CPC believes that the acquisition of this property will allow the removal of failed septic systems and other infrastructure, which are harmful to Bartlett Brook and White Horse Beach. By controlling the property at Bartlett Brook Bridge, the Town can maximize future road and safety improvements at this location and protect adjacent properties from future damage. Town Meeting is asked to appropriate \$230,000.00 from the Community Preservation Fund for the acquisition of 161 Taylor for open space recreational purposes under the Community Preservation Act, \$200,000.00 for the acquisition of 161 Taylor Avenue and \$30,000.00 for removal of the improvements and the septic system located on 161 Taylor Ave.



White Horse Beach Improvement (MassC)
Commonwealth of Massachusetts Information Technology

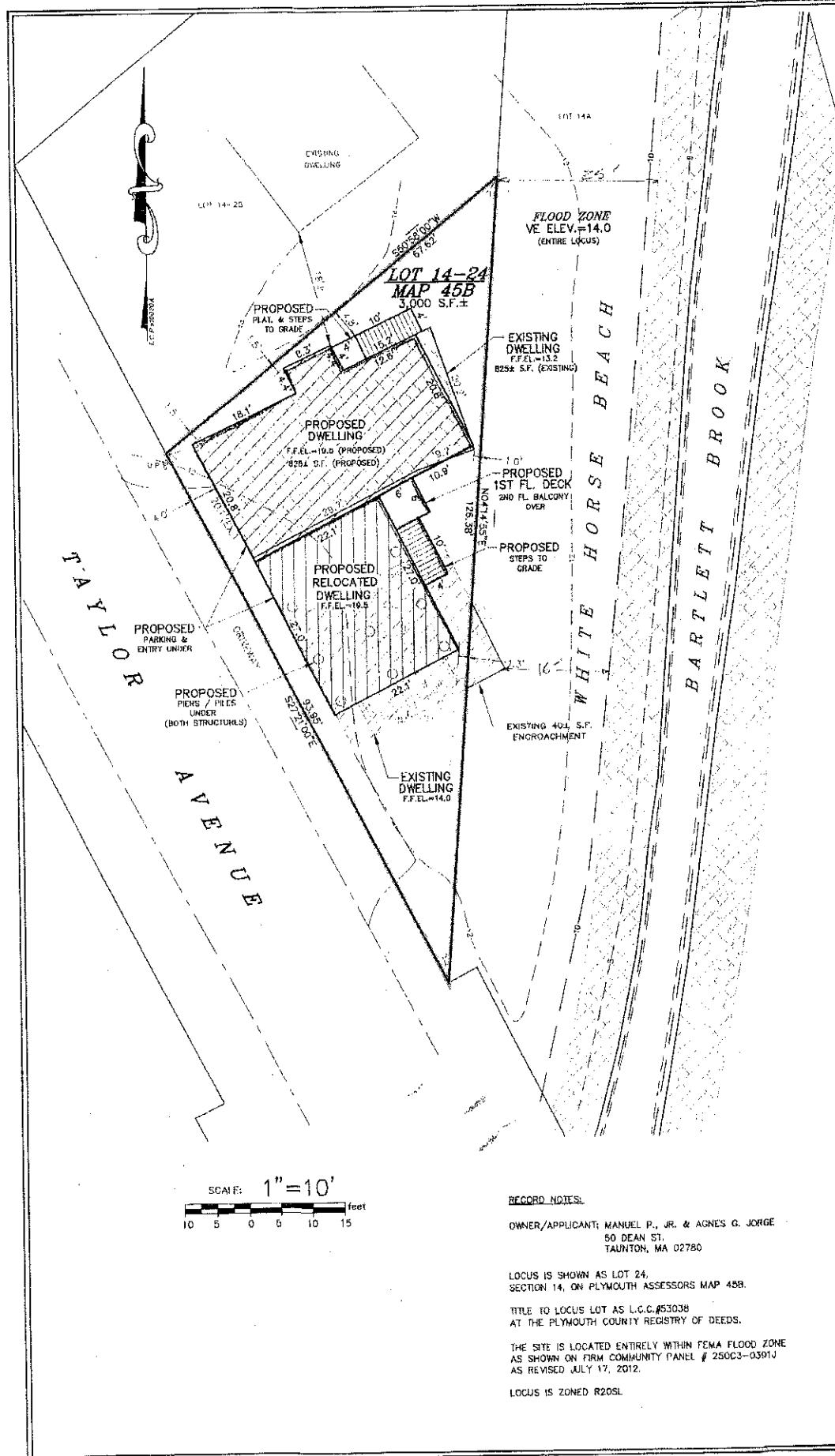
June 2013

White Horse Beach Improvement Phase 2 Plymouth, Massachusetts

White Horse Beach Improvement Phase 2

0 50 100 200 Feet





REVISIONS:								
No.	DESCRIPTION	DATE						
CONSTRUCTION NOTES:								
<p>1. ALL UNDERGROUND UTILITIES SHOWN WERE COPIED ACCORDING TO ANY PUBLIC RECORD PLANS AND ARE APPROXIMATE ONLY. WE ASSUME NO RESPONSIBILITY FOR DAMAGES AS A RESULT OF INACCURACIES OR OUT-OF-DATE UTILITIES. SEE CHAPTER 37D, ACTS OF 1963, MASSACHUSETTS GENERAL LAWS. THE APPLICANT IS INDOUBTABLE RESPONSIBLE THAT SAFETY BE CONTACTED AS WELL AS DIG-SAFE (PH. NUMBER 1-888-344-7233) PRIOR TO THE START OF CONSTRUCTION.</p>								
<p>KEY MAP * 1" = 2,083'</p>								
<p>PREPARED BY: LAND MANAGEMENT SYSTEMS, INC. 783 STATE ROAD • PLYMOUTH, MA P.O. BOX 999 MANOMET, MA 02345 608-224-2201</p>								
<p>J. RANDOLPH PARKER, JR. P.L.S. DATE 01-08-13</p>								
<p>PROJECT TITLE: ZONING BOARD OF APPEALS PETITIONERS PLAN AT 161 TAYLOR AVE, PLYMOUTH, MA LOT 24 SECTION 14 ASSESSOR'S MAP 45B PCL #045B-000-014-024</p>								
<p>PREPARED FOR: MANUEL P. JORGE, JR. 50 DEAN ST. TAUNTON, MA 02780</p>								
<p>DATE: 01-08-13 COMP./DESIGN: RAL CHECK: J.R. PARKER JR. DRAWN: RAL</p>								
<table border="1"> <tr> <td>FIELD: AGP/ED</td> <td>SHEET 1 OF 1</td> </tr> <tr> <td>LMSI JOB #4269.1</td> <td></td> </tr> <tr> <td>DWG. No. #4269.1_ZBA</td> <td></td> </tr> </table>			FIELD: AGP/ED	SHEET 1 OF 1	LMSI JOB #4269.1		DWG. No. #4269.1_ZBA	
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Current Property Assessment

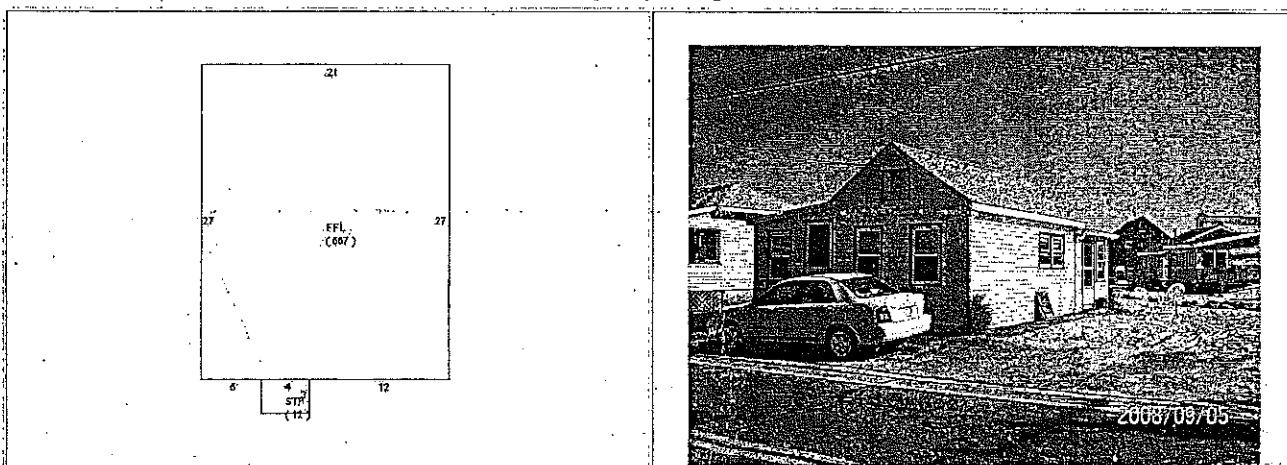
Year 2013	<u>Card 1 Value</u>	<u>Total Parcel Value</u>
	Building Value 18,100	Building Value 40,500
Land Area 0.070 acres	Xtra Features 0 Value 0	Xtra Features 0 Value 0
	Land Value 224,200	Land Value 224,200
	Total Value 242,300	Total Value 264,700

Narrative Description

This property contains 0.070 acres of land mainly classified as MULTI HOUSE with a(n) Cottage style building, built about 1940 , having VINYL exterior and Asphalt roof cover, with 1 unit(s), 5 total room(s), 2 total bedroom(s), 0 total bath(s), 0 total half bath(s), 1 total 3/4 bath(s).

Legal Description

Property Images



Narrative Description

This property contains 0.000 acres of land mainly classified as MULTI HOUSE with a(n) Cottage style building, built about 1940 , having VINYL exterior and Asphalt roof cover, with 1 unit(s), 5 total room(s), 3 total bedroom(s), 0 total bath(s), 0 total half bath(s), 1 total 3/4 bath(s).

Legal Description

Property Images

