

BREWSTER OPEN SPACE COMMITTEE

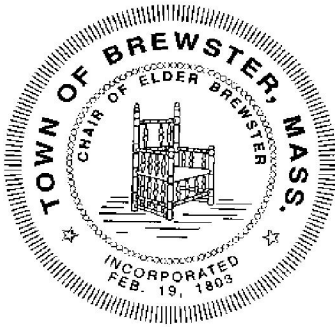
COMMUNITY PRESERVATION COMMITTEE

FALL 2017 APPLICATION:

MEETINGHOUSE ROAD PROPERTY



INTERIOR TRAIL



APPLICATION FOR COMMUNITY PRESERVATION

Name of Applicant: *Brewster Open Space Committee*

Date: August 17, 2017

Contact Individual: *Elizabeth G. Taylor, Chair, Open Space Committee*

Mailing Address: *Town Hall 2198 Main Street Brewster. MA 01631*

Daytime Phone: 508-896-3701 x 1149 e-mail: etaylor@brewster-ma.gov

Name of Proposal: *Borden-Burk/Meetinghouse Road Property*

Address of Proposal (or assessor's parcel ID) *0 Slough Road: Map 8, Parcel 1*

PROJECT SYNOPSIS

The proposed acquisition is a 27 acre parcel located off Slough Road in West Brewster, within Brewster wellfield buffers to existing municipal wellfields. This purchase will provide protection to a large tract in and of itself, but also secure a "missing link" in the 100-acre swath of woods the Town has been working to cobble together for conservation and wellfield protection purposes over the past 20 years. A network of walking trails already exist on the parcel that could be opened for public use and devoted to links in the Cape Cod Pathways.

November 2017 Special Town Meeting will vote on the funds needed; probably a combination of Community Preservation Funds and Brewster Water Department revenues dedicated to aquifer land protection. We will also approach the Dennis Water District (DWD), the direct beneficiary of this forest acquisition next to its wellfield, for a financial contribution. Located in Brewster's western District of Critical Environmental Concern, these parcels are also within the marine recharge areas for the Herring River and Bass River. This parcel has Town Conservation land on two sides with the Dennis Water Department wellfields forming the western boundary.

The Town Water Department, Conservation Commission, Open Space Committee, Selectmen and Town Administrator support this purchase. The gross purchase price of \$426,000 is about \$15,777 per acre, which may be offset by state grants and other local funds

Category (circle all that apply): Open Space Historic Preservation Recreation Community Housing

CPA funding requested \$ 432,000

Total Cost of Proposed Project \$ 432,000

PROJECT DESCRIPTION

This 27 acre parcel represents a large, critical block of pine-oak forest for conservation and aquifer protection to support municipal wellfields in Dennis, which it abuts, and, in the future perhaps, new wells in Brewster and Harwich. **(See Maps 3.1-3.3)** This is one of the largest parcels now available for residential subdivision in Brewster's western District of Critical Planning Concern. Purchase of this parcel will help secure a "missing link" in the 100-acre swath of woods the Town has been working to cobble together for conservation and wellfield protection purposes in the past 20 years.

This parcel represents about half of 55-acre forest tract that was the subject of a successful LAND grant award in FY14 to the Town of Brewster. At that time, the tract was part of an approved 20-lot cluster subdivision, filed before the Town's Natural Resource Protection District Bylaw took effect in 2009. **(See Map 3.4.i)** The Town had the 55 acres under agreement to purchase for \$1,140,000 in 2013/14. Title flaws were discovered that led to the Town's purchase agreement lapsing and the LAND grant being turned back to the State. Since 2014, Town Counsel and the developer have worked to clarify title in this area. This settled in spring 2017 and the Town obtained a purchase agreement with the rightful owners of the southern 27 acres (of the 55 acre parcel) for \$432,000. (We will pursue acquisition of the remaining 28 acres in coming years.) If the land purchase is not successful, it is likely that the developer of the 20-lot subdivision will buy the land to keep his subdivision valid; without these 27 acres, his approval is moot. **(See Map 3.4.ii)**

2. CPA GOALS/CRITERIA:

The goals of this project encompass many of the Community Preservation general criteria areas for community preservation and enhancement serving the purposes of Open Space, Historic Preservation and Recreation; saving resources that would otherwise be threatened; leveraging public funds and enhancing existing Town resources; all contributing to the preservation of Brewster's unique character.

Preservation of these 27 acres will provide:

Open Space Protection By:

- a. Permanently preserving important wildlife habitat, areas that are of significance for biodiversity, diversity of geological features/types of vegetation, habitat types that are in danger of vanishing from Brewster; habitats of threatened/endangered species of plants or animals.
- b. Serving to enhance and protect existing wildlife corridors, promoting connectivity of habitat and preventing the fragmentation of such habitats.
- c. Protecting drinking water quantity and quality
- d. Preserving and protecting important surface water bodies, pond watersheds
- e. Preserving a priority parcel in the Town's Open Space Plan and Priority Pond Parcel Plan to maximize the amount of open space land owned by the Town of Brewster

a/e. Permanently protecting wildlife habitat, biodiversity/preserving a high priority parcel identified using a composite value ranking in the Town's Open Space Plan and Priority Pond Parcel Plan.

The dominant forest community found here is typical of maritime forests found on Cape Cod, consisting of dense pitch-pine and oak, with an understory of black huckleberry, blueberry, viburnum, bracken fern and a groundcover of mayflower and checkerberry. **(See Photos 4.1-4.2)** This area has been a woodland for at least the last 100 years and therefore represents a high quality undisturbed forest with trees of significant age. It is considered Prime Forest Habitat by the State. These acquisitions will preserve intact a large unfragmented forest ecosystem identified by the Cape Cod Commission as within a Significant Natural Resource Area. Undisturbed, unfragmented forest interiors on Cape Cod are crucial locations for declining populations of breeding

Neotropical migrant bird species, such as Scarlet Tanagers, Wood Thrushes and warblers, according to State Ornithologist Brad Blodgett.

Loss of Forested Lands

Brewster ranked in the “Top 20 Massachusetts Towns in Forest Lost to Residential Development (by acres lost)” from 1985 to 1999. Since then, the rate has slowed, but Brewster still ranks in the top 11 percent of all Mass. towns in this regard. (Source: “Losing Ground: At What Cost?” Mass. Audubon Society, 2003 & 2009). Brewster was also cited as one of five towns in the Top 25 for rare species diversity relative to forest loss. In sum, Brewster has lost more than 1,300 acres of its forest to sprawl since 1985, placing its extensive upland habitats at risk.

Preventing the Meetinghouse parcel from being developed would not only preclude fragmentation of the habitat, but also prevent additional residential intrusions, such as dogs, noise, light and traffic, from penetrating deeper into these important wildlife habitats. There is also a psychological footprint from development that far exceeds its physical footprint. The State specifically promotes growth away from undeveloped, "frontier" areas so that existing public infrastructure can be concentrated in growth centers and public investment is maximized efficiently. This parcel is located in one of the few frontier areas left in Brewster where there are no paved roads, no public water supply distribution system, no sewer, no gas pipelines, etc.

With large tracts of unbroken forest still intact in this area, it is not surprising that it is a strategic place to preserve remaining lands that serve as the base for so much natural resource protection. These parcels are across the street from the Town’s 900-acre Punkhorn Parklands, the second largest Town Conservation Area on Cape Cod. The parcel is also just south of the Jorgenson and Mother’s Bog 2006 acquisitions that now comprise the Slough Road Woodlands Conservation area of 59.05 acres. This purchase will help towards completion of the Town’s long sought after acquisition of parcels in this area. Littlefield’s Pond and Washburn Bog on the southern end provide excellent habitat for supporting diverse wildlife in the area. **(See Photo 4.3)**

- The parcel is wholly (100%) within the MA Natural Heritage and Endangered Species Program (MNHESP) BioMap2 Core Habitat and Critical Natural Landscapes, the two highest-ranked designations for wildlife habitat diversity, quality and persistence. **(See Map 3.8i)**



The Massachusetts Department of Fish and Game considers this area to be of high significance for the restoration of New England Cottontail rabbits and their preferred brushy, forest habitat. **(See Map 3.7)**

- Eastern box turtles are known to enjoy this forest **(See MNHESP letter: ATT. 5.)** There are no travelled roads within the Meetinghouse Road woodlands, so wildlife disturbance and conflicts are rare.
- Lynn C. Harper, Habitat Protection Specialist, Massachusetts Natural Heritage & Endangered Species Program (NHESP), indicated that ‘habitat fragmentation, particularly on Cape Cod, is a major threat to

many wildlife, bird and plant species and the protection of contiguous, undisturbed tracts of habitat is vital to ensuring their long term viability”.

- There are major wildlife corridors between the 500-acre DWD Wellfield/Brewster conservation land on the west side of Slough Road and the 900-acre Town Punkhorn Parklands, with its many Great Ponds and pine-oak forest tracts, on the east side of Slough Road. **(See Map 3.8i)**
- In 2003, The Compact of Cape Cod Conservation Trusts, Inc. conducted a parcel-level GIS analysis of habitat significance for Barnstable County. Criteria included habitat value, parcel size, and development context among other scores. The 27-acre locus property was ranked among the highest in priority, relative to all other parcels Cape-wide. **(See Map 3.8ii)**
- In 2015, MassAudubon designed an interactive GIS analysis tool called MAPPR to identify high value habitat parcels, and ranking them for local, regional and statewide importance. The 27 acres ranked highly both in Brewster and on Cape Cod. **(See Maps 3.5i-ii & 3.13)** 100% of the Project is located in an area identified as of importance for climate change adaptation, in terms of landscape complexity and permeability/connectivity or implementation of resiliency best practices: The Nature Conservancy, Boston, MA-2012 (See Maps 3.6i-ii).

b. Serving to enhance and protect existing wildlife corridors, promoting connectivity of habitat and preventing the fragmentation of such habitats.

This property directly abuts other conservation lands owned by the Town. These parcels and the adjacent wellfields, form contiguous forested uplands, which provide prime habitat for numerous migratory and native species, many of which require large unfragmented woodlands in order to establish territories, find food and successfully reproduce. Meetinghouse is part of a well-known wildlife corridor from the 343 acre Town of Dennis Water Department Lands to Walker’s, Seymour, Elbow and Long ponds and the 900-acre Punkhorn Parklands. Protection of these habitats will maintain corridors wide enough for the movement of many species of mammals, amphibians and birds.

The Meetinghouse parcel also helps complete links in the Brewster Pathways Program, a part of the county-wide, regional walking path sponsored by Barnstable County’s Cape Cod Pathways Program.

c. Protecting drinking water quantity and quality:

Protection of water quality and drinking water supplies are some of the most important issues facing the Cape. It is critical that Brewster permanently preserve land to protect current and future water supplies for the residents of Brewster, Orleans, Harwich and Dennis by protecting all Zone IIs within Brewster’s border as well as lands that make up critical pond recharge areas and marine watersheds.

The Meetinghouse property is, within Brewster’s wellfield recharge area and abuts the 343-acre Greenbelt Wellfield of the Dennis Water District (DWD) containing twenty-two (22) public wells. It is located in Brewster’s Western District of Critical Environmental Concern and is within the Marine Watersheds of both the Herring and Bass Rivers. The property abuts Town Conservation land on two sides, with the Dennis Water Department wellfields on the fourth or western boundary.

The Dennis Water District operates multiple public supply wells in its 343-acre High Line Wellfield along the Brewster town line and directly abutting our locus 27-acre parcel. **(See Map 3.9)** The High Line is the third-largest single wellfield on Cape Cod. Because regional groundwater flow in this area is to the west, much of DWD’s Zone II (land area contributing to the town well’s recharge) lies in West Brewster. Brewster and DWD have collaborated in the past in preserving the 60 acres at Mother’s Bog on Slough Road; DWD holds a Watershed/Conservation Restriction on the Town of Brewster’s land there. In 2012 Brewster Town Meeting

voted to dedicate and assign custody of an 11.3-acre forest tract abutting this 27-acre locus property to the Brewster Water Commission for future water production/protection. **(See Map 3.3.)** While the Commission has no immediate plans to develop a municipal well on that tract, the preservation of the 27 acres will provide any well with about half of its required Zone I protection (control of 800-foot diameter around the wellpoint.) There are no wetlands nearby, so well-drawdown would not be an issue here. And clearly, the water is good; both Dennis and Brewster have each won New England Water Works Association awards for the best source water in the past decade. The locus property is also the single largest unprotected parcel located within the surface watershed to Washburn Bog Pond, an 8-acre old cranberry bog owned by the Brewster Conservation Commission. **(See Map 3.10)** Preserving it intact as pine-oak forest will help to filter out contaminants before they reach the pond and its outlet stream. (Photo 4.3)

- In 1994, Brewster's Ground Water Protection District was established for over 4,000 acres in the southeastern and southwestern sections of Town due to the location of wellfields and the overall sensitivity of the area's groundwater resources as substantiated by the EPA's Sole Source Aquifer national designation;
- Under DEP regulations, towns are intended to protect each other's Zone IIs; this acquisition would advance that objective.

Preservation of this parcel would promote protection of one of the top priority areas for future wellfield development in Brewster, as documented by the US Geological Survey in 1994 and the Cape Cod Commission Priority Land Assessment Acquisition Program in 1999 (updated in 2010). Projections of a water supply shortage by the year 2020 led the Cape Cod Commission to conduct this study of land areas that could potentially support a supply well or be used for wellhead protection. The Project, focused on Upper and Mid Cape towns with public water supplies. The goal was to assist towns in the Sagamore and Monomoy lenses in prioritizing properties that may be suitable for water supply development and protection. Tracts of land in these towns were evaluated for their water supply development potential based on natural resources and land use constraints and rated as having low, medium, or high potential. The study concluded that there were six areas of Brewster that had "high potential" as future water supply sites; the Slough Road area was one of the sites. Drinking water recharge areas/wellfields have always been at the top of Brewster's land acquisition list.

The Brewster Water Department supports this acquisition and agrees that there are few places left in Brewster to site a new well outside of existing wellfields. **(ATT. 6.a.)**

d. Preserving and protecting important surface water bodies

This parcel is located within the recently delineated Herring River and Bass River Marine Watersheds, which have been reviewed by the state relative to Total Minimum Daily Loads (TMDLs) of nitrogen for this system. The Town does not have to reduce its nitrogen production in these watersheds at this time, but may have to in the future. Any reduction or prevention of development within these watersheds is a step towards preventing increased nitrogen inputs in the future.

All of Brewster's larger ponds were recently assessed as part of Phase 1 of the Comprehensive Water Management Committee's "Water Resource Management Plan". The Meetinghouse property is within the recharge area of, Elbow Pond, Littlefields Pond, Dark Bottom Pond and Washburn Bog. Elbow Pond was found to have impaired health, while Littlefields and Washburn Bog were found to be ponds with Potential Threat to their water quality. At this time there is no water quality data for Dark Bottom Pond. All of these ponds are directly connected to Brewster's aquifer. Preserving this parcel will prevent the potential for additional new homes, lawns and storm drains to introduce pollutants into these pond's ecosystems.

Historic Preservation By:

- a. Protecting, preserving, enhancing, restoring and/or rehabilitating historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
 - b. Protecting areas of Primary Archaeological Sensitivity as shown on the Archaeological Resources Map produced by the Cape Cod Commission GIS Systems Department and the Brewster Natural Resources Department in 1989.
- a. Meetinghouse Road, also known as Old Brewster-Harwich Road, follows a natural slough, or shallow glacial outwash valley running north-south through this area. **(See Photo 4.4)** These lands also contain numerous old trails, most likely part of historic North South Native American Pathways which ran from Cape Cod Bay to Nantucket Sound. The ancient cartpath that bisects the property, sometimes called Meeting House Cartway, is said to go past the remains of the last Nauset Indian meeting house.

Later the road was used to connect parishioners on the Southside of the Cape to the colonial churches set up on the older Northside or Bayshore settlements. In 1806, Brewster and Harwich “hived off” into separate towns, partially so the villagers would not have to travel so far on winding sand roads to go to church on Sabbath. More recently, much of the site was used for sheep grazing and woodlots. The 27-acre locus property helps to protect this important historic cartpath from being obliterated by residential development. **(See Map 3.12)**

With the creation of The Brewster Archaeological Resources Map, areas in Town with archaeological sensitivity were identified as having Primary, Secondary or Tertiary Sensitivity (1993, with 1996 & 1998 updates). The Map identifies the Meetinghouse area as one of Secondary Sensitivity (areas within 500 feet of a water body greater than 3 acres in size that are not a part of the Herring River or Stony Brook drainage systems). The site is within an area of Secondary Sensitivity encompassing Elbow Pond, and may have Primary Sensitivity depending on the final delineation of the Herring River and Bass River Marine recharge Areas, situating it in or near two areas likely to contain prehistoric archaeological sites. Littlefield Pond and Washburn Bog wetlands are located in the southern portion of this site, making it favorable for ancient and historic period land use and occupation. **(See Map 3.14.a-b)**

This unfragmented woodland would have a high probability of containing prehistoric archaeological sites. Such archaeological sensitivity would primarily be due to environmental setting, with level, sandy, well-drained soils in proximity to the wetlands and water resources, including Elbow Pond, favorable for ancient and historic period land use and occupation. Types of archaeological resources that could be present within the parcel could include artifacts, subsurface soil deposits and features associated with ancient and historic period Native American occupations or with other uses of the parcel during the historic period, including early residential settlement and agriculture.

Recreation Enhancement By:

- a. Expanding the range of passive recreational opportunities available to all ages of Brewster residents and visitors.
- b. Promoting the use of alternative corridors that provide safe and healthy non-motorized transportation by providing connections with existing trails and conservation areas.

Every Town survey that has been done indicates that residents and visitors alike want more walking and bike trails. This is an opportunity to provide public access to an unfragmented woodland via footpath for walking, nature observation and other passive activities such as dog walking, biking and bird-watching.

When the Town of Brewster updated its Open Space and Recreation Plan, additional goals were added to “Ensure preservation of a variety of rural recreational activities and high-quality natural environments in close proximity to all residential areas. Green pathway linkages connecting various sections of Town with each other and to neighboring towns add regional benefit and contribute towards completion of the Cape Cod Pathways.”

- This site provides public access to an unfragmented woodland via footpath for walking, nature observation and other passive activities. Existing uses of the area include hiking, Nordic skiing, horseback riding, walking and birdwatching.
- The property has existing walking trails that could be linked to Slough Road Woodlands/Punkhorn Parklands. (See **photo 4.2**) The Cape-wide CapeWalk that takes place every two years over a nine-day stretch with hikers crossing from Provincetown to Falmouth would find trails on this site which would enhance the Walk.
- Meetinghouse Road runs through the property from Old Chatham Road (Town of Harwich). The Town of Brewster also owns the adjoining parcels to the north and south of this property. (See **Photo 4.4**)
- This area already has a network of trails used casually by many people; if bought by the Town for conservation, we can adopt and publicize a formal addition to the Brewster Walking Trails connecting to the Town’s 60-acre Mother’s Bog Conservation Area to the north. (See **Map 3.11i**)
- As shown on **Map 3.11.ii** , there is an extensive, informal trail network through the forest all along the west side of Slough Road, some on Town land, some on private land. This acquisition will add a major block of private land to the Town’s inventory and enable us to provide additional trail loops. This corner of southwest Brewster and northwest Harwich has experienced rapid growth of residential subdivisions in the past 20 years and the new populations will benefit from easy access to new trails.

3. COMMUNITY BENEFITS:

This preservation would provide multiple benefits to numerous populations. The general current population of Brewster (9,514) will benefit, as will Brewster’s 30,000+ annual visitors, many of whom will be able to enjoy this area.

The Brewster voters have been approving land acquisition for over 45 years, accumulating over 1,100 acres to protect their drinking water and surface waters, wildlife corridors, rare and endangered species habitats and a massive recreation areas. The Meetinghouse Road parcel has been identified as an important linkage for Cape Cod Pathways through-route and is of equal importance for wellfield protection. It has been endorsed by the Board of Selectmen, Town Administrator, Conservation Commission, Water Department and Open Space Committee. The cartway and paths crossing this area provide a peaceful and scenic walk through the woods.

The 1991, 1999 and 2013 Town of Brewster surveys found that residents value the preservation of public lands for accessible peaceful recreation.

4. COMMUNITY SUPPORT:

The Town is happy to have partners in this project. The Compact of Cape Cod Conservation Trusts, Inc. has provided negotiation and technical assistance on this acquisition and has drafted the Conservation Restriction for the Town. The Brewster Conservation Trust will be contributing \$50,000 and will hold the Conservation Restriction. The letters of support and comment are appended as **ATT. 6 and 8**.

5. TIMELINE:

Anticipated Timeline:

- June 17:** Purchase offer signed; Appraisal, LAND grant prepared; Open Space Committee, Conservation Commission endorse project
- July 17:** LAND Grant submitted to State EOEEA
- August:** CPA Fund application submitted by Open Space Committee.

August 23: Water Commission meeting to discuss project endorsement, vote on financial contribution
November: Community Preservation Committee reviews and recommends project
November: Town Meeting held in Brewster; approval of fee simple purchase
November: State announces FY18 LAND grants
December: State and Brewster sign LAND contract
December: Town of Brewster ready to purchase property (most likely between January 2018 and June 2018)
February: Town prepares management plan and records CR
March: Town of Brewster submits LAND reimbursement request to State
April: State provides LAND reimbursement to Brewster

6. CREDENTIALS:

The Brewster Conservation Commission will have custody and control of this conservation area. The Natural Resources Department and the Conservation Commission currently control and manage over 1,100 acres of land. The Brewster Conservation Trust (BCT) will hold the Conservation Restriction, which will enable it to also participate in maintenance and management of this conservation area. **(See ATT.8)** (Custody of parcel/CR may change depending on participation of Dennis Water District.)

Residents and visitors will have public access to these lands

7. BUDGET:

The land acquisition cost of \$432,000 represents the negotiated purchase price. The BCT will contribute \$50,000 towards the purchase and will hold the CR. The Town Has applied for a state L.A.N.D. Grant which would cover more than half of the cost (\$225,836).

The Town is also approaching the Dennis Water District (DWD), the direct beneficiary of this forest acquisition next to its wellfield, for a financial contribution. The DWD voted \$1 million towards the Town's \$4 million purchase of 60 acres at Mothers Bog to the north of this locus in 2007.

November 2017 Special Town Meeting will vote on the funds needed, probably a combination of Community Preservation Funds and Brewster Water Department revenues dedicated to aquifer land protection.

Appraisal Summary: Heather J. Ross, SRA, RA and Jacob C. Ross, SRA
 Cape Cod & Islands Appraisal Group, LLP
 PO Box 545, Barnstable, MA 02630
 Effective Date of Value: June 30, 2017 Date of Inspection: June 30, 2017
Opinion of Market Value of Parcel:
FOUR HUNDRED FORTY-NINE THOUSAND DOLLARS (\$449,000)
(See ATT. 9.)

8. MAINTENANCE:

The Meetinghouse purchase will be under the custody and control of the Brewster Conservation Commission. Brewster Conservation Trust will hold the Conservation Restriction, which will enable it to also participate in maintenance and management of this conservation area. **(SEE ATT.7)**

The Brewster Open Space Committee
August 17, 2017

LIST OF ATTACHMENTS

1. Draft Town Meeting Article

2. Chief Executive Officer Authorization

3. MAPS

- 3.1** USGS Topographic Locus Map (Dennis, Quadrangle, 1977)
- 3.2** Town Assessing/Tax Map
- 3.3** Protected Open Space Map (with surrounding land uses)
- 3.4.i** Highest and Best Use Plan – part of conceptual subdivision (20 lots allowed by zoning)
- 3.4.ii** Metes and Bounds Sketch, 2017
- 3.5.i** MassAudubon MAPPR Habitat Analysis – Local
- 3.5.ii** MassAudubon MAPPR Habitat Analysis – Regional
- 3.6.i** Habitat Resilience and Adaptation - Regional
- 3.6.ii** Habitat Resilience and Adaptation - Local
- 3.7** New England Cottontail Habitat Focus Area – Regional
- 3.8.i** BioMap2: Core Habitat and Critical Natural Landscape Map – Mass. Natural Heritage
- 3.8.ii** Cape Cod Wildlife Conservation Project Map – Compact of Cape Cod Cons. Trusts
- 3.9** Public Water Supplies - Zones of Contribution Map
- 3.10** Surface Watershed Map for Washburn Bog Pond
- 3.11.i** Public Walking Trails Map – Town
- 3.11.ii** Public Walking Trails Map – Local
- 3.12** Historic Resources – Meetinghouse Road
- 3.13** Index of Ecological Integrity – Habitat Analysis
- 3.14** Town of Brewster Archaeological Resources
 - a)** Archaeological Resources Map **b)** Map Notes for Archaeological Resources Map

4. PHOTOS

- 4.1** Meetinghouse Property: Interior View
- 4.2** Meetinghouse Property: Interior Trail
- 4.3** Adjacent Wetlands: Washburn Bog
- 4.4** Old Brewster-Harwich (Meetinghouse) Road Access

5. L A. N. D Grant Required Letter of Support

- a.** Mass. Natural Heritage and Endangered Species Program (MNHESP)

6. Documentation of Good Land Stewardship

7. Local Letters of Support:

- a.** Brewster Water Department, Paul Anderson, Superintendent
- b.** Brewster Conservation Commission, Michael Tobin, Chair
- c.** Dennis Water District, David Larkowski, Superintendent
- d.** Cape Cod Commission, Thomas C. Cambareri, Water Resources Technical Service Director
- e.** Senator Julian, Cyr, Cape and Islands District
- f.** Brewster Pathways Committee, Gary Christen, Chair

8. Letter of Support from Conservation Restriction Holder – Brewster Conservation Trust

9. Appraisal Report – Appraisal Company of Cape Cod, June 2017 (excerpt)

Draft Town Meeting Article**ATTACHMENT #1.*****LAND ACQUISITION / Community Preservation Act***

ARTICLE NO. : To see if the Town will vote to authorize the Board of Selectmen to acquire a parcel of vacant land located off Slough Road, in Brewster, Barnstable County, Massachusetts, consisting of 27 acres, more or less, and more accurately described in deeds recorded in the Barnstable County Registry of Deeds in Deed Book 444 Page 456, and shown on a plan of land entitled, "Plan of Land in Brewster, Massachusetts" and recorded in the Barnstable County Registry of Deeds in Plan Book ____ Page ____, a copy of which is on file with the Brewster Town Clerk; to acquire said parcel by gift, purchase and/or eminent domain taking under Massachusetts General Laws, Chapter 79, or any other enabling authority; to acquire said land for conservation, watershed protection and passive recreation purposes for the general public, consistent with the provisions of Mass. Gen. Laws, Ch. 40, §8C, 310 C.M.R. 22.00, and Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts; to appropriate the sum of *Four Hundred Thirty-Two Thousand and 00/100 (\$432,000.00) Dollars* to pay costs of this acquisition, and all other costs incidental and related thereto; to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow up to the sum of *Four Hundred Thirty-Two Thousand and 00/100 (\$432,000.00)* pursuant to the provisions of Massachusetts General Laws, Chapter 44, Section 7(3) and Section 8C, and/or any other enabling authority, and to issue bonds and/or notes of the Town therefor; to authorize the Town Treasurer to transfer from available sums the sum of Five Thousand *(\$5,000.00) Dollars* for the purpose of paying incidental and related costs, including costs for grant funding applications and grant compliance, and the preparation, issuance and marketing of notes and bonds issued hereunder and for paying interest on temporary notes issued in anticipation thereof; to authorize the Board of Selectmen and the Conservation Commission to apply for, accept and expend any funds which may be provided by the Commonwealth or other public or private sources to defray a portion or all of the costs of acquiring this property, including but not limited to funding under the Self-Help Act, General Laws, Chapter 132A, Section 11 (now, so-called LAND grants), provided that the amount of notes or bonds issued hereunder shall be reduced by the amount of any such grants received or funds accepted prior to the sale of such notes or bonds; and further provided that any such sums from non-municipal sources shall be deposited in the open space account of the Community Preservation Fund; to authorize the Board of Selectmen to grant to the Trustees of the Brewster Conservation Trust, a perpetual Conservation Restriction on said premises pursuant to the provisions of General Laws, Chapter 184, Sections 31 through 33, allowing the aforementioned uses, at the time of closing or within a reasonable amount of time thereafter; and, to authorize the Conservation Commission to assume the care, custody, control and management of the



Town of Brewster

2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701
Fax: (508) 896-8089

Office of:
Board of Selectmen
Town Administrator

ATTACHMENT 2. CHIEF EXECUTIVE OFFICER AUTHORIZATION

June 5, 2017

Acting under a motion made and duly seconded at a public meeting held on this date, the Board of Selectmen, as the executive officers of the Town of Brewster, VOTED to authorize the Town Administrator and the Conservation Commission to prepare and submit applications to the Commonwealth of Massachusetts' Division of Conservation Services reimbursement programs, including the Local Acquisitions for Natural Diversity (LAND) Grant Program, and/or Land and Water Conservation Fund program, for the FY 2018 grant round to purchase in fee simple 27 acres, more or less, owned by Phyllis Borden and Ronald Burk, as described in Deed Book 444-456, off Slough Road in Brewster.

And further, the Selectmen certified by said vote that the Town Administrator is authorized to sign any contracts and provide any legal assurances and understandings to the Commonwealth regarding said applications and awards, and to serve as the Project Manager and primary local contact on matters relating to communications with the Division of Conservation Services regarding these applications, on behalf of the Town of Brewster, and that his signature shall bind the Town regarding the intent of said documents.



Peter Norton, Chairman
Board of Selectmen
Town of Brewster

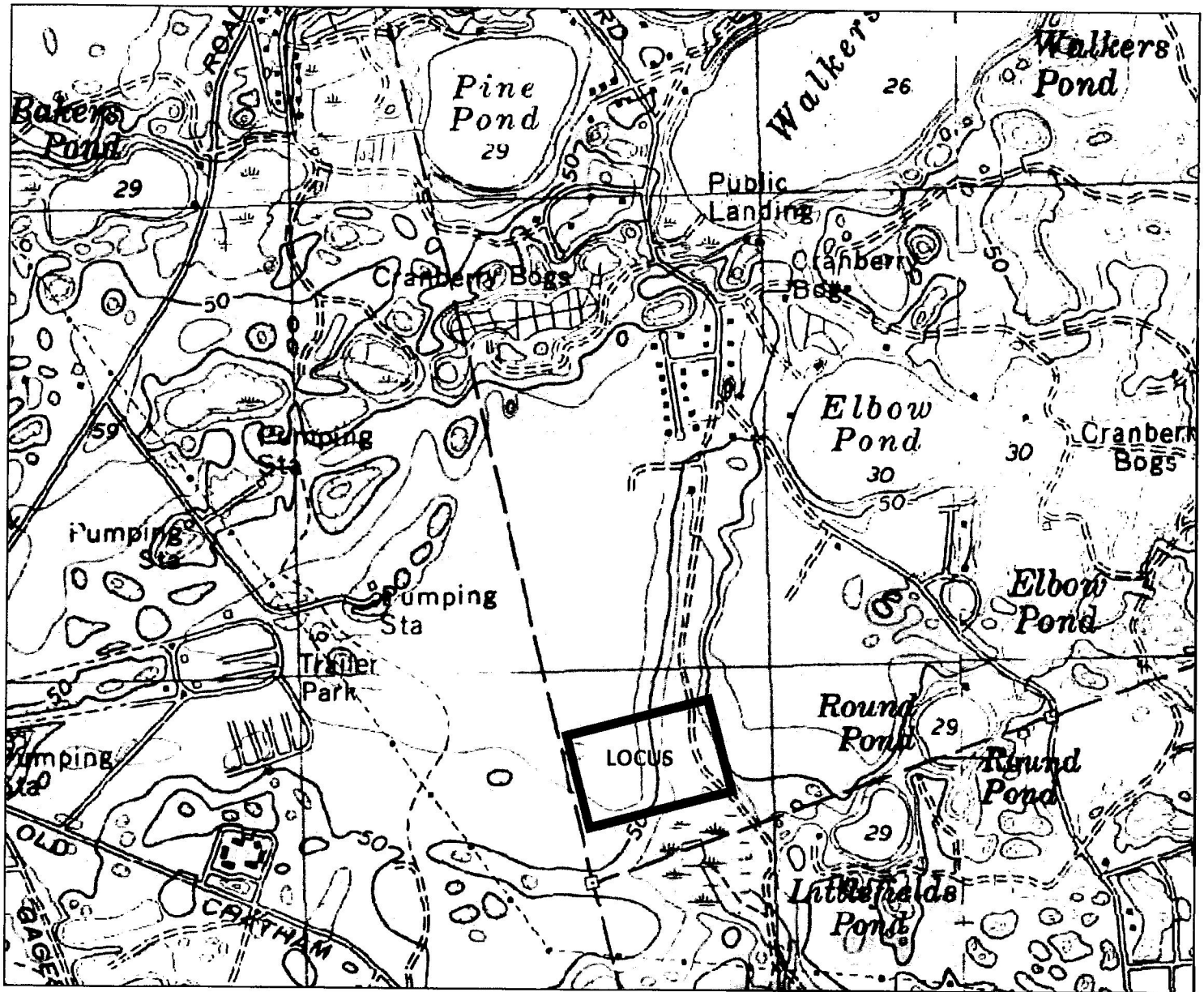
ATTACHMENT 3.1

US Geological Survey Locus Map

MEETINGHOUSE ROAD

AQUIFER PROTECTION

LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program,
Comm. of Mass. EOEEA- Div. of Conservation Services (BID# ENV 18 DCS 01)
Town of Brewster, 2017



Source: Harwich Quad, 1977 via MassGIS

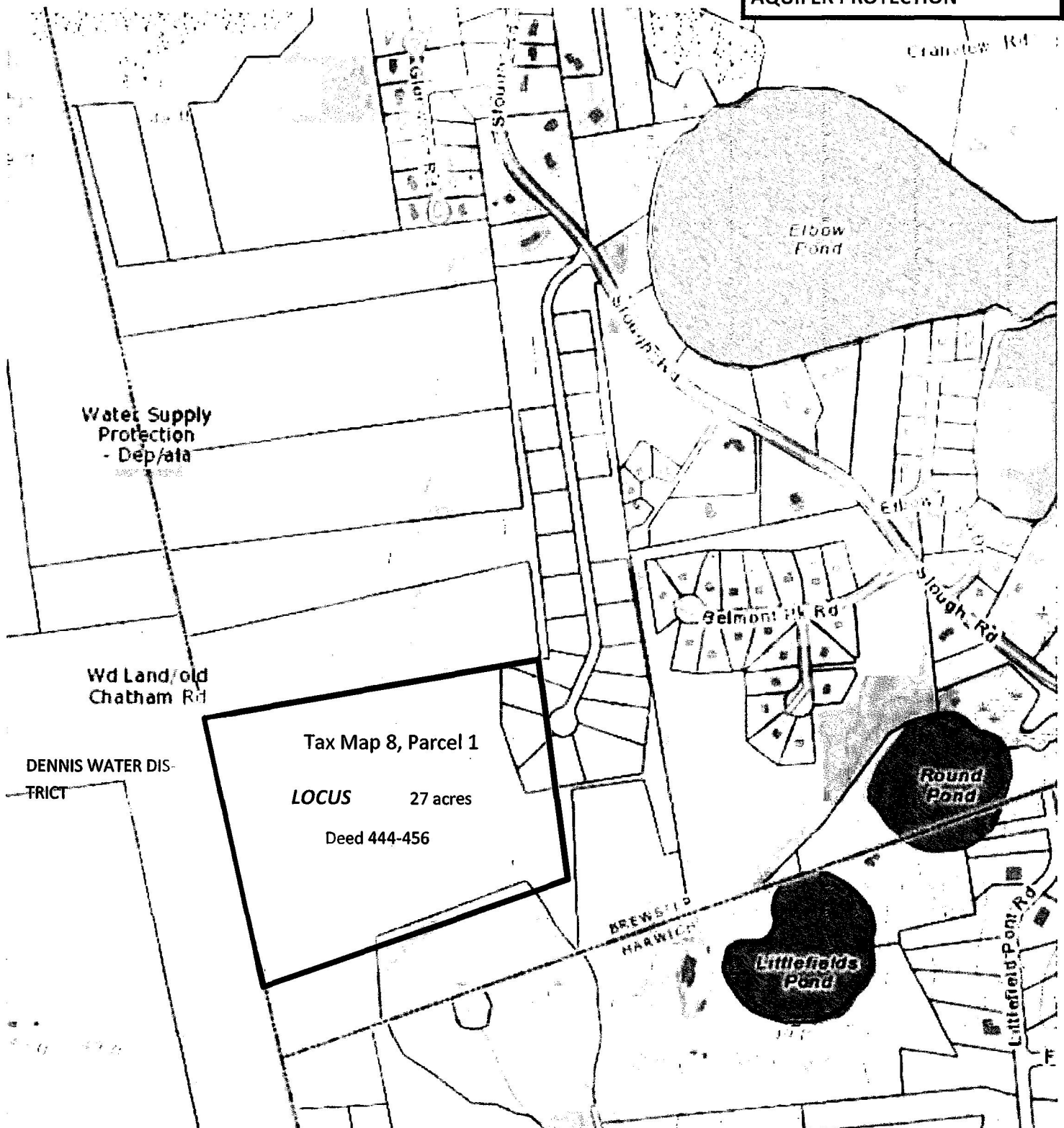
LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program,
Comm. of Mass. EOEAA- Div. of Conservation Services (BID# ENV 18 DCS 01)
Town of Brewster, 2017

ATTACHMENT 3.2

Town Assessors/ Tax Map

MEETINGHOUSE ROAD

AQUIFER PROTECTION



SOURCE: Brewster Assessors/GIS, 2017

ATTACHMENT 3.3 PROTECTED OPEN SPACE MEETINGHOUSE ROAD AQUIFER PROTECTION

Town Conservation Land; 3 lots
2.5 acres total

Town land
1.88 acres NO3 credit
1.53 acres undesignated
0.04 acre undesignated

Habitat homes on
James Burr Road

Belmont Park

Belmont Park subdivision
Open Space Area,
owned by Town Selectmen,
16 acres
Deed 7309-85 (1990)

portion of
"Grass Pond
Lot" 4.25 acres
n/f J. Baker

CC Fish &
Game
Club open
space,
5 acres

Town Conservation Land
8 acres
Dd 5499-305 n/f charitable
trust

POND

3 acres
n/f J. Baker

LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant
Program, Comm. of Mass. EOEEA- Div. of Conservation Services
(BID# ENV 18 DCS 01) Town of Brewster, 2017

wa cape engineering, inc.
Civil Engineers
and Surveyors
139 Main Street (Rte 6A)
YARROWPORT MA 02879

Scale 1"=100'
0 50 100 150 200 250 300 Feet

CS-0121-01

Mother's Bog
Conservation Area
Owned by Town ConCom subject to
CR to Dennis Water District
Deed Doc.1036970 (2006)
56 acres

Hawk's Nest Farm
Conservation Area
Owned by the Town ConCom,
Deed 12018-81 (1999)
27 acres

PETER COPELAS, Jr.
21 acres

TOWN WaterComm custody
in 2012 for future well-drilling
and/or water protection;
11.3 acres Deed Bk 27791-228

BORDEN & BURK
27 acres
Deed Book 444 - 456

(proposed Town Conservation
purchase, 2018)

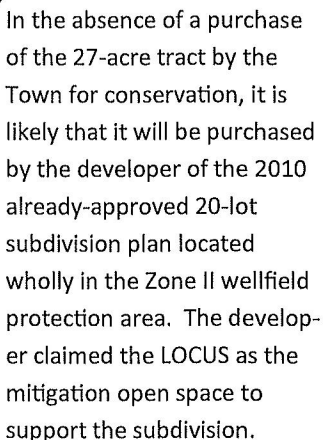
BREWSTER
343 acres

DENNIS WATER DISTRICT—
Main Wellfield

LOCUS MAP
SCALE 1"=3000'
ASSESSORS MAP 51 PARCELS 343,47, 874
LOCUS AREA = 55.2 ACRES
LOCUS IS WITHIN FEMA FLOOD ZONE C AS
SHOWN ON COMMUNITY PANEL (25000).
TOWNSHIP DATED 4/1/1988
DATE: MAY 08
ZONING SUMMARY
ZONING DISTRICT: RURAL RESIDENTIAL DISTRICT
MIN. LOT SIZE 80,000 S.F.
MIN. LOT FRONTAGE 200'
MIN. LOT WIDTH 100'
MIN. FRONT SETBACK 40'
MIN. SIDE SETBACK 20'
MAX. BUILDING HEIGHT 30'
MAX. BLDG. COVERAGE 15%
SITE IS LOCATED WITHIN STATE ZONE 1
WATER PROTECTION DISTRICT
SOIL TYPE = CARVER COARSE SANDS
SITE SEPTIC AND TOWN WATER TO DIST.
CONTIGUOUS PLANNED
OWNER / APPLICANT:
TOWN OF BREWSTER
YARROWPORT, MA 02874
RENCES
DEED 2548 PAGE 545
DEED 2549 PAGE 275
DEED 2550 PAGE 53
2018

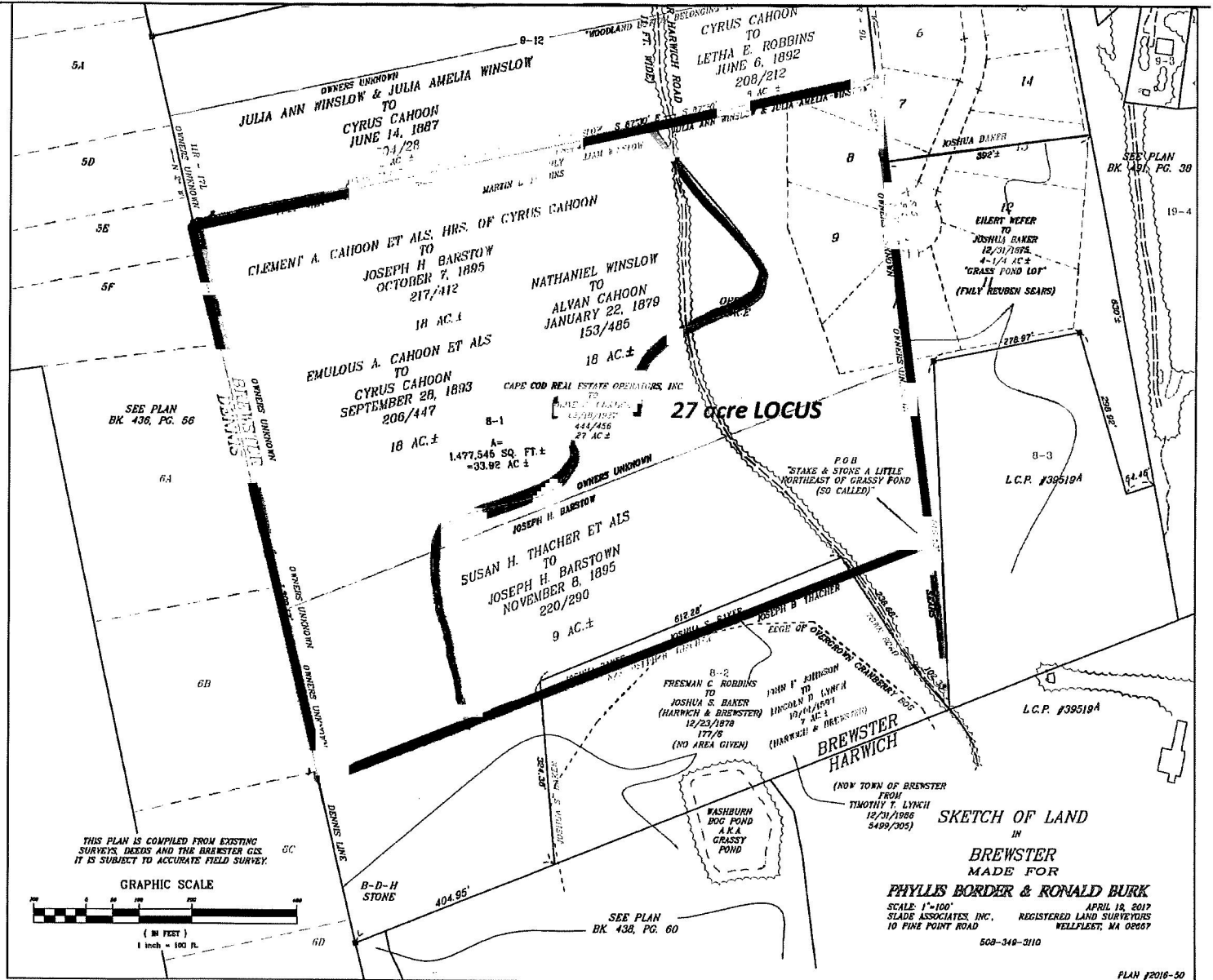
BID ENV 18 DCS 01

Highest and Best Use Plan



Meetinghouse Road Aquifer Protection
Brewster, MA
MA LAND GRANT APPLICATION
BID ENV 18 DCS 01

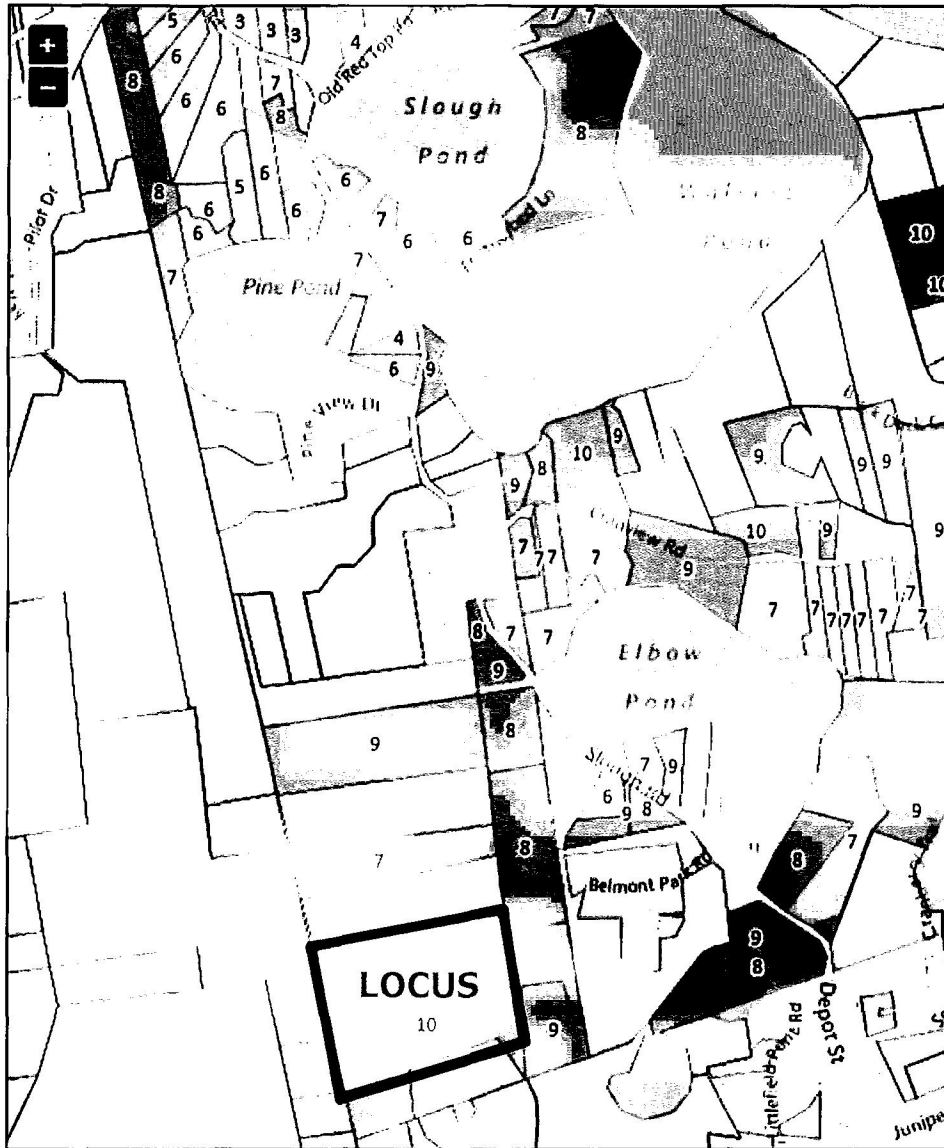
ATTACHMENT 3.4.ii
Metes and Bound Plan (draft)



LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program, Comm. of Mass. EOEEA- Div. of Conservation Services (BID# ENV 18 DCS 01) Town of Brewster, 2017

**ATTACHMENT 3.5.i
MassAudubon MAPPR
Habitat Analysis**

**MEETINGHOUSE ROAD
AQUIFER PROTECTION**



Priority

- ☒ High Priority Parcels
- ☒ Medium Priority Parcels
- ☐ Lower Priority Parcels

In a Balanced Model run of the computer analysis of habitat significance, the 27-acre locus property ranked among the highest parcels still to preserve in SW Brewster, an area with many highest-quality parcels remaining in the town.

MAPPR Tool

Mapping and Prioritizing Parcels for Resilience (MAPPR) allows land conservationists to identify the parcels within an area of interest that are the highest priorities for protection based on habitat quality, climate change resilience, and other metrics such as parcel size and adjacency to existing protected parcels. Analyses are based on open space data and assessor parcel data available through MassGIS as of April 2015. As a result, ownership information and protection status may be inaccurate for some parcels. Check with your town assessor for the most up-to-date information. Please email any comments to mappr@massaudubon.org.

Instructions [show](#)

Examples [show](#)

Study Area

X

Pre-calculated Models ☐

- ☒ Balanced Model
- ☐ Resilience Model

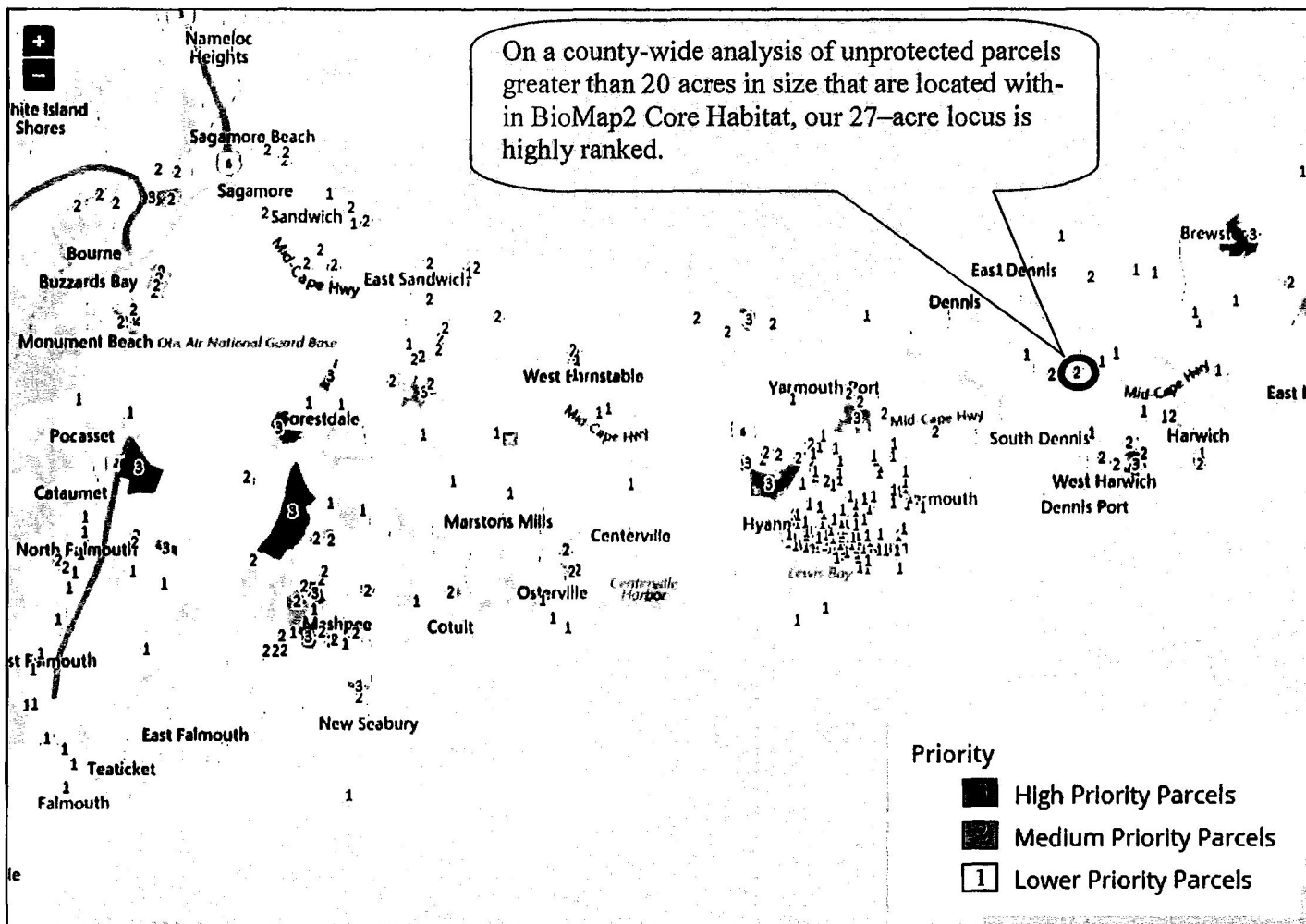
Filter by Parcel Size ☐

Filter by Block Size (Unprotected Acres) ☐

LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program, Comm. of Mass. EOEEA- Div. of Conservation Services (BID# ENV 18 DCS 01) Town of Brewster, 2017

**ATTACHMENT 3.5.ii
MassAudubon MAPPR
Habitat Analysis**

**MEETINGHOUSE ROAD
AQUIFER PROTECTION**



MAPPR Tool

Mapping and Prioritizing Parcels for Resilience (MAPPR) allows land conservationists to identify the parcels within an area of interest that are the highest priorities for protection based on habitat quality, climate change resilience, and other metrics such as parcel size and adjacency to existing protected parcels. Analyses are based on open space data and assessor parcel data available through MassGIS as of April 2015. As a result, ownership information and protection status may be inaccurate for some parcels. Check with your town assessor for the most up-to-date information. Please email any comments to mappr@massaudubon.org.

Instructions [show](#)

Examples [show](#)

Study Area [📍](#)

Brewster [📍](#) x

Pre-calculated Models [📍](#)

- ☒ Balanced Model
- ☐ Resilience Model

Filter by Parcel Size [📍](#)

select min parcel size [📍](#)

Filter by Block Size (Unprotected Acres) [📍](#)

select min block size [📍](#)

Meetinghouse Road Aquifer Protection
Brewster, MA
MA LAND GRANT APPLICATION
BID ENV 18 DCS 01

ATTACHMENT 3.6.i

Habitat Resilience and Adaptation



The 27-acre pine-oak woods property is part of the extensive upland forest around the great ponds of Brewster. (areas are resilient per TNC)

Meetinghouse Road Aquifer Protection
Brewster, MA
MA LAND GRANT APPLICATION
BID ENV 18 DCS 01

ATTACHMENT 3.6.ii
Habitat Resilience and Adaptation

Source: The Nature Conservancy, 2012

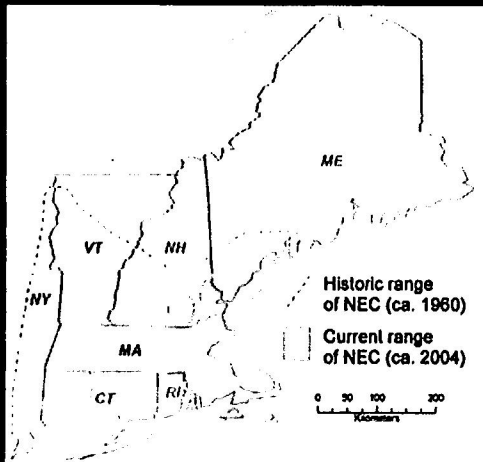


Meetinghouse Road Aquifer Protection
Brewster, MA
MA LAND GRANT APPLICATION
BID ENV 18 DCS 01

ATTACHMENT 3.7

New England Cottontail Habitat Focus Area

To try to prevent listing of the New England cottontail (NEC) rabbit as a federally-listed endangered species, the Mass. Div. of Fisheries and Wildlife has secured federal grant funds to improve habitat quality, through landscape management, for known occurrences of NEC. Cape Cod is a "hotspot" in the state for NEC. Areas identified with important habitat and confirmed reports of NEC on the Cape are shown as focus areas in this sketch. (Map source: MassDFW, 2010).



Southwest Brewster is a New England cottontail hotspot.

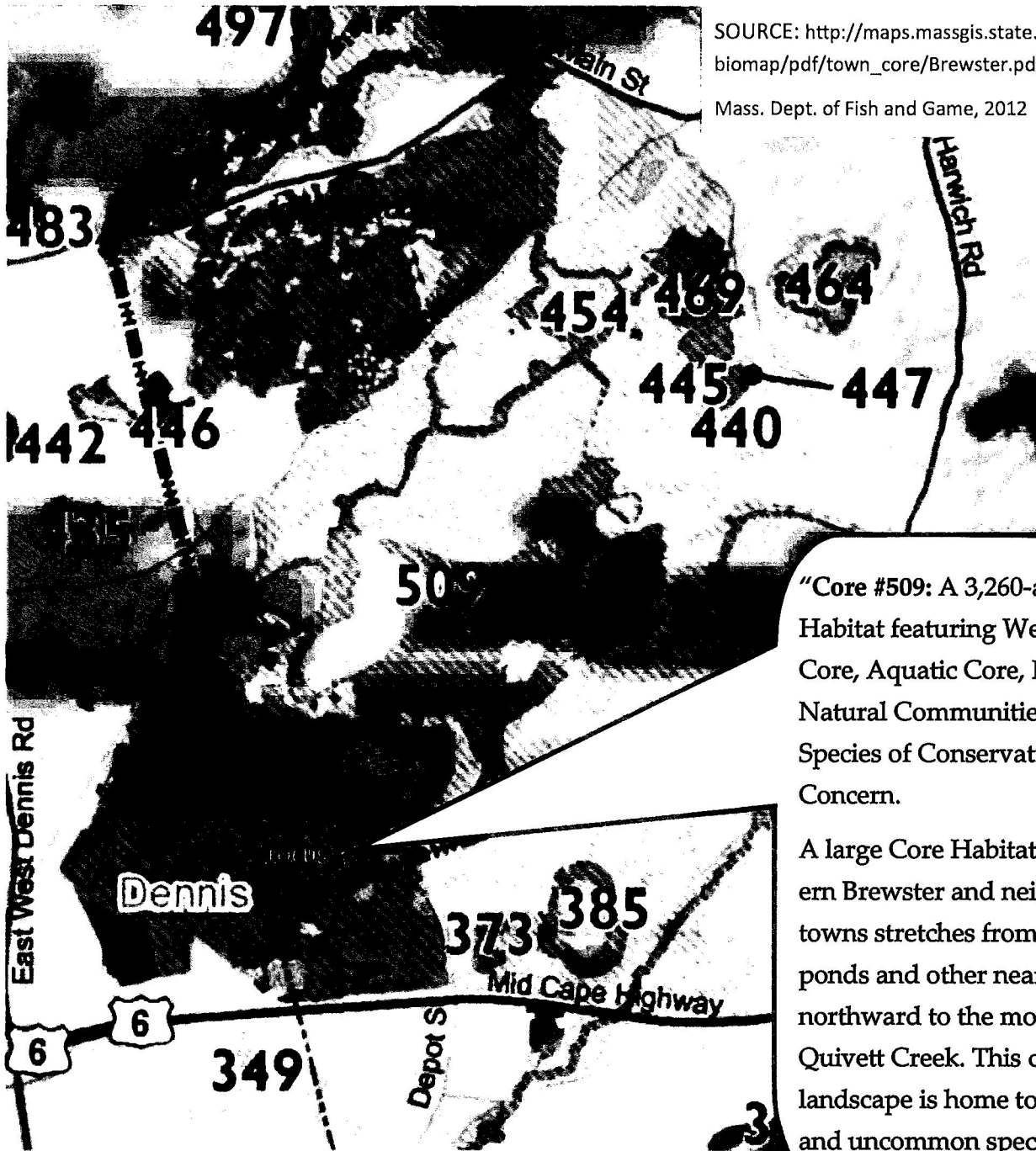


LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program,
Comm. of Mass. EOEEA- Div. of Conservation Services
(BID# ENV 18 DCS 01) Town of Brewster, 2017

ATTACHMENT 3.8.i

BioMap2 SIGNIFICANCE
MEETINGHOUSE ROAD
AQUIFER PROTECTION

**LOCUS IS IN BOTH BIOMAP2 CORE and
CRITICAL NATURAL LANDSCAPE**



BioMap2 Core Habitat



BioMap2 Critical Natural Landscape

ATTACHMENT 3.8.ii
HABITAT SIGNIFICANCE
MEETINGHOUSE ROAD
AQUIFER PROTECTION

Habitat Protection
Priority

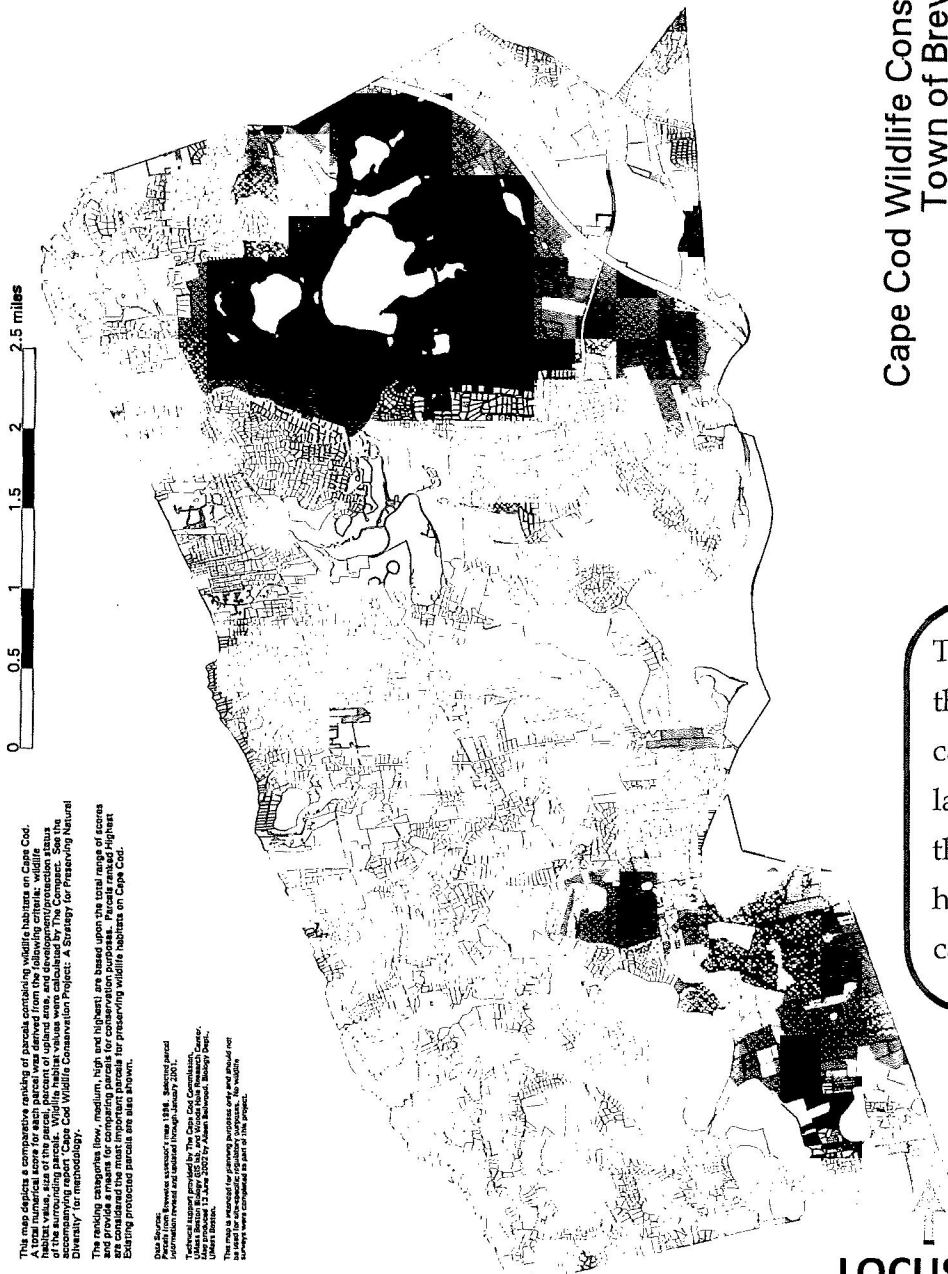
LOW (0-24)	
MEDIUM (25-49)	
HIGH (50-74)	
HIGHEST (75-100)	
NOT RANKED (developed)	
PROTECTED	



June 2002
Prepared by:
The Nature Conservancy
P.O. Box 443, Barnstable, MA 02530 USA
Funding provided by:
The Nature Conservancy
Sweet Water Trust

Cape Cod Wildlife Conservation Project
Town of Brewster
Parcel Ranking

SOURCE: "Cape Cod
Wildlife Conservation
Project, The Compact
of Cape Cod Conser-
vation Trust, Inc.,
Barnstable MA, 2003.



This map depicts a comparative ranking of parcels containing wildlife habitats on Cape Cod. A total numerical score for each parcel was derived from the following criteria: wildlife habitat quality, wildlife habitat quantity, and wildlife habitat connectivity. The map shows the relative ranking of the surrounding parcels. Wildlife habitat values were calculated by The Compact. See the accompanying report, Cape Cod Wildlife Conservation Project: A Strategy for Preserving Natural Resources for the Future.

The map categories (low, medium, high and highest) are based upon the total range of scores and provide a relative ranking for the most important parcels for preserving wildlife habitats on Cape Cod. Existing protected parcels are also shown.

Data Source:
Parcels from Brewster's 1998 map 1998. Selected parcels were ranked by The Compact.
Technical support provided by The Cape Cod Wildlife Conservation Project.
James R. Butler, Director, USGS, and Thomas H. Research Center,
USGS, Boston.
The map is intended for planning purposes only and should not be used for any other purpose.
Surveys were completed as part of this project.

The 27-acre parcel rated in the **HIGHEST** priority category relative to all larger vacant parcels throughout Cape Cod for habitat quality and significance in 2003.

LOCUS

The Towns of Brewster, Harwich and Dennis all share the large area of relatively undeveloped forest land in and near the southwest corner of Brewster to site many of their gravel-packed wells serving their combined year-round population of 36,300 (multiplied by 2.5 in the summer). The locus 27-acre parcel in Brewster directly protects the Dennis Water District main wellfield.

ATTACHMENT 3.9

ZONES OF CONTRIBUTION to MUNICIPAL WELLFIELDS

MEETINGHOUSE ROAD AQUIFER PROTECTION

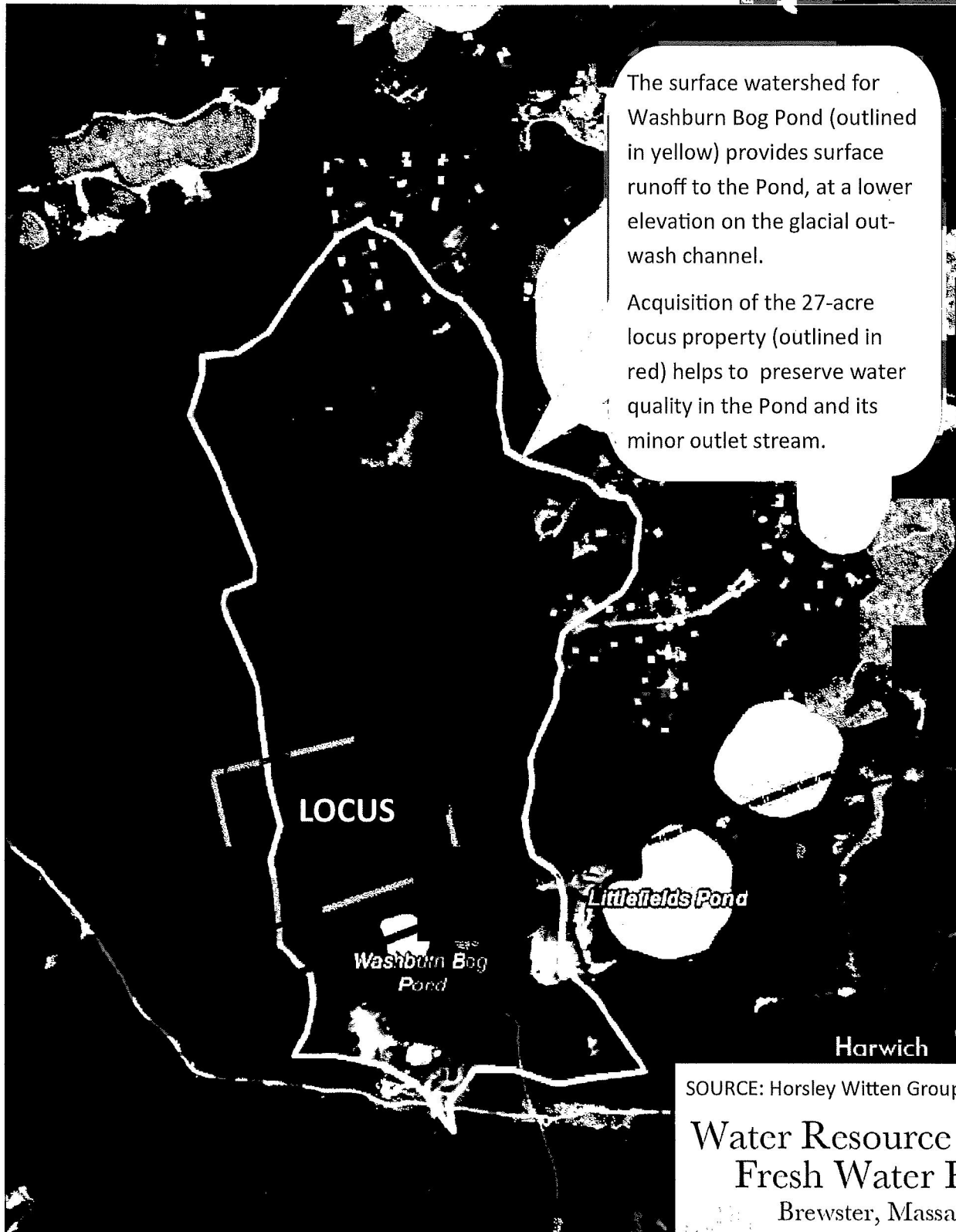
LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program,
Comm. of Mass. EOEEA- Div. of Conservation Services (BID# ENV 18 DCS 01)
Town of Brewster, 2017



Source: Cape Cod Commission via MassGIS

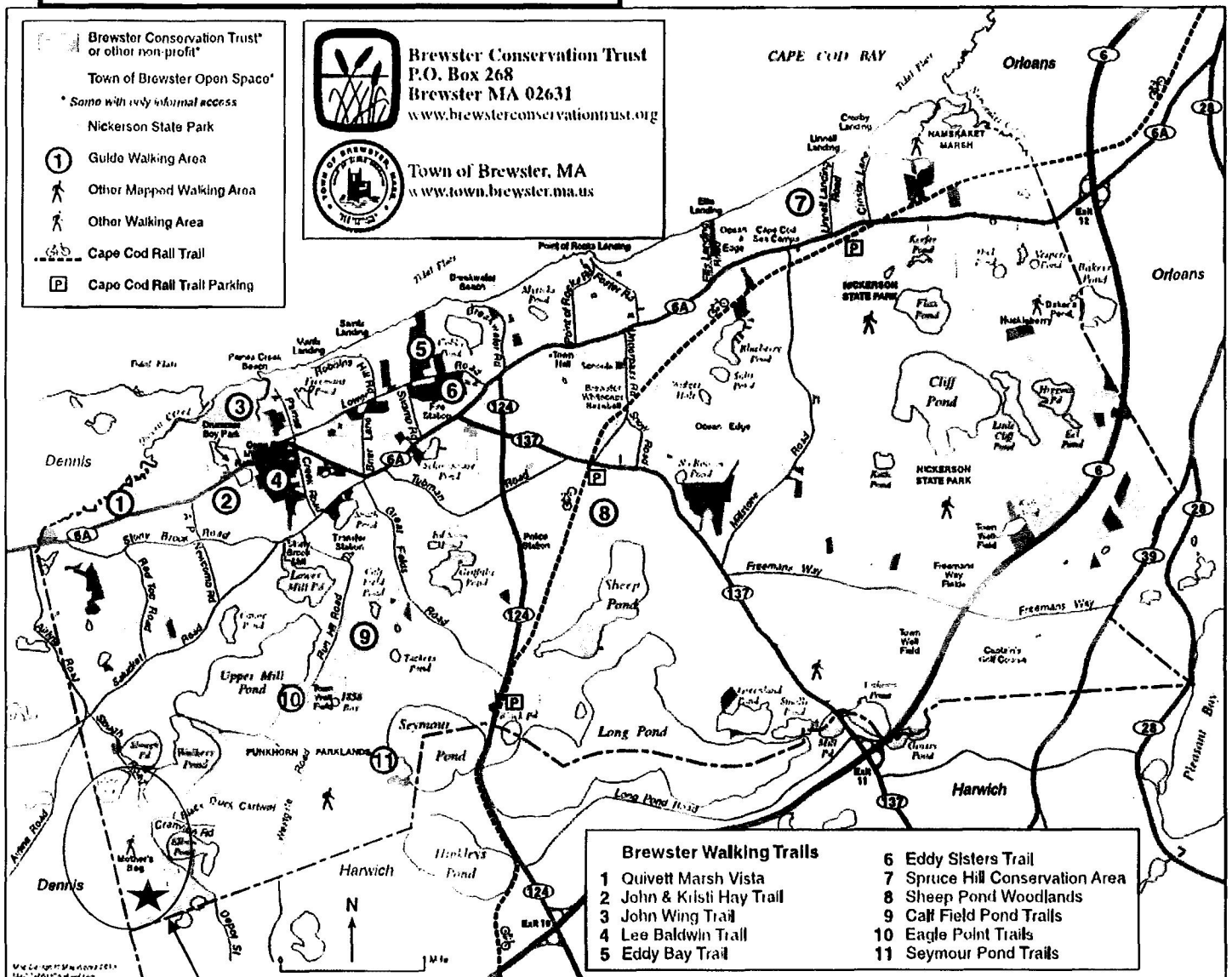
LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program,
Comm. of Mass. EOEAA- Div. of Conservation Services
(BID# ENV 18 DCS 01) Town of Brewster, 2017

ATTACHMENT 3.10
SURFACE WATERSHED
MEETINGHOUSE ROAD
AQUIFER PROTECTION



Meetinghouse Road Aquifer Protection
Brewster, MA
MA LAND GRANT APPLICATION
BID ENV 18 DCS 01

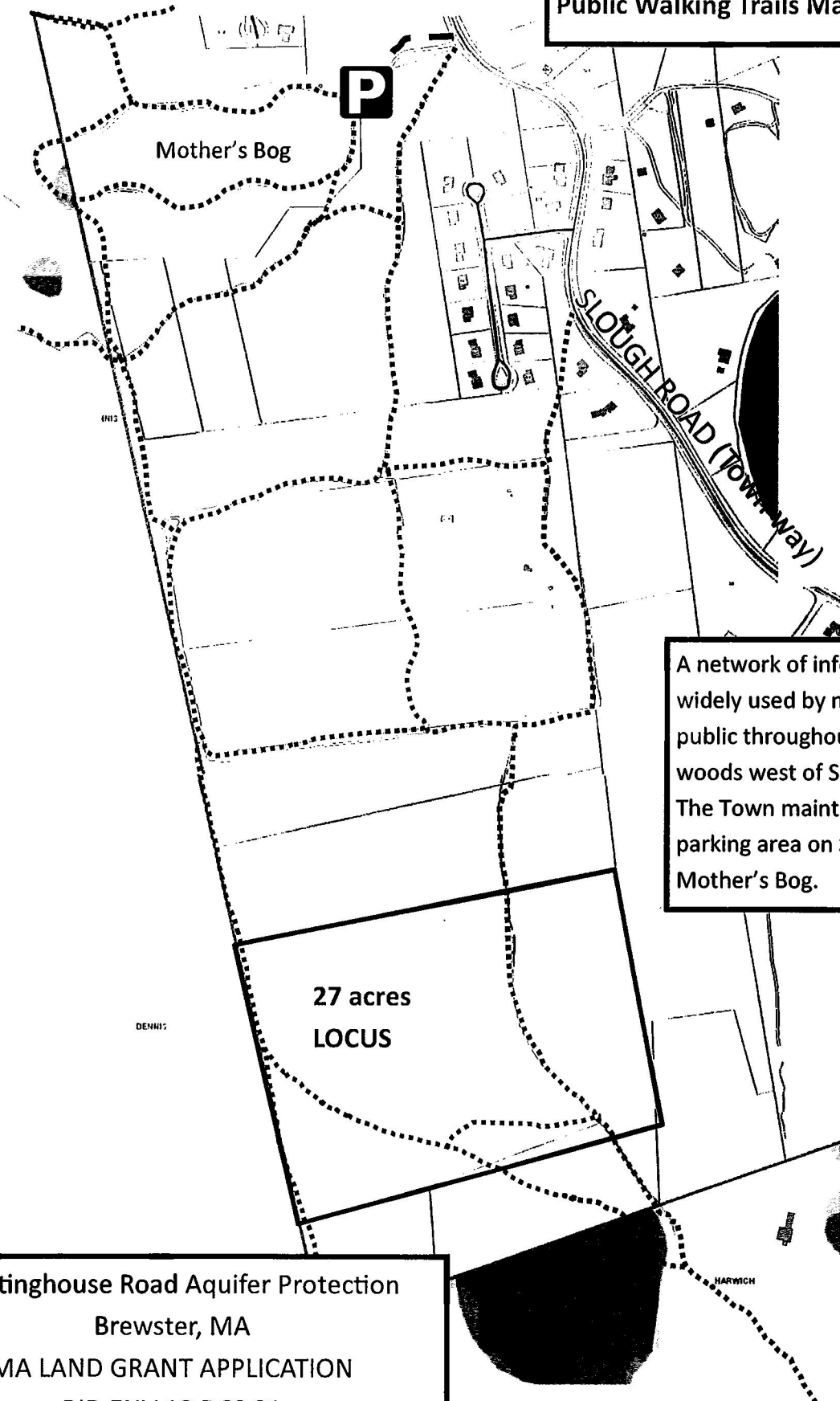
ATTACHMENT 3.11.i
Public Walking Trails Map



The proposed 27-acre Meetinghouse Road Aquifer Protection land acquisition will enable the Town to create a new, expanded walking trail system centered around the trailhead parking that currently exists at the 60-acre Mother's Bog Town Conservation Area on the west side of Slough Road and the 900-acre Town Punkhorn Parklands on the east side of Slough Road.

ATTACHMENT 3.11.i)

Public Walking Trails Map



A network of informal trails are widely used by members of the public throughout the extensive woods west of Slough Road. The Town maintains a formal parking area on Slough Road at Mother's Bog.

Meetinghouse Road Aquifer Protection
Brewster, MA
MA LAND GRANT APPLICATION
BID ENV 18 DCS 01

LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program,
Comm. of Mass. EOEEA- Div. of Conservation Services
(BID# ENV 18 DCS 01)Town of Brewster, 2017

ATTACHMENT 3.12

HISTORIC RESOURCES

MEETINGHOUSE ROAD

AQUIFER PROTECTION



Source: Harwich Quadrangle,
USGS, 1943

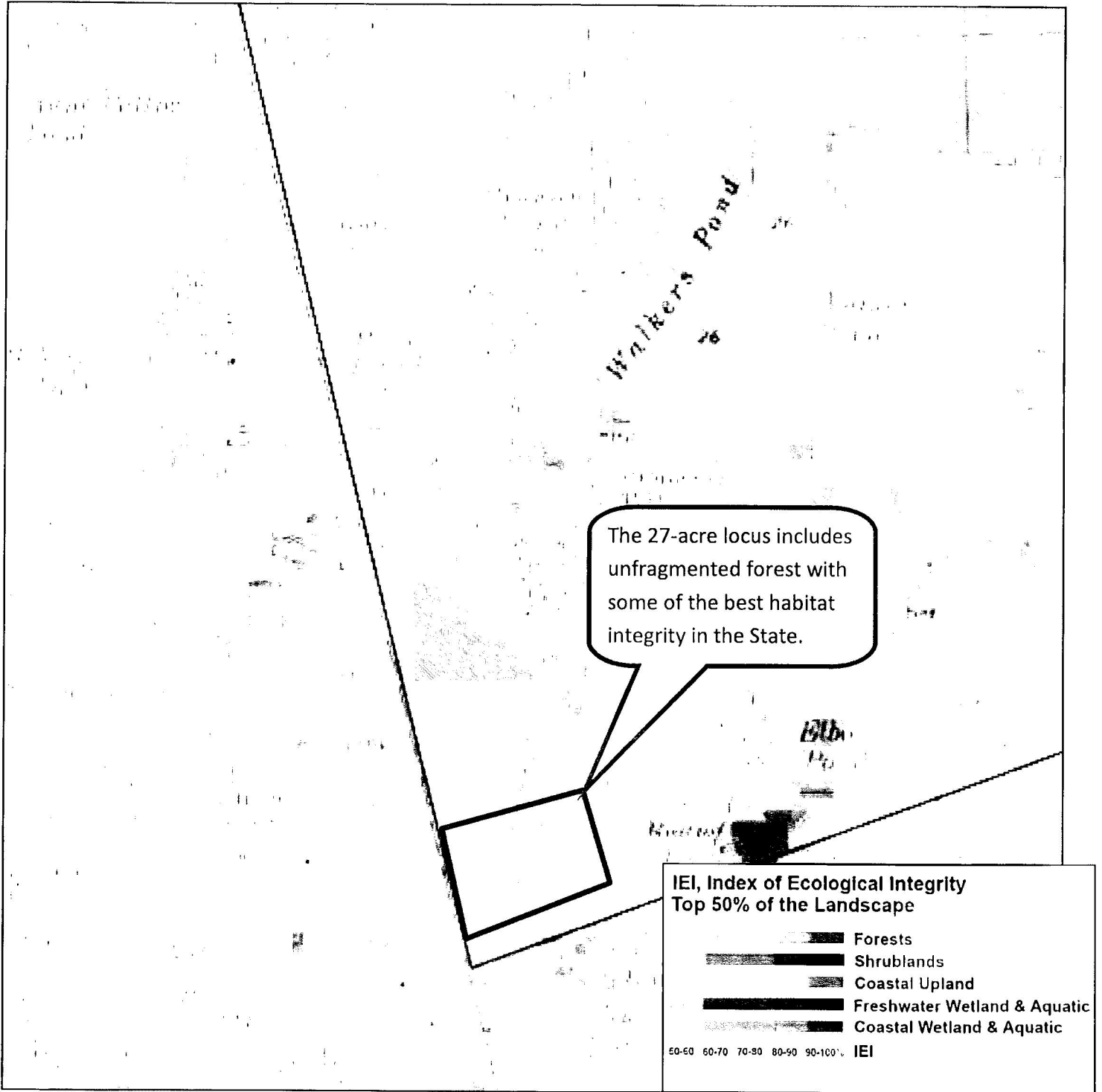
Meetinghouse Road, also known as Old Brewster-Harwich Road, follows a natural slough, or shallow glacial outwash valley. Historically, it connected parishioners on the Southside of the Cape to the colonial churches set up on the older Northside or Bayshore settlements. In 1806, Brewster and Harwich divided into separate towns, partially so the villagers would not have to travel so far to go to church on Sabbath.

The 27-acre locus property helps to preserve intact this important historic cartpath through the woods from being obliterated by residential development.

Meetinghouse Road Aquifer Protection
Brewster, MA
MA LAND GRANT APPLICATION
BID ENV 18 DCS 01

ATTACHMENT 3.13

Index of Ecological Integrity—Habitat Analysis



The IEI, or Index of Ecological Integrity, delineates the relative wildlife habitat and biodiversity value of any point on the landscape based on landscape ecology principles and expert opinion. The IEI is calculated by the Conservation Assessment and Prioritization System (CAPS) computer program developed at the University of Massachusetts, Amherst. Depicted on this map are those areas representing 50% of the landscape with the highest IEI values; the darker the color the higher the integrity value. For more information see: <http://www.masscaps.org>.

Open Space Committee - Community Preservation Committee Application: Meetinghouse Road August 15, 2017
Page 32 of 51

MAP NOTES:

PRIMARY SENSITIVITY (1,000-FOOT PROTECTIVE BUFFER ZONE):

This area generally includes all areas within 1,000 feet of a marine ecosystem, particularly those areas within close proximity to fresh water. These areas have a high probability of containing prehistoric archaeological sites. The four most important areas for management consideration based upon available data are: Namskaket Creek and marsh, the Cape Cod Bay shoreline, Stony Brook Valley, and the major ponds of the Herring River Drainage System.

SECONDARY SENSITIVITY (500-FOOT PROTECTIVE BUFFER ZONE):

This area generally includes all areas within 500 feet of a water body greater than 3 acres in size that are not a part of the Herring River or Stony Brook drainage systems. These areas are likely to contain prehistoric archaeological sites, particularly is they intersect areas of primary sensitivity.

TERTIARY SENSITIVITY:

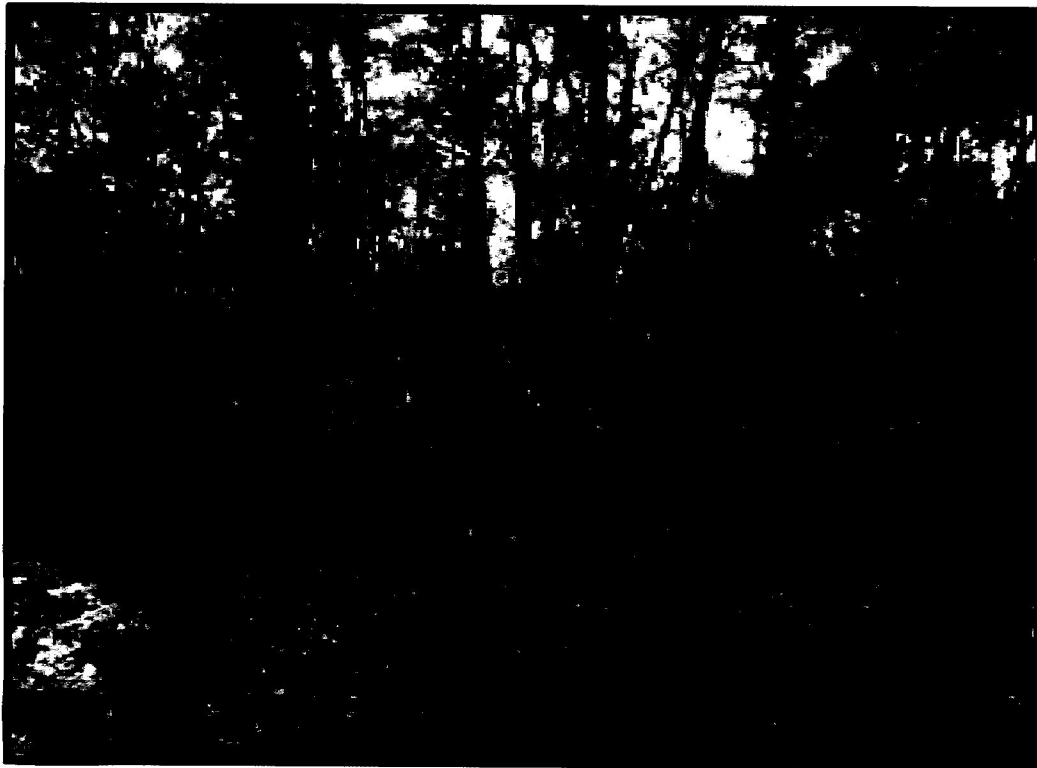
This area generally includes all areas within a protective zone that skirts wetlands of any size and water bodies less than three acres in size. Developments that may disrupt the natural character or inhibit public safety are prohibited in this protective zone. The delineation of the protection zone is defined in the Town of Brewster's Wetlands Conservancy District Bylaw and are subject to the regulations that constitute the Wetlands Protection act, MGL.c.131, --40, as amended. Archaeological sites may exist within these environments.

Maps originally produced in 1993, with revision/updates in 1996 and 1998, by the Cape Cod Commission.

ATT. 3.14 b. MAP NOTES FOR ARCHAEOLOGICAL RESOURCES MAP



4.1 MEETINGHOUSE PROPERTY: INTERIOR VIEW



4.2 MEETINGHOUSE PROPERTY: INTERIOR TRAIL



4.3 ADJACENT WETLAND: WASHBURN BOG



4.4 OLD BREWSTER-HARWICH (MEETINGHOUSE) ROAD ACCESS

ATTACHMENT 5.

**Letter of Support, Mass. Natural Heritage and Endangered Species Program
MEETINGHOUSE ROAD AQUIFER PROTECTION**



**DIVISION OF
FISHERIES & WILDLIFE**

1 Rabbit Hill Road | Westborough, MA 01581
MASS.GOV/MASSWILDLIFE

Director: Jack Buckley

June 5, 2017

Mark H. Robinson
The Compact of Cape Cod Conservation Trusts
P.O. Box 443
Barnstable, MA 02630

RE: Town of Brewster LAND proposal
Phyllis Borden project – rare species information

Dear Mr. Robinson:

The Massachusetts Natural Heritage and Endangered Species Program (NHESP) supports the efforts of the Town of Brewster to protect 27 acres adjacent to Brewster conservation and water supply areas, and to a Dennis water supply area. Currently, the NHESP has documented habitat of one species listed under the Massachusetts Endangered Species Act (MESA) on or near the subject property:

- Eastern Box Turtle (*Terrapene carolina*, Special Concern)

While protection of the subject parcel may benefit rare species, it will also undoubtedly benefit some of the more common flora and fauna in this area. Habitat fragmentation is a major threat to many wildlife, bird, and plant species and the protection of contiguous, undisturbed tracts of habitat is vital to ensuring their long-term viability.

Please do not hesitate to call me at 508-389-6351 if you have any further questions.

Sincerely,

Lynn C. Harper
Habitat Protection Specialist
Massachusetts Natural Heritage & Endangered Species Program

**LOCAL ACQUISITIONS FOR NATURAL DIVERSITY - LAND Grant Program,
Comm. of Mass. EOEEA– Div. of Conservation Services (BID# ENV 18 DCS 01)
Town of Brewster, 2017**

MASSWILDLIFE

Documentation of Good Land Stewardship

Funded in part by State Self-Help LAND grants, these Town of Brewster Conservation Areas have been opened for public use according to their respective management plans, with invasives removal, trailhead parking, kiosks, benches, picnic tables and trails with overlook destinations. They are also featured in the jointly-funded Town and land trust Trail Guide (2017).

ATTACHMENT 6.

Meetinghouse Road Aquifer Protection

Town of Brewster FY18 LAND Grant



QUIVETT MARSH VISTA, State LAND GRANT, FY 2009

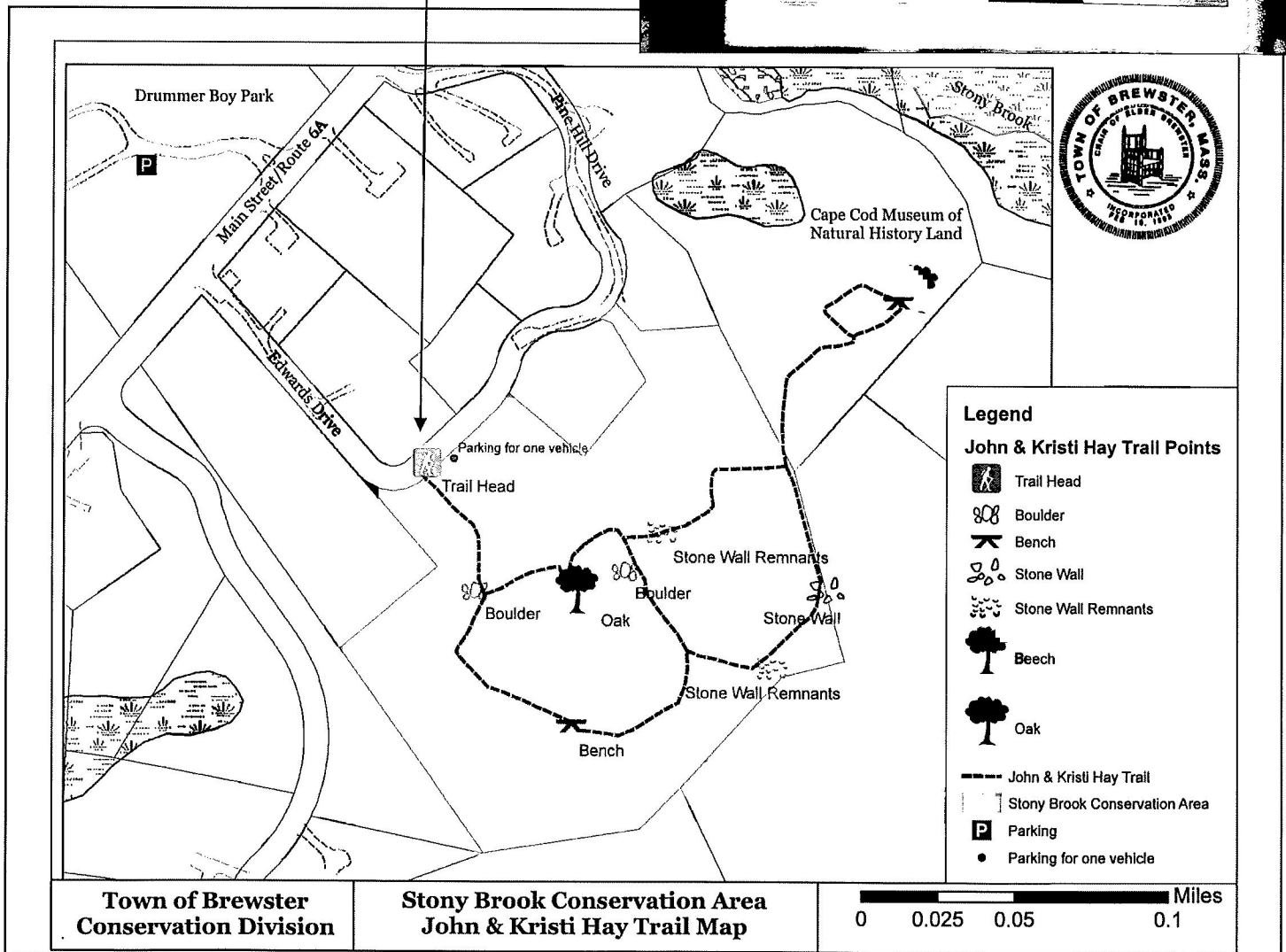
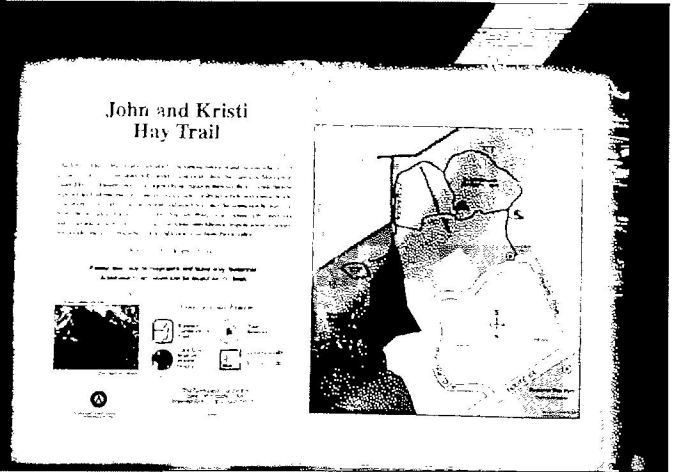


All-access ADA-compliant sitting area installed by Americorps and Town DNR in 2015, with overlook to Quivett Marsh.

STONY BROOK PRESERVE, State LAND GRANT, FY 2007

ATTACHMENT 6.

Meetinghouse Road Aquifer Protection
Town of Brewster FY18 LAND Grant



ATTACHMENT 6.

Meetinghouse Road Aquifer Protection Town of Brewster FY18 LAND Grant

Two printings of 5,000 copies each have been made, most recently in June 2017, of the Brewster Walking Trail Guide and Maps and distributed to the public for free. Prepared and funded jointly by the Town and the Brewster Conservation Trust, the Guidebook enables residents and the town's many visitors to find the trails and appreciate some of their lore.



Brewster Conservation Trust
P.O. Box 268
Brewster MA 02631
www.brewsterconservationtrust.org

Town of Brewster, MA
www.town.brewster.ma.us



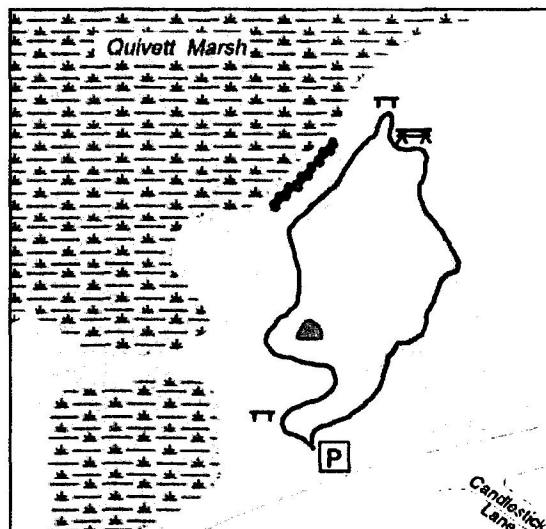
Brewster Walking Trails

1 Quivett Marsh Vista

Quivett Marsh Vista was formerly the site of the Skyline Motel (1953-1992). Having been shuttered for many years, the former owner tore down the motel to provide a view over Quivett Marsh and BCT arranged the sale to the Town. Funding for the purchase came from a State grant. Town funds, and contributions from many organizations and individuals to BCT, including from the Dennis Conservation Trust because Dennis shares the marsh. There is a short trail loop that winds to the marsh. A picnic table at an overlook point provides a view of an active osprey nest and across to the Crowes Pasture Conservation Area in East Dennis.

Round trip trail length: 0.2 miles.

Directions: Travelling west on Route 6A, Quivett Marsh Vista entrance and parking is on the right, approximately 0.9 miles after Drummer Boy Park.

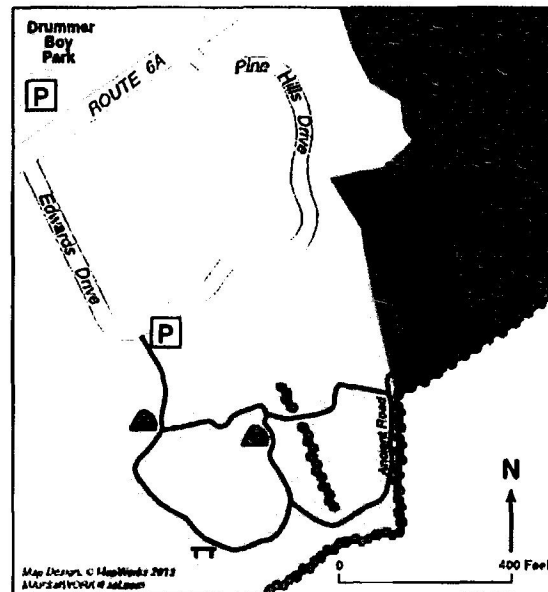


2 John & Kristi Hay Trail

The John and Kristi Hay trail is named after the famous naturalist and his wife who played a leading role in conservation in Brewster and in establishing the Cape Cod Museum of Natural History. Passing some of the largest glacial erratics in Brewster, the trail winds through typical Cape Cod pine-oak forest, and provides a view to a dry kettle hole from a rustic bench. A segment of the trail follows an ancient road which was once the connection between the Stony Brook Valley 18th century factory village and Wings Island, where early settlers cut marsh hay and salt works flourished. The trail extends onto Museum property where a viewing bench looks onto an enormous beech tree and a view of the Stony Brook Valley.

Round trip trail length: 0.6 miles.

Directions: The trail head is located approximately 200 yards in from Route 6A on Edwards Drive, across from Drummer Boy Park. Parking is available at Drummer Boy Park.

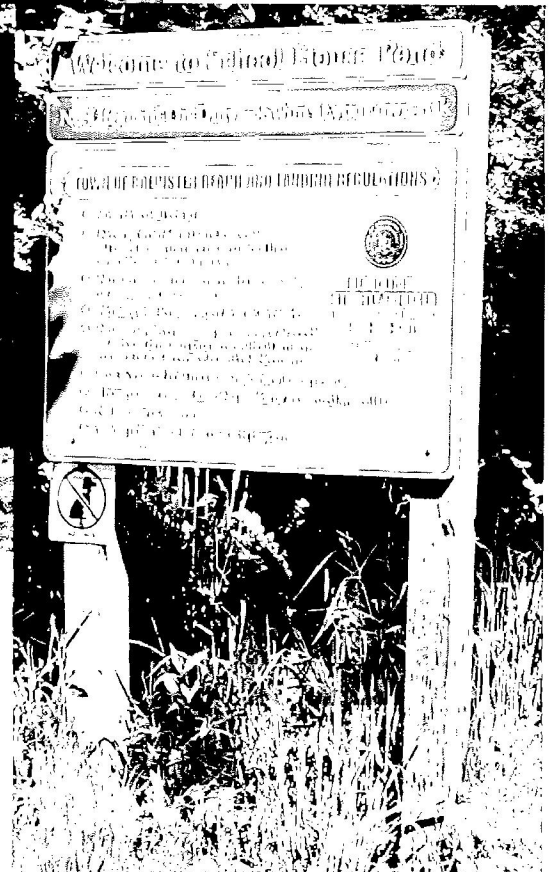


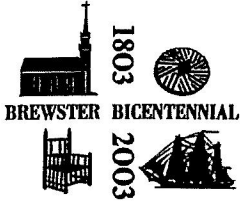
ATTACHMENT 6.

**Meetinghouse Road Aquifer Protection
Town of Brewster FY18 LAND Grant**



All-access ADA-compliant sitting area and fishing deck installed by Americorps and Town DNR in 2015 at School House Pond landing with parking off Main Street.

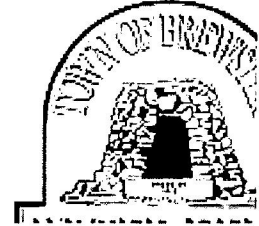




Doug Wilcock
William Porter
Susan Brown
Board of Water Commissioners

TOWN OF BREWSTER

WATER DEPARTMENT



Paul Anderson
Superintendent

July 1, 2017

Matthew A. Beaton, Secretary
Executive Office of Energy & Environmental Affairs
100 Cambridge Street #900
Boston MA 02114

Dear Mr. Beaton:

We are writing to strongly recommend for your approval the current application of the Town of Brewster for a State LAND grant towards its purchase of the 27-acre property known as the Meetinghouse Road Aquifer Protection land acquisition off Slough Road in Brewster.

The Brewster Water Department supplies good quality drinking water for 93% of the households throughout the town. We are pleased that town leaders and local voters have supported the acquisition of so many vital parcels of open space in the southeast and southwest parts of Brewster, keeping major portions of our Zone IIs in a forested condition and not subject to the type of large-scale residential development that would otherwise have occurred in these areas over the past 30 years.

In 2012, Brewster Town Meeting approved a transfer of custody of an 11.3-acre parcel west of Slough Road from the Selectmen for general municipal use to the Water Commissioners for watershed protection and possible future water supply use. This parcel directly abuts the 27 acres proposed for purchase later this year (the subject of this proposed LAND grant.)

While we do not have any current plans to develop a wellhead in this area, it would be wise of the voters to acquire and preserve a major portion of the Zone II to any new well on our Water Commission land. We know that the Dennis Water District is already producing a major part of their municipal water supply from the adjoining area.

Thank you for your consideration.

Sincerely,

Paul Anderson
Superintendent

cc: Michael Embury, Town of Brewster; Noelle Bramer, Conservation Commission; David Larkowski, Dennis Water District; Mark Robinson, The Compact



TOWN OF BREWSTER
2198 MAIN STREET
BREWSTER, MA 02631
PHONE: (508) 896-3701 EXT 135
FAX: (508) 896-8089
CONSERVATION@TOWN.BREWSTER.MA.US

OFFICE OF
CONSERVATION COMMISSION

June 20, 2017

Mr. Emmanuel Owusu
Division of Conservation Services
Executive Office of Energy and
Environmental Affairs
100 Cambridge Street #900
Boston MA 02114

RE: BID ENV 18 DCS 01
LAND Grant Program
Meetinghouse Road
Aquifer Protection,
Brewster

Dear Mr. Owusu:

On behalf of the Brewster Conservation Commission, I am submitting an application from the Town of Brewster for LAND grant reimbursement towards the Town's intended purchase of a critical 27-acre property known as the Meetinghouse Road Aquifer Protection property off Slough Road. We will seek approval at November Town Meeting for this proposed use of our Community Preservation Fund.

This purchase will provide protection to a large tract in and of itself, but also secure a "missing link" in the 100-acre swath of woods the Town has been able to cobble together for conservation and wellfield protection purposes in the past 20 years. All are currently protected under Article 97 status. (Brewster has no outstanding Article 97 issues.) The Commission intends to manage the proposed 27-acre acquisition for conservation, watershed protection and passive recreation. We will convey a conservation restriction on the parcel to the Brewster Conservation Trust as part of this project.

We have the property under agreement for \$432,000. We can close on the land by next June, meeting your grant timetable. In fact, our purchase agreement calls for a December 2017/January 2018 closing. Our five-year Open Space and Recreation Plan is updated and valid through July 2020.

The Town of Brewster was fortunate to receive Drinking Water Protection Grant reimbursement in FY07 for the purchase of the 60-acre Mother's Bog Conservation Area, just north of our 27-acre locus property. We hope the Commonwealth will want to further protect the public investment by the State in this important water supply and habitat area by providing a LAND grant to this project.

Thank you for the opportunity to submit this application. I look forward to working with you to preserve this important forest block and watershed parcel. Please let us know when you would like to visit.

Very truly yours,

Michael Tobin, Chairman
Brewster Conservation Commission

cc: Board of Selectmen, Planning Board, Open Space Committee, CPC

July 1, 2017

Matthew A. Beaton, Secretary
Executive Office of Energy & Environmental Affairs
100 Cambridge Street #900
Boston MA 02114

Dear Mr. Beaton:

We are writing to strongly recommend for your approval the current application of the Town of Brewster for a State LAND grant towards its purchase of the 27-acre property known as the Meetinghouse Road Aquifer Protection land acquisition off Slough Road in Brewster.

The Dennis Water District (DWD) owns more than 300 acres adjoining this forested block of land just over the town line in Brewster. We have seven public supply wells operating in this large wellfield area. Groundwater flow in this part of Dennis is from the east, so a good portion of our DEP-approved Zone IIs (zones of contribution) actually lies in Brewster. Brewster has instituted many sound zoning and other land protection techniques that help to keep this part of the aquifer in good quality. Brewster adopted a District of Critical Planning Concern in 2009 that reduced density in the Dennis and Brewster Zone IIs around Slough Road and the Punkhorn Parklands.

We collaborated with the Town of Brewster in 2007-08 when that town purchased 60 acres straddling Slough Road for wellfield protection and conservation. In fact, we took an extraordinary step of contributing \$1 million towards the \$4.2 million project. DWD holds a perpetual Watershed and Conservation Restriction on those 60 acres to guarantee control of the Zone II. We will examine our ability to participate as a partner in the pending 27-acre purchase by Brewster for the same purpose.

Thank you for your consideration.

Sincerely,

David Larkowski
Superintendent

cc: Michael Embury, Town of Brewster; Paul Anderson, Brewster Water Department; Mark Robinson, The Compact

SLOUGH POND LAND ACQUISITION and UNDEVELOPMENT
FY18 Conservation Partnership Grant Program
Brewster Conservation Trust

BID 18 DCS 03

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

CAPE COD
COMMISSION

June 16, 2017

Matthew A. Beaton, Secretary
Executive Office of Energy & Environmental Affairs
100 Cambridge Street #900
Boston MA 02114

Dear Mr. Beaton:

We are writing to recommend for your approval the current application of the Town of Brewster for a State LAND grant towards its purchase of the 27-acre property known as the Meetinghouse Road Aquifer Protection Acquisition off Slough Road in Brewster.

The Brewster Water Department supplies excellent quality drinking water for 93% of the households throughout the town. We are pleased that town leaders and local voters have supported the acquisition of so many vital parcels of open space in the southeast and southwest parts of Brewster, keeping major portions of our Zone IIs in a forested condition and not subject to the type of large-scale residential development that would otherwise have occurred in these areas over the past 30 years.

In 2012, Brewster Town Meeting approved a transfer of custody of an 11.3-acre parcel west of Slough Road from the Selectmen for general municipal use to the Water Commissioners for watershed protection and possible future water supply use. This parcel directly abuts the 27 acres proposed for purchase later this year (the subject of this proposed LAND grant.)

While the Town does not have any current plans to develop a wellhead in this area, I hope the voters will acquire and preserve a major portion of the Zone II to any new well on the Water Commission land. These actions to



preserve the watershed has kept the nitrogen concentrations to a minimum, approaching background, and has therefore reduced the potential occurrence of Compounds of Emerging Concern.

We know that the Dennis Water District is already producing a major part of their municipal water supply from the adjoining area.

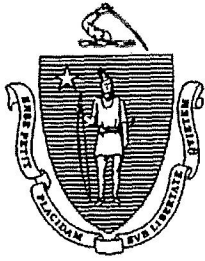
Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tom Cambareri", written in a cursive style.

Thomas C. Cambareri
Water Resources Technical Services Director

cc: Michael Embury, Town of Brewster;
Noelle Bramer, Conservation Commission;
David Larkowski, Dennis Water District;
Mark Robinson, The Compact



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR JULIAN CYR
Cape and Islands District

STATE HOUSE, ROOM 218
BOSTON, MA 02133-1054
TEL: (617) 722-1570
FAX: (617) 722-1271

JULIAN.CYR@MASENATE.GOV
WWW.MASENATE.GOV

Chair
COMMUNITY DEVELOPMENT
AND SMALL BUSINESSES

Vice Chair
JOINT COMMITTEE ON ELDER AFFAIRS
JOINT COMMITTEE ON ARTS, TOURISM
AND CULTURE

JOINT COMMITTEE ON HOUSING
JOINT COMMITTEE ON PUBLIC HEALTH
JOINT COMMITTEE ON MUNICIPALITIES
AND REGIONAL GOVERNMENT
JOINT COMMITTEE ON CHILDREN, FAMILIES
AND PERSONS WITH DISABILITIES

July 6, 2017

Emmanuel Owusu
Director of Grants for Conservation Services
Executive Office of Environmental Affairs
100 Cambridge Street, Suite #900
Boston, MA 02114

Dear Mr. Owusu,

I respectfully request your endorsement of the Town of Brewster's application for a State LAND reimbursement grant towards the Town's intended purchase of a major addition to its wellfield protection area in southwest Brewster.

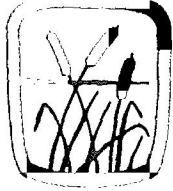
This twenty-seven acre assemblage is one of the last missing links in the mosaic of forest parcels that have been preserved jointly by the Commonwealth, the Town of Brewster, and the Dennis Water District. As you will see in the included map in the grant application, this corner of Brewster, Harwich, and Dennis provides one of the most important overlapping Zone IIs on the Cape—all three towns rely on the undeveloped character of this corner to protect their drinking water supply.

Acquiring this critical aquifer protection area would be a valuable investment for the environment and the Town's community, and I strongly support the Town Meeting voters in their wisdom to set aside this important woodland and wildlife area for conservation protection. I hope the Administration will continue to stand by the Town of Brewster in its efforts to preserve crucial parcels of open space for present and future generations.

Thank you for your favorable consideration of this worthy project.

Respectfully,

Julian Cyr



BREWSTER CONSERVATION TRUST

Box 268 Brewster, Massachusetts 02631
www.brewsterconservationtrust.org

**MEETINGHOUSE ROAD AQUIFER PROTECTION
FY18 Brewster LAND Grant Application**

**ATTACHMENT 8.
CR Letter**

July 5, 2017

Mr. Emmanuel Owusu
Division of Conservation Services
Executive Office of Energy and
Environmental Affairs
100 Cambridge Street #900
Boston MA 02114

RE: BID ENV 18 DCS 01
LAND Grant Program
Meetinghouse Road Aquifer
Protection Project, Brewster

Dear Mr. Owusu:

We are delighted to be a partner with the Town of Brewster on its intended purchase of 27 acres in the southwest corner of Brewster. Our board of trustees voted today to contribute \$50,000 as part of the local match required of the Town by the State for the proposed LAND grant.

The Brewster Conservation Trust was founded in 1983 to acquire open space, preserve the natural resources of Brewster and instill a conservation ethic in its citizens. Today, we have preserved more than 1,268 acres, many of them in collaboration with the Town of Brewster. We often work together on larger, more expensive acquisitions—sometimes contributing funds, sometimes assisting in negotiations, sometimes acquiring adjacent lands, and sometimes donating land maintenance work. In fact, this year we will acquire two parcels on the same Slough Road, farther north of the Town's purchase, to help preserve the wildlife corridor among the ponds straddling the Scenic Road.

We also voted to hold the perpetual conservation restriction required to comply with the regulations of the Community Preservation Act statute when the Town acquires land using that funding source.

Thank you for the opportunity to comment on this application. I look forward to working with you and the Town to preserve this important community asset.

Sincerely,

Henry P. Minis
President/Trustee

cc: Board of Selectmen, Conservation Commission, CPC



**MEETINGHOUSE ROAD AQUIFER PROTECTION
FY18 Brewster LAND Grant Application**

**ATTACHMENT 9.
Appraisal Excerpt**

CAPE COD & ISLANDS APPRAISAL GROUP LLP

Heather J. Ross, SRA, RA
MA Cert Gen RE Appr Lic #1434

info@capecodappraisal.com
www.capecodappraisal.com

Jacob C. Ross, SRA
MA Cert Res RE Appr Lic #70585

PO Box 545, Barnstable, MA 02630
Barnstable 508-362-9050 ~ Orleans 508-255-9269 ~ Sandwich 508-833-2224 ~ Plymouth 508-830-3433
Fax 508-375-0154

July 5, 2017

Town of Brewster
Open Space Committee
% Mark Robinson
The Compact of Cape Cod Conservation Trusts, Inc.
P.O. Box 443
Barnstable, MA 02630

27± Acres off Slough Road, Brewster, MA 02631
Barnstable County Registry of Deeds Book 30577 Page 296
Plan Book 645 Page 68, a Portion of Parcel A
Brewster Tax Map 8

Dear Mr. Robinson:

In accordance with your authorization, we have prepared an appraisal report of the above-referenced property to provide an opinion of the "fair market value"¹ of the fee simple interest in the title to the subject property, as of June 30, 2017, the date of value and date of inspection.

The written report, attached, is prepared in conformance with the development and reporting requirements of Standards Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice (USPAP), as amended by the Appraisal Standards Board of the Appraisal Foundation, 2016-2017 Edition, Local Acquisitions for Natural Diversity (LAND) grant program requirements, and all applicable laws, guidelines, and regulations.

The intended use of the appraisal is to assist the client, the Town of Brewster Open Space Committee, with an LAND grant application to purchase the subject parcel. Intended users of the report are the Town of Brewster, the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EEA) LAND grant program, and The Compact of Cape Cod Conservation Trusts, Inc., for the stated purpose. Use of the report by others, or for any other purpose, is not intended. The appraisers are not responsible to any other user for any other purpose.

The interest appraised is fee simple, including all of the owner's marketable rights and interests in the subject property, as if free and clear of debt. The term "owner's rights and interests" refers to all of the rights and interests that could be sold on the open market. The value appraised is the "fair market value" as defined by Massachusetts EEA regulations. No person property is included in the appraisal.

¹ *Specifications for Analytical Narrative Appraisal Reports*, Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, 2015, page 2.

The subject property is a vacant, wooded 27± acre parcel, shown as a portion of Parcel A in Barnstable County Registry of Deeds in Plan Book 645, Page 68. It is assumed the parcel is legally accessible by Old Brewster-Harwich Rd, an "ancient way" dirt road, and is developable with one single-family home, under the town of Brewster's "Dirt Road By-law."

Natural habitat is mostly oak, ash, and pine woods, with moderately dense undergrowth. The parcel abuts undeveloped Town of Dennis watershed land, open space and Washburn Bog Pond. The parcel is within a Zone II area of contribution to ground water recharge and is proximate areas designated by the Natural Heritage and Endangered Species Program (NHESP) as priority and estimated habitat of rare and endangered species and wildlife.

The opinion of value is based solely on a sales comparison approach analysis. The cost approach and income approach are not applicable to the appraisal of a single, non-subdividable, unimproved building lot and were not developed.

Jacob C. Ross, SRA inspected the subject property June 30, 2017, the date of value. Heather J. Ross, SRA, RA did not inspect the real estate.

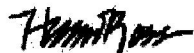
The subject property is pending sale to the town of Brewster Open Space Committee for \$432,000, as of the date of value. An unsigned Purchase and Sale Agreement is included in the addendum. The pending sale price may be slightly below market value to facilitate a quick sale and because no real estate brokers are involved in the transaction. Brokers' commissions are typically 5% of the sale price.

Based on the data and analysis contained in the report and the work file, the opinion of the "fair market value" of the fee simple interest in the subject property, as of the date of value, June 30, 2017, is:

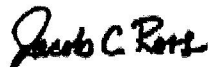
FOUR HUNDRED FORTY-NINE THOUSAND DOLLARS
(\$449,000)

The attached report includes photographs of the subject property and related exhibits. This letter serves as an introduction to the report. The opinion of value is invalid without the full report attached. Thank you for the opportunity to be of service in this matter. Please contact me should you require any additional assistance.

Yours truly,



Heather J. Ross, SRA, RA
MA Certified General Real Estate Appraiser License #1434
Federal Tax ID 04-3447185



Jacob C. Ross, SRA
MA Certified Residential Real Estate Appraiser License #70585