

## ARTICLE 15:

ARTICLE 15: To see if the Town will vote to transfer the care, custody, management and control of the following parcels of land from the Town Treasurer for the purpose of sale at auction to the Conservation Commission for conservation and open space purposes pursuant to G.L. c. 40, s.8C

<u>Parcel ID</u>	<u>Location</u>
<u>West Plymouth</u>	
106-000-001-310	Off Pimental Way (off S Meadow Rd)
106-000-006A-000	Off Pimental Way (off S Meadow Rd)

### Manomet

045-000-036B-008      Bulrush Lane  
Or take any other action relative thereto.  
CONSERVATION COMMISSION

### **RECOMMENDATION: Approval (12-1-0)**

The Advisory & Finance Committee recommends Town Meeting approve Article 15. Town Meeting approval of this article will transfer the parcels from the Town Treasurer to the Conservation Commission for conservation and open space purposes. The three parcels were taken by the Town through a tax lien proceeding. The parcels comprise a total of nearly 18 acres.

# Memorandum

**To:** Advisory and Finance Committee

**From:** Evelyn Strawn, Chairperson – Conservation Commission  
Betsy Hall, Chairperson – Open Space Committee  
Richard J. Vacca, JD – Conservation Planner 

**Date:** September 14, 2015

**Re:** **ARTICLE 15**

The Conservation Commission, in cooperation with the Open Space Committee seeks to convey three parcels of Tax-Title/Foreclosed land to the Care and Custody of the Conservation Commission, including any easements (utility, drainage, et al.).

*To see if the Town will vote to transfer the following parcels from the Town Treasurer to the Conservation Commission for the purpose of maintaining protected Open Space...or take any other action relative thereto.*

<u>Parcel ID</u>	<u>Size</u>	<u>Location</u>	<u>Yr. of Judgement</u>	<u>Assessment</u>
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**WEST PLYMOUTH – 2 parcels**

106-000-001-310	1.249 ac	Pimental Way	1980	\$148,800
106-000-006A-000	13.179 ac	Pimental Way	1999	\$128,000

**MANOMET – 1 parcel**

045-000-036B-008	3.539 ac	12 Bulrush Lane	2004	\$ 39,800
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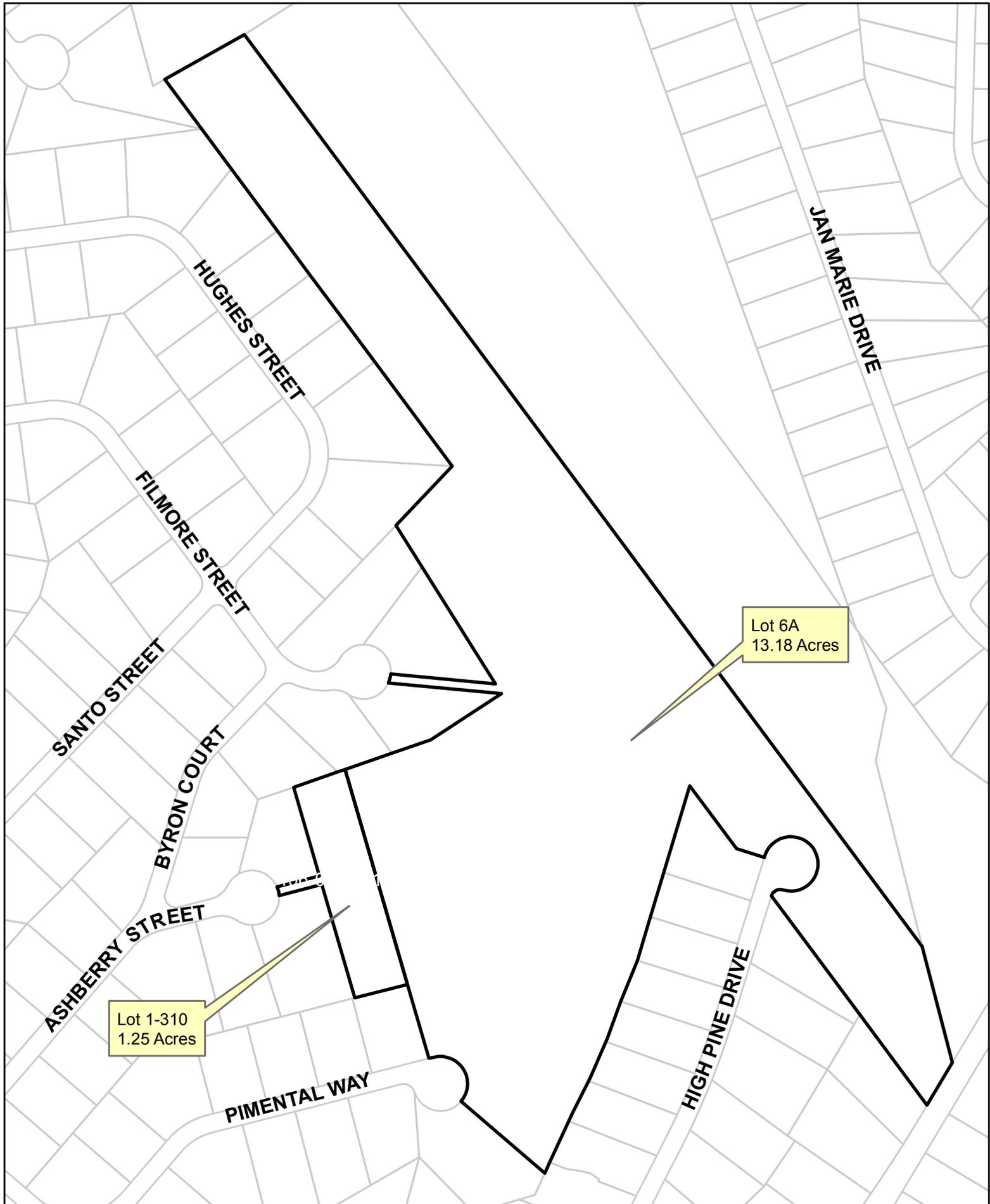
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All properties in Tax Title are vetted by the Assessor prior to being presented to the Open Space Committee or the Conservation Commission. Specifically, Engineering, Marine & Environmental Affairs (MEA), DPW, Planning and Conservation have the opportunity to review the list and provide written comments with respect to the use of the parcels and whether there is an interest in changing

the use. Planning and Conservation and MEA were in concurrence with designating these parcels as open space while Engineering and DPW expressed an interest in acquiring/maintaining the drainage easements on the West Plymouth parcels.

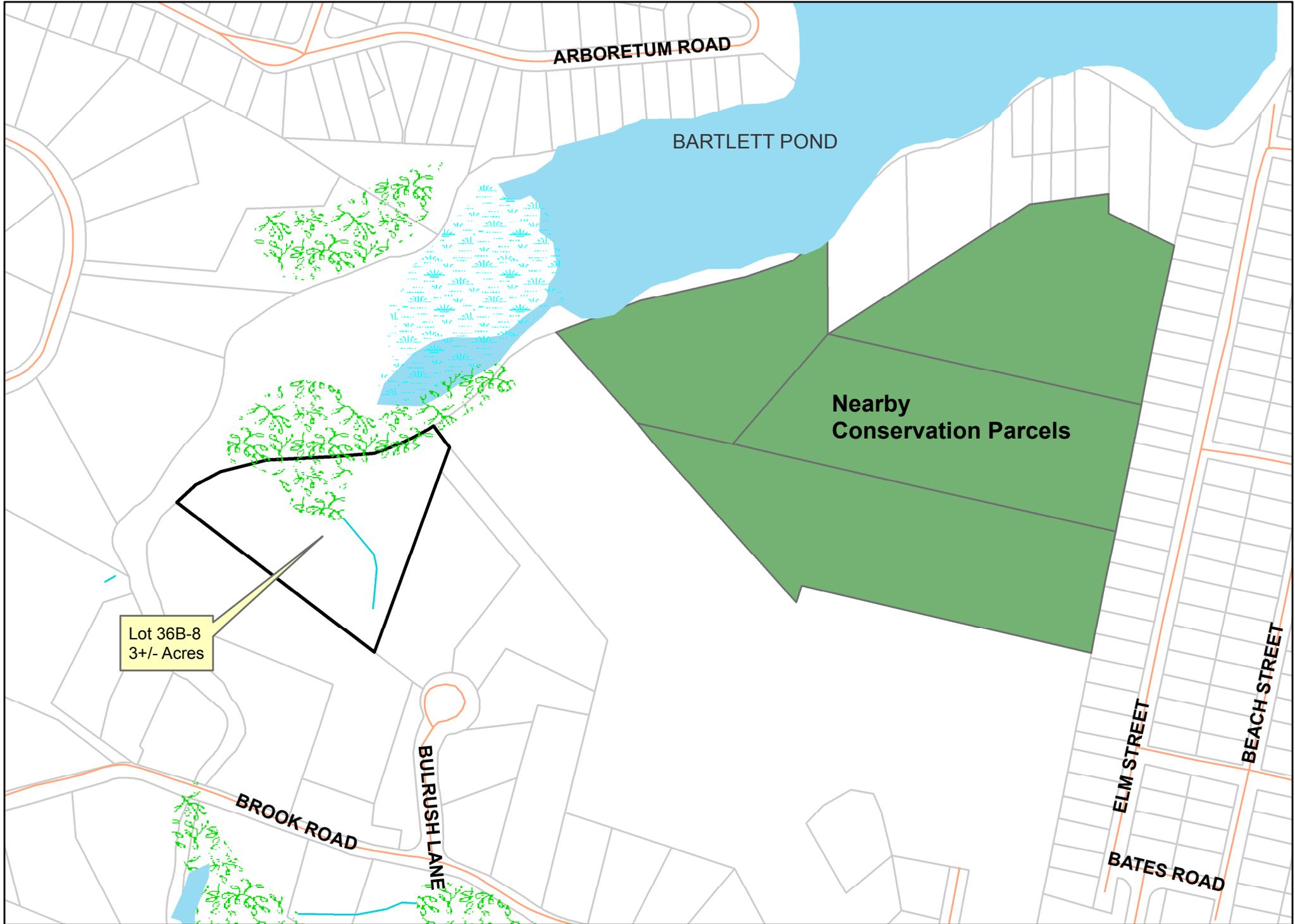
As part of the analysis, the assessed value of these properties was found to be approximately \$300,000.00, which results in taxes to the Town in the amount of approximately \$5,000 per year.

The parcels are not being considered for auction because Bulrush Lane and the larger of the two Pimental Way properties are designated as unbuildable (LUC-132). Both of the West Plymouth parcels are also encumbered by drain and utility easements which impact on the use(s) of the subject properties.



Fall Town Meeting 2015  
Tax Title Lots: 106-000-001-310 & 106-000-006A-000





Fall Town Meeting 2015  
Tax Title Lot: 045-000-036B-008

