

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL TOWN MEETING**

Department: Energy and Environment	Priority #: 3
Project Title and Description: Gilmore Land Acquisition	Total Project Cost: \$729,290.92

Department/Division Head:

Check if project is: New Resubmitted **Cost estimate was developed:** Internally Externally

For project re-submittals, list prior year(s):

List any funding sources and amounts already granted:

The Town has applied for a state LAND Grant in the amount of \$348,000 and will be receiving \$100,000 from Mass Audubon and Wildlands Trust towards the acquisition.

Basis of Estimated Costs (attach additional information if available)			If project has impact on 5 Year Plan and future operating budgets, insert estimated amounts.		
Capital:	Cost	Comments	Fiscal Year:	Capital	Operations & Maintenance
<i>Planning and Design</i>			<i>FY27</i>		
<i>Labor and Materials</i>			<i>FY28</i>		
<i>Administration</i>			<i>FY29</i>		
<i>Land Acquisition</i>	700,000		<i>FY30</i>		
<i>Equipment</i>			<i>FY31</i>		
<i>Other</i>	29,902.92				
<i>Contingency</i>					
Total Capital	729,290.92				

Project Justification and Objective:

The project would result in the acquisition of 20.8 acres of open space connecting the Beaver Dam Conservation Area to Tidmarsh Sanctuary. It would improve water quality to Bartlett Brook, Bartlett Pond and WHB by eliminating agricultural discharges and water withdrawals from Little Island Pond.

For Capital Project Requests:

Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan

Can this project be phased over more than one fiscal year?

Yes No

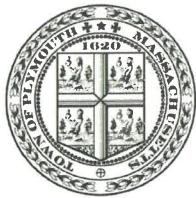
Yes No

For Capital Equipment Requests:

Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

What is the expected lifespan of this new/replacement equipment: _____

Attach backup information, estimates, or justification to support this request.



Town of Plymouth
Department of Energy & Environment
Division of Natural Resources

26 Court Street, Plymouth, MA 02360



May 28, 2025

Kristen Ford
Community Preservation Committee Coordinator
Town of Plymouth
26 Court Street
Plymouth, MA 02360

Ms. Ford,

Please accept this Application for Community Preservation Funding as it pertains to the acquisition of 20.80-acres of land known as the Gilmore Property. Please find the enclosed application with relevant attachments, to include:

- Application for Community Preservation Funding
- Project Narrative
- Budget Breakdown
- Project Parcel Registry of Deeds Sheet
- Maps (6)
- Property Appraisal Letter of Transmittal
- Property Appraisal Legal Description
- Closing Costs Supporting Email 05-27-2025
- Signage Quote Supporting Email 12-12-2024
- Stewardship Endowment Costs

Please do not hesitate to contact our department for more information as needed.

Respectfully Submitted,

Nathan Cristofori, PWS
Natural Resources Specialist
Division of Natural Resources
Department of Energy and Environment
Town of Plymouth
26 Court Street
Plymouth, MA 02360

APPLICATION FOR COMMUNITY PRESERVATION FUNDING
TOWN OF PLYMOUTH
26 COURT STREET
PLYMOUTH, MA 02360

Submit to: Community Preservation Committee

Project Name:	Gilmore Land Purchase
Name of Applicant/Contact Person:	Nathan Cristofori
Email:	ncristofori@plymouth-ma.gov
Mailing Address:	24 Court Street
Daytime Phone:	508-747-1620 x10135
Property Owner Name: Email:	Gilmore Cranberry Co. Inc.
Sponsoring Organization/ Co-Applicant if Applicable:	Town of Plymouth - Dept. of Energy & Environment
Date:	05/28/2025

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$ 729,290.92	\$ 281,290.92	\$ 448,000.00	61.4 %

Assessor's Map Number	See attached	Assessor's Lot/Parcel Number	See attached
Deed Book Number	See attached	Deed Page Number	See attached

Attach separate sheet if more than one lot/parcel/deed book/deed page number

Attach a copy of the Assessor's Map(s) with the project parcel outlined (if appropriate for your project)

CPA Category (*You MUST CHECK OFF A MINIMUM OF ONE CATEGORY*, but may identify more than one category, if applicable to your project)

- Open Space
- Historic Preservation
- Recreation
- Community Housing

PROJECT DESCRIPTION:

- **All of the following MUST be answered in the space provided.**
- Applications will be returned as incomplete if all relevant requested information is not provided.
- Include supporting materials and exhibits as necessary.
- Please refer to the Plymouth Community Preservation Criteria before and while completing this application.

1. ***Describe the project.*** Affordable Housing Projects requests please include -total number of units, bedroom count per unit, total percentage of affordability, ownership/rental, local preference is required.

Please see section 1 of the attached Project Narrative

2. *Goals:*

- a. What are the goals of the proposed project?

Please see Section 2.1 of the attached Project Narrative

- b. Who will benefit and why?

Please see Section 2.2 of the attached Project Narrative

- c. How will success be measured?

Please see Section 2.3 of the attached Project Narrative

3. *Community Preservation Committee Criteria:*

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines? (Refer to the specifications in the Guidelines)

Please see Section 3 of the attached Project Narrative

4. *Community Need:*

- a. How does the community benefit from this project?

Please see Section 4.1 of the attached Project Narrative

- b. If applicable, explain how this project addresses needs identified in existing Town plans? (Such as the Open Space and Recreation Plan, , Master Plan, Housing Production Plan, Forges Field, Hedges Pond Road and 1600 Acre Plan

Please see Section 4.1 of the attached Project Narrative

5. *Community Support:*

- a. What is the nature and level of support? Include letters of support from any Town boards or community groups that have endorsed the project.

Please see Section 5 of the attached Project Narrative

6. Budget:

Budget Summary

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$ 729,290.92	\$ 281,290.92	\$ 448,000.00	61.4 %

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

Budget Categories (Leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel			
Equipment			
Supplies			
Contractual			
Construction			
Other	\$281,290.92	\$448,000.00	\$729,290.92
TOTAL	\$281,290.92	\$448,000.00	\$729,290.92

note: CPA FUNDING FOR ANY CATEGORY REQUIRES COMPETITIVE BIDDING unless you can provide a sole source justification for any category not competitively selected

Attach a minimum of one recent bid

Budget Cost Sharing

Identify the amount of cost sharing for this project. Sources include private, federal, state or local government, or any other sources.

Organization	Item	Amount	Type (cash, in-kind, etc.)
CPC	Property Purchase & Ancillary Cost	\$281,290.92	Cash
LAND Grant	Property Purchase	\$348,000.00	Cash
Wildlands Trust	Property Purchase	\$25,000.00	Cash
MA Audubon	Property Purchase	\$75,000.00	Cash

7. Funding:

- Attach commitment letters from any organization providing a cost share contribution listed in the table above.
- Describe any other attempts (including unsuccessful) to secure funding for this project.

Please see section 7 of the attached Project Narrative

c. Are any "Other Funds" in the budget in-kind? If yes, describe how the value of the in-kind contribution was derived. (In-kind contributions can be defined as a contribution of services or property, donated equipment, buildings or land, or donated supplies)

N/A

8. ***Timeline:***

Provide a schedule for project implementation, including a timeline for starting and ending major tasks and project completion.

Please see Section 8.0 of the attached Project Narrative

9. ***Implementation:***

a. Project Manager Contact Information

Who will be the Project manager	David Gould
Daytime Phone:	508-747-1620 x10127
Evening Phone:	
Email:	dgould@plymouth-ma.gov

10. ***Maintenance:*** (LEAVE BLANK IF NOT APPLICABLE TO YOUR PROJECT)

a. If ongoing maintenance is required, who will be responsible for it?

Please see Section 6 of the attached Project Narrative

b. How will it be funded?

Please see Section 6 of the attached Project Narrative

Maintenance Budget

Year one	Year two	Year three	Year four	Year five
\$	\$	\$	\$	\$

Please note that for affordable housing developments, a complete set of financials for the development shall be included, including a statement of income by affordability and unit type, a statement of stabilized operations, a hard and soft cost development budget, and sources of funding.

11. Site Documentation: (Submit 3 copies only)

Attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

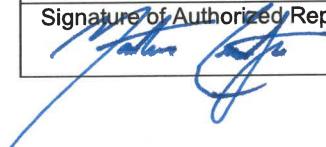
ADDITIONAL INFORMATION: (NOT REQUIRED BUT RECOMMENDED IF APPLICABLE)**12. Project Documentation:** (Submit 3 copies only)

Attach any applicable engineering plans, architectural drawings, site plans, any other renderings, relevant studies or material.

13. Other Information: Any additional information that might benefit the CPC in consideration of this project.

Please deliver signed application to Kristin Ford, Community Preservation Committee, Coordinator and email a digital copy to kford@plymouth-ma.org phone 1-508-322-3139

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.			
Authorized Representative			
First Name	Nathan	Last Name	Cristofori
Title	Natural Resources Specialist	Telephone Number	508-747-1620 x10135
Email:	ncristofori@plymouth-ma.gov	Fax Number	
Signature of Authorized Representative	Date Signed 5/26/25		



PROJECT NARRATIVE - GILMORE

SECTION 1 – PROJECT DESCRIPTION

The proposed project as part of this grant application, involves the purchase of thirteen parcels of land, totaling 20.80 acres. This land includes two presently functioning cranberry bogs, one buildable house lot, and ten drainage lots for the surrounding subdivision. The intent of this project is to purchase and protect the land for passive recreational use and environmental benefits further explained in this narrative.

SECTION 2 – GOALS

SECTION 2.1 – GOALS OF THE PROPOSED PROJECT

The intent of this land purchase is to build upon existing open space continuity provided by directly abutting tracts of open space: the Town-owned Beaver Dam Conservation Area, and the non-profit Mass Audubon-owned Tidmarsh Wildlife Sanctuary. The purchase of this property and its subsequent designation as permanently protect open space, ensures the property remains as open space and its uses are in compliance with its designation. The buildable lot is located closest to the existing Beaver Dam Conservation Area, and its protection is imperative to ensure connectivity as its development would significantly fragment the open space of the area.

The removal of the two cranberry bogs from production will have significant ecological benefit for the surrounding natural areas. Currently, water is drawn from Little Island Pond, conveyed through the two bogs for irrigation and harvesting, then discharged into the restored wetlands of the Mass Audubon Tidmarsh Wildlife Sanctuary (Tidmarsh). By removing these bogs from active agricultural status, Little Island Pond will no longer see considerable multi-seasonal artificial draw-down which puts stress on native aquatic vegetation and dependent wildlife. Similarly, the restored wetland system at Tidmarsh will no longer see the introduction of nutrient rich waters from cranberry bog agricultural practices into the system which otherwise adversely impacts vegetation, wildlife, soils, and overall ecosystem function.

The purchase of this property therefore serves three important functions: 1. Providing open space, 2. Removing the land from present degrading practices, and 3. Ecosystem benefits resulting from this major change in land use.

SECTION 2.2 – BENEFIT

The purchase of these 20.80 acres of open space is intended to benefit native flora and fauna by creating contiguous corridors of open space, in an area of Plymouth that has seen intense development. Closing gaps that would otherwise further fragment habitat if these parcels were developed or otherwise not permanently protected is an extremely important component of creating sustainable habitat and healthy natural resources systems.

As was mentioned above, under current usages, the two parcels functioning as agricultural cranberry bog operations cause ecological harm to otherwise well-preserved locations, in that through typical agricultural practices, these bogs draw water from Little Island Pond and directly discharge waters now rich in nutrients such as nitrogen and phosphorous from fertilizers and

chemicals, into the surface waters of the Tidmarsh Wildlife Sanctuary, degrading both surface and groundwater, and the organisms that depend on natural water sources. By removing these point sources of nutrient introduction, the adjacent areas and locations downstream, including Bartlett Brook, Beaver Dam Brook, Bartlett Pond, and White Horse Beach, are each protected from the impacts that compounding nutrient loading can have on the waters, and wetland resource areas.

Little Island Pond and its immediate pond edge buffer is located with Natural Heritage Endangered Species Program's Priority Habitat of Rare Species, and Estimated Habitats of Rare Wildlife, emphasizing the area's importance to dependent species and the high priority placed upon protecting lands within these areas. Further, much of the land areas subject to this application is located within Core Habitat or Critical Natural Landscape Components BioMap habitat as designated by MassWildlife. Core Habitat includes Aquatic Core and Rare Species Core, and Critical Natural Landscape Components include Aquatic Core Buffer, and Landscape Blocks. Aquatic Core comprises surface water sources with the highest diversity of native freshwater fish and mussels, and their associated floodplains and connected wetlands. These areas are subject to climate change challenges that threaten their dependent organisms and are thus priority areas for conservation. Rare Species Core includes habitat that is critical to the long-term success of dependent species with state-recognized protected conservation status. Aquatic Core Buffer is land that supports the aforementioned Aquatic Core through connectivity, and continuation of natural processes. Finally, Landscape Blocks are identified large areas of intact habitat for species and the support systems they rely on. These areas are subject to detrimental fragmentation, as they are presently intact and allow for free-flowing species movement throughout the system.

Similarly, all thirteen parcels are located within a Zone II wellhead protection area, defined by MA Department of Environmental Protection (DEP) as "that area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated...", further emphasizing the importance of protecting water sources from degrading activities associated with commercial cranberry production.

These parcels, having been purchased with public funds, will be opened to the public for passive recreation to include but not limited to: hiking, dog walking, nature viewing, and fishing, hunting, and trapping where compliant with state regulations.

SECTION 2.3 – MEASUREMENTS OF SUCCESS

The successful purchase of this property is certainly a measure of success, however its acquisition is only the beginning of a process to protect this area and ensure it reverts to a natural state. A small-scale restoration depending on both passive successional growth, and active restoration practices will be necessary to ensure the true success of this project. Undoubtedly, the removal of infrastructure and anthropogenic impacts will need to occur at the site: demolition of pumphouses, removal of irrigation infrastructure, removal of water control structures, filling of irrigation ditches, purposeful disturbance of growing areas to activate native seed banks, and the addition of vehicle exclusionary measures will be required to jump-start recovery of the site. Purchase is simply the first step to returning the site to a more appropriate natural state.

SECTION 3 – COMMUNITY PRESERVATION COMMITTEE CRITERIA

The following Open Space Goals and Criteria are listed as identified by the Community Preservation Committee:

Goal 1: Preserve Plymouth's character.

Goal 2: Protect rare, unique, and endangered plant and wildlife habitat.

Goal 3: Protect aquifer and aquifer recharge areas to preserve quality and quantity of future water supply.

Goal 4: Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits

Goal 5: Balance open space with development demand to reduce service demands and tax burden on the town.

Goal 6: Increase the town's ability to protect environmentally sensitive historic, and culturally significant properties.

Goal 7: Improve public access and trail linkages to existing conservation, recreational, and other land uses.

Goal 8: Enhance the quality and variety of passive and active recreational opportunities for all age groups and for people with disabilities.

Goal 9: Utilize open space protection strategies (Purchasing development rights as an option to outright purchases of property) that maximize protection at the lowest public cost.

While the purchase of this property meets all of these open space goals to varying measures, it specifically meets that of Goals 2, 3, and 4 based on the aforementioned specialized areas and habitats contained within the site.

Additionally, this acquisition of this property provides a unique opportunity to meet Goal 8 by connecting large tracts of permanently protected open space for passive recreational use. In recent years, residents have expressed a desire to create a series of multi-jurisdictional 'long trails' that cross property boundaries of different owners to connect open space for hiking. Most recently, the completion of 8 Ponds Pass connects the Beaver Dam Conservation Area to Myles Standish State Forest (MSSF), crossing properties owned by the Town of Plymouth, Wildlands Trust, and MA Department of Conservation and Recreation (DCR). This trail meanders from the Beaver Dam Conservation Area parking pull-off on Beaver Dam Road which immediately abuts the properties subject to this grant proposal, to the MSSF headquarters near East Head Reservoir, totaling 17-miles in one direction. The property subject to this grant application fills a void that could further extend this trail into Mass Audubon's Tidmarsh Wildlife Sanctuary, and by extension, to the town-owned Foothills Preserve, increasing the trail by nearly 2-miles.

SECTION 4 – COMMUNITY NEED

SECTION 4.1 – COMMUNITY BENEFIT

The community will continue to benefit from the acquisition and preservation of open space for passive recreational use, and natural habitat benefit, two values the public has expressed to hold in high regard. Ecotourism via walking trail connectivity, and increased public access to Little Island Pond for paddle sports, fishing, and natural aesthetics provide residents and visitors alike opportunities that have become a major draw for Plymouth. The property's acquisition will further result in the increased protection of the local aquifer and subsequent Zone II, ensuring the public's drinking water continues to remain safe.

SECTION 4.2 – RELATIONSHIP TO TOWN PLANS

In response to overwhelming support from residents to protect open space expressed in the 2024 Open Space and Recreation Plan Community Survey, Plymouth residents have voiced their opinion that protection of open space for numerous reasons is a high priority. Nearly 90% of respondents to the survey ranked protection of open space for water quality protection as extremely important, while approximately 75% of respondents ranked protection of open space for natural environment preservation as extremely important. The purchase of this property will help to achieve both of these goals. Furthermore, 75% of respondents expressed that purchase of land through land grants and CPA funds is a strategy the Town should utilize.

Similarly, the Town's Open Space and Recreation Plan as written recognizes that the acquisition of land is a primary means to achieve numerous objectives therein, that benefit health and human safety, and reach economic, quality of life goals, and mitigation goals. Protecting forested upland, acquiring parcels in well aquifer protection zones, and acquiring parcels identified in NHESP and BioMap2 habitat, are all met by the purchase of this property.

The 2024 Climate Action Plan has multiple goals relating to the acquisition and protection of this property. Under Goal BEI.1, by taking the bogs out of agricultural production, the pumphouse that requires the use of electricity and results in the emission of greenhouse gasses is removed from the system; a small piece of an otherwise larger concern, but working towards a cleaner future nonetheless.

The Climate Action Plans' numerous Natural Systems goals are met by this project as well. Actions under the NS.1 goal, such as decreasing the addition of chemicals and pesticides to areas within an aquifer, is undoubtedly met by removing these bogs from production, as traditional cranberry bog operations frequently see the addition of pesticides and fertilizers to boost production. Further, the intent of this purchase to see that the property becomes more functional habitat will meet actions of the Plan to enhance municipal lands and reforest nearly dozens of acres that were logged to create the bogs decades ago.

SECTION 5.0 – COMMUNITY SUPPORT

Given the response to the Open Space and Recreation Plan Community Survey, many Plymouth residents support the purchase of open space for passive recreational use such as walking/hiking, as walking/hiking areas and protected open space were ranked as the 2 of the top 3 most important places. The area of Plymouth where the properties subject to this application reside has seen significant development in the form of widespread residential sprawl in recent years. The acquisition of this property will help to increase the contiguous size of the Beaver Dam Conservation Area, increase hiking/walking connectivity to multiple additional preserves, and further protect property in an otherwise susceptible location; each touching upon priorities of residents regarding open space protection.

SECTION 6.0 – MAINTENANCE

Plymouth's Division of Natural Resources (DNR) will conduct maintenance to the property as needed to include vegetation cutting, tree removal, and trail work, with Plymouth's Department of Public Works' Tree and Forestry Division assisting in major tree work if necessary. DNR is currently outfitted appropriately with tools and vehicles to provide maintenance as needed. Additional routine

maintenance to trails across Town is performed by the volunteer Trails Working Group, under the supervision and guidance of DNR. Town department's conducting maintenance at the site will do so during regular working hours.

Numerous volunteer groups in the area such as Southeastern Massachusetts Pine Barrens Alliance (SEMPBA), Network of Open Space Friends, Trails Working Group, Sustainable Plymouth, Wildlands Trust Inc., Natural Resources and Coastal Beaches Committee, Open Space Committee, Boy Scouts of America, and Girl Scouts of the USA, have been active in promoting and maintaining trails throughout the Town over the past decade.

SECTION 7.0 – FUNDING

The total agreed price of this property is \$700,000. Funding for this project will be obtained from a variety of sources as is detailed in the budget spreadsheet in the application. The funding ask to secure the acquisitions includes: \$348,000 from the MA Division of Conservation Services (DCS) Land Acquisitions for Natural Diversity (LAND) grant, and generous contributions by non-profit stakeholders of \$75,000 from Mass Audubon and \$25,000 from Wildlands Trust will be used in addition to the requested \$252,000 CPC funding to move this project forward. With \$448,000 of the \$700,000 total price tag coming from sources outside of CPC.

Additional ancillary costs of \$5,000.00 for closing costs, \$5,000.00 for exclusionary guardrail, \$4,742.00 for signage, \$2,500.00 for pumphouse demolition, and \$12,048.92 as the stewardship endowment utilized by the conservation restriction holder to meet annual site visit and reporting requirements, are also being requested through this application. The total project cost is \$729,290.92; 61.4% of the purse is matching funds.

The All-in-Cost for this grant application is **\$281,290.92** which includes the \$252,000 put towards acquisition, and the additional ancillary costs of \$5,000.00 for closing costs, \$5,000.00 for exclusionary guardrail, \$4,742.00 for signage, \$2,500.00 for pumphouse demolition, and \$12,048.92 for the stewardship endowment.

The LAND Grant is to be submitted in late spring 2025, Environmental Affairs funding will be requested at 2025 Fall Annual Town Meeting, and the two non-profit contributions will be added upon successful awarding of the various grant funds and confirmation that the purchase will be moving forward.

SECTION 8.0 – TIMELINE

This project is currently finalizing timelines, which will be dependent upon acquiring complete funding. If grant funding is awarded, purchase and closing could occur as early as this year. Additional work to further advance the property into natural systems recovery would begin soon thereafter by developing a restoration scope and plan, submitting permitting applications, and creating a timeline for physical on-site restoration work.

Budget Breakdown

Total Project Cost - \$729,290.92

Acquisition - \$700,000.00

CPC - \$252,000.00

LAND Grant Request - \$348,000.00

Mass Audubon - \$75,000.00

Wildlands Trust Inc. - \$25,000.00

Closing Costs - \$5,000.00

Guardrail - \$5,000.00

Signage - \$4,742.00

Pumphouse Demolitions - \$2,500.00

Stewardship Endowment – \$12,048.92

CPC Contributions:

Acquisition	\$252,000.00
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Closing Costs	\$5,000.00
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Guardrail	\$5,000.00
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Signage	\$4,742.00
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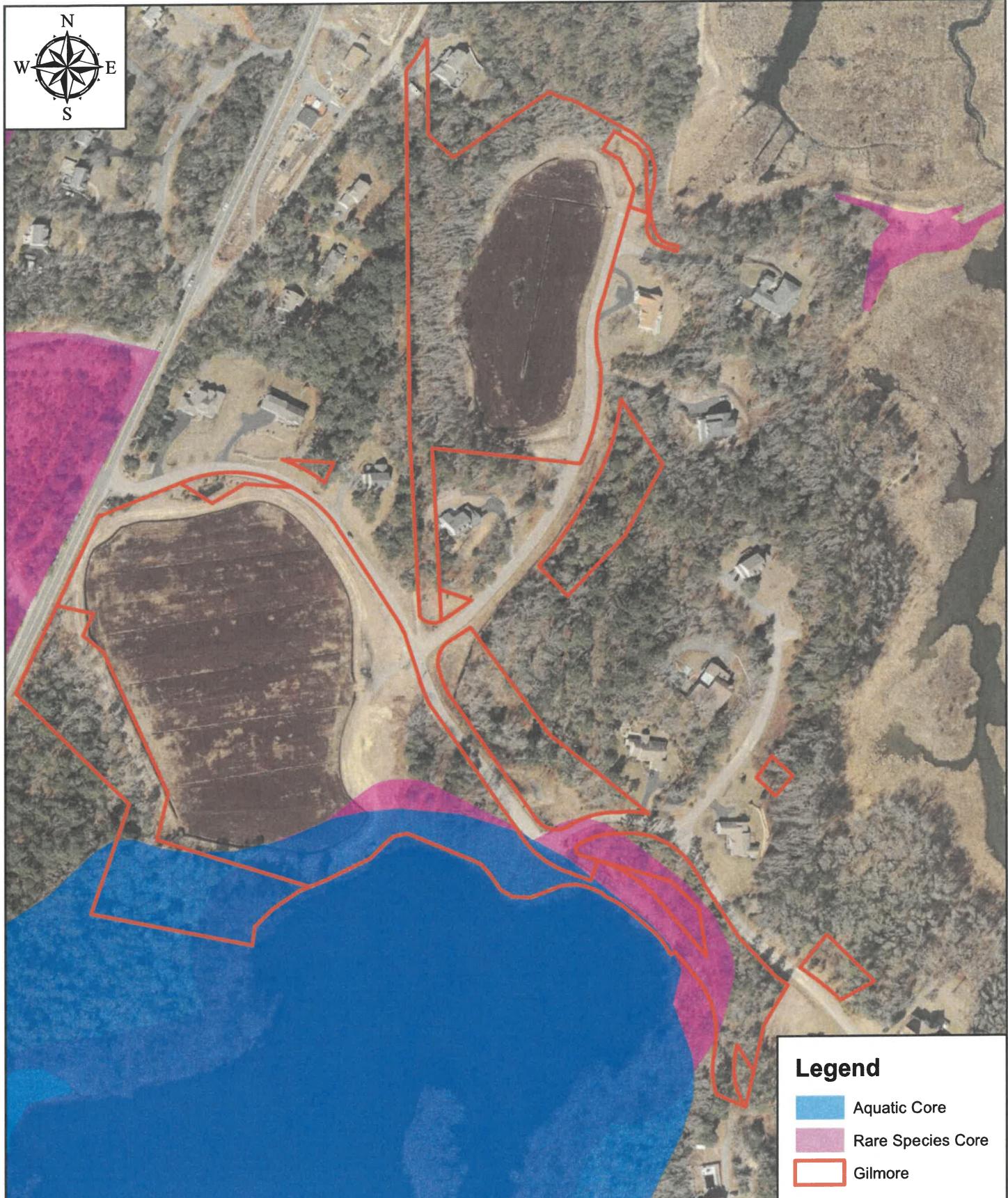
Demolition	\$2,500.00
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Stewardship Endowment	\$12,048.92
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All-In Cost – \$281,290.92

Project Parcels

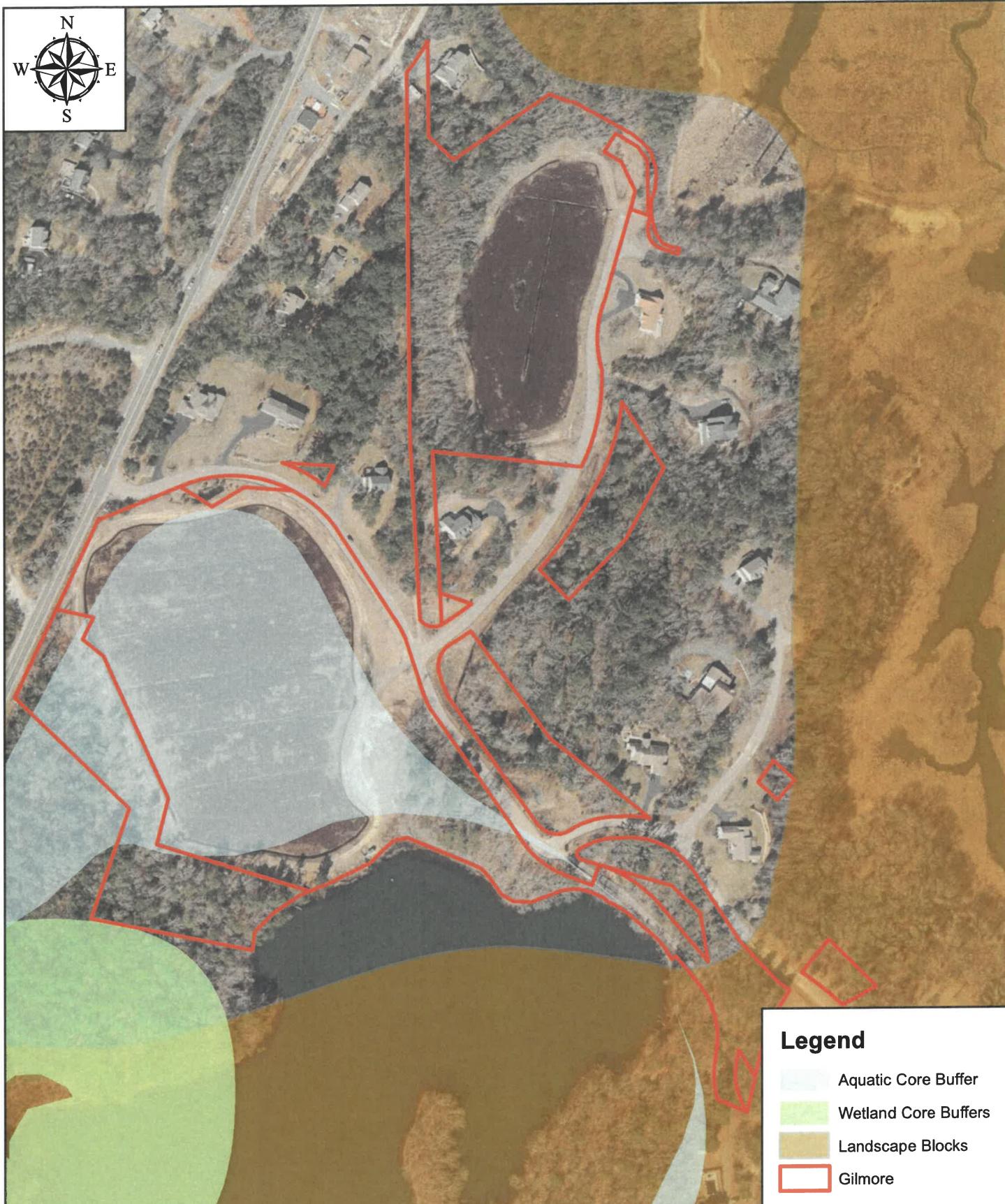
Parcel ID	Book	Page	Map Number	Parcel Number
075-000-009-029	39886	249	75	9-29
075-000-009-030	41493	103	75	9-30
075-000-009-031	41493	103	75	9-31
075-000-009-032	41493	103	75	9-32
075-000-009-033	41493	103	75	9-33
075-000-009-035	41493	103	75	9-34
075-000-009-035	41493	103	75	9-35
075-000-009-036	41493	103	75	9-36
075-000-009-037	41493	103	75	9-37
075-000-009-038	41493	103	75	9-38
075-000-009-039	41493	103	75	9-39
075-000-009-040	39516	334	75	9-40
075-000-009-044	39516	334	75	9-44



Gilmore Property BioMap Core Habitat

1:3,000

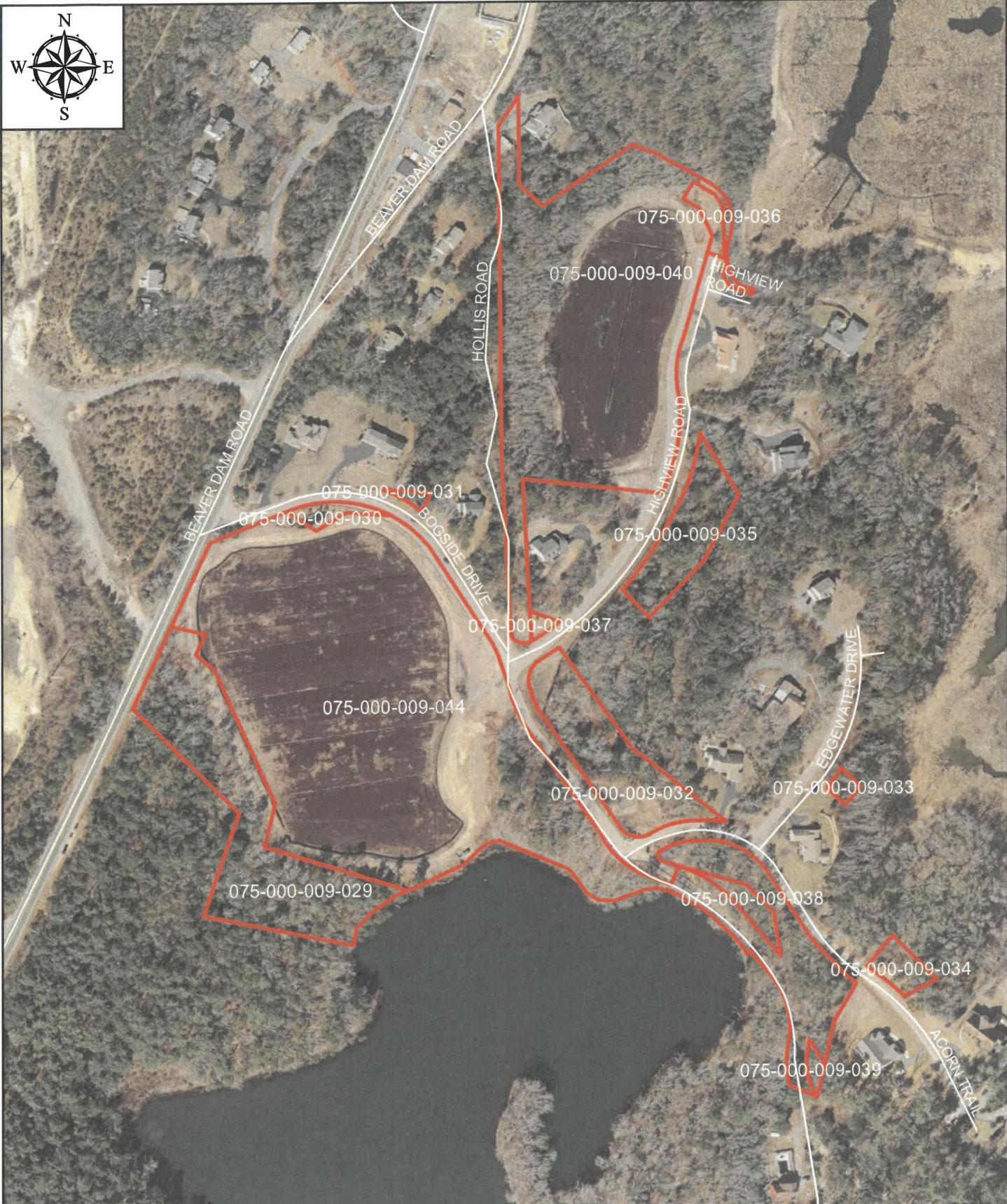
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**Gilmore Property
BioMap
Critical Natural Landscape**

Legend

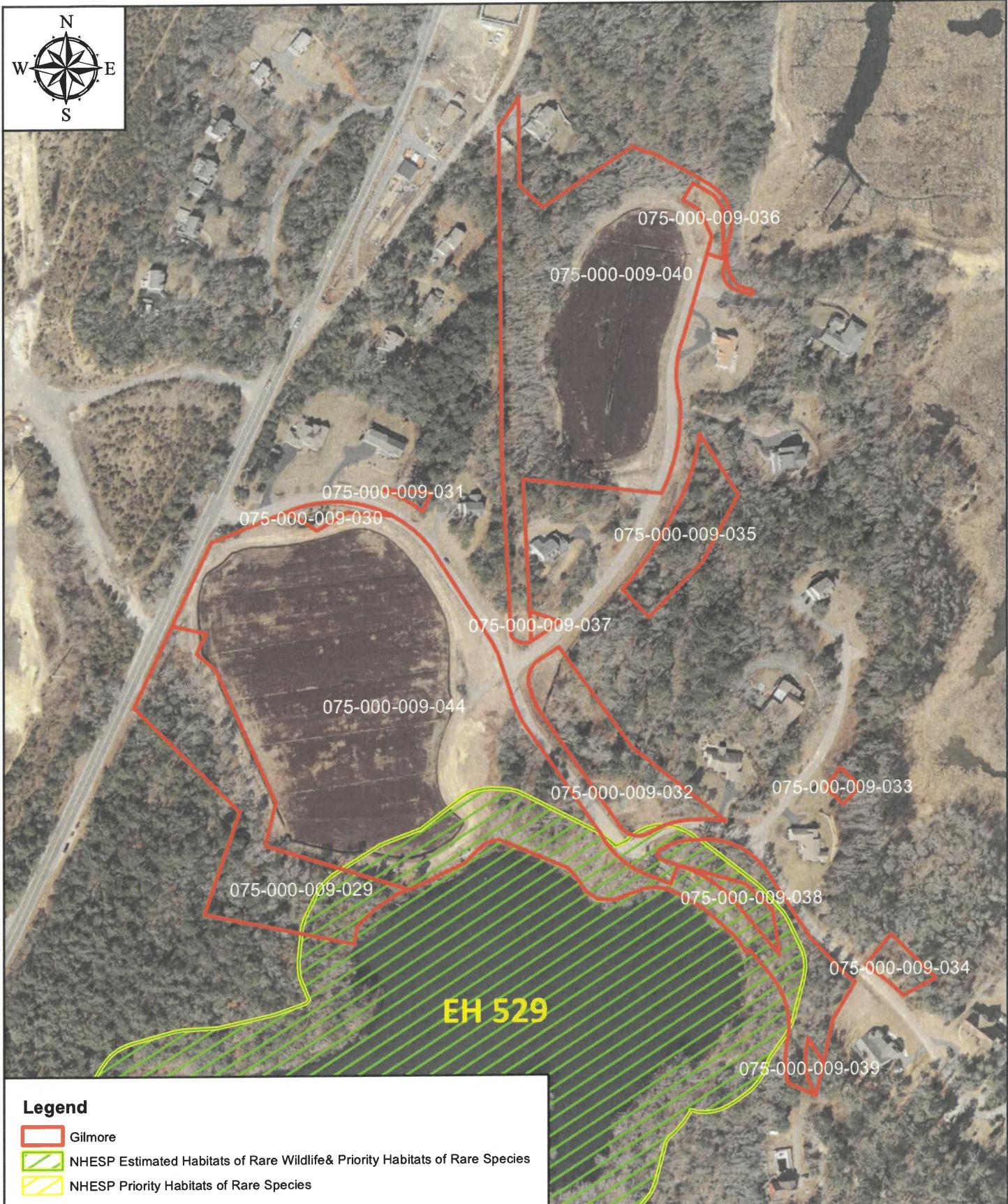
- Aquatic Core Buffer
- Wetland Core Buffers
- Landscape Blocks
- Gilmore



**Gilmore Property
Locus Map**

1:3,216

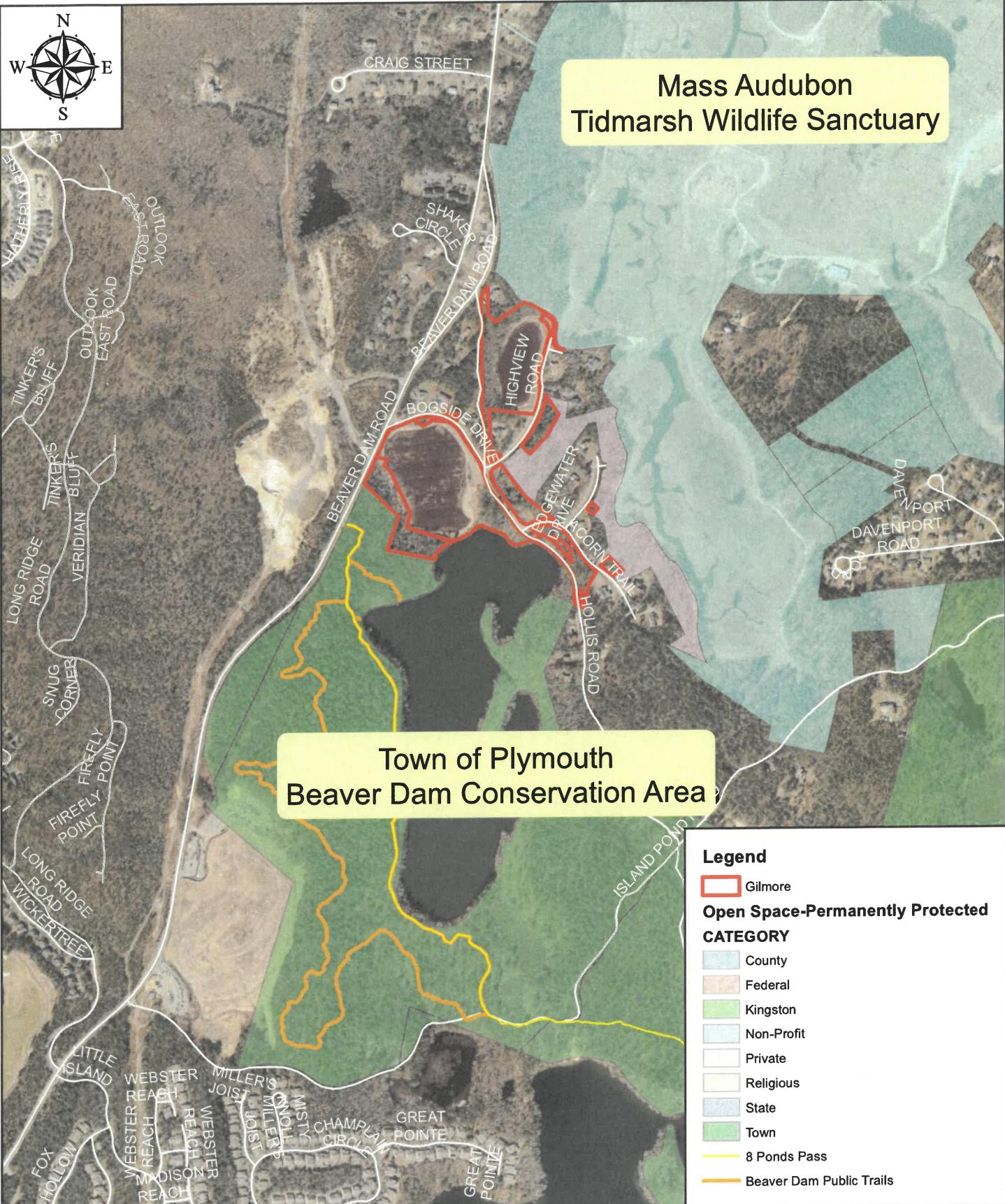
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Feet



Gilmore Property NHESP

1:3,216

0 90 180 360 540
Feet



Gilmore Property Open Space Context

1:10,000

0 280 560 1,120 1,680
Feet

Letter of Transmittal

March 4, 2025

David Gould, Director
Department of Energy and Environment
Town of Plymouth
26 Court Street
Plymouth, MA 02360
by email: dgould@plymouth-ma.gov

Scott MacFaden, Land Protection Director
Wildlands Trust
675 Long Pond Road
Plymouth, MA 02360
by email: smacfaden@wildlandtrust.org

Dear Mr. Gould and Mr. MacFaden:

As requested, I have prepared the following Appraisal Report of thirteen parcels located at Bogside Drive, Highview Road, Acorn Trail, Hollis Road, Edgewater Drive, and 264 Beaver Dam Road, Plymouth, Massachusetts. The purpose of the appraisal is to estimate the market value of the herein-described property, as of February 10, 2025. The intended use of the appraisal is for decision making relative to a possible purchase of the property and for obtaining grant funding from the Commonwealth of Massachusetts. In addition to the Town of Plymouth and Wildlands Trust, another intended user of this report is the Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts.

It is my opinion and conclusion that the market value of the herein-described property, as of February 10, 2025, is \$600,000. This value does not take into account the rollback tax of about \$18,600, which would become due under Chapter 61A, for converting Lot 9-29 from farmland to a buildable lot.

This appraisal is based on the hypothetical condition that an adequate lift pump has been installed for flooding the bogs. Without this hypothetical condition, the value of the property would be somewhat less.

Letter of Transmittal

This letter of transmittal is followed by the narrative appraisal report, further describing the subject property and containing some of the reasoning and pertinent data leading to the estimated value. This report has been prepared under Standard 2 as an Appraisal Report, in conformity with the Uniform Standards of Professional Appraisal Practice, and in conformity with the EOEEA Specifications for Analytical Narrative Appraisal Reports, dated February 13, 2015.

Respectfully submitted,



Mark D. Truran
Massachusetts Certified General
Real Estate Appraiser #4460

Identification of the Property Legal Description

The subject property is identified as six assessed lots on Plymouth Assessor's Map 75, with title references, for documents recorded at the Plymouth County Registry of Deeds, Plymouth Massachusetts, as shown below. The property is owned by Gilmore Cranberry Co., Inc. The property, excluding Lot 9-29, has been on the market and listed in MLS-PIN by Realtors Beth Van der Veer and Jana Correia, since September 10, 2024, with an asking price of \$1,025,000. A listing, with an asking price of \$499,900, was prepared for Lot 9-29, but it was never put on the open market for sale.

Assessed Lot	Title Reference: Book-Page	Deed Date
9-29	39886-249	4/29/2011
9-32 (including 9-31, 9-37, 9-38, 9-39)	41493-103	6/11/2012
9-33	41493-103	6/11/2012
9-35 (including 9-30, 9-34, 9-36)	41493-103	6/11/2012
9-40	39516-334	1/6/2011
9-44	39516-334	1/6/2011

The above-referenced lots are shown on two recorded plans at the Plymouth County Registry of Deeds: "Definitive Rural Density Development Subdivision Plan of 'Beaver Dam Ridge' at Lots 8 & 9 as Shown on the 2003 Assessors Map 75 in Plymouth, Massachusetts", dated August 12, 2005, and recorded in Plan Book 50, Pages 388 through 394, and "Natural Heritage & Endangered Species Program Conservation Restriction Plan w/ Lotting Overlay & 100' M.A.H.W. Setback at 'Beaver Dam Ridge', Plymouth, Massachusetts", dated September 26, 2005, and recorded in Plan Book 53, Page 1108.

The subject property's lots were created by a Special Permit for Rural Density Development, recorded at the Plymouth County Registry of Deeds in Book 31188, Page 297. The Special Permit allows for nineteen building lots, three open space lots, and seven drainage lots;

Identification of the Property Legal Description

however, the recorded plan for the development (Plan Book 53, Page 1108) shows nineteen building lots, three open space lots, and ten drainage lots. The subject property consists of one of the building lots, two of the open space lots, and all ten of the drainage lots, identified as follows. The drainage facilities on the subject property's drainage lots are to be maintained by a homeowners' association.

Lots	Utility
9-29	Building lot
9-40 & 9-44	Open Space lots, privately held and used agriculturally
9-30, 9-31, 9-32, 9-33, 9-34, 9-35, 9-36, 9-37, 9-38, & 9-39	Drainage lots

The Special Permit requires that two of the nineteen building lots be devoted to affordable housing, with the affordable units to be constructed concurrently with or prior to the construction of market-rate units, so both affordable units must have been already constructed.

The Special Permit requires that dwellings be constructed for fire safety, without wooden roofs and with fire-resistance exterior materials as much as possible.

The Special Permit references a utility easement that passes through subject Lot 9-29. The recorded plans show that easement as adjacent to and parallel to Beaver Dam Road, with a width of 45 feet.

David Gould

Subject: FW: Closing costs

From: Kate McKay <kmckay@plymouth-ma.gov>
Sent: Tuesday, May 27, 2025 1:04 PM
To: David Gould <DGould@plymouth-ma.gov>
Subject: RE: Closing costs

I was! Apologies for not having reported it. Attorney Coppola verbally ballpinned it at \$5,000 to be on the safe side.

Kate

Kate McKay
General Counsel
Town of Plymouth
26 Court Street
Plymouth, MA 02360
508-747-1620 x 10250

From: David Gould <DGould@plymouth-ma.gov>
Sent: Tuesday, May 27, 2025 12:00 PM
To: Kate McKay <kmckay@plymouth-ma.gov>
Subject: Closing costs

Kate

Were you able to get a quote from the law firm on closing costs? I wanted to include it in our CPC application, if possible. Thanks.

David

David Gould
Director, Department of Energy and Environment
Town of Plymouth



Estimate #12403

12/12/2024

Prepared For:

Town of Plymouth -CPC
David Gould
Court St
Plymouth, MA 02360
Phone: 508-747-1620 X 10134 Fax:
Alt. Phone:
Email: DGould@plymouth-ma.gov

Prepared By:

Greg Brenner
Brenner Signs, LLC
66 Federal Furnace Rd.
Plymouth, MA 02360 USA
Phone: 508-747-3465 Fax:
Alt. Phone:
Email: MHolmes@brennersigns.com

Description: Cotton Brook Preserve signage

Estimated Time For Production: 21 working days

Quantity	Description	Each	Total	Taxable
1	Cotton Brook Preserve (2 sided 4'x3'x1.5" sign panels w/ sandbasted backgrounds)	3,440.00	\$3,440.00	
2	Routed & capped pressure treated posts - 10'x4x4 (2 for each Presrve site)	215.00	\$430.00	
4	Installation in concrete *additional costs my be added if differcult digging conditions are found*	218.00	\$872.00	
		Subtotal	\$4,742.00	
		Total	\$4,742.00	

Terms: 50 % Deposit required, Balance due upon completion. We accept all major Credit Cards. Projects in excess of \$2000. will incur a 3.5% processing fee if paid by a credit card. Any balance owed after 30 days has Interest added. Any collection costs that accrue are the responsibility of the deptor.

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by

Date

Amt. Paid Today

Worksheet of Anticipated Stewardship Endowment Costs

Wildlands Trust (“WLT”) has agreed to help the Town of Plymouth implement the Community Preservation Act by co-holding a conservation restriction (“CR”) on the property referenced above, which was acquired in whole or in part with CPA open space funds. The result will be a perpetual obligation to monitor and enforce this CR. To accomplish this effectively WLT must have the necessary funds to fulfill its responsibilities.

Based upon our previous monitoring work, as well as the experience of other land trusts across the country, WLT is able to make an informed calculation of the costs incurred in monitoring each property. These costs include staff time on the property, review of property information and reporting, and relationship building with landowners to help avoid violations. Additionally, funds are included for staff oversight of reserved rights.

From time to time, WLT’s monitoring visits might reveal violations of the CR’s terms. Often, these violations are attributable to third parties. In the worst case, WLT is prepared to defend a CR in court if necessary, but must have the funds to do so. Toward that goal, a portion of the total endowment is placed into WLT’s legal defense fund.

A. Assumptions

1. Staff and Overhead Costs

Total: Staff Costs	\$ 65.00
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2. Monitoring Costs

Staff Time for Monitoring	
Pre-monitoring	<u>1 hour</u>
Monitoring	<u>1 hour</u>
Post-monitoring (report, record keeping, follow-up, etc.)	<u>1 hour</u>

3. Frequency of Exercise of Reserved Rights (CR only)

How often will reserved rights be exercised in a 20-year period?	<u>1 Time</u>
Therefore the likelihood of exercise of right in one year is:	<u>5%</u>
Average staff hours to review exercise of reserved rights per time	<u>1 Hour</u>
# of site visits required to review/approve exercise of right per time	<u>1 Visits</u>

4. Annual Landowner Relations

Staff time needed for annual landowner relations	<u>1 hour</u>
Estimated hard costs per land owner (e.g. newsletter, postage, etc.)	<u>\$ 12.50</u>

5. Property Violation

How often are negotiations anticipated in a 20-year period?	<u>1 Time</u>
Therefore the likelihood of negotiations in one year is?	<u>5%</u>
Average staff hours needed for negotiations to head off (stop) violation	<u>2 Hours</u>
Number of site visits required to head-off (stop) violation	<u>1 Visits</u>

6. Endowment Assumptions

Average 30-year Treasury bond rate of return	<u>5.31%</u>
Average 30-year inflation rate	<u>2.50%</u>
Therefore the Treasury Bond rate less the inflation rate is	<u>2.81%</u>

B. Annual Expenses

1. Annual Monitoring Expenses

Pre-monitoring staff costs: hourly staff rate x staff time needed	<u>\$ 65</u>
Monitoring staff costs: hourly staff rate x staff time needed	<u>\$ 65</u>
Post-Monitoring staff costs: hourly staff rate x staff time needed	<u>\$ 65</u>
Subtotal: Annual Monitoring Expenses	<u>\$ 195.00</u>

2. Annual Landowner Relations Costs

Staff Costs: hourly staff rate x hours needed	<u>\$ 65.00</u>
Supply costs (newsletter, mailings, etc.)	<u>\$ 12.50</u>
Subtotal: Annual Landowner Relations Cost	<u>\$ 77.50</u>

3. Per Year Cost of Exercise of Reserved Rights (CR only)

Staff Costs of Exercise of Reserved Rights every 20 years (hourly staff rate X estimated hours needed)	<u>\$ 65</u>
Times percentage likelihood of right being exercised per year	<u>X 5%</u>
Subtotal: Per Year Cost of Exercise of Reserved Right	<u>\$ 3.25</u>

4. Per Year Cost of Negotiations to Head Off/ Stop Violations

Staff Costs to head off one violation every 20 years (hourly staff rate X estimated hours needed)	<u>\$ 130</u>
Times percentage likelihood of negotiations per year	<u>X 5%</u>
Subtotal: Per Year Cost of Negotiations	<u>\$ 6.50</u>

Total Annual Expenses (sum of all subtotals)

\$ 282.25

C. Endowment to Fund Annual Expenses

Total Annual Expenses (see above) divided by .0281 (from part A. 6.)	<u>\$10,044.48</u>
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D. Legal Defense Fund Contribution **\$ 1004.44**

E. Baseline Documentation Report Preparation Fee **\$ 1000.00**

\$1500 for private property CR's
\$1000 for municipal CR's

Total: Endowment to Fund Annual Expenses	\$ <u>10,044.48</u>
Total: Legal Defense Fund Contribution	\$ <u>1004.44</u>
Baseline Documentation Report Preparation Fee	\$ <u>1000.00</u>
Total: Stewardship funds needed to accept, monitor, and defend CR	\$ <u>12,048.92</u>

If you have any questions regarding this calculation, please contact us to discuss further.