

**Town of Plympton Community Preservation Committee Minutes**  
**July 31, 2018**  
**Plympton Town House, Plympton, MA**

**The meeting was called to order at:** 6:00 p.m. by Chairman Mark Russo.

**Members In attendance:** Mark Russo, Deb Anderson, Rick Burnet, Irv Butler, David Chandler, Susan Ossoff, Jane Schulze, from the CPC, and Linda Leddy Co-chairman of Open Space Committee.

**Minutes:** After reviewing the minutes of the July 10 meeting, Chairman Russo asked that the words "and close the sale." be added to the paragraph headed "Update on Possible Project: Atwood Property" so that the phrase reads: "...and the Town has 90 days to raise the necessary funds and close the sale." On a motion by Mark Russo, second by Rick Burnet, the motion to approve the minutes as amended carried unanimously.

**Open Space land purchase application:** Linda Leddy, co-chairman of the Open Space Committee presented CPC with a project application to purchase 113 acres of property on Prospect Road that has been named "Two Brooks Preserve". The committee discussed allowing the application beyond the usual cutoff date for the submission of projects due to the time sensitive nature of the Town's right of first refusal. Leddy told the board that the Atwood acreage is part of a larger parcel that the state has identified as one of the top three most valuable intact habitats in southeastern Massachusetts for water conservation and the top 20 for diverse habitat. The project's appraisal of \$800,000 is in line with the price on the purchase and sale agreement. Selectmen signed the purchase and sale at their last meeting and it has been returned to the Atwood's attorneys for their review prior to recording it with the Plymouth County Registry of Deeds. Once the P&S is recorded, the town has 90 days to close.

Leddy stated that this property should be one of the top priorities for the town, and that it falls into three categories that have been identified as priorities for Plympton:

1. Water and environmental value
2. Preservation of the town's rural character
3. Consistent with long-term Open Space Plan

Leddy outlined the plan to finance the \$800,000 purchase price. The Community Preservation Committee will fund the back 100 acres with \$330,000 of CPC funds, and a contingency of \$30,000 also from CPC. Up to three house lots will be subdivided from the frontage on Prospect Road, each of the 1 ½ acre lots will hopefully be sold for their appraised value of \$145,000 to \$150,000, bringing the total to \$440,000 to \$450,000 proceeds from the sale. The fundraising goal from private parties of \$65,000 will help with expenses and could reduce the number of lots needed to be sold. Leddy told the Committee that there is already \$25,000 pledged to the project.

Mark Russo moved to waive the application period for this time sensitive project and move forward with committee considering the application, present the application to other boards and committees in Plympton to solicit their input, and schedule a public hearing for Thursday, August 23 to consider the application. Deb Anderson seconded the motion and it carried unanimously.

The next step is to hold a Special Town Meeting that has been tentatively scheduled for September 20, the only article being that to purchase the Atwood property.

**ADJOURN:** On a motion by Susan Ossoff, seconded by Irv Butler, it was unanimously voted to adjourn the meeting at 6:55 p.m.

Respectfully Submitted by Deb Anderson