

Detailed Description of the Project

- The subject property is a 48 acre parcel, consisting of primarily treed uplands, and is located at 251 rear on Clapp Road. This property abuts the South Swamp on the East and South boundaries. On the Southwest boundary, it abuts Appleton Field which is an open space parcel purchased with CPC funds in 2003 and is under the care and custody of Scituate Conservation Commission. On the Western boundary is a property owned by Eliot and Connie Crosbie Beal and 2 lots with rental properties owned by the Crosbie family.
- The Crosbie family has owned the subject property since the early 1900's. The parcel proposed for purchase is the consolidation of smaller parcels purchased over the years by the family. When the original generations pass on, the family members who are left quite often have to sell their land for financial reasons. This family has explored development of this land and they have some good perks on the subject property. They would prefer to see this land preserved rather than built on but will be doing something to reap some financial benefits from inheriting this land. We believe that given the current financial climate, this is a great time to purchase this important property.
- The Crosbie family has agreed to the purchase price of \$17,000 an acre, which has historically been the amount supported by CPC appraisals for open space. They hope to preserve a legacy started by their grandfather. Their father, Arthur Crosbie was one of the founding members of the Scituate Land Trust (This Trust no longer exists). The P&S is included in this application.
- According to the First Herring Brook Watershed map (See Exhibit B), approximately one half of this parcel is within the Water Resource Protection District and the Zone C Groundwater Protection Area for the Town of Scituate making this parcel important for protection.
- This project meets CPC goals 1-6 and 8 under Open Space Criteria. Not only is it water resource land but it abuts land already owned by the town, protects environmentally sensitive areas, endangered wildlife habitat, and continues the West End Green Way for wildlife.
- An Environmental Evaluation of this property written by Bob Murphy of Danena Inc. will be supplied to the committee soon.
- This project is consistent with and supports all the goals of the Scituate Open Space and Master Plans especially as relates to Water Resource Protection sections.

- There is an old deeded Right of Way (ROW) which currently physically passes over the property of Eliot and Connie Crosbie Beal at 255 Clapp Road (the Crosbie homestead). This ROW is used to access Appleton Field by the Town of Scituate and a license holder who is farming the field. As a condition of sale, the Crosbie family is requiring that this Right of Way be moved a few hundred feet to the East and be constructed on the property being proposed for purchase. (Please see Exhibit A for a map of the land with the proposed new location of the ROW.) The Crosbie family owns 2 lots with rental houses on them at 251 and 253 Clapp Road. They feel that the ROW inhibits their ability to safely rent these properties. The cost of moving the ROW is part of this proposal. We are currently consulting with contractors to obtain estimates for moving the ROW and will submit them to the committee as soon as possible.
- The applicant requests that the Maxwell Conservation Trust hold the Conservation Restriction for this parcel.

Additional Project Budget Information

- Included in this project is reimbursement to Maxwell Conservation Trust for legal costs associated with this project, up to \$5,000.
- The applicant is requesting that any surveys required by CPC be funded by the committee.
- The P&S allows for additional timing for CPC to seek grants from the State if they choose to for supplemental funding for this project.