

Recommendations for Fall 2025



by Plymouth's Open Space Committee

Citizens working to protect open space having maximum benefit to Plymouth

The Open Space Committee asks for your support of Article 15 of Fall Town Meeting

Article 15 proposes that 10 tax-title properties owned by the Town to be transferred to the care and custody of Plymouth's Conservation Commission. The Committee selected these properties for the high conservation and/or public benefits they offer the Town. All were acquired by the Town prior to 2021. The individual properties are listed in the Fall Town Meeting Warrant.

As part of this article, the Committee also asks for \$12,500.00 for legal fees & title work required for these land record conveyances.



2025 Fall Town Meeting, Article 15: Tax Title Property Conveyance

The Open Space Committee has received a favorable vote from the Select Board to support Article 15 for the care, custody, management and control of the parcels listed below as on file with the Town Clerk, from the Town Treasurer for tax title purposes to the Conservation Commission for conservation / open space purposes.

As part of this article, the Committee is seeking for applicable funding for legal fees / title work for said conveyances in the amount of \$2,500.00 / conveyance, for a total of \$12,500.00. This is based on five (5) separate existing foreclosures, as shown in the table below.

Parcel ID	Location	Legal Reference	Recording Date
060-000-008-000	4 – 10 Mountain Hill Road	(1)Bk. 26569, Pg. 080	September 19, 2003
076-000-026-002	95 Beaver Dam Road	(2)Bk. 35653, Pg. 11	February 27, 2008
076-000-026-003	95 Beaver Dam Road	(2)Bk. 35653, Pg. 11	February 27, 2008
076-000-026-004	95 Beaver Dam Road	(2)Bk. 35653, Pg. 11	February 27, 2008
114-000-019-071	Off Spinnaker Drive	(3)Bk. 13379, Pg. 320	January 18, 1995
114-000-019-072	Off Bourne Road	(3)Bk. 13379, Pg. 320	January 18, 1995
114-000-000-000	Off Spinnaker Drive	(3)Bk. 13379, Pg. 320	January 18, 1995
123-001P-1226-000	Off Blueberry Road	(4)Certificate. 107239	May 15, 2009
123-001P-1227-000	Off Blueberry Road	(4)Certificate. 107239	May 15, 2009
124-000-009-112	Off Bourne Road	(5)Document. 683464	October 31, 2011

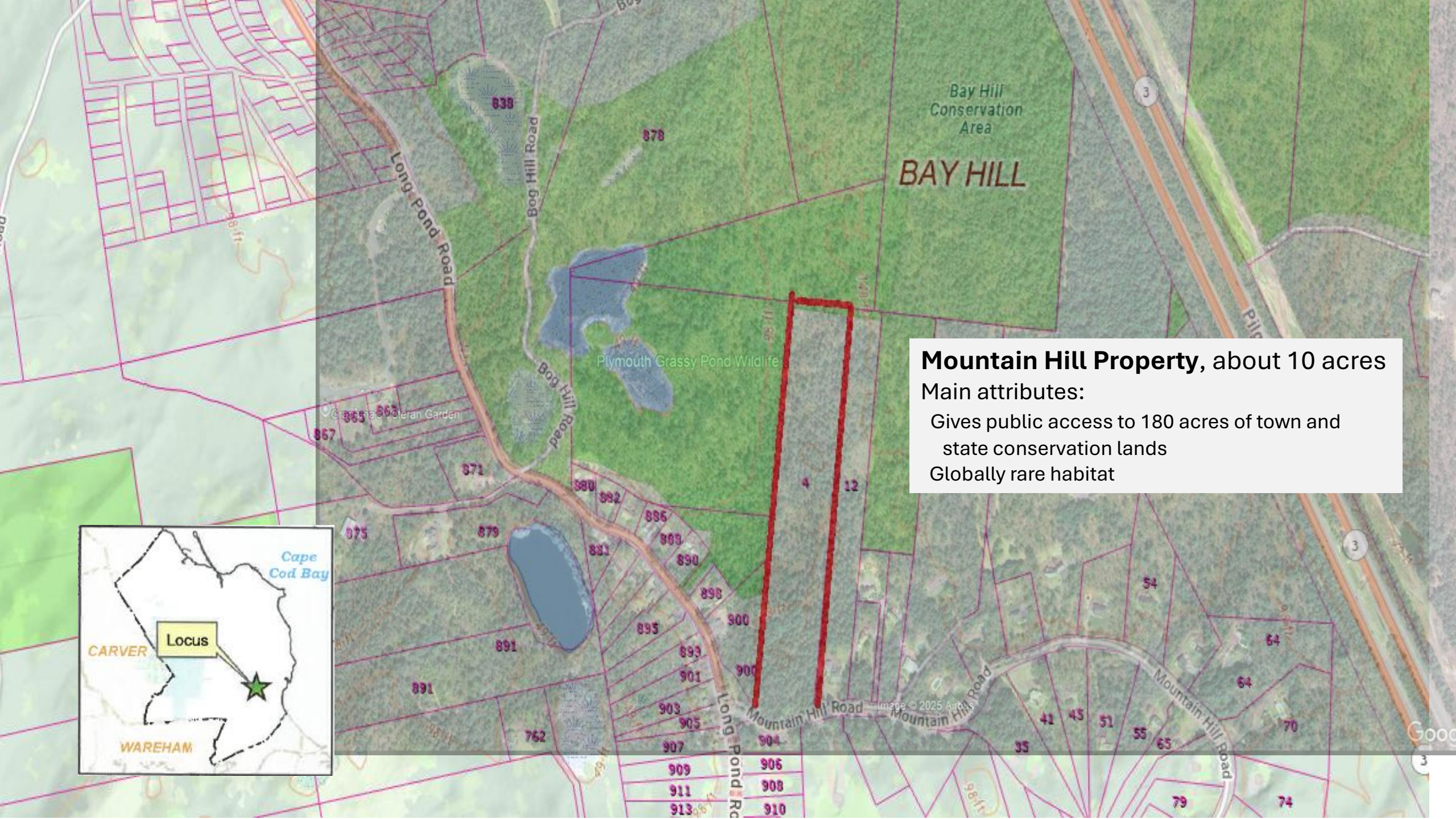
Please note that the current Town policy for all tax title property conveyances, including auction sales, are subject to a Deed Restriction, such that no primary structure shall be constructed (such as a dwelling). Ancillary structures (septic systems, pools, sheds, etc.) would be allowed.

Mountain Hill Road (Parcel ID: 060-000-008-000)

Lot 60 lies within the Rural Residential (RR) Zone and is located off Mountain Hill Road, along Long Pond Road and just north of Lunn's Way, and consists of +/- 10 acres of primarily forested vegetation. As noted above, Lot 60 was foreclosed back in 2003. Current assessment is: \$479,000.

- This property would provide excellent public access to the Bloody Pond Conservation and Grassy Pond Non-Game Areas, encompassing approximately 180 acres of existing protected open space.
- A drainage easement located at the southern end of the property will be provided to the Town for stormwater system maintenance and repair.





Mountain Hill Property, about 10 acres
Main attributes:
Gives public access to 180 acres of town and state conservation lands
Globally rare habitat

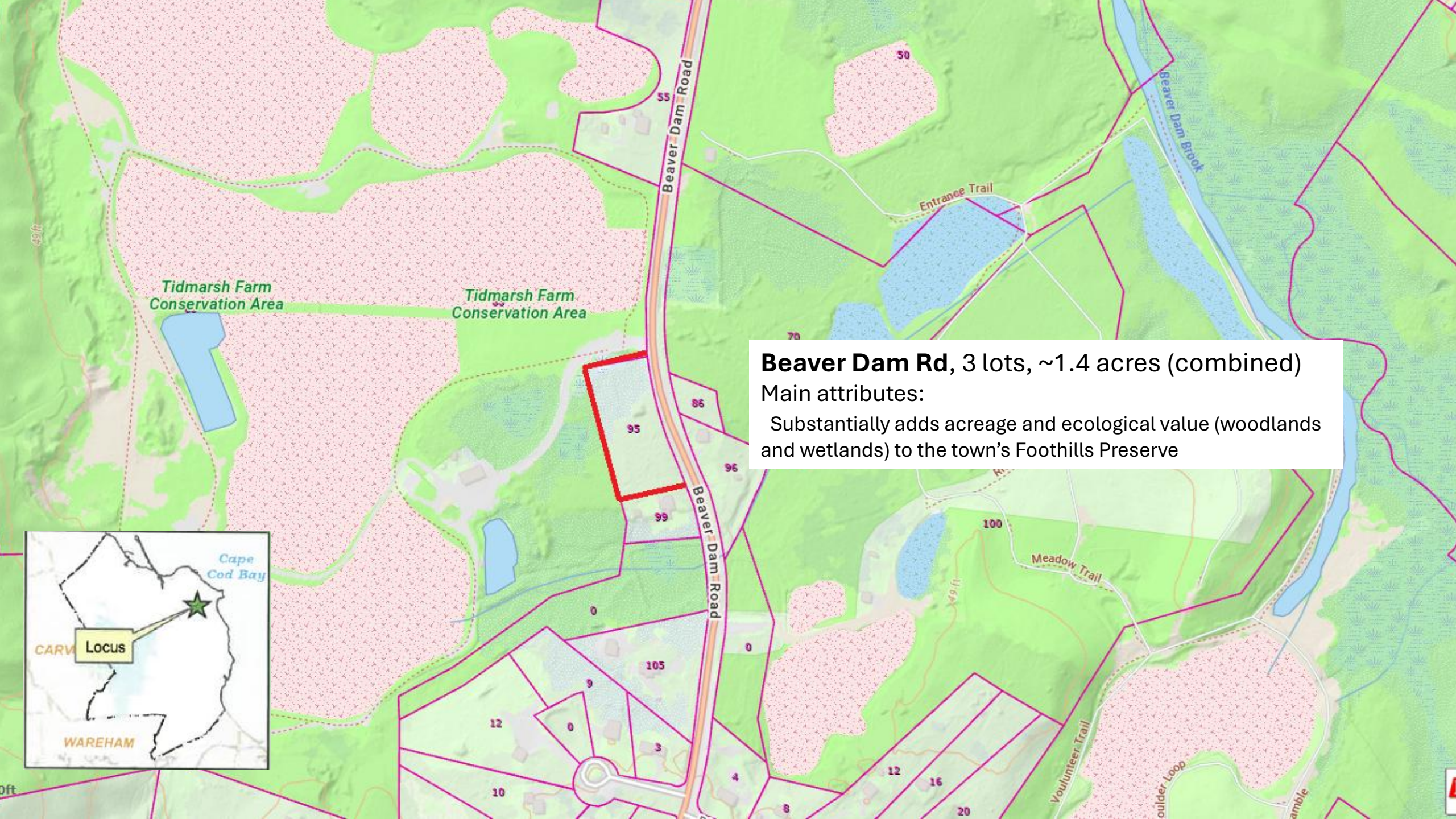


Beaver Dam Road (Parcel ID: 076-000-026-002 & 003 & 004)

Lots 26-2, 3 and 4 are located within the R25 Zone and lie along Beaver Dam Road, abutting the Foothills Preserve and consists of +/- 1.4 combined acreage. Final foreclosure was recorded in February 2008. The combined assessment for the three parcels is: \$31,400.

- A portion of these partially wooded lots contain DEP mapped wetland features (Shallow Marsh Meadow) and fall within Plymouth's Aquifer Protection Zone – Area 3 (Contributing Area of Significant Recreational Water Bodies).
- Conveyance of these properties would substantially add to the ecological value of the Foothills Preserve by providing a permanently protected green buffer between it and Beaver Dam Road.





Beaver Dam Rd, 3 lots, ~1.4 acres (combined)

Main attributes:

Substantially adds acreage and ecological value (woodlands and wetlands) to the town's Foothills Preserve



Jakes Pond & Spinnaker Drive (Parcel ID: 114-000-019-071, & 072 & 000)

Lots 19-71, 19-72 and 000 are located within the R25 and Rural Residential (RR) Zones and lie within the Landmark Estates Subdivision, off Bourne Road and Spinnaker Lane. These lots were initially created as common open space for the development, which included Jake's Pond along with a beach area and green buffer from Bourne Road and the abutting subdivision. A Final Judgement was recorded in January 1995.



- Portions of these lots lie with Plymouth's Aquifer Protection Zone II, as well as Area 3 (Contributing Area of Significant Recreational Water Bodies).
- Conveyance of these +/-13.5 acres into Conservation status will help protect the existing rural character of the subdivision while maintaining a legacy of passive recreation to the area.
- Note that an access easement for the Fire Dept to Jake's Pond (Lot 000) will be noted on the deed.
- Note that the Assessors Office has not assigned a current assessment for these three properties.

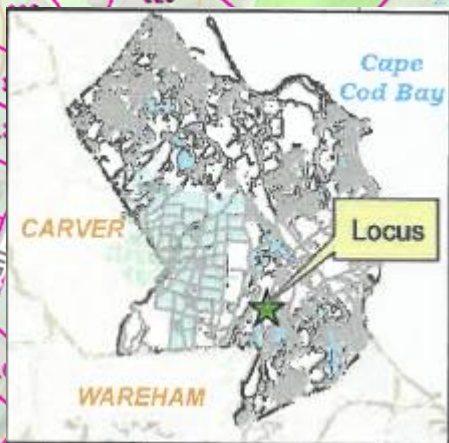
PLYMOUTH

Manternach

Jakes Pond Property, about 14 acres

Main attributes:

- Protection of classic coastal plain pond habitat
- Adds protection to the globally rare Plymouth Gentian
- Adds to Aquifer protection (zone II)
- Preserves community open space



Jakes Pond

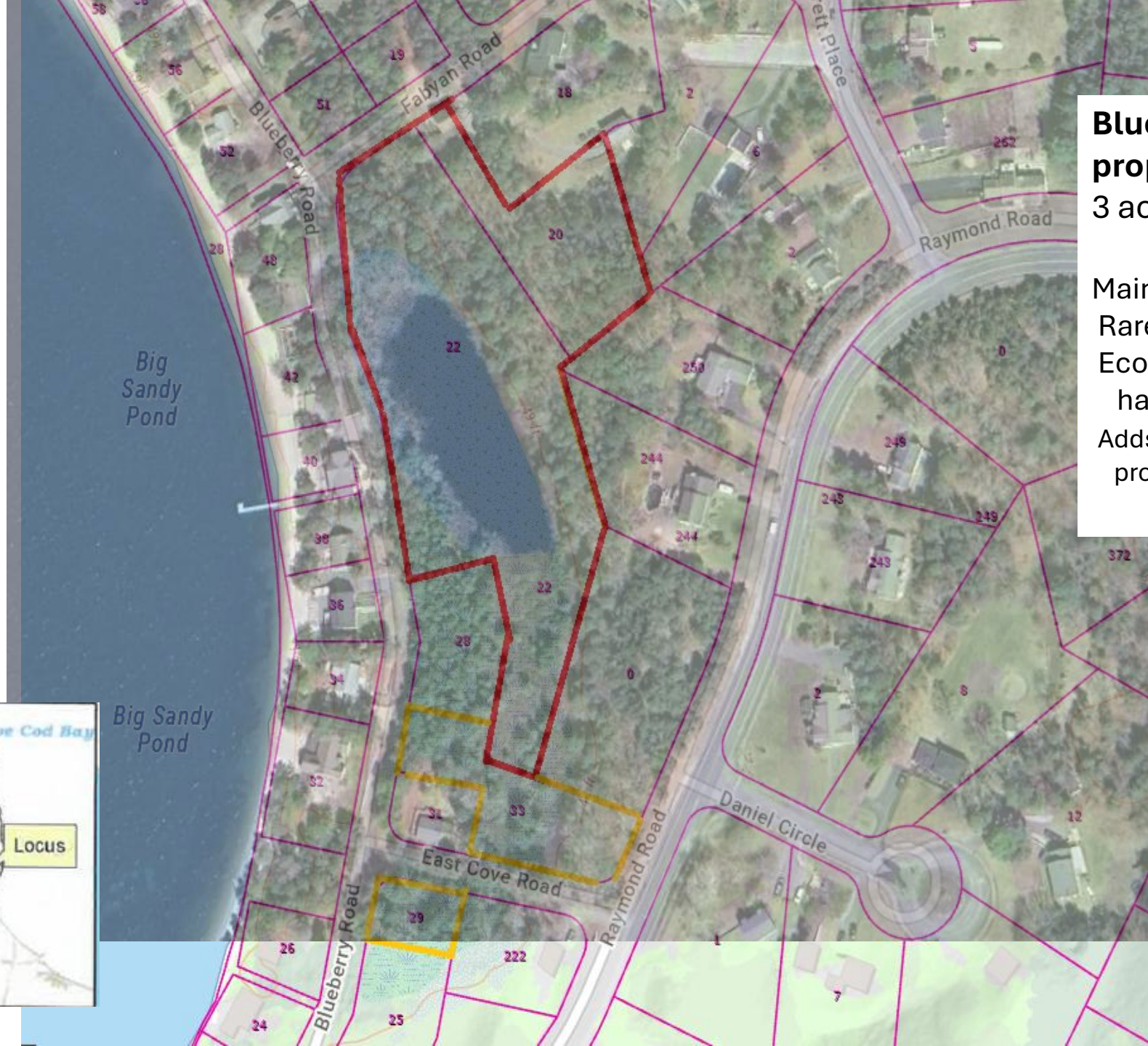
Wall Pond

Blueberry Road (Parcel ID: 123-001P-1226-000 & 1227)

Lots 1P-1226 and 1P-1227 lie within the R25 Zone and are located along Blueberry Road and Fabyan Road, near Big Sandy Pond. The current assessment for these two properties is: \$46,700.

- A significant portion of these two properties, consisting of a combined +3 acres, lie within Natural Heritage Priority Habitats of Rare Species, as well as Area 3 (Contributing Area of Significant Recreational Water Bodies) of Plymouth's Aquifer Protection District.
- Blueberry Conservation Area: A small, but important, cluster of lots directing abutting to the south are currently under Conservation protection.
- The addition of these two parcels would enhance this ecologically fragile habitat.





Blueberry Rd.; 2 properties, about 3 acres (combined)

Main attributes:
Rare wildlife habitat
Ecologically fragile habitat
Adds to town aquifer protection

Bourne Road (Parcel ID: 124-000-009-112)

Lot 9-112 is located within the Rural Residential (RR) Zone and located directly west of the intersection of Bourne Road and Pretto Way. The current assessment for Lot 9-112 is: \$119,000.

- A significant portion of this 5+ acre parcel consists of Little Rocky Pond, as well as Natural Heritage Estimated and Priority Habitats of Rare Species and Wildlife.
- Lot 9-112 falls within Plymouth's Aquifer Protection Zone II, Area 2 (Planned Future Well Site) and Area 3 (Contributing Area of Significant Recreational Water Bodies).
- This parcel will allow for public access to Little Rocky Pond and expand the existing trail connectivity, while enhancing the existing protected open space within the Bournewoods Subdivision.
- Please note that this lot directly abuts the northern edge of the 1,000 Acre Site.



Little Rocky Pond (~5.4 acres)

Abuts protected open space in the
Borne Woods subdivision,
Falls within Plymouth's aquifer protection
zones (including planned future well site),
Helps protect state-listed priority species,
Provides public access to a significant
recreational water body.

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100 200ft

Thanks for your attention

