

ATM 16G – CPC – Little Sandy Pond

draft minutes from 3/3/16 A&F meeting

Bill Keohan, CPC Chair, presented Article 16G. CPC would like to appropriate \$175,000 to purchase 26 acres off Little Sandy Pond Road and Livingston Drive. The land is across the street from Camp Massasoit and Elbow Pond. To the north, the town owns open space which abuts this property. There is also a well servicing the residential drinking water to the Ponds of Plymouth. This purchase will also help preserve water resources as the nearby great Herring Pond flows into the Cape Cod Canal. The power lines to the west side act as a natural wildlife corridor. The property is in a location for passive recreational walking trails. There is an abutting subdivision which is developing trails on its property as well. The parcel appraised for \$425,000 we offered \$175,000 as a bargain sale. Massachusetts grants incentives for these types of sales where the buyer can take the difference between the appraisal price and the sale price in tax credits with the State. Also, we have been in discussion with Camp Massasoit about the possibility of purchasing that property but we are at an impasse.

Questions:

You mentioned the source of well servicing the Ponds of Plymouth, what is the direction of the flow of the water table in this area? Wouldn't this be downstream of the well? (J Moody) Not sure, will have to check with the Water Department.

Comment

Steve Striar said that with the well separation and the natural heritage priority area, this lot is reduced to 60-70% developable which would be the size of a 5 lot subdivision at most, not what is indicated in the packet of materials. A prior appraisal shows this land valued at \$290,000. It does not abut town property. It is misleading. He hopes the town does not purchase this property.

Patrick O'Brien made a motion to recommend ATM Article 16G to Town Meeting. Marcus McGraw, second. The motion carries unanimously (11-0-0). The Chair voted in opposition which would only count in the event of a tie.