



## TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

# MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee  
From: The Community Preservation Committee  
Date: Friday August 4, 2023  
Re: FALL TM 2023: CPA Article 9F

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**ARTICLE 9F:** To see if the Town will vote to authorize the Select Board 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 in land located at 280 Rocky Hill Road in the Town of Plymouth composed of 23.6 acres more or less being shown on Assessors Map 43 lot 18-C, parcel ID 043-000-018C-000, said land to be held under the care, custody and control of the Conservation Commission; and further, to appropriate the sum of \$1,210,000 to undertake such acquisition; and to meet this appropriation raise this amount from FY2024 Community Preservation Fund revenues, or transfer from Community Preservation available funds or reserves; and further to authorize the Select Board 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 COMMITTEE**

#### CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously to support Article 9F at its meeting held Thursday August 3, 2023

#### SUMMARY & INTENT:

The property contains a diverse mix of wooded upland, three district areas of terrestrial wetland, and extensive frontage on Cape Cod Bay. It is within multiple areas designated as ecologically significant, including: Coastal Natural Community Systems, coastal Forest, Maritime Forest, Maritime Shrub land, Coastal Bank, Beach Dune, Core Habitat, Vernal Pools, wetlands, Critical Landscape, Tern Foraging Habitat and Offshore Bio Map Elements, High Yield Aquifer Area, and lines above the Plymouth-Carver Sole Source Aquifer a resource that is the source of Plymouth's drinking water. The property

Plymouth Community Preservation Committee  
FISCAL YEAR 2022-2023 APPLICATION



FISCAL YEAR 2022-2023 APPLICATION

Project Name: 280 Rocky Hill Road

CPA Funding requested: \$ Unknown If the amount is unknown, will an appraisal be needed?

☒ Y ☐ N (If yes see page 14 of the appraisal process)

Total project cost: \$ Unknown

Category—check all that apply: ☒ Open Space/Recreation ☐ Historic ☐ Housing

Lot and Plot: 280 Rocky Hill Road 043-000-018C-000

Assessors Map #: \_\_\_\_\_

Number of acres in parcel: 23 acres

Number of proposed housing units: None

Are there any existing deed restrictions on this property? ☒ No ☐ Don't know ☐ Yes/DESCRIBE

Describe restrictions below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

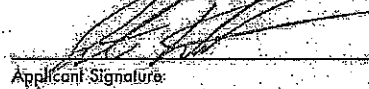
Project Sponsor/Organization: Manomet, Inc

Contact Name: Jonathan White

Address: P.O. Box 1770 Manomet, MA 02345

Phone #: 508-224-6521

E-mail: jwhite@manomet.org



Jonathan White

Digitally signed by Jonathan White  
Date: 2022.12.19 16:15:22 -05'00'

12-19-2022

Applicant Signature:

Date submitted

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.



Plymouth Community Preservation Committee  
FISCAL YEAR 2022-2023 APPLICATION

PLEASE SEND 11 COPIES (DOUBLE-SIDED) OF YOUR APPLICATION TO:  
The Community Preservation Committee, Plymouth Town Hall  
26 Court Street, Plymouth, MA 02360



Applications may also be dropped off at the Town Clerk's office,  
or in the CPC mailbox at Plymouth Town Hall.

The deadline for submitting an application is last Friday in February for Spring Town Meeting,  
and last Friday in June for Fall Town Meeting.

MEMORANDUM OF UNDERSTANDING

Project Name: 280 Rocky Hill Road

Applicant Name: Jonathan White

Address: P.O. Box 1770 Manomet, MA 02345

Phone #: 508-224-6521

E-mail: jwhite@manomet.org

I understand that there are certain conditions and responsibilities involved in receiving CPA funding.  
My signature below indicates that I have read the following conditions and agree to follow them if my  
application is recommended to and approved by Town Meeting:

1. I understand that the funding process follows procedures described in the Community Preservation Act, M.G.L. Ch. 44B and that this places certain restrictions on how payments may be made.
2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Plymouth taxpayers, I will:
  - Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally \$250-\$300.
  - Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters, and other publicity.
  - Include recognition of the Community Preservation Act if a permanent plaque or sign is placed on the project.
3. If requested I will supply the Community Preservation Committee with quarterly financial updates the project.
4. As needed, I will assist in the process of obtaining the required deed restriction to help protect the property in perpetuity.
5. The Applicant agrees to adhere to the intent and the spirit of the presentation made to Town Meeting.

Jonathan White

Print Name

Jonathan White

Digitally signed by Jonathan White  
Date: 2022.12.19 16:13:58 -05'00'

12-19-2022

Date





## ELIGIBILITY FOR FUNDING

The Town of Plymouth is pleased to be able to offer Community Preservation Act (CPA) funds to applicants who propose projects that will benefit the Town and include one or more of the following:

1. The acquisition, creation and preservation of open space/recreational use;
2. The acquisition and preservation of historic resources;
3. The creation, preservation and support of community housing.

The Community Preservation Committee (CPC) encourages applicants to propose projects that encompass more than one of the above categories. Use of Community Preservation Act funds may not include maintenance of real or personal property or use of land for a stadium, gymnasium or similar structures.

It is important to understand that a deed restriction on CPA funded projects is a mandatory requirement by State law. A grant agreement may be required prior to funding of certain projects.

All proposed projects must meet the requirements described in the Community Preservation Act M.G.L. 44 B, Chapter 267 of the Acts of 2000 and Chapter 165 of the Acts of 2002.

Copies are available at Clerks Office in Plymouth Town Hall, the main branch of the Plymouth Library Reference Desk, and on line at [www.massachusettslaws.com](http://www.massachusettslaws.com).

## PROPOSAL REVIEW PROCESS

The Community Preservation Act (CPA) proposal review process is described below:

1. Upon receipt of eleven copies of a proposal, copies are distributed to all Community Preservation Committee (CPC) members. A copy also will be sent to legal counsel for opinion on eligibility. The entire CPC reviews each application to determine if the application is qualified for funding under the Act.
2. If the application qualifies, it is forwarded to the appropriate subcommittee (Community Housing, Historic or Open Space) for further review. Recreation proposals are reviewed by the entire committee.
3. The subcommittee reviews each proposal according to stated goals and ranking criteria (see later sections of this application). The CPC subcommittee may request input or recommendations from other town committees or boards.
4. At the request of the applicant or of a CPC member, the subcommittee will schedule an interview and/or site visit with the applicant, which may be attended by any CPC member. Site visits are for information only. Due to open meeting laws, applications will not be discussed until the next scheduled CPC meeting.
5. The subcommittee presents a favorable or non-favorable recommendation to the entire CPC.
6. The CPC shall next evaluate all applications using the following General Selection Criteria:
  - Feasibility
  - Efficient use of funds (multiple bids are encouraged)
  - Serves multiple needs and populations
  - Consistent with recent planning documents or other identified needs
  - Multiple sources of funding
  - Assists an under-served population
  - Addresses multiple categories of the Act
  - Requires urgent attention
  - Has means of financial support for future maintenance
  - Enhances town assets
7. The CPC will then vote on which applications to recommend to Town Meeting. Please note that satisfying all criteria does not guarantee that the CPC will recommend a proposal to Town Meeting.
8. Town Meeting votes to approve or not approve a project for funding.







9. Proposals approved by Town Meeting shall be funded by the CPC and implemented by the applicant.

10. At any stage in which an application is rejected, the committee will notify the applicant.

#### AWARD PROCESS

Before submitting your application please be aware of the following:

- Funds are paid out according to the guidelines of the Massachusetts Procurement Law (MGL 41). This means payment will be made for bills submitted for services rendered. In order to receive funds, the applicant must submit original invoices showing the organization's Tax ID number (no statements or copies) with a completed and signed W-9 Federal Tax Form for each invoice submitted.
- Also required is a memo from the applicant summarizing the services covered by each invoice. These documents are reviewed and approved by CPC and then submitted to the Town for payment.
- The CPC will provide successful applicants with a detailed memo describing the complete award process, which adheres to the guidelines of Massachusetts Procurement Law.
- Funds may be spent only on items listed on the budget submitted with the application. Any changes to budgets which involve use of CPA funds must be approved by the CPC. Funding from the CPC may not be used to replace, or free up for any other use, alternate funds or revenue sources.
- It is a requirement of the Community Preservation Act that projects have a deed restriction or confirmation that the Department of Revenue is satisfied with the status of the restriction.
- Applicants agree to note the CPA as a funding source for their project. This acknowledgment must appear on any materials involving the project (i.e. press releases, brochures, etc.). In order for Plymouth's citizens to see the result of their tax funding, a CPC designed banner or sign will be purchased by the applicant and displayed on the property for up to six months after receipt of the award and recognition of the Town of Plymouth's CPA contribution must be included in any signage on the property.
- Signature on the application indicates that the applicant has the right to enter into contracts for the organization seeking funding and has read and understands all regulations in this packet.

#### OPEN SPACE GOALS AND CRITERIA

Because of increased and ongoing development pressure in Plymouth, the preservation of Open Space is becoming increasingly important. With property values rising in recent years, the acquisition of Open Space has become increasingly difficult and urgent. The CPA is a proactive tool for the community to preserve our quality of life, the purity of our water, control property taxes and find a balance between economic development and preservation. Note that all Chapter 61 notifications to the Town are considered standing CPA applications.

Changes in the 2012 Massachusetts General Laws, Chapter 44 B, allow CPA funds to be used for certain restoration projects that were not originally purchased using CPA funds. The Community Preservation Committee reserves the right to carefully consider such projects to ensure that they are in compliance with the wishes of the Plymouth citizens who voted to adopt the original CPA in 2002, and who may not agree with the new provisions for such uses. Demonstration of 70% match is encouraged and expected for projects at sites that were not initially purchased using CPA funds.

The Community Preservation Committee solicits input from the Town's Open Space Committee, Conservation Commission, as well as other town boards, committees and the public, in identifying goals for open space protection, which include:

- Goal 1: Preserve Plymouth's rural 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 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.

The following are examples of the types of Open Space (and Recreation) projects that the CPC might consider funding:

- Purchasing land or interest in land (development rights) to protect public drinking water supply, preserve natural resources, maintain scenic views, build greenbelts and trail systems, and enhance passive recreational opportunities.
- Purchasing community-enhancing green space outright or purchasing development rights through mechanisms such as permanent conservation restrictions or agricultural preservation restrictions.
- Matching or augmenting funds available under various land trust or conservation programs.
- Exercising rights of first refusal when lands are removed from agricultural, forest and recreational restrictions (e.g., Chapter 61, 61A, 61B).
- Purchasing land for public active recreation facilities such as community gardens, play grounds, trail networks and ball fields.
- Parcels of land that, when preserved, are deemed to have a significantly positive net fiscal impact on town finances.

#### HISTORIC PRESERVATION GOALS AND CRITERIA

The Town of Plymouth has a rich diversity of historic resources; the Community Preservation Act goals for preserving these historic resources include:

- Goal 1: Protect historic resources with preservation restrictions.
- Goal 2: Optimize the use and enjoyment of the Town's historic resources for residents and visitors
- Goal 3: Maximize the economic benefits of Plymouth's heritage and historic character for the town and region.
- Goal 4: Recognize, preserve and enhance the historic heritage and character of the Town of Plymouth for current and future generations.

In order for a historic resource to be eligible for CPA funding, it must first be determined to be not just "old" but of historic significance. The burden of proving historic significance is the responsibility of the applicant. In order to be of historic significance, a property must have retained its physical character and integrity and must:

1. be associated with historically significant persons
2. be architecturally significant or
3. have potential to yield important historic or archaeological information.

According to the CPA, there are 3 ways a resource can qualify as historically significant:

1. Listing on the Federal, State, or Local Register of Historic Places,





2. A written determination by the Massachusetts Historical Commission that a resource is eligible for listing on the State Register of Historic Places, or
3. A written determination by the Plymouth Historic District Commission that a resource is significant for its history, archeology, architecture, or cultural value.

If a property is not already listed on the State Register of Historic Places, and does not have written determination of eligibility by the Massachusetts Historical Commission, a request for written determination may be made through the Plymouth Historic District Commission. Application forms are available at the Plymouth Historic District Commission Office at Town Hall.

In deciding whether or not to recommend funding for specific historic resource projects, the CPC will consider:

- Level of historic significance
- Public benefit
- Public support
- Appropriateness & professionalism of proposed work (rehabilitation work is expected to comply with Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties)
- Level of additional financial or in-kind services, beyond CPA funds, committed to the project
- Administrative and financial management capabilities of the applicant in order to ensure that the project is carried out in a timely manner, and that the historic resource can be maintained with existing funds for continued public benefit.

PLEASE NOTE: The CPA specifically excludes funding for maintenance. The Act does allow for the remodeling, reconstruction and making of extraordinary repairs to historic resources for the purpose of making such historic resources functional for their intended use, including but not limited to improvements to comply with Americans with Disabilities Act and other federal, state or local building or access codes.

#### COMMUNITY HOUSING GOALS AND CRITERIA

CPA funds may be used to create and preserve community housing defined as housing for low and moderate income individuals and families, including low or moderate income senior housing. The Act requires the CPC to recommend, wherever possible, the adaptive reuse of existing buildings or construction of new buildings on previously developed sites.

Individual and family incomes shall be based on the area wide median income as determined by the United States Department of Housing and Urban Development. Low income is defined as an annual income of less than 80% of the area wide median income. Moderate income is defined as less than 100% of the area wide median income. Low or moderate senior income is defined as low or moderate income for persons over 60.

At present, 4.5% of Plymouth's housing units are classified as affordable "subsidized housing" by the State's Department of Housing and Community Development (for the purposes of M.G.L. Chapter 40B). As long as Plymouth does not meet the State's standard of 10% of its available housing stock deemed affordable, the town will continue to be subject to the punitive impacts of Chapter 40B developments that, by state law, fall outside local zoning control.

The complexity of housing issues requires thoughtful consideration to the many options available to the Town of Plymouth. We acknowledge that funding of the housing needs of our town is a complex issue. The CPC will try to address these pressing needs with practical and fundable solutions that provide affordable housing alternatives. The Community Preservation Committee looks forward to working with developers in finding creative alternatives to conventional Chapter 40B housing.

The CPC's goals for community housing are as follows:

Goal 1: The Act requires the Committee to recommend, wherever possible, the adaptive reuse of existing buildings or construction of new building on previously developed sites.



**APPLICATION  
to the  
PLYMOUTH  
COMMUNITY PRESERVATION  
COMMITTEE**

**January, 2023**

**PROJECT: ROCKY POINT BEACH ACQUISITION**

**LOCATION: 280 ROCKY HILL ROAD, MANOMET**

**ACREAGE: Approximately 23.6 acres**

**CURRENT OWNER:**

**MANOMET, INC.**

*Plymouth Assessors Reference: Map 43, Parcel 18-C*



### **PROJECT SUMMARY:**

Wildlands Trust ("WLT") hereby submits an application to the Plymouth Community Preservation Committee, pursuant to the possibility of the Town acquiring the fee simple interest in a parcel situated at 280 Rocky Hill Road in Manomet.

The subject parcel (hereafter, the "Property") comprises 23.6 acres with approximately 500 feet of frontage on Cape Cod Bay at Rocky Point. It possesses significant natural resource values. It is within areas designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program ("NHESP") as Bio-Map "Core Habitat" and "Critical Natural Landscape", includes four potential vernal pools, and four distinct types of coastal habitats NHESP identifies as "Coastal Natural Community Systems".

The Property is situated proximate to and within multiple areas identified as significant for aquifer protection. The Property lies above the Plymouth-Carver sole source aquifer, which provides drinking water for Plymouth residents, and is also within a "High Yield Aquifer Area" as identified by the Commonwealth of Massachusetts,

From an open space perspective, the Property possesses a primarily favorable landscape context: it directly abuts lands to the east and south that are part of the sizable holdings of Entergy, Inc., with the southern acreage comprising a 700-acre contiguous expanse extending to State Road/Rt. 3A. Another 800-acre expanse also owned by Entergy lies on the south side of State Road/Rt. 3A, creating a 1500-acre primarily contiguous corridor of open space that is the largest in Plymouth east of Rt. 3.

With its outstanding habitat diversity and easy access, the Property has the potential to support environmental education. It also has potential to support public access for passive recreation.

The proposed acquisition of the Property meets several of the "Open Space Goals and Criteria" enumerated in Plymouth's Community Preservation Committee application, and is consistent with several of the goals and objectives articulated in Plymouth's Open Space and Recreation Plan.

### **OWNERSHIP/PROJECT HISTORY:**

Manomet has owned and managed the Property since September 1975, when the Sears family conveyed the Premises as a gift. A deed recorded in April 2022

transferred the Property from Manomet, Inc., as Trustee of the Manomet Bird Observatory Trust to Manomet Inc., a Massachusetts nonprofit corporation.

As part of ongoing strategic planning, Manomet is evaluating the status of its organizational assets, and has determined that selling the Property for conservation purposes would benefit the public and open space preservation in Plymouth, and align with Manomet's organizational needs and values.

WLT is preparing and advancing this application on behalf of Manomet, and will help facilitate the project thereafter as needed.

#### **CURRENT USE OF THE PROPERTY:**

The Property is currently maintained as open space. Until Fall 2021, a c.1950 residential dwelling stood in the Property's northwest corner that Manomet used for staff housing. The structure fell into disrepair, and was demolished. All that remains of the structure is a chimney and concrete pad.

#### **ZONING/DEVELOPMENT POTENTIAL:**

The Property is situated entirely within the RR Zoning District. In the absence of a conceptual or approved subdivision plan, its development potential is unknown at this time, and would require further analysis that is beyond the scope of this application.

#### **PLANS OF LAND:**

There are two plans of record referenced in the Property's most recent deed: a plan dating from 1975 depicting its western boundary only, and a Land Court plan. Copies of said plans are included herewith in the Attachments section.

#### **PROPOSED ACQUISITION PLAN/TIMELINE:**

In the best case, the Town would acquire the Property as soon as possible following a vote by Spring 2023 Plymouth Town Meeting approving the project, subject to the satisfactory completion of all required due diligence. The proposed project timeline would be contingent upon multiple factors, including the parties achieving agreement on a sales price.

#### **NATURAL RESOURCES SUMMARY:**

The Property contains a diverse mix of wooded upland, three distinct areas of terrestrial wetland, and extensive frontage on Cape Cod Bay. It is within multiple areas designated as ecologically significant by NHESP, including:

- Includes four types of "Coastal Natural Community Systems":
  - Coastal Forest

- Maritime Forest
  - Maritime Shrubland
  - Coastal Bank, Beach Dune
- Within Bio Map "Core Habitat, Vernal Pool Core"
  - Just offshore is Bio Map "Critical Natural Landscape, Tern Foraging Habitat"
  - Within Bio Map "Elements, Core Habitat"
  - Just offshore is Bio Map "Elements, Critical Natural Landscape"

The Property is within multiple areas identified as significant by the Commonwealth of Massachusetts for groundwater and surface water protection, including:

- It lies entirely within a designated "High Yield Aquifer Area".
- It lies above the Plymouth-Carver sole source aquifer, an invaluable regional resource that is the source of Plymouth's drinking water.

#### **LANDSCAPE CONTEXT:**

From an open space perspective, the Property possesses a primarily favorable landscape context: it directly abuts lands to the east and south that are part of the sizable holdings of Entergy, Inc. The Entergy lands to the south are primarily undeveloped as further described below.

There is some single-family residential development situated to the west, though only two developed lots are directly abutting.

In the larger landscape context, the Property is a significant component of an expansive, if not completely contiguous, corridor of protected open space extending from Rocky Point to the geographic Pine Hills. It abuts lands to the south that are part of the sizable holdings of Entergy, Inc., comprising a 700-acre contiguous expanse extending to State Road/Rt. 3A. Another 800-acre expanse also owned by Entergy lies on the south side of State Road/Rt. 3A, creating a 1500-acre primarily contiguous corridor of open space that is the largest in Plymouth east of Rt. 3.

In the aggregate, this corridor is very significant for its rare wildlife habitats, importance for protecting the Plymouth-Carver Sole Source Aquifer, scenic qualities, and potential for passive recreation, and is a top protection priority for the Town and a wide variety of public and private open space advocates.

#### **ACCESS/IMPROVEMENTS:**

The Property possesses approximately 738 feet of frontage on Rocky Hill Road. An unpaved single-track way enters the Property along its southeastern road frontage and provides access to the site of the former residence.

The Property does not include any improvements other than the chimney and concrete pad remaining from the former residence.

#### **PUBLIC ACCESS POTENTIAL:**

The Property has the potential to support passive recreation and environmental education, particularly in conjunction with the expansive Entergy lands to the south.

#### **LONG-TERM MANAGEMENT PROGNOSIS:**

The Property does not include any substantial improvements, and will be managed primarily for water supply protection and passive recreation. Therefore, it should not pose a significant operational burden on Town natural resources staff or budgets.

### **ALIGNMENT WITH COMMUNITY PRESERVATION ACT GOALS FOR OPEN SPACE**

**GOAL 2:** *Protect, rare, unique and endangered plant and wildlife habitat.* The Property includes multiple areas identified as containing significant wildlife habitat by NHESP, and includes four potential vernal pools.

**GOAL 3:** *Protect aquifer and aquifer recharge areas to preserve quantity and quality of future water supply.* The Property lies above the Plymouth-Carver sole source aquifer, which provides drinking water for Plymouth, and is within a "High Yield Aquifer Area" as identified by the Commonwealth of Massachusetts.

**GOAL 4:** *Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits.* The Property is the norther edge of a 1500+ acre corridor of primarily contiguous open space extending from Rocky Point to the geographic Pine Hills. Said corridor is the largest in Plymouth east of Rt. 3.

**GOAL 7:** *Improve public access and trail linkages to existing conservation, recreational and other land uses.* In conjunction with the Entergy lands to the south, the Property has the potential to provide quality public access for a wide range of passive recreational pursuits.

**OTHER SUPPORTING INFORMATION:** The proposed acquisition would be consistent with several of the identified resource protection needs enumerated in the updated 2017 Town of Plymouth Open Space and Recreation Plan, including:

*Section VIII, OPEN SPACE AND RECREATION OBJECTIVES AND STRATEGIES, pp. 206-208:*

### Creation of Open Space Corridors

***Objective 2: Create town-wide Green Networks of linked open space and wildlife habitats. Protect sensitive ecosystems and wildlife corridors while providing recreational opportunities and alternative transportation on those lands which can accommodate human impacts.***

***STRATEGY: Acquire parcels and use conservation restrictions to develop town-wide Green Networks.***

Depending upon the eventual disposition of the Entergy lands to the south, the proposed acquisition will potentially enable trail linkages between Rocky Point/Cape Cod Bay and the geographic Pine Hills.

### Water Supply

***Objective 1: "Protect groundwater and assure an abundant supply of clean drinking water".***

The Property is within a "High Yield Aquifer Area" as identified by the Commonwealth of Massachusetts.

### Surface Water Quality

***Objective 3: "Restore and maintain the quality of Plymouth's ponds, lakes, rivers, and wetlands".***

The proposed acquisition would protect land that includes three distinct areas of terrestrial wetlands, and four potential vernal pools.

### Wildlife Habitat Protection

***Objective 7: "Protect wildlife both common species and "rare, endangered and threatened species" through the protection of wildlife habitat, breeding areas, and wildlife corridors".***

The proposed acquisition would protect land that is within or proximate to numerous areas NHESP identifies as containing significant wildlife habitats, including Bio Map Core Habitat and Critical Natural Landscape. Additionally, the Property is the northern tip of a 1500-acre corridor of undeveloped and mostly contiguous open space extending southerly to the geographic Pine Hills.

## **PROJECT BUDGET**

*Proposed Sales Price*                      \$ TBD following Appraisal

### **Funding Sources**

*Town of Plymouth CPC Funds*              \$ TBD

*Other*    \$ TBD

### **Project Costs**

*Due Diligence*                              \$ 5,000<sup>1</sup> (to potentially include  
EHA, closing  
and legal costs)

*Stewardship Endowment*                      \$ 15,000<sup>2</sup>

**Project Total**                                      **\$ TBD**

<sup>1</sup>Estimated figure. In the event the parties determine that additional land survey work is desirable or required, this expense would significantly increase.

<sup>2</sup>Estimated Figure. The Town and WLT will jointly determine what an appropriate stewardship endowment is for the Property. The landowner has no obligations as regards the endowment for this project.



## **PROJECT TIMELINE (conditional)**

- Submission of Application to CPC—January 2023
- CPC Deliberations on Application/Vote— Winter 2023
- Appraisal completed—TBD
- Execution of P+S—Following collective review of appraisal, agreement on sales price
- Due Diligence Initiated/Completed—Winter 2023
- Town Meeting Vote on Warrant Article Authorizing CPC Expenditure on Project—April 2023\*
- Closing—Pending completion of due diligence, within six to eight weeks after Town Meeting vote authorizing project

\*The earliest the project could receive Town Meeting approval is April 2023, and that timeline is contingent upon multiple factors, including obtaining an agreement on a sales price between the parties.

## **ATTACHMENTS/EXHIBITS**

- ASSESSORS FIELD CARD FOR SUBJECT PROPERTY
- LOCUS MAP DEPICTING SUBJECT PROPERTY
- AERIAL MAP DEPICTING SUBJECT PROPERTY
- WATER RESOURCES MAP
- OPEN SPACE MAP
- MOST RECENT DEED FOR SUBJECT PROPERTY
- ORIIGNAL DEED FOR SUBJECT PROPERTY
- 1975 PLAN OF LAND DEPICTING A PORITON OF THE SUBJECT PROPERTY
- LAND COURT PLAN DEPICTING A PORTION OF THE SUBJECT PROPERTY

# Unofficial Property Record Card - Plymouth, MA

## General Property Data

Parcel ID 043-000-018C-000  
 Prior Parcel ID 9510 -G01 -043\*0001\*  
 Property Owner MANOMET INC

Account Number 5049

Mailing Address 125 MANOMET POINT RD

Property Location 280 ROCKY HILL RD

Property Use Ex/Res

Most Recent Sale Date 4/19/2022

Legal Reference 56704-5

Grantor MANOMET INC,

City PLYMOUTH

Mailing State MA Zip 02360

Sale Price 0

ParcelZoning RR

Land Area 23.609 acres

## Current Property Assessment

Card 1 Value Building Value 136,200

Xtra Features  
Value 0

Land Value 1,092,000

Total Value 1,228,200

## Building Description

Building Style Ranch  
 # of Living Units 1  
 Year Built 1950  
 Building Grade AVERAGE  
 Building Condition Poor  
 Finished Area (SF) 1899  
 Number Rooms 7  
 # of 3/4 Baths 0

Foundation Type CONCRETE  
 Frame Type CONCRETE  
 Roof Structure GABLE  
 Roof Cover Asphalt  
 Siding Concrete  
 Interior Walls PLASTER  
 # of Bedrooms 3  
 # of 1/2 Baths 0

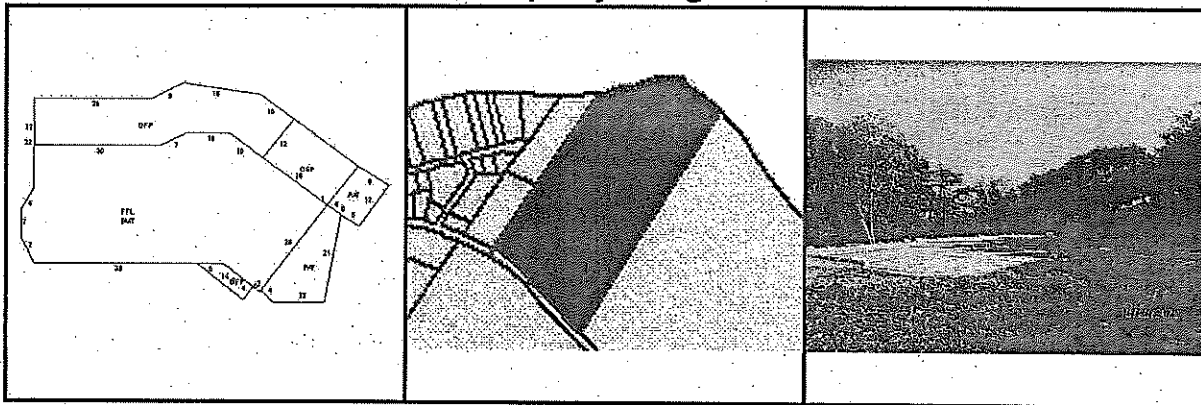
Flooring Type CARPET  
 Basement Floor CONCRETE  
 Heating Type FORCED H/A  
 Heating Fuel PROPANE  
 Air Conditioning 0%  
 # of Bsmt Garages 0  
 # of Full Baths 1  
 # of Other Fixtures 0

## Legal Description

## Narrative Description of Property

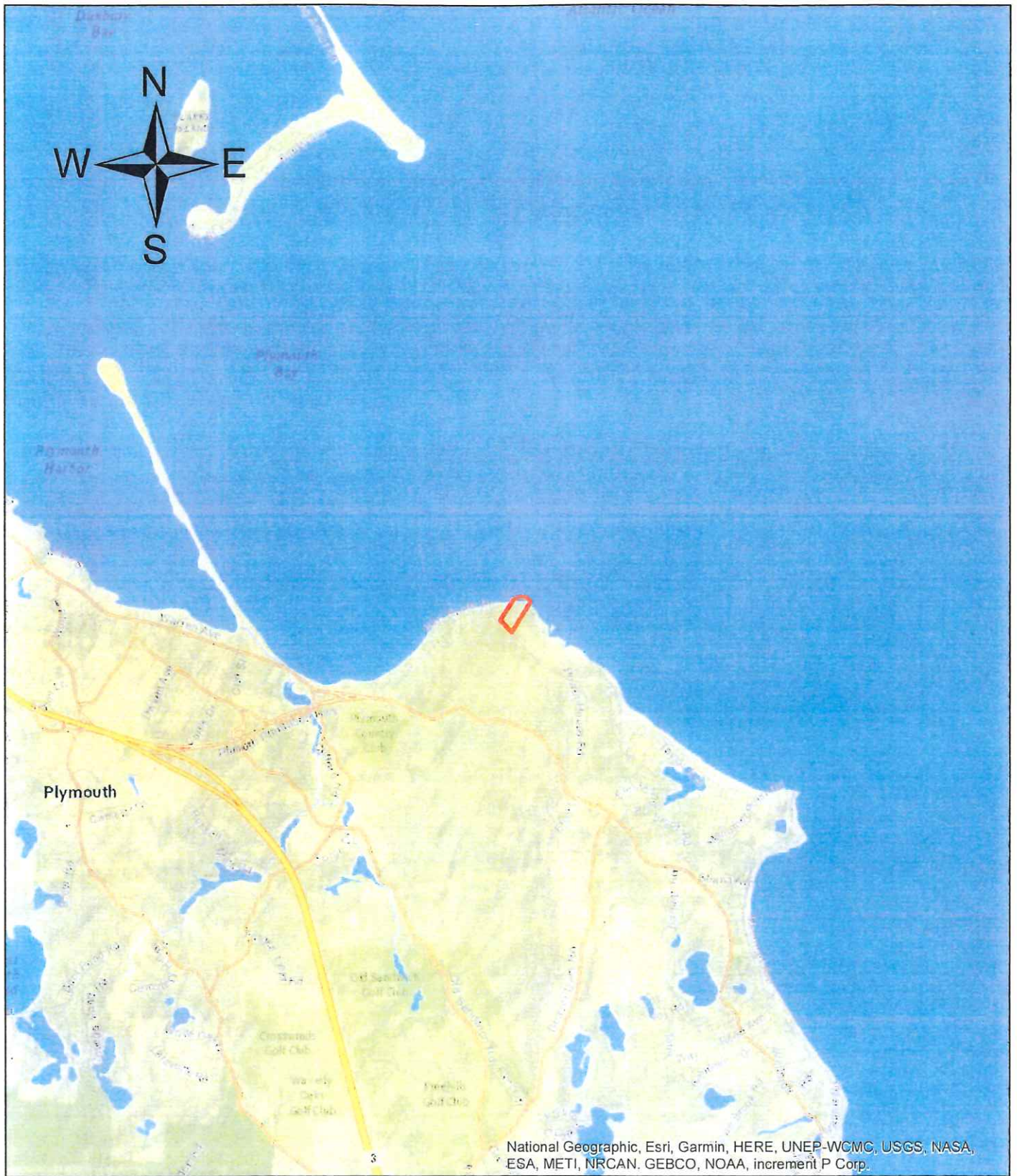
This property contains 23.609 acres of land mainly classified as Ex/Res with a(n) Ranch style building, built about 1950 , having Concrete exterior and Asphalt roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

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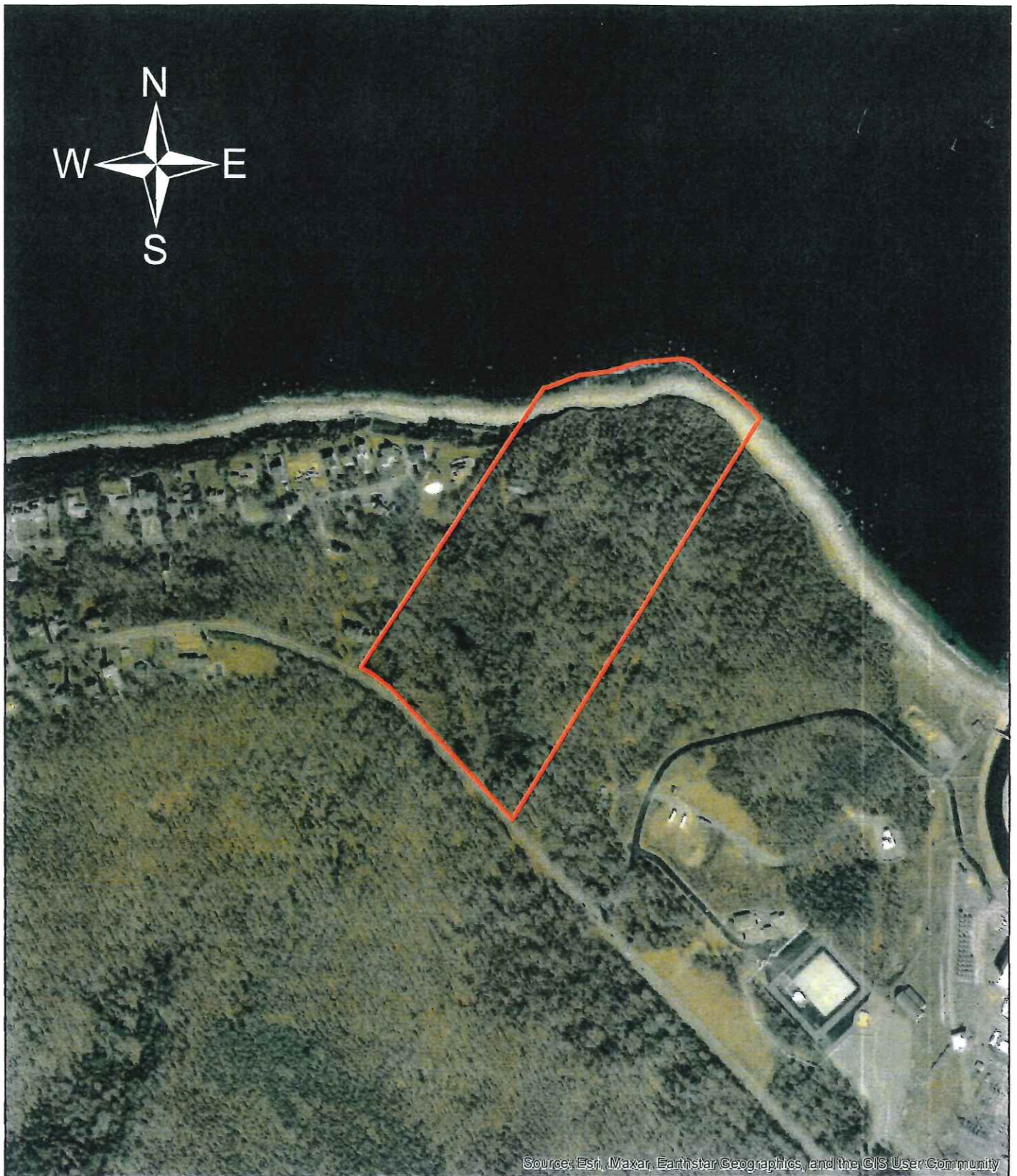


Feet  
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Locus Map  
Rocky Point  
Acquisition  
Plymouth MA





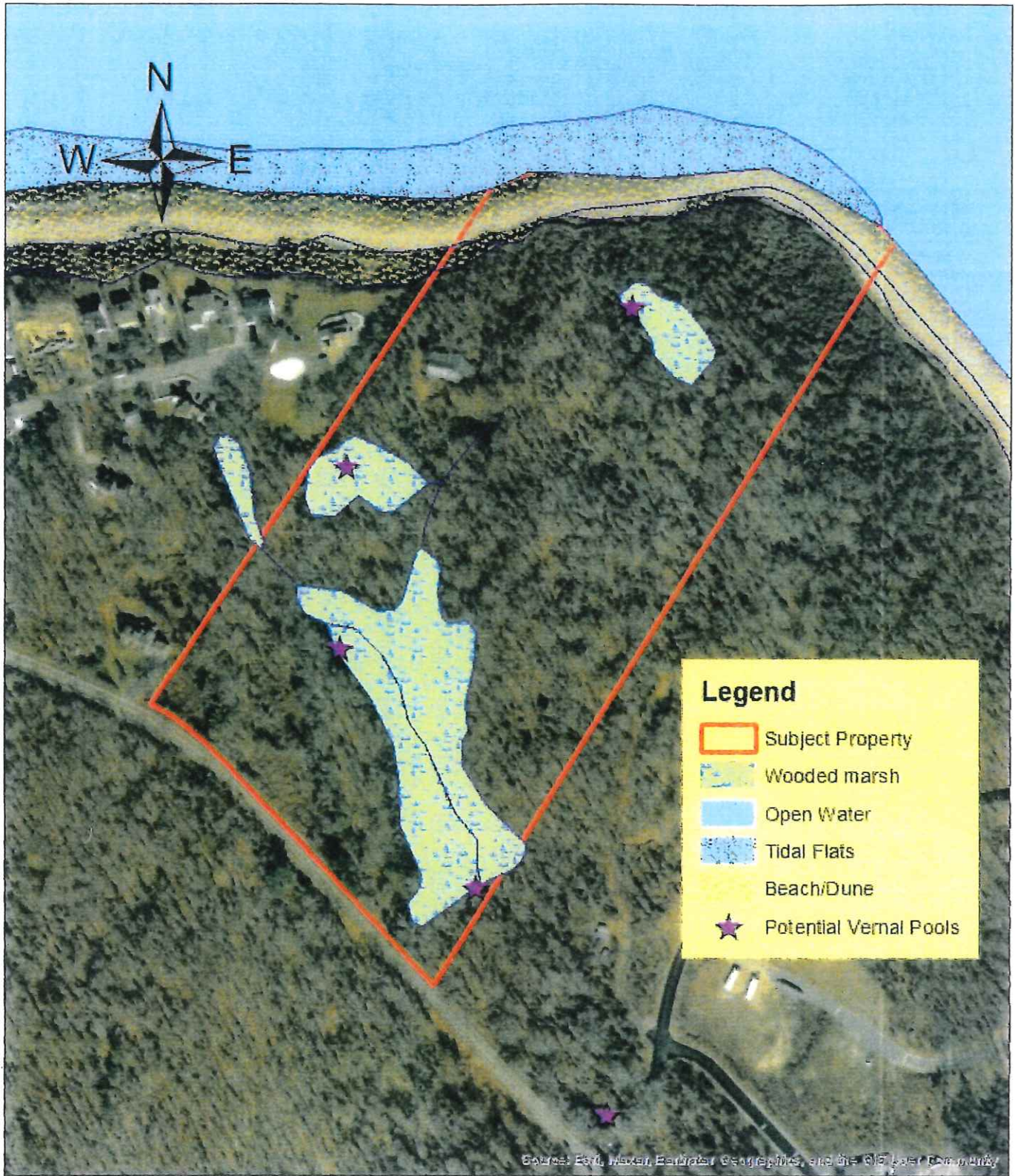


Feet  
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Aerial Map  
280 Rocky Hill Rd  
Plymouth MA





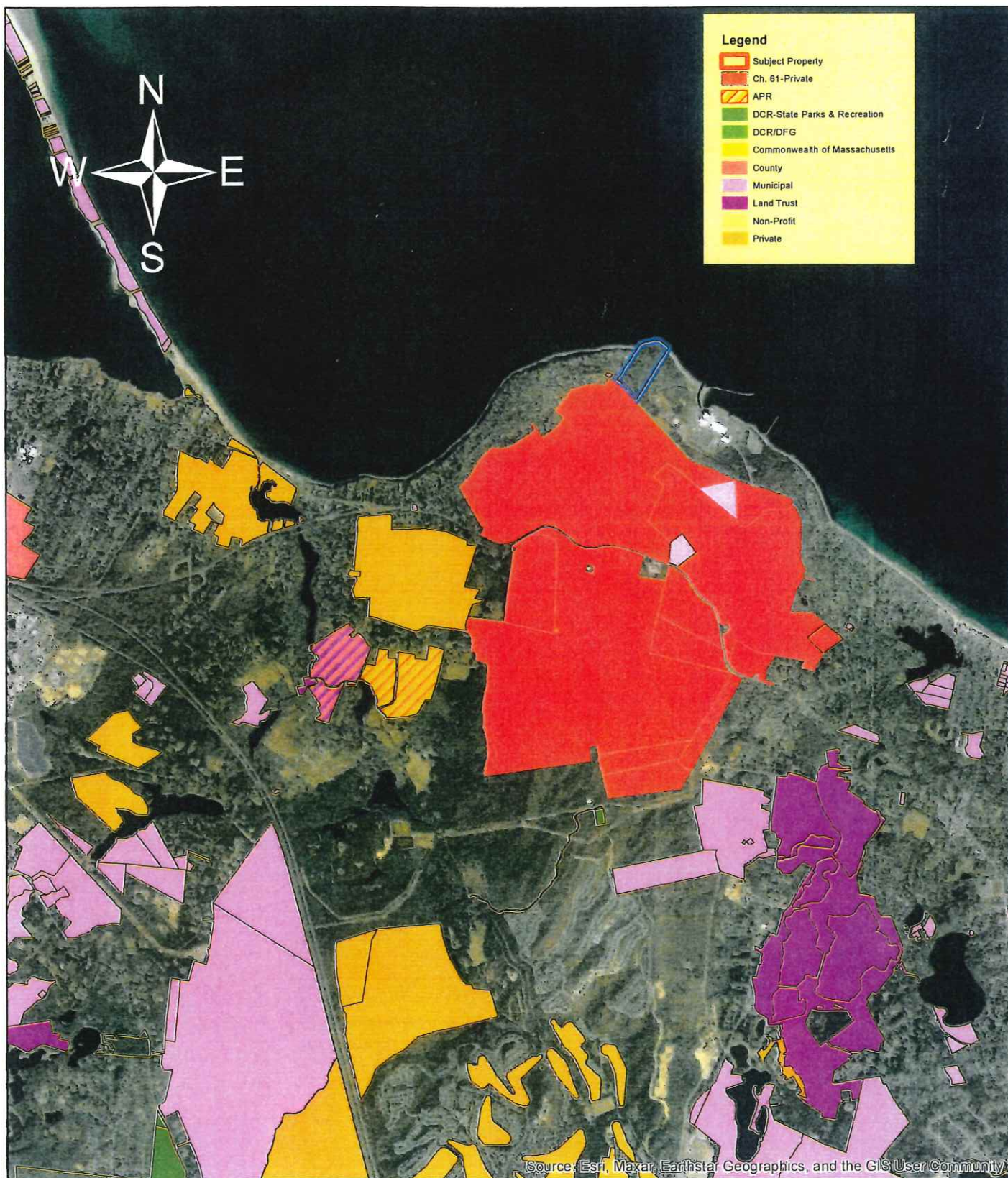


Feet  
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# Water Resources Map Rocky Point Acquisition Plymouth MA







# Open Space Map Rocky Point Acquisition Plymouth MA



35214<sup>A</sup>  
Key sheet  
Sheet 1 of 5

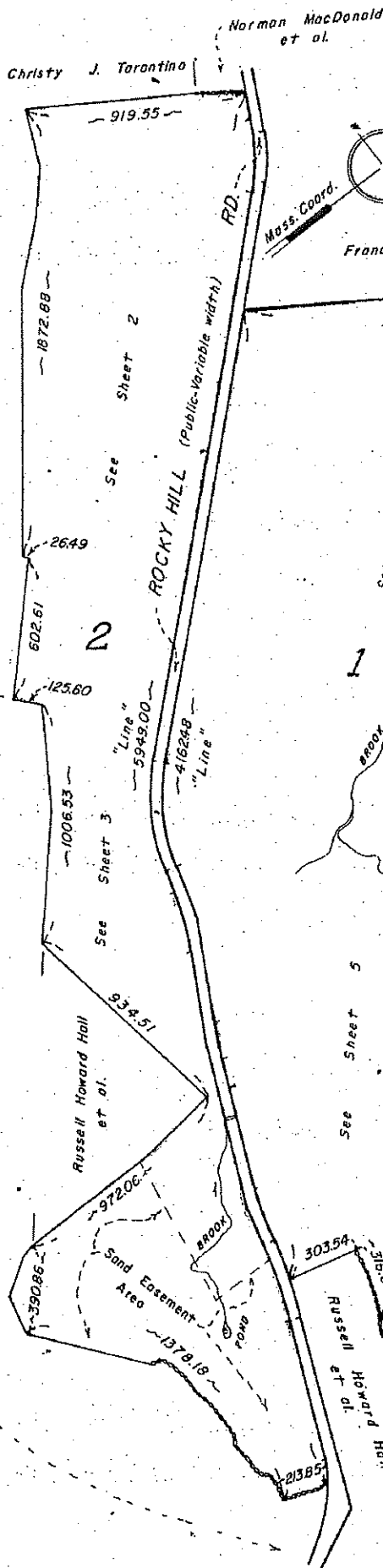
MAR 4 1974

PLAN OF LAND IN PLYMOUTH

Walter E. Rowley & Associates, Surveyors

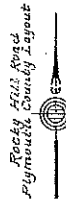
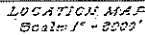
June 15, 1967  
November 12, 1968

Henry W. Taylor  
L.C. No. 5279A  
Cert. No. 476



THIS PLAN FILED WITH  
CERTIFICATE NO. 52654

Locus comprises  
lots 1 and 2  
35214A shi thru 4  
Copy of part of plan B 35214A2  
filed in  
LAND REGISTRATION OFFICE  
NOV 15 1968  
Scale of this plan 500 feet to an inch  
R.L. Woodbury, Engineer for Court



Deeds:  
Book 571, Page 438.  
Book 1115, Page 195.  
Book 1717, Page 594.  
Book 1852, Page 564-5

Plans:  
Book 5, Page 681.  
Book 7, Page 743.  
Book 14, Page 689.  
Book 3941, Page 771.  
Book Q, Page 60.  
L.C. Plan No. 35214A

Research by MSB Drafted by SWM  
Field Check MSB Checked by MSB  
Computed by MSB Approved by RM