



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

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

FROM: COMMUNITY PRESERVATION COMMITTEE

DATE: AUGUST 8, 2024

RE: FALL TOWN MEETING 2024: CPA ARTICLE 10: OPEN SPACE, Black Cat Road

ARTICLE 10: Open Space, Black Cat Road

To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain or otherwise, for open space 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 Black Cat Road and Watercourse Road in the Town of Plymouth comprised of 93 acres, more or less, shown on Assessors Map 90, Lots 35D, 44, 45, 46 and a portion of Lot 43-7, and further that said land be held under the care, custody, and control of the Conservation Commission; and as funding therefor to appropriate from Community Preservation Fund revenues, transfer from Community Preservation available funds or reserves, or borrow the sum of \$1,150,000, 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 this article at its meeting held Thursday, July 25, 2024.

SUMMARY & INTENT

The Community Preservation Committee recommended Article 10 for the Fall Town Meeting 2024 for the appropriation of \$1,150,000 for the acquisition and preservation of some 93 acres of open space located at Black Cat Road and Watercourse Road. This vote is contingent upon the Town receiving a grant from the state to reimburse 90% of the price.

Plymouth Community Preservation Committee
FISCAL YEAR 2024-2025 APPLICATION



FISCAL YEAR 2024-2025 APPLICATION

Project Name: Black Cat Road III

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

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

Total project cost: \$ TBD

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

Lot and Plot: 43-7, 44, 45, 46, 35D

Assessor's Map #: 90

Number of acres in parcel: 93.03

Number of proposed housing units: None

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

Describe restrictions below:

The Property is subject to a Declaration of Easements and Restrictions as recorded in the Plymouth County Registry in 1999. A copy of said Declaration is included with this application. The Property is also subject to Chapter 61 and 61A liens and several other easements.

Project Sponsor/Organization: Wildlands Trust

Contact Name: Scott MacFaden

Address: 675 Long Pond Rd. Plymouth, MA 02360

Phone #: 774-343-5121, ext. 107 E-mail: smacfaden@wildlandstrust.org

Scott MacFaden

11/15/23

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 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 five parcels situated on the south side of Black Cat Road in West Plymouth.

The subject parcels (hereafter, the "Property") comprises 93.03 acres just south of Billington Sea, and possess significant natural resource values. The Property is within multiple areas designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program ("NHESP") as Bio Map "Core Habitat" and "Critical Natural Landscape", and includes areas of two rare natural communities—Pine Barrens and Sandplain Grassland and Heathland.

The Property is situated 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, is within a "High Yield Aquifer Area" as identified by the Commonwealth of Massachusetts, and is also partially within a Zone II Wellhead Protection Area.

The proposed project is consistent with the Town's ongoing efforts to improve surface water quality in Plymouth's ponds by reducing or eliminating land uses that can adversely affect water quality—including cranberry growing. The Property includes multiple active cranberry bogs.

The Property possesses a primarily favorable landscape context: Directly abutting to the west is the Town's 64-acre Briggs Reservoir Conservation Area, and closely proximate to the south is the Town's 116-acre Watercourse Place Conservation Area. Billington Sea is closely proximate to the north, and an assemblage of protected lands around Cooks Pond is situated approximately one-quarter mile to the east.

In the larger landscape context, the Property is a significant component of an expansive and primarily contiguous corridor of protected open space extending from Morton Park and the Plymouth Town Forest on the north end to Myles Standish State Forest on the south end. This corridor is almost 18,000 acres in extent, and is the largest such expanse in eastern Massachusetts. 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.

With its direct proximity to the Town's Briggs Reservoir Conservation Area and its hiking trail network, the Property has the potential to support passive recreation.

The proposed acquisition of the Property meets several of the "Open Space Goals and Criteria" established 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.

Property of Makepeace/F-H Acquisition Corporation
Approximately 90.27 Acres
Lots 35D, 44, 45, 46, and a Portion of Lot 43-7
Black Cat Road and Watercourse Road
Plymouth, Massachusetts

Appraisal Report

Effective Date of Appraisal: November 1, 2023

Prepared for:
David Gould, Director
Department of Marine and Environmental Affairs
Town of Plymouth
26 Court Street, Plymouth, MA 02360

Realworth

Appraising & Consulting

Mark D. Truran
Massachusetts Certified General Real Estate Appraiser #4460
Post Office Box 466
East Wareham, Massachusetts 02538
Telephone: 508-789-9695
realworth@verizon.net

Letter of Transmittal

June 5, 2024

David Gould, Director
Department of Marine and Environmental Affairs
Town of Plymouth
26 Court Street, Plymouth, MA 02360

Dear Mr. Gould and Mr. Keohan:

As requested, I have prepared the following Appraisal Report for Lots 35D, 44, 45, 46, and a 23.29-acre portion of Lot 43-7, as further defined herein, located on Black Cat Road and Watercourse Road in Plymouth, Massachusetts. The purpose of the appraisal is to estimate the market value of the herein-described property, as of November 1, 2023. The intended use of the appraisal is for decision making relative to a possible purchase of the property, as well as for obtaining funding from grant programs under the purview of the Commonwealth of Massachusetts' Executive Office of Energy and Environmental Affairs. In addition to the Town of Plymouth, other intended users of the report are the Commonwealth of Massachusetts, the Wildlands Trust, and the property owner.

It is my opinion and conclusion that the market value of the subject property, as of November 1, 2023, was \$1,150,000.

This appraisal is based on the extraordinary assumption that permission could be obtained for the creation of three house sites on Lot 44, as further described herein. If this assumption proves to be false, the value of the subject property could be lower.

This appraisal is based on the extraordinary assumption that groundwater in the vicinity of each potential house site on the property is potable. If this assumption proves to be false, the value of the subject property would be lower.

This appraisal is based on the hypothetical condition that a 2.76-acre portion of Parcel 43-7 has been already divided from the subject property.

Summary of Important Facts and Conclusions

Property Type: Cranberry farm zoned for residential use

Property Address: Black Cat Road and Watercourse Road, Plymouth

Owner: Makepeace/F-H Acquisition Corporation

Effective Date of Valuation: November 1, 2023

Property Rights Appraised: Encumbered Fee (encumbered by numerous access and utility easements, as further described herein)

Site Data: Five lots in close proximity to each other, with frontage on Black Cat Road and Watercourse Road and with a total land area of approximately 90.27 acres, identified as Lots 35D, 44, 45, 46, and a 23.29-acre portion of Lot 43-7 on Plymouth Assessors' Map 90

Improvement Data: Three pump houses and irrigation system

Zoning: Rural Residential

Highest and Best Use: Site for four single-family lots, including two with cranberry-bog acreage

Value Indications:

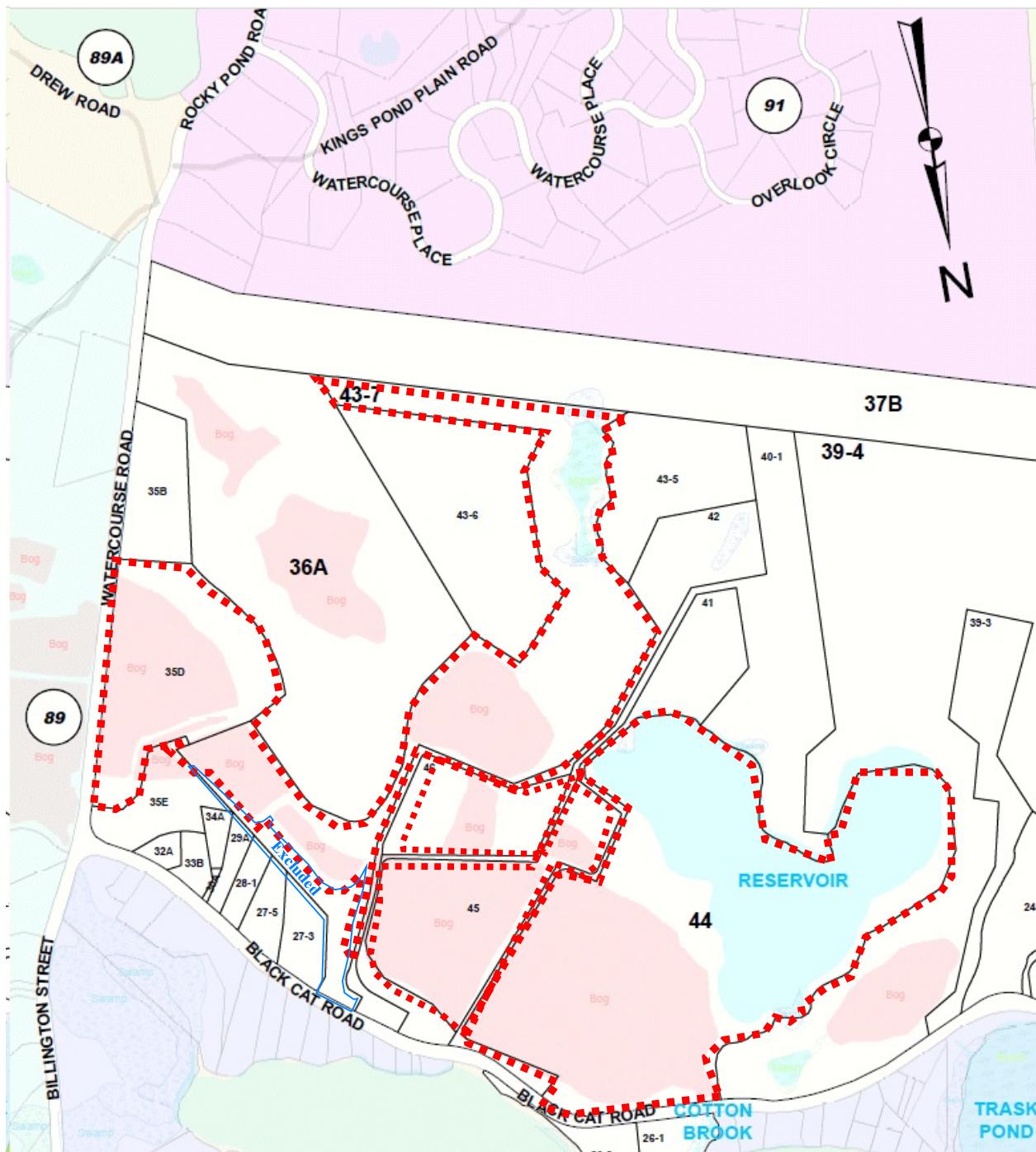
Cost Approach:	Not Applicable
Income Approach, Cost of Development Technique:	\$1,150,000
Sales Comparison Approach:	Not Applicable
Final Value Estimate:	\$1,150,000

Extraordinary Assumptions: This appraisal is based on the extraordinary assumption that permission could be obtained for the creation of three house sites on Lot 44, as further described herein. If this assumption proves to be false, the value of the subject property could be lower.

This appraisal is based on the extraordinary assumption that groundwater in the vicinity of each potential house site on the property is potable. If this assumption proves to be false, the value of the subject property would be lower.

Hypothetical Conditions: This appraisal is based on the hypothetical condition that a 2.76-acre portion of Parcel 43-7 has been already divided from the subject property.

Identification of the Property
Plymouth Assessors' Map 90



Site Subject Property Map



Site

In analyzing the subject property, several sources of information have been employed, including a site inspection by the appraiser; the current subject property deed; the Assessors' Maps for the Town of Plymouth and other Town Records; the Soil Survey of Plymouth County, prepared by the United States Department of Agriculture Soil Conservation Service in cooperation with Massachusetts Agricultural Experiment Station, as presented on the "Web Soil Survey" site of the United States Department of Agriculture; MassGIS's on-line MassMapper program; and a certain plans discussed in the preceding "Legal Description" section of this report.

Lot Description

The property consists of five lots, with approximately 742.67 feet of frontage on Black Cat Road. The property also has approximately 1,024.25 feet of frontage on Watercourse Road. The total land area of the property is approximately 90.27 acres, with Lot 35D having about 10.0 acres, the subject portion of Lot 43-7 having about 23.29 acres, Lot 44 having about 42 acres, Lot 45 having about 9.81 acres, and Lot 46 having about 5.17 acres. Lots 43-7, 44, 45 and 46 are separated from each other by 20-foot-wide strips, while Lots 43-7 and 35D are contiguous. The lots are irregularly shaped. Without considering the 20-foot-wide strips, over which the subject property has access rights, the property as a whole has a maximum northwest-to-southeast dimension of about 3,200 feet and a maximum northeast-to-southwest dimension of about 2,700 feet.