

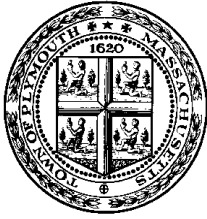
ARTICLE 16D:

ARTICLE 16D: To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise, for open space and recreational purposes pursuant to G. L. c.44B and to accept the deed to the Town of Plymouth, of a fee simple interest or less of land located off Black Cat Road in the Town of Plymouth comprised of 50 acres, more or less, shown on Assessors' Map 98 as Lot 68 and including Assessors' Parcels 090-000-025A, 090-000-039-001 and 090-000-025B-00Z, and further that said land be held under the care, custody and control of the Conservation Commission; and as funding therefor to appropriate \$425,000 for the acquisition and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G. L. c.44B, §11 and/or G.L. c44, §7, or any other enabling authority, which shall be reduced by the amount of any grants received by the Town pursuant to G. L.c.44B, ; and further to authorize the Board of Selectmen to grant a conservation restriction in said property in accordance with G. L.c.44B, §12 meeting the requirements of G.L. c.184, §§31-33; and to authorize appropriate Town officials to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.

COMMUNITY PRESERVATION

RECOMMENDATION: \$425,000 (Unanimous, 11-0-0).

The Advisory & Finance Committee advises Town Meeting to approve Article 16D. Approval of this article will appropriate \$425,000 from the Community Preservation Fund for open space purposes. Funds will be used to acquire approximately 50 acres off Black Cat Road, which will aid in preserving the headwaters of Town Brook.



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Thursday, February 12, 2015
Re: SPRING ANNUAL TOWN MEETING: CPA Article 16D

ARTICLE 16D: To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise, for open space and recreational purposes pursuant to G.L. c.44B and to accept the deed to the Town of Plymouth, of a fee simple interest or less of land located off Black Cat Road in the Town of Plymouth comprised of 50 acres more or less being made up of a portion of lot 25A-1 and Lot 39-2 shown on Plan #46 of 2014 and also lots shown on Assessors Map 90 Lot 25B and Assessors Map 98 Lot 69 said land to be held under the care, custody and control of the Conservation Commission, to appropriate \$425,000 for the acquisition and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum which shall be reduced by the amount of any grants received by the Town pursuant to G.L.c.44B, section 11 or G.L. c.44, section 7 or any other enabling authority; and further to authorize the Board of Selectmen to grant a conservation restriction in said property in accordance with G.L.c.44B, section 12 meeting the requirements of G.L. c. 184, sections 31-33; and to authorize appropriate Town officials to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.

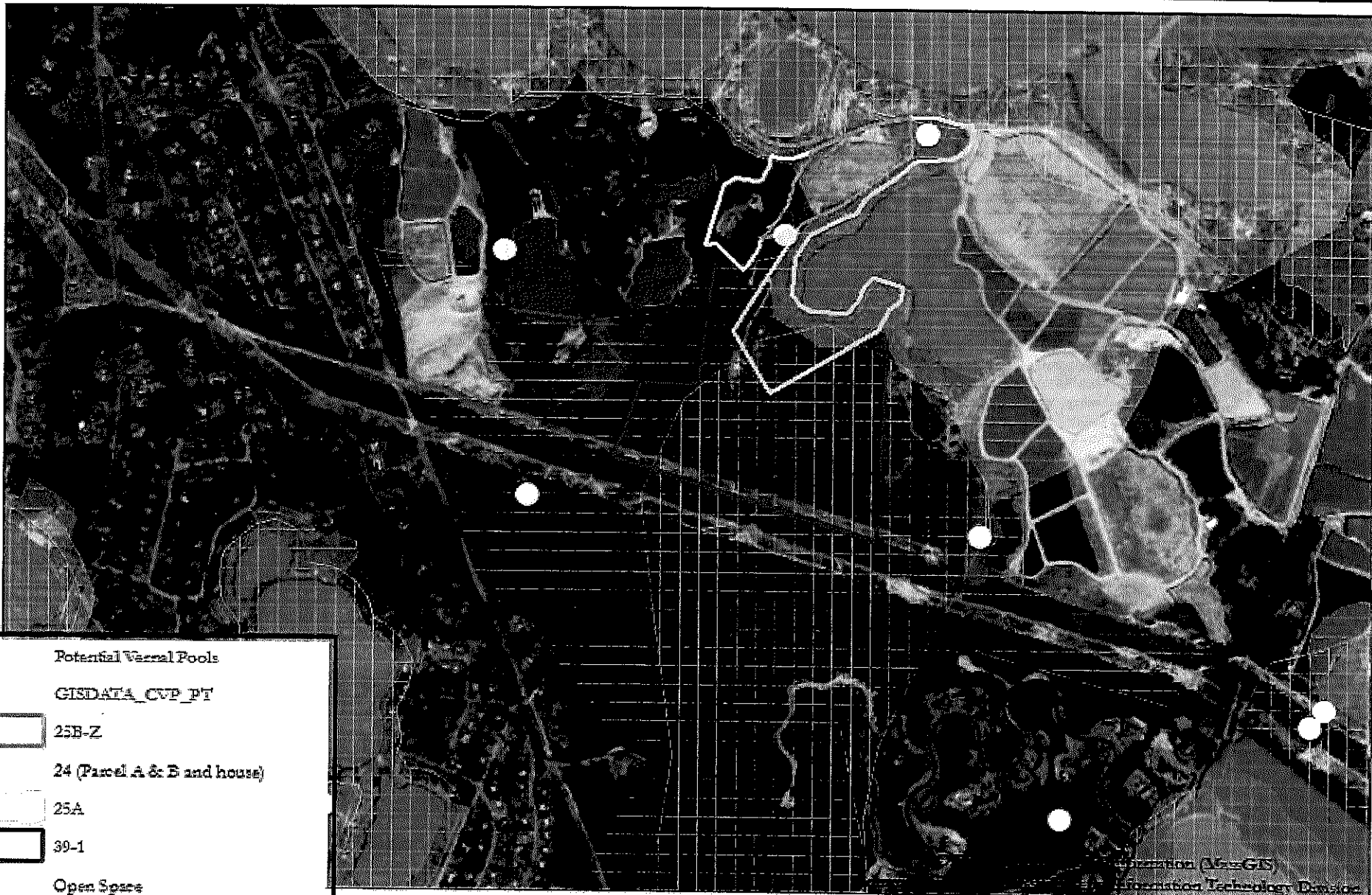
COMMUNITY PRESERVATION

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16D at its meeting held Thursday, February 12, 2015

SUMMARY & INTENT:

The Community Preservation Committee is recommending the purchase of land off Black Cat Road. The intention is to preserve the headwaters of the Town Brook. The water from this property runs to Billington Sea and down the Town Brook. The Town Brook is contributory to Plymouth Harbor.



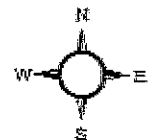
	Potential Vernal Pools
	GISDATA_CVP_PT
	25B-Z
	24 (Parcel A & B and house)
	25A
	39-1
	Open Space
	BioMap2 Core Habitat
	BioMap2 Critical Supporting Habitat
	Priority Habitat of Rare Species
	National Wetland Inventory

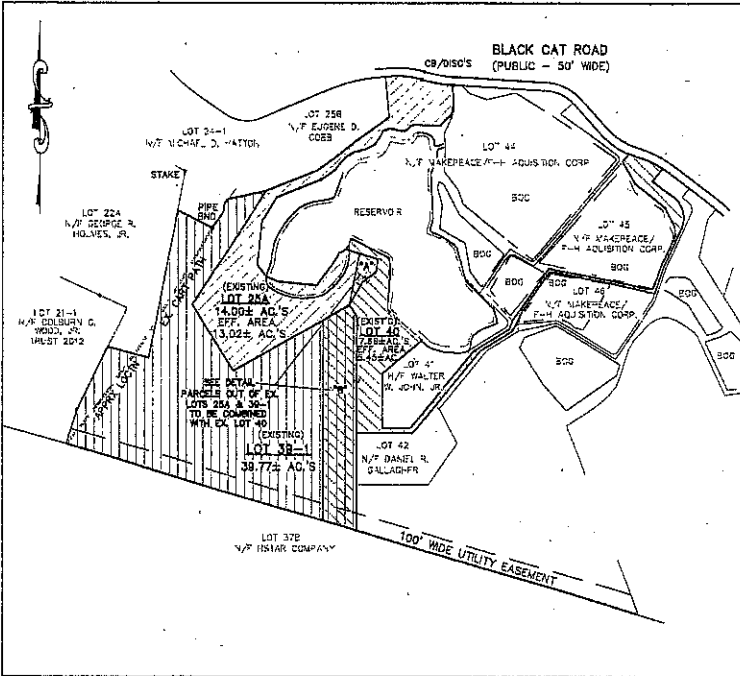
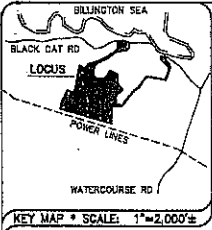
Cobb

Plymouth, Massachusetts

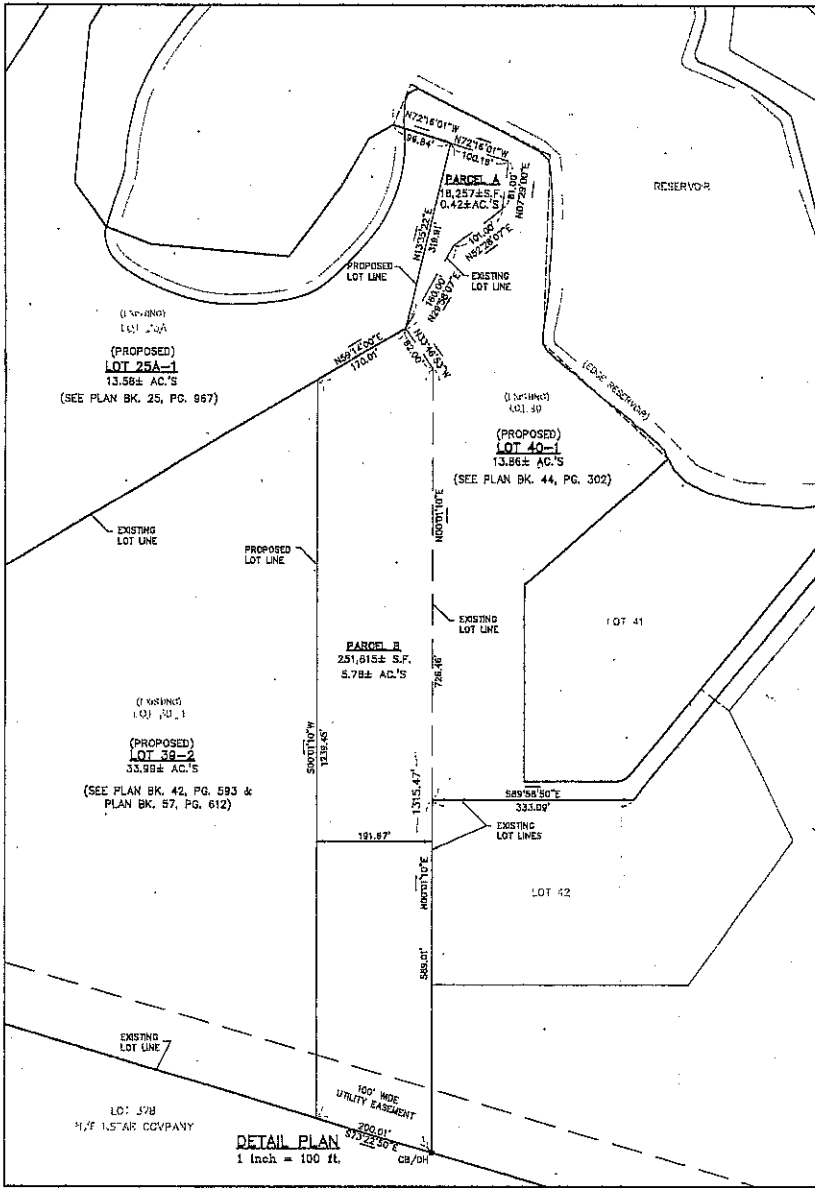
Information (M-GIS)
Information Technology Division

June 2013





OVERVIEW PLAN
1 inch = 360 ft.



DETAIL PLAN
1 inch = 100 ft.

THE PURPOSE OF THIS PLAN IS:
 - TO DIVIDE PARCEL A FROM LOT 25A, THE REMAINDER TO BE KNOWN AS LOT 25A-1.
 - TO DIVIDE PARCEL B FROM LOT 39-1, THE REMAINDER TO BE KNOWN AS LOT 39-2.
 - TO COMBINE PARCELS A & PARCEL B WITH LOT 40, TO BE KNOWN AS LOT 40-1.

PLAN REFERENCES

- PLAN BK 44, PG 302
- PLAN BK 42, PG 593
- PLAN BK 57, PG 612
- PLAN BK 25, PG 987
- PLAN BK 20, PG 923
- PLAN BK 24, PG 1121
- PLAN BK 18, PG 269
- PLAN BK 25, PG 1185
- PLAN BK 22, PG 1050
- PLAN BK 18, PG 965
- PLAN 71-1122
- PLAN 50-323
- PLAN 55-625

NOTE: SEE PLANS REFERENCED FOR ADDITIONAL CALCULATION, THE LINES, MONUMENTATION & OTHER INFORMATION

Plymouth County Registry of Deeds
 PLAN BOOK **58** PAGE **504**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
Walter M. Shaw January 13, 2014
 CLERK, PLYMOUTH PLANNING BOARD DATE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS EFFECTIVE JANUARY 1, 1976, AMENDED EFFECTIVE FEBRUARY 6, 1988.

Walter M. Shaw Jan 13, 2014
 CLERK, PLYMOUTH PLANNING BOARD DATE

NOTES:

- OWNER: LOT 25A
EUGENE D. COBB
185 BLACK CAT ROAD
PLYMOUTH, MA 02360
- FOR LOCUS DEED REFERENCE SEE BOOK 28911, PAGE 183
RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- OWNER: LOT 39-1
EUGENE D. COBB
185 BLACK CAT ROAD
PLYMOUTH, MA 02360
- FOR LOCUS DEED REFERENCE SEE BOOK 28911, PAGE 183
RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- OWNER: LOT 40
101 HAMMOND STREET REALTY TRUST
LEONARDUS W. T. VAN DER PLOEG, TR.
195 BLACK CAT ROAD
PLYMOUTH, MA 02360
- FOR LOCUS DEED REFERENCE SEE BOOK 41000, PAGE 337
RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- LOCUS IS SHOWN AS LOTS 25A, 39-1, & 40 ON PLYMOUTH ASSESSOR MAP 90
- LOCUS IS ZONED RURAL RESIDENTIAL

RESERVED FOR REGISTRY USE

LAND MANAGEMENT SYSTEMS, INC.
 PO BOX 999 * MANOMET, MA 02345
 REGISTERED LAND SURVEYORS & ENGINEERS

PLYMOUTH CO. REG. OF DEEDS
 FEB 04 2014
 2-4-14
 RECORDED

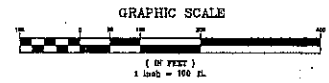
DESIGN BY: RAL	DATE: JAN. 08, 2014
CHECKED BY: JRP	DATE: MAR. 04, 2014
JOB NO.: 8021.L	SHEET 1 OF 1



LOT LINE ADJUSTMENT PLAN
 AT LOTS 25A, 39-1 & 40, ASSESSOR MAP 90
 IN PLYMOUTH, MASSACHUSETTS
 PREPARED FOR
EUGENE D. COBB

REVISIONS

NO.	DATE	DESCRIPTION	BY



Deed # 7367 City

114-46