

ARTICLE 16D: 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 10 acres of land, more or less, in the Town of Plymouth located between Fuller Farm Road and Drew Road shown on Assessors Map 88 as Lot 15b for \$57,000.00 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 16D at their meeting held Thursday, August 25, 2011.

SUMMARY:

The intent of Article 16D is to improve access and connections to existing Town Conservation Land and to improve trail connections from Eel River Preserve to the Town Forest. Also this acquisition will protect an environmentally sensitive habitat and the water resource of Greater South Pond.

PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

2008 - 2009 APPLICATION

Project Name: TOWN FOREST CONNECTOR ADDITION # 2

CPA Funding requested: \$ 90,000 - OPTION 1
240,000 (REQUIRED) → OPTION 2 SEE BUDGET FOR DETAILS

Total project cost: \$ _____

Category (check all that apply): ☒ Open Space / Recreation ☐ Historic ☐ Housing

Lot and Plat: 15B

Assessors Map #: 88

Number of acres in parcel: 11.7

Number of proposed housing units: 0

Project Sponsor/
Organization: THE WILDLANDS TRUST

Contact Name: SCOTT MACFADEN

Address: P.O. BOX 2282 DUXBURY, MA 02331

Phone #: 781-934-9018 E-mail: smacfadene@wildlandsrust.org

Applicant Signature: [Signature] Date Submitted: 3/11/10

Application Requirements:

A complete application consists of this application page (the specific amount of CPA funding is *required*), along with the following:

1. A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet. Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
2. A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
3. A project timeline.
4. Additional supporting information such as photographs, plot plans, and maps (if applicable).

Please send 11 copies (double-sided) of your application to: The Community Preservation Committee, Plymouth Town Hall, 11 Lincoln Street, Plymouth, MA. 02360. Applications may also be dropped off at the Town Clerk's office or in the CPC mailbox in the mailroom on the first floor of Plymouth Town Hall.

Applications are accepted throughout the year, but those received after the deadline may be deferred to the next Town Meeting. The deadline for submitting an application is 9/19/08 for Fall and 1/22/09 for Spring Town Mtg.

APPLICATION TO THE PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MARCH 11, 2010

PROJECT: Town Forest Connector Addition #2

LOCATION: 90 Fuller Farm Road, off of Long Pond Road

ACREAGE: 11.7

CURRENT OWNERS: Anthony J. Gigante and Lisa M. Stavropolous

ASSESSORS MAP 88, PARCEL 15B

CURRENT ASSESSED VALUE: \$409,000

PROJECT SUMMARY: The Wildlands Trust ("WLT") recommends that the Plymouth Community Preservation Committee consider participating in the acquisition of a 11.7-acre parcel on Fuller Farm Road, off the west side of Long Pond Road. The subject parcel is primarily upland, is proximate to a pending 36-acre conservation acquisition by the Town of Plymouth, directly abuts another potential Town conservation acquisition and an existing 40-acre WLT preserve, and will join with adjacent parcels to create a substantial contiguous block of conservation land near Great South Pond and the Plymouth Town Forest.

The potential acquisition of the Premises is consistent with multiple goals of the Community Preservation Act for open space, and would also be congruent with several of the goals and objectives articulated in the updated 2004 Town of Plymouth Open Space and Recreation Plan.

The owners are willing to entertain an offer well below the current assessed value, and are also willing to sell the entire parcel, or subdivide it into two parcels, retaining a three-acre portion and selling the remainder to the Town. The Premises does include a concrete foundation poured in 2005, and the three-acre parcel created under the latter scenario would include the foundation. The owners are also interested in exploring the potential for utilizing Plymouth's Transfer of Development Rights ("TDR") By-Law as a means to achieve the multiple objectives of maximizing their return from a sale AND reducing the town's purchase price.

PROJECT HISTORY: The property is a conservation priority because it directly abuts a 40-acre block of WLT preserves, is proximate to the Plymouth Town Forest, Great South Pond and South Triangle Pond, and is identified as important wildlife habitat (see below). The owners originally intended to construct a house on the Premises, but have abandoned that goal, and now seek to divest the property.

DEGREE OF THREAT: The owners report that a mortgage presently encumbers the Premises, and that more than \$200,000 of mortgage debt remains outstanding. Because of their interest in extinguishing this debt, they are motivated sellers who prefer to sell for conservation, and preferably to the Town. However, as the real estate market improves, it is possible that interest in the property from developers could increase, particularly as it already includes a foundation ready for building.

ATTACHMENTS/EXHIBITS

- **AERIAL MAP DEPICTING SUBJECT PREMISES AND ADJACENT CONSERVATION PARCELS**
- **COPY OF MOST RECENT DEED FOR SUBJECT PREMISES**
- **ASSESSORS FIELD CARD FOR SUBJECT PREMISES**

- *Objective: "Work with non-profit conservation organizations to identify, protect, and manage lands of significant ecological habitat value, including an overall assessment of priority areas". WLT is helping to facilitate this project.*
- *Objective: "Designate Natural Heritage BioMap Core Habitat as sending areas in TDR". It is possible that TDR could be employed as part of this project, and the Premises lie entirely within BioMap Core Habitat.*

PROJECT BUDGET

<i>Proposed Sales Price¹</i>	\$90,000 (app. 9 acres; excluding lot w/foundation)
	\$240,000 (entire parcel)

FUNDING²

<i>WLT</i>	\$
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<i>Plymouth CPC</i>	\$
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ACQUISITION EXPENSES

<i>Due Diligence</i>	\$ 5,000 ³	(to potentially include EHA, title exam, closing costs, survey)
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<i>Appraisals</i>	\$ TBD
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<i>Stewardship Endowment</i>	\$ TBD*
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Project Total	\$ <u>TBD</u>
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¹An appraisal will be needed to support either sales price.

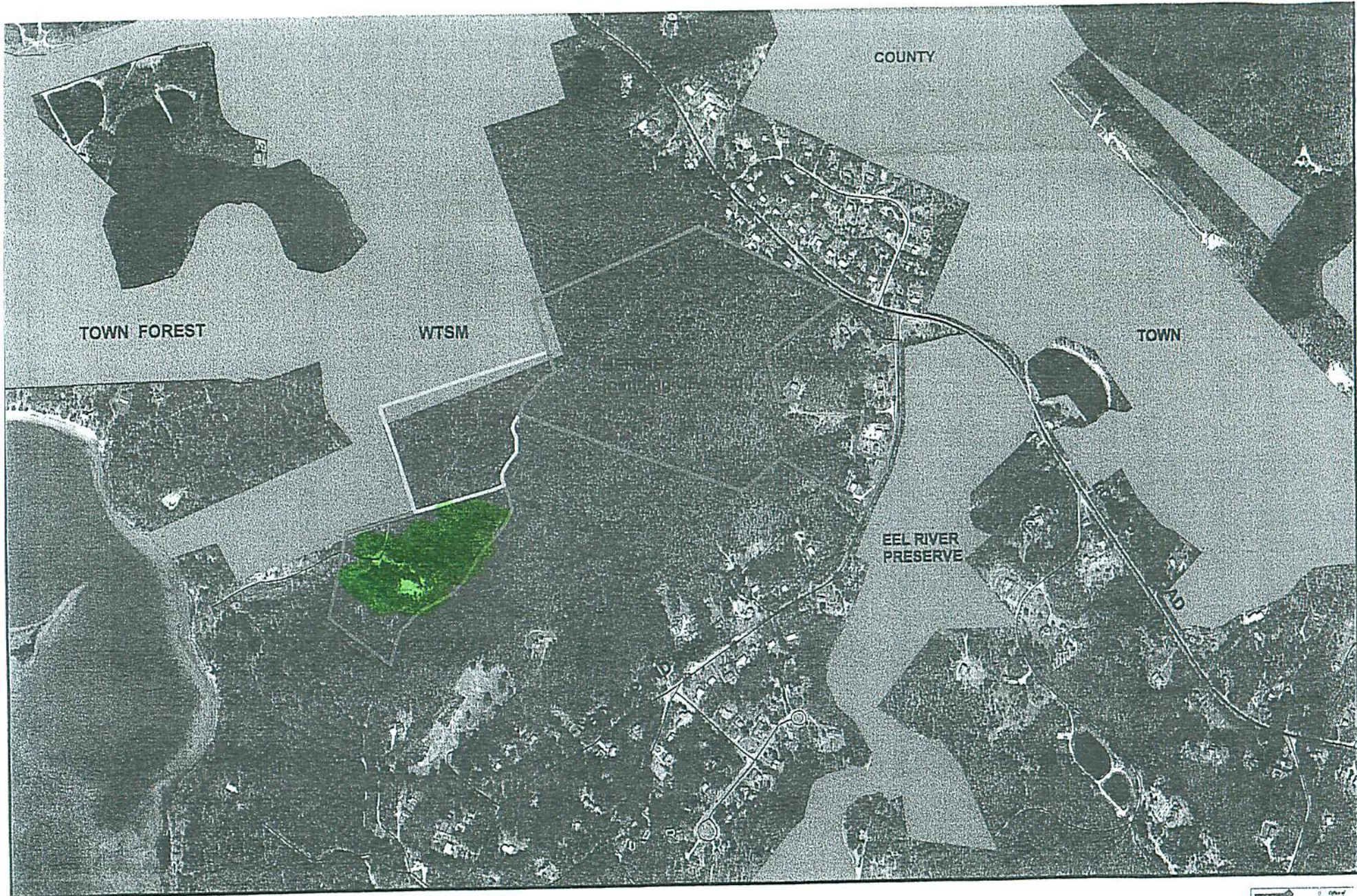
²The Wildlands Trust will pursue funding to complement the CPC's contribution.

³Estimated figure—some of the indicated due diligence steps may not be required. However, a full instrument survey will be required if the Town purchases a portion of the property, and this line item would therefore increase significantly.

*The Wildlands Trust will prepare a stewardship endowment worksheet that will calculate a suggested property-specific endowment contribution.

PROJECT TIMELINE

- Submission of Application to CPC—3/11/10
- CPC Site Visit to Premises—Winter-Spring 2010
- CPC Deliberations on Application/Vote—Winter-Spring 2010
- Appraisal commissioned—?
- Due Diligence Initiated/Completed—Spring 2010
- Town Meeting Vote on Warrant Article Authorizing CPC Expenditure on Project—October 2010 Town Meeting
- Closing—Would occur as soon as possible following town meeting vote



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Proposed Gigante CPA Acquisition Plymouth



0

0.125

0.25

0.5 Miles



MASSACHUSETTS QUITCLAIM DEED

We, Lisa Marie Stavropoulos and Anthony J. Gigante of 90 Fuller Farm Road, Plymouth, Massachusetts 02360 and John Celeste and Nichole Marie Celeste of 24 High Street, Chelsea, Massachusetts 02150, for consideration paid, and in full consideration of less than ONE HUNDRED and 00/100 Dollars (U.S. \$100.00) grant Lisa Marie Stavropoulos and Anthony J. Gigante of 90 Fuller Farm Road, Plymouth, Massachusetts 02360, as Joint Tenants with QUITCLAIM COVENANTS, all of our right, title and interest in the land in Plymouth, Plymouth County, Massachusetts, described below as follows:

A certain parcel of land with the buildings thereon, if any, situated on the Northwesterly side of Burgess Road, Plymouth, Plymouth County, Mass., and being shown as Lot 16 on a plan entitled "A Plan of Land in Plymouth, Massachusetts, property of Frank W. and Julia N. Poor", recorded with the Plymouth County Registry of Deeds, as Plan #902 of 1979 Plan Book 21, Page 301.

Said Lot 16 is bounded and described in said plan as follows:

Beginning on the Northwesterly side of Burgess Road at the division of Lots 16 and 25 thence running;

SOUTHWESTERLY: by Burgess Road as shown on said plan, eleven hundred, forty-eight (1,148) feet, more or less; thence running

NORTHWESTERLY: by said Lot 15, four hundred, twenty-five (425) feet; thence running

NORTHEASTERLY: by said Lot 15, five hundred, eighty-nine (589) feet; thence running

EASTERLY: by land of Gordon and Doris E. McNeil and Heirs of Theodore F. Vaughn, six hundred, fifty (650) feet; thence running

SOUTHERLY: by land of said Heirs of Theodore F. Vaughn, one hundred four and 30/100 (104.30) feet to the point of beginning.

Said Lot 16 contains 11.76 acres more or less, according to said plan.

Said premises are conveyed subject to and with the benefit of easements, restrictions reservations and rights of way of record insofar as the same are now in force and applicable.

Property Address: 90 Fuller Farm Road (also known as Burgess Road), Plymouth, MA 02360.

For title, see deed dated March 10, 2006 and recorded with Plymouth County Registry of Deeds at Book 32338, Page 208.

ma: 1
un: Anthony Gigante
90 Fuller Farm Rd Plymouth 02360

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID 088-000-015B-000	Account Number 59321
Prior Parcel ID 9510 -G01 -088*0012A	
Property Owner STAVROPOULOS LISA MARIE	Property Location 90 FULLER FARM RD
GIGANTE ANTHONY J	Property Use OUT BUILDING
Mailing Address 90 FULLER FARM RD	Most Recent Sale Date 4/7/2008
	Legal Reference 35818-055
City PLYMOUTH	Grantor STAVROPOULOS, LISA MARIE
Mailing State MA Zip 02360	Sale Price 0
ParcelZoning RR	Land Area 11.759 acres

Current Property Assessment

Card 1 Value	Building Value 42,300	Xtra Features Value 0	Land Value 392,000	Total Value 434,300
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Building Description

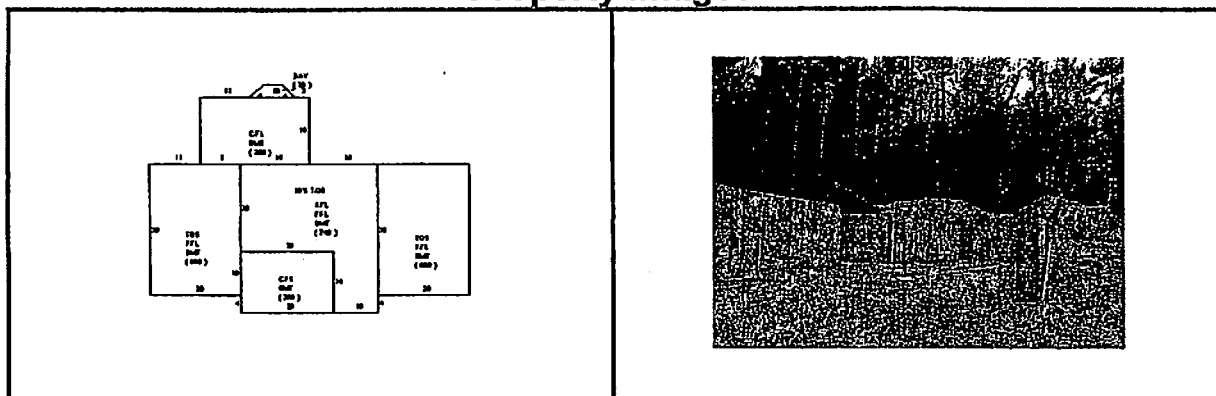
Building Style Colonial	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2004	Roof Structure GABLE	Heating Type FORCED HW
Building Grade GOOD-	Roof Cover Asphalt	Heating Fuel OIL
Building Condition Good	Siding AVERAGE	Air Conditioning 0%
Finished Area (SF) 4240	Interior Walls DRYWALL	# of Bsmt Garages 2
Number Rooms 10	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 3

Legal Description

Narrative Description of Property

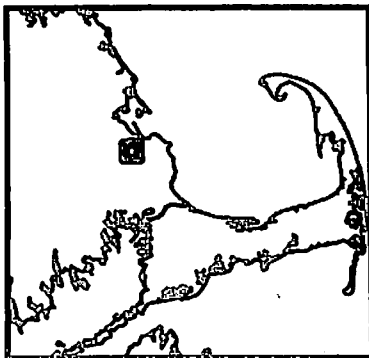
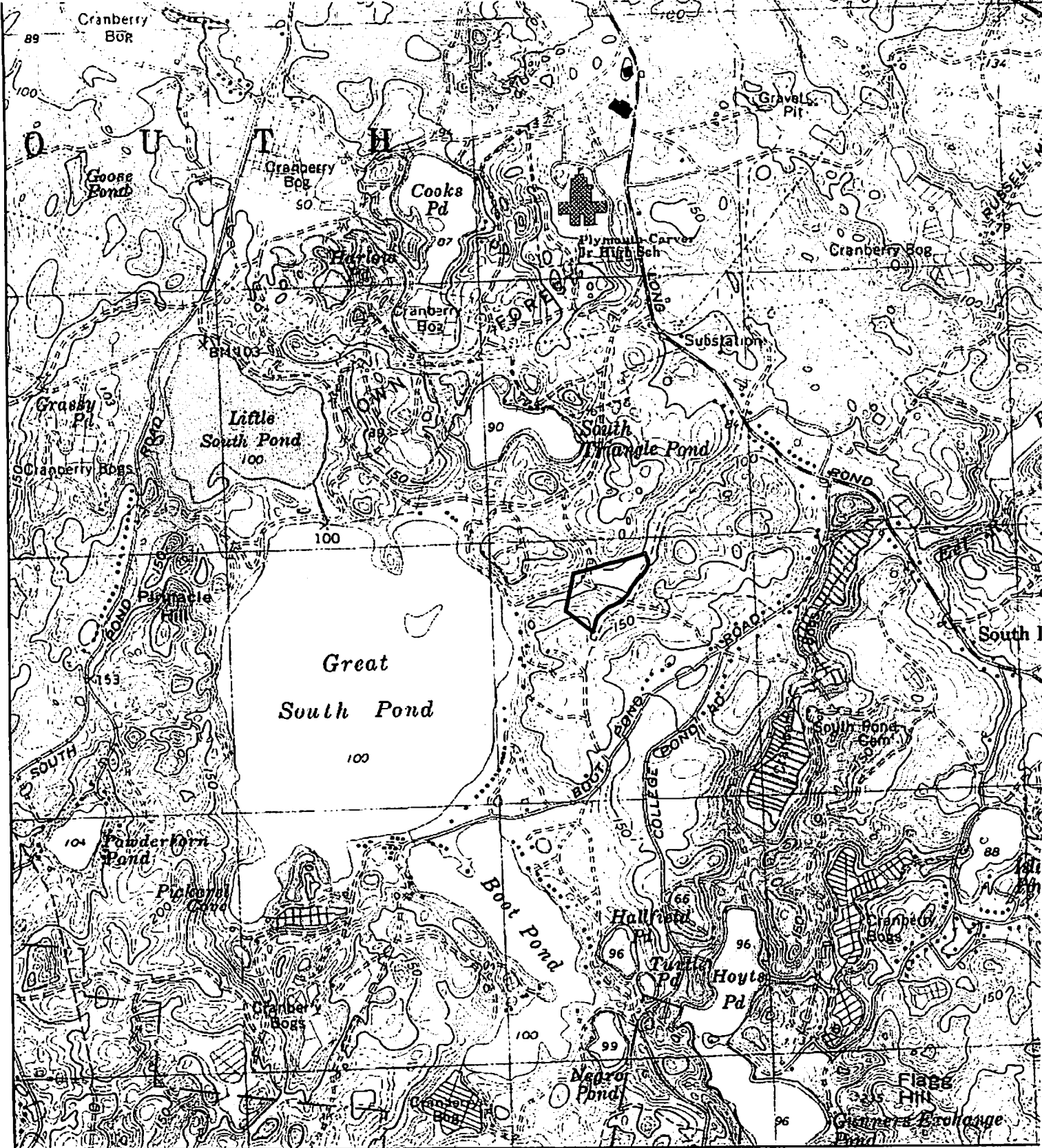
This property contains 11.759 acres of land mainly classified as OUT BUILDING with a(n) Colonial style building, built about 2004, having AVERAGE exterior and Asphalt roof cover, with 1 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images






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

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Subject Property -- Plymouth, MA

-  Subject Property - 11.76 acres
-  Land Protected with TNC Assistance
-  Other Protected Open Space

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The Nature Conservancy
Protecting nature. Preserving life.

1:20,000



Data sources: Open space: MassGIS,
Topographic map: USGS
Additional open space: TNC

October 2011