

**ARTICLE 16C:** To see if the Town will vote to appropriate the sum of \$205,000 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 0.14 acres of land, more or less, in the Town of Plymouth located at 54 Taylor Avenue, Plymouth, shown on Assessor's Map 46 as Lot 7A-3, 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 \$150,000 for the restoration and rehabilitation of land for recreational use by construction of a sanitation facility, first aid and life guard station building at White Horse Beach, shown as Assessors Map 46 Lot 7A-2, including all costs incidental and related thereto; and as funding therefor to appropriate the total sum of \$355,000 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; provided, however, that prior to the Town's expenditure of funds for the construction of such sanitation facility, first aid and life guard station the following steps shall be taken:

- (1) The Department of Parks and Recreation and the Department of Marine and Environmental Affairs shall work with the Manomet Steering Committee and the Steering Committee shall hold at least one public meeting prior to recommending a designer;
- (2) The Department of Parks and Recreation, the Department of Marine and Environmental Affairs, Manomet Steering Committee shall hold two public meetings for purposes of soliciting community input concerning the design; and
- (3) The Department of Parks and Recreation, Department of Marine and Environmental Affairs, Manomet Steering Committee shall approve the final design by majority vote;

or take any other action relative thereto.

#### **COMMUNITY PRESERVATION COMMITTEE**

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16C at its meeting held Thursday December 20, 2012.

SUMMARY & INTENT: The intent of the CPC is for Town Meeting to appropriate \$355,000.00 from the Community Preservation Fund for the acquisition of an interest in

land for open space purposes and for the construction of a recreational improvement to White Horse Beach - a public sanitation facility, first aid and lifeguard station. The cost breakdown is \$205,000.00 for the acquisition of 54 Taylor Avenue and \$150,000.00 for the renovations. The Public Works Department will be required to get approval from the Manomet Steering Committee on choosing the design and final plan for the building. The Manomet Steering Committee will also be required to have a least one public meeting with respect to choosing a designer, and two for the purpose of receiving community input on design of the building.

PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

FALL 2011 / SPRING 2012 APPLICATION

Project Name: WHITE HORSE BEACH ACCESS PROJECT

CPA Funding requested: \$ TBD (REQUIRED)

Total project cost: \$ TBD

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

Lot and Plat: 7A-3  
Assessors Map #: 46  
Number of acres in parcel: 0.14  
Number of proposed housing units: \_\_\_\_\_

Are there any existing deed restrictions on this property?  Yes (please describe)  No  Don't know

Project Sponsor/ Organization: WILDLANDS TRUST

Contact Name: Scott MacFaden

Address: P.O. Box 2282 Duxbury, MA 02731

Phone #: 781-934-9018 E-mail: smacfaden@wildlandstrust.org

Applicant Signature: [Signature] Date Submitted: 12/6/12

**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 at Plymouth Town Hall.

The deadline for submitting an application is twelve weeks before Spring or Fall Town Meetings.

**Unofficial Property Record Card - Plymouth, MA**

**General Property Data**

Parcel ID 046-000-007A-003	Account Number 7074
Prior Parcel ID 1100 -G01 -046*0054*	
Property Owner LOCKWOOD DIANNE S	Property Location 54 TAYLOR AV
	Property Use ONE FAM
Mailing Address 88 JOHN ALDEN RD	Most Recent Sale Date
	Legal Reference
City PLYMOUTH	Grantor
Mailing State MA Zip 02360	Sale Price 0
ParcelZoning R20S	Land Area 0.140 acres

**Current Property Assessment**

Card 1 Value Building Value 54,500	Xtra Features Value 0	Land Value 206,600	Total Value 261,100
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**Building Description**

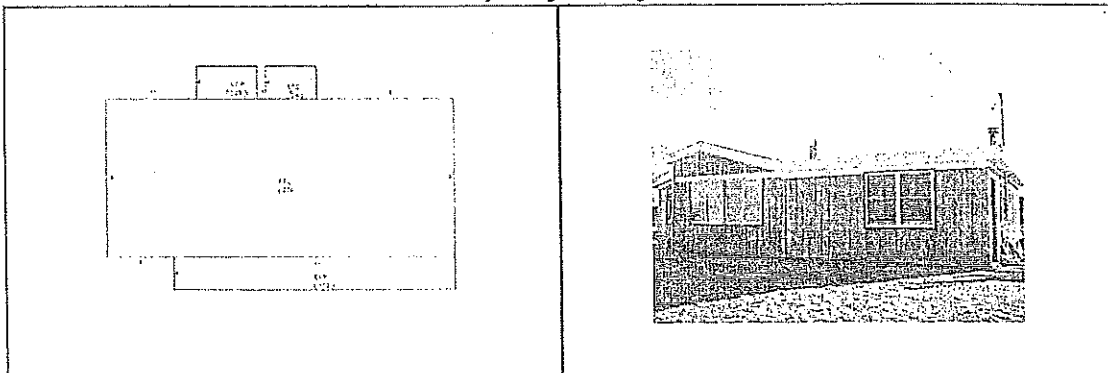
Building Style CONV COTTAGE	Foundation Type PIERS/PILING	Flooring Type CARPET
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1965	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVERAGE-	Roof Cover Asphalt	Heating Fuel PROPANE
Building Condition Average	Siding WOOD	Air Conditioning 0%
Finished Area (SF) 779	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 4	# of Bedrooms 2	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

**Legal Description**

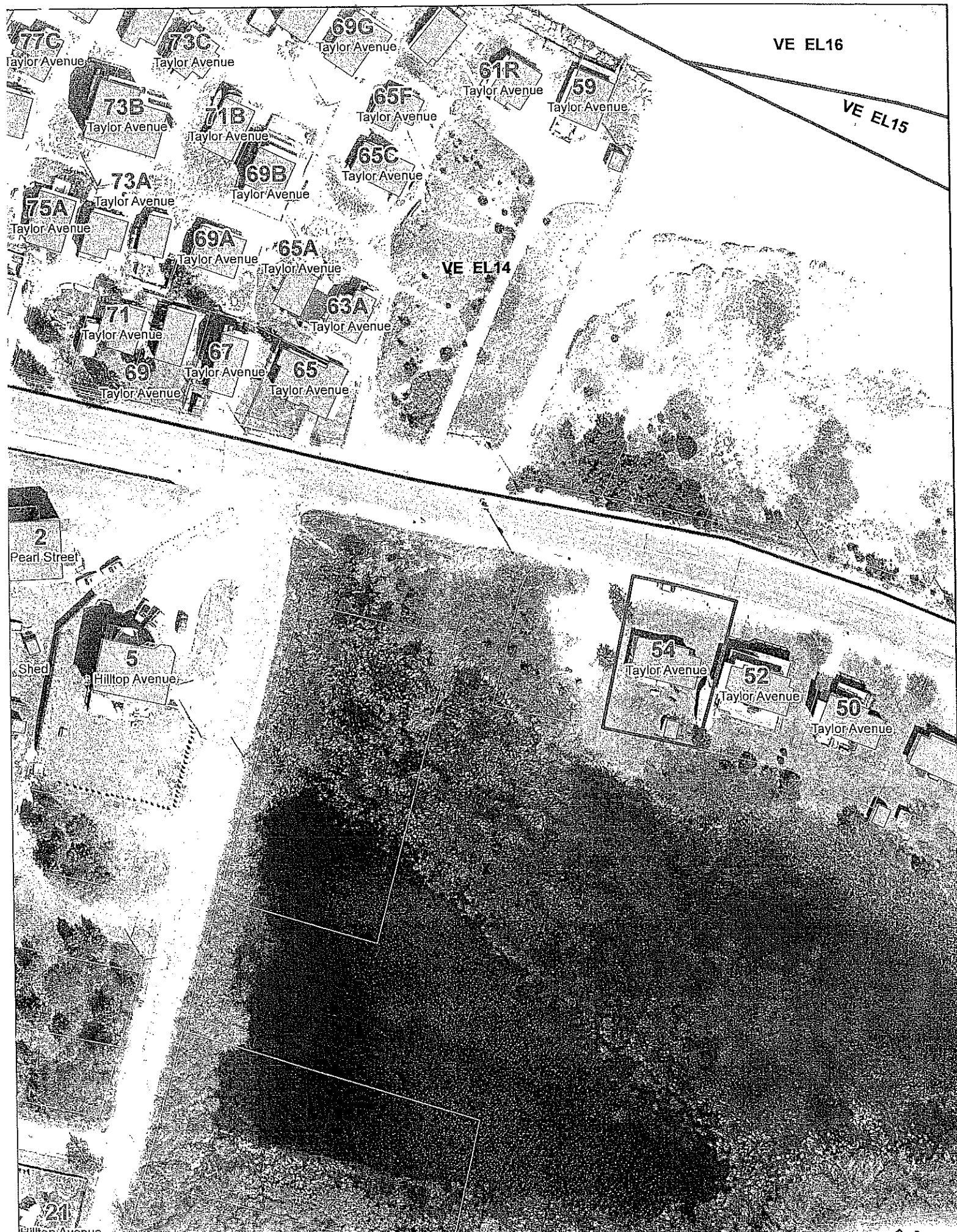
**Narrative Description of Property**

This property contains 0.140 acres of land mainly classified as ONE FAM with a(n) CONV COTTAGE style building, built about 1965 , having WOOD exterior and Asphalt roof cover, with 1 unit(s), 4 room(s), 2 bedroom(s), 2 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.



VE EL16

VE EL15


VE EL14

2  
Pearl Street

Shed  
5  
Hilltop Avenue

21  
Hilltop Avenue

54  
Taylor Avenue  
52  
Taylor Avenue  
50  
Taylor Avenue

 **Assessment and Sales Report**

**Location & Ownership Information**

<b>Address:</b>	54 Taylor Ave, Plymouth, MA 02360-1023		
<b>Map Ref.:</b>	<b>M:</b> 0046 <b>B:</b> 0000 <b>L:</b> 007A-3	<b>Zoning:</b>	R20S
<b>Owner 1:</b>	Dianne S Lockwood		
<b>Owner 2:</b>			
<b>Owner Address:</b>	88 John Alden Rd, Plymouth, MA 02360-2022		

**Property Information**

<b>Use:</b>	1-Family Residence	<b>Style:</b>	Bngl-Cottage
<b>Levels:</b>	1	<b>Lot Size:</b>	0.14 Acres (6098 sqft.)
<b>Year Built:</b>	1965	<b>Total Area:</b>	963 sqft.
<b>Total Rooms:</b>	4	<b>Living Area:</b>	779 sqft.
<b>Bedrooms:</b>	2	<b>First Floor Area:</b>	0 sqft.
<b>Full Baths:</b>	2	<b>Addl Floor Area:</b>	0 sqft.
<b>Half Baths:</b>	0	<b>Attic Area:</b>	0 sqft.
<b>Roof Type:</b>	Gable	<b>Finished Basement:</b>	0 sqft.
<b>Heat Type:</b>	Forced Air	<b>Basement:</b>	779 sqft.
<b>Fuel Type:</b>	Natural Gas	<b>Basement Type:</b>	Partially Done
<b>Exterior:</b>	Wood Side/Shingles	<b>Attached Garage:</b>	0
<b>Foundation:</b>		<b>Other Garage:</b>	0
<b>Air Conditioned:</b>	No	<b>Fireplaces:</b>	0
<b>Condition:</b>	Average		

**Assessment Information**

<b>Last Sale Date:</b>	7/8/1982	<b>Last Sale Price:</b>	\$0
<b>Last Sale Book:</b>	0	<b>Last Sale Page:</b>	0
<b>Map Ref.:</b>	<b>M:</b> 0046 <b>B:</b> 0000 <b>L:</b> 007A-3	<b>Tax Rate (Res):</b>	13.84
<b>Land Value:</b>	\$206,600	<b>Tax Rate (Comm):</b>	13.84
<b>Building Value:</b>	\$54,500	<b>Tax Rate (Ind):</b>	13.84
<b>Misc Improvements:</b>	\$0	<b>Fiscal Year:</b>	2012
<b>Total Value:</b>	\$261,100	<b>Estimated Tax:</b>	\$3,613.62

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS PIN is not responsible for the accuracy or completeness of this information.

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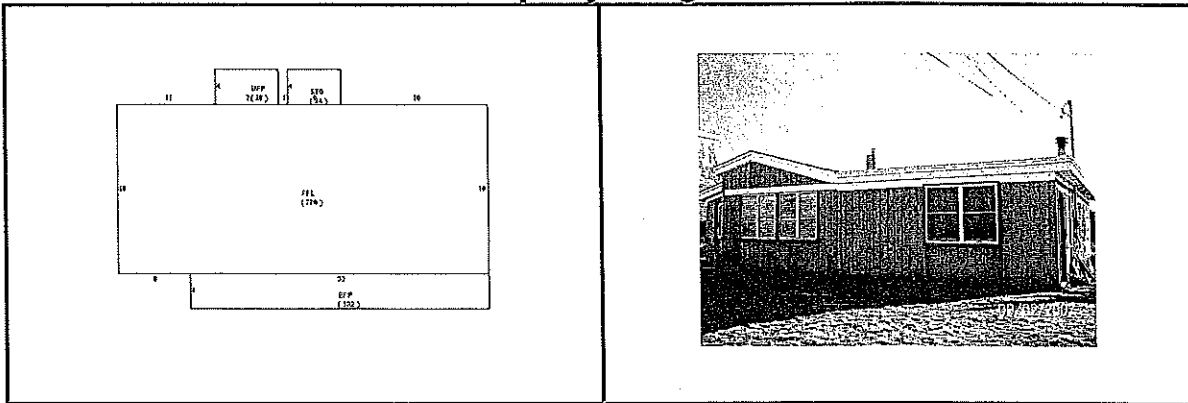
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### Property Images

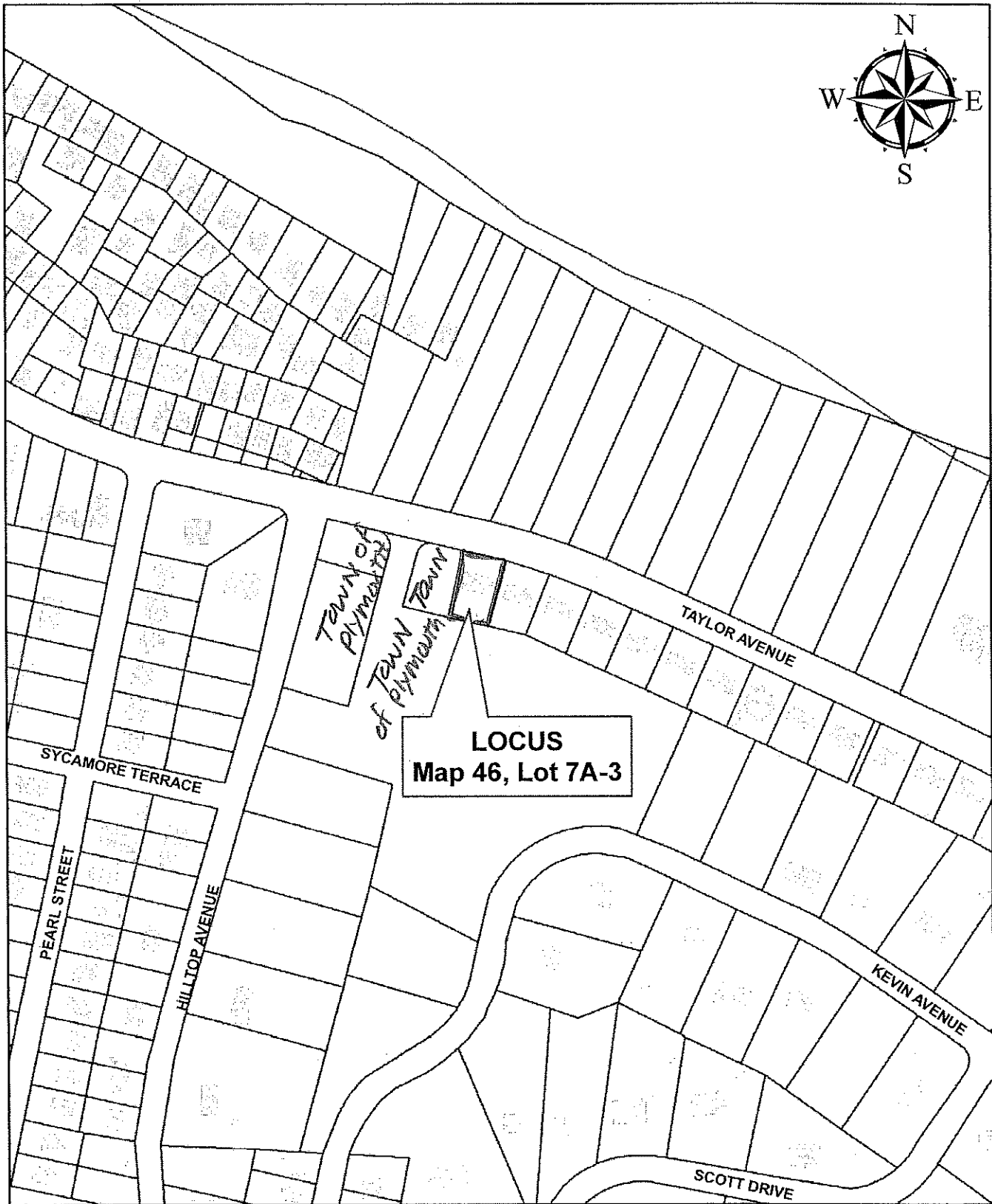


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# 2013 ANNUAL TOWN MEETING LOCUS MAP

ARTICLE 16C:  
DPW ENGINEERING - Proposed Life Guard Station Building

PLAT 46

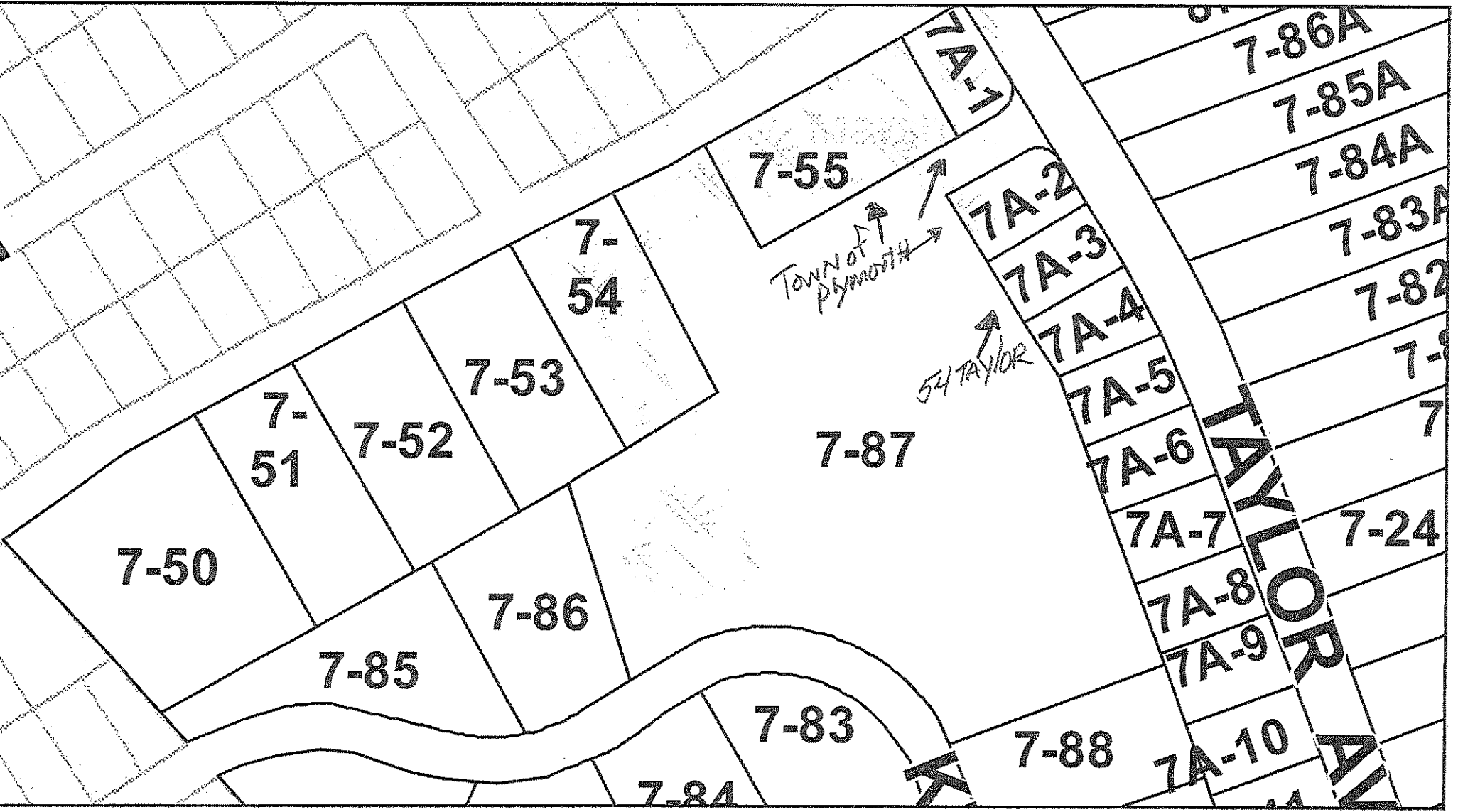


PREPARED BY THE PLYMOUTH ENGINEERING DIVISION

200 0 200 400

SCALE IN FEET





TOWN OF PLYMOUTH

54 TAYLOR

TAYLOR

7-50

7-51

7-52

7-53

7-54

7-55

7-85

7-86

7-83

7-84

7-87

7-88

7-24

7A-2

7A-3

7A-4

7A-5

7A-6

7A-7

7A-8

7A-9

7A-10

7-86A

7-85A

7-84A

7-83A

7-82

7-81

7-80

7-8