



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

TO: TOWN MEETING, SELECT BOARD, AND THE ADVISORY & FINANCE COMMITTEE

FROM: THE COMMUNITY PRESERVATION COMMITTEE

DATE: AUGUST 8, 2024

RE: FALL TOWN MEETING 2024: CPA ARTICLE 11: OPEN SPACE, RECREATION, FULL SAIL

ARTICLE 11: Open Space, Recreation, Full Sail

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 or of land located at 277 Taylor Avenue and Saint Charles Avenue in the Town of Plymouth comprised of 15,771sqft, more or less, shown on Assessors Map 45A, Lots 121, 105A, 104, 45, 46, and 49, and further that said land be held under the care, custody, and control of the Conservation Commission; and as funding therefor to from Community Preservation Fund revenues or transfer from Community Preservation available funds or reserves, or borrow the sum of \$875,000 to purchase, demolish structures and create recreational access, and further to authorize the Select Board 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 COMMITTEE

CPC RECOMMENDATION: Approval (7-0-0)

The Community Preservation Committee voted unanimously in the affirmative for Article ____ at its meeting held Thursday, July 25, 2024.

SUMMARY & INTENT

The Community Preservation Committee recommended Article 11 for the Fall Town Meeting 2024 for the appropriation of \$875,000 for the acquisition and creation of open space at 277 Taylor Avenue and saint Charles Avenue for recreational purposes. The appropriation is intended for the purchase of the associated parcels, demolition of an existing structure, increased public access to White Horse Beach, including parking, and improvements consistent with recreational purposes and ADA compliance.



FISCAL YEAR 2024-2025 APPLICATION

Project Name: Full Sail Acquisition

CPA Funding requested: \$ 800,000 If the amount is unknown, will an appraisal be needed?

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

Total project cost: \$ 800,000

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

Lot and Plot: Lots 121, 105A, 104, 45, 46 and 49.

Assessors Map #: Map 45A

Number of acres in parcel: 15,771 SF

Number of proposed housing units: N/A

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

Describe restrictions below:

N/A

Project Sponsor/Organization: Town of Plymouth, Town Manager's Office

Contact Name: Derek Brindisi, Town Manager

Address: 26 Court Street

Phone #: 508-747-1620 E-mail: dbrindisi@plymouth-ma.gov

6/14/2024

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.



Project Overview

The Town of Plymouth proposes to acquire the property commonly known as the “Full Sail” located along Taylor Avenue in the White Horse Beach section of Town. Over the last couple of decades both public and private entities have reached out to the current landowner to inquire about the acquisition of the property as an access point for coastal beach recreation. The Town did so again in 2023 and the landowner was amenable to allowing an appraisal of the property to be completed. This work was done in the fall of 2023. Upon completion of the appraisal the Town offered the current landowner the appraised value of the land. An agreement was made, and a Purchase and Sale agreement was signed.

The current agreement provides a unique opportunity to purchase the property and make the land accessible to the public and prevent it from becoming private property thereby further limiting public access to the shoreline. Should the Town choose not to obtain the land it will remain in private hands.

Intended Use(s) of the Land

The Town intends to demolish and properly dispose of the existing building from the site thereby removing the long-standing visual eyesore in the area. The site would then be improved with site amenities including outdoor seating, possible shade structures and native plantings. It would be used for passive recreation as an overlook area with ADA access to the beach. The parking lot parcels would be used by Plymouth residents for access to White Horse Beach. A park/beach sticker would be required to park at this location.

Appraised Value

The appraised value of the land is **\$655,000** and the total project request **\$875,000**. The additional \$220,000 is intended to be used for demolition and disposal of the current building, gangway access to the beach, ADA compliance and site improvements including shade structures, benches and/or tables and plantings.

Meeting CPC Goals and Criteria

The proposed project meets several of the criteria listed in the CPC application including the following:

1. **Preserve Plymouth’s rural character.** The acquisition and demolition of the Full Sail building would allow for a publicly accessible space along the shoreline. Improvements to the area will enhance the rural, seaside character of the neighborhood consistent with CPC goals.

2. **Improve public access.** Opportunities to acquire land directly on the ocean-front area unique and should be taken advantage of to ensure long-term public access to shoreline. This proposal accomplishes that goal.
3. **Enhance the quality and variety of passive and recreational opportunities for all age groups and for people with disabilities.** Providing ADA compliant access off the existing sidewalk to an overview area would allow mobility impaired individuals and seniors the opportunity to access the shoreline. Sitting and enjoying the sun, the coastal breeze and the beautiful views of the ocean will make this spot a wonderful addition to the community for everyone.
4. **Purchasing community-enhancing green space.** The proposed project meets this example of a type of Open Space (and Recreation) project that CPC would consider funding (Page 7).

Additional Supporting Documents

Included within the application is the appraisal, several maps of the parcels along with photographs of the site.



Full Sail Land Acquisition

Fall Town Meeting
October 19, 2024

Full Sail Property Overview

Located on Taylor Ave in WHB section of Manomet

Former Full Sail building remains on site

Offers both coastal access and parking

Distinct features – Oceanfront parcel and Parking Area parcel

Multiple parcels make up the property

Assessed Value: \$525,700

Appraised value: \$655,000

Total Request: \$875,000

Additional funds to be used for: Building demolition, tipping fees, site improvements – gangways, benches, plantings, etc.



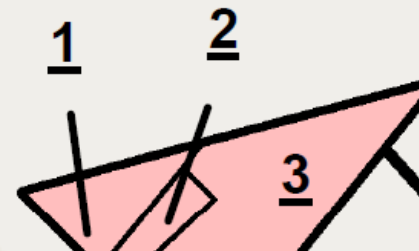
Increased public access to the shoreline

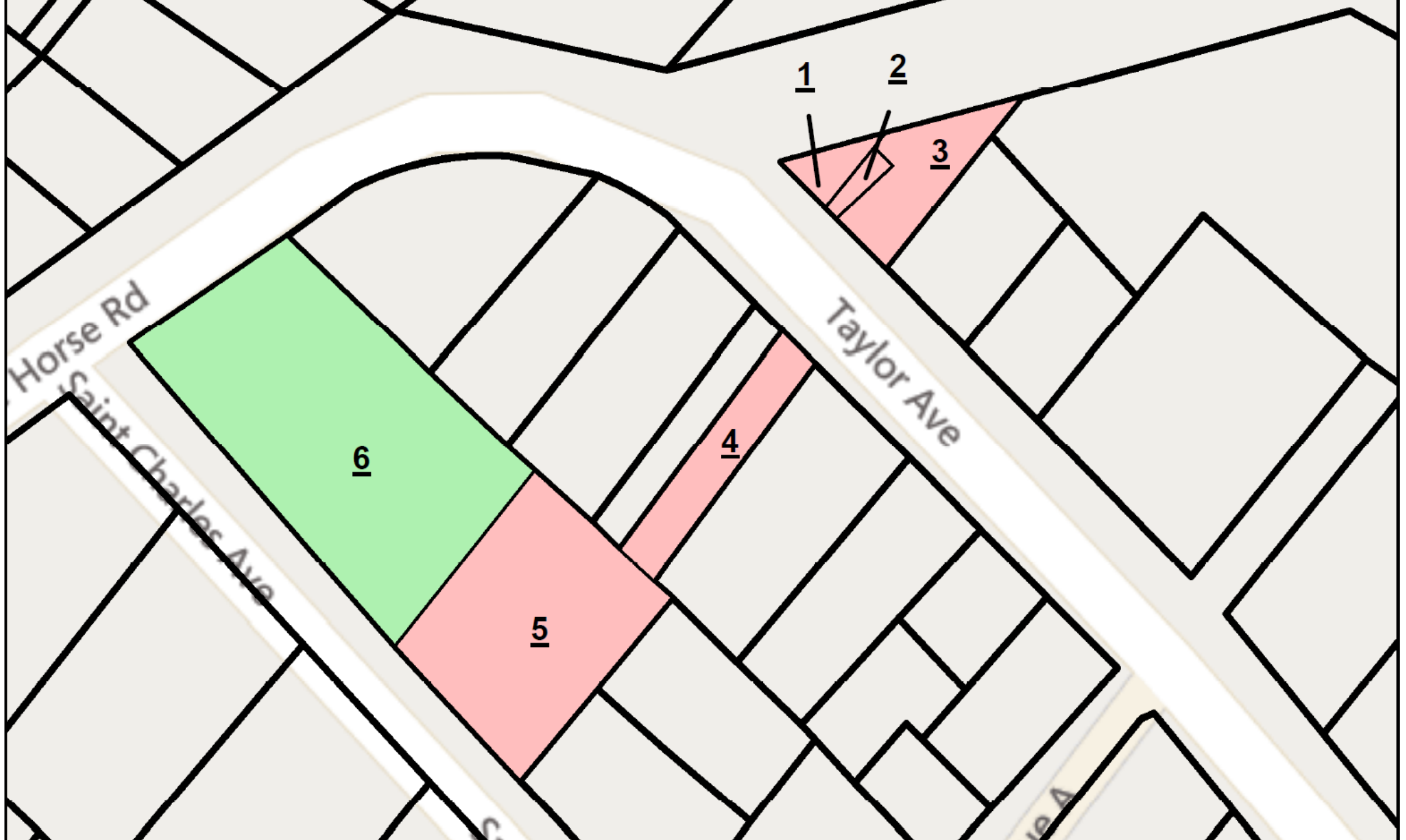
Open to all Plymouth residents

Passive recreation only

Full Sail Land Acquisiton

<u>Loc</u>	<u>PARCELID</u>	<u>Owner1</u>	<u>Owner2</u>	<u>LegalRefDa</u>	<u>LegalRefer</u>
1	045A-000-121-000	FULL SAIL INC		1/1/1975	4066-101
2	045A-000-105A-000	FULL SAIL INC		1/1/1975	4066-101
3	045A-000-104-000	FULL SAIL INC		1/1/1976	4156-405
4	045A-000-050-000	FULL SAILS INC		1/1/1982	5099-204
5	045A-000-045-000	FULL SAILS INC		1/1/1982	5099-204
6	045A-000-046-000	ADAMS H. WILLIAM III	C/O THEODORE FUCILLO	1/1/1984	5660-186





Proposed Uses of the Property

Ocean-front parcel: Passive recreation and overlook area.

Parking area: Public parking for Plymouth residents, i.e. beach sticker required.

Allows for improvement to stormwater, neighborhood aesthetics and community accessible land.

Full Sail

Write a description for your map.

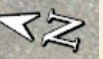
Legend



Google Earth

© 2024 Google

5.34 ft



Full Sail

Write a description for your map.

Legend



Design Options

Shade

Tables, chairs

Coastal plantings



Shade Sails





Lighting Option



Coastal Landscaping



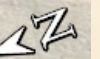
View of Parking Area




Full Sail

Write a description for your map.

Legend



Parking for Plymouth Residents

- Park and Beach sticker required – current enforcing entity will also enforce this lot.
 - Parking provided for approximately 18 cars
 - Access to Taylor Avenue from parking lot
- 



Questions...