

2006 CPC APPLICATION FOR OPEN SPACE AND AFFORDABLE HOUSING
MacFarlane Properties – Wapping Road and Hawthorne Road

APPLICANT INFORMATION

A-1. Organizational Goals and Objectives of the Applicant

As appointed members of municipal boards, the Kingston Conservation Commission and the Kingston Open Space Committee submit this application to further the preservation of the community of Kingston under the Community Preservation Act as well as other planning documents.

A-2. History of the Applicant Within the Organization

Not applicable.

A-3. Names of Members of Governing Board of Organization of Applicant

The members of the Kingston Conservation Commission include; Gary Langenbach, Chairman; Marilyn Kozodoy, Vice Chairman; William Kavol; William Underhill; Doug Dondero; and Susan Chamberlain.

The members of the Kingston Open Space Committee include: Pine DuBois, Co-Chair; Mark Guidoboni, Co-Chair; Tim Dalia; Bruce Skerritt; Laura McCarthy; Andrew Wierman; Charlie Comeau; and John Channell.

A-4. Legal and Tax Status of Applicant and Organization

Not applicable.

A-5. Description of Previously Completed Projects Similar to Proposed Project

See P-5. Credentials under Project Description.

A-6. Tax Compliance Certification, Certification of Non-Collusion Forms Attached

Not applicable.

PROJECT DESCRIPTION

P-1. Summary and Goals

Description of Subject Properties

The MacFarlane properties consist of 50 acres in two distinct holdings primarily in the Town of Kingston with a small portion in Plympton.

The Wapping Road parcel encompasses 21 acres off of Wapping Road and Pembroke Street on Map 44, Lot 46 of the Kingston Assessor's map book (Figure 1). It has 700 feet of frontage on Wapping Road, 50 feet of frontage on Pembroke Street and approximately 1,500 linear feet along the Jones River. The land has varied topography, extensive open hayfields, mixed deciduous woodlands, and relic foundations.

The Hawthorne Road property consists of 30 acres off the end of Hawthorne Road, a cul-de-sac off of Wapping Road by the Plympton town line on Map 60, Lots 17, 26 and 27 of the Kingston Assessor's map book as well as parcel 06.D-002-001-0 of the Plympton Assessor's map book (Figure 2). This parcel includes 207 feet of Hawthorne Road frontage, at least one perennial stream, varied Pine/Oak woodlands, and inclusions of Red Maple wetland associated with Barrows Brook, a primary tributary to the Jones River. Approximately two and a half acres of this latter parcel lies within the Town of Plympton.

Proposed Uses of Subject Properties

Proposed for the Wapping Road parcel are a range of uses that could address significant community needs, including open space and riverfront preservation, passive, non-motorized recreation (hiking, nature study, and access to the Jones River for kayaks and canoes), affordable housing for seniors, and/or a senior center. The majority of the site's acreage, approximately 16 acres, will be maintained in perpetuity as protected open space and subject to a conservation restriction running to a third party qualified to hold such restrictions under MGL Ch. 184, Sections 31-33. This conservation component will provide outstanding protection for the Jones River and aquatic habitats, opportunities for passive recreation that are proximate to major roads and public transportation, and will be accessible to a majority of Kingston residents. It will also maintain a significant scenic vista from Wapping Road. Current plans call for the creation of hiking trails and a launch site for kayaks and canoes subsequent to the town's acquisition of the premises. As one of the only town-owned pastures, this centrally located site could also be used for outdoor festivals or community events such as a kite flying festival, autumn hayrides and community gardens among many other things.

A portion of the site's northwest corner could be used to site a senior center building and/or associated affordable housing for seniors. Both amenities are demonstrably lacking at present in Kingston, and locating suitable sites with a minimum of environmental and planning constraints has been difficult. The proposed location offers easy access to Pembroke Street/Route 27, can include a loop for emergency ingress and egress, and from a conservation perspective represents the most appropriate and least damaging location on the premises to

create improvements, as no wetlands crossings or fillings would be required. Furthermore this location is high on the landscape with underlying supremely pervious soils and a panoramic view toward the river.

The Hawthorne Road acreage would be maintained in perpetuity as protected open space and subject to a conservation restriction in common with the Wapping Road open space acreage. Access and ecological constraints combine to render this parcel essentially unsuitable for mixed uses.

How the Project Meets the Requirements of the Community Preservation Act

The Massachusetts Community Preservation Act, M.G.L. Chapter 44B, states that funds for community preservation may be recommended for:

1. the acquisition, creation and preservation of open space;
2. the acquisition, preservation, rehabilitation and restoration of historic resources;
3. the acquisition, creation, preservation and support of affordable housing; and
4. the acquisition, creation and preservation of land for passive recreational use.

Each of the tenets of community preservation under the Act are proposed to be addressed as part of this project including the acquisition, creation and preservation of open space and land for passive recreational use as well as the creation and preservation of affordable housing as well as the acquisition and preservation of a historic agricultural site at Wapping Road that may even be an archaeologically significant property, though this has yet to be determined. Accordingly, the town's goals for community preservation will also be served by this proposal with respect to fulfilling the intended uses of Community Preservation Act funds as well as in keeping with local and longstanding planning documents that are framed around the idea of preserving the character and quality of the community.

Description of the Project and its benefits to the Town

The project presents the town with an uncommon opportunity to proactively address multiple community needs, including land conservation, watershed protection, Jones River access, land for a senior center building location, and/or an affordable housing site for seniors. Approximately 45 acres of the project's acreage would become permanently protected conservation land that will offer abundant opportunities for hiking, nature study, habitat restoration, fishing, and kayaking and canoeing, and will enable the further development of the western multi-use trail.

The Wapping Road parcel is an oasis of quiet woodlands, rolling fields, and riparian splendor that yet exists in close proximity to Kingston Center and two major state roadways. Hiking trails and a launch for kayaks and canoes will combine to make this site an attractive destination for town residents and visitors alike. Preserving almost 1,500 linear feet of land along the Jones River will make an important contribution toward protecting the river's water quality and will assist in restoration of fisheries, as well as preserving agricultural land, scenic

views and important diverse wildlife habitat, some of which are listed with the Massachusetts Natural Heritage and Endangered Species Program (NHESP) as habitat for rare wildlife (Figures 3 & 4). Furthermore, the property is for sale and with few development constraints it could prove to be costly to the town if developed on the open market due to services the town must provide to any development.

Although there exists a clear community consensus that a senior center is desperately needed, progress toward satisfying this consensus has been delayed because of difficulties encountered in identifying a feasible location for the center. The Wapping Road parcel offers a practical, logistically sensible location that does not suffer from the range of environmental constraints afflicting other proposed sites. The land upon which the center would be constructed is entirely upland, well removed from the riparian corridor of the Jones River, and is easily accessible from Pembroke Street/Route 27.

Similarly, procuring a feasible location for affordable senior housing has proven challenging and resistant to easy resolution. Within the same building envelope as the senior center, the Wapping Road site offers a potentially ideal location to situate this much-needed addition to Kingston's affordable housing stock. Obvious efficiencies are obtainable by situating the affordable housing adjacent to or even within the senior center complex.

The Hawthorne Road parcel is located almost entirely within a BioMap Supporting Natural Landscape (Figure 5) designated by the Commonwealth of Massachusetts Executive Office of Environmental Affairs as areas most in need of protection along with even more important Core Habitat. A Supporting Natural Landscape is an area that provides protection of Core Habitat of rare plants and animals while also providing habitat for the common plant and animal species in the natural areas of Massachusetts. A Supporting Natural Landscape provides a buffer of large, undeveloped natural habitats that provide space and corridors for both the rare and common plant and animal species of Massachusetts. The BioMap was created as a planning and visioning tool to encourage land conservation efforts in areas with the greatest biological diversity. In addition to being a Supporting Natural Landscape, the Hawthorne Road parcel also lies almost entirely within Estimated Habitat of Rare Wildlife as well as Priority Habitat of Rare Species as determined by the Massachusetts NHESP (Figure 6). As a result of these natural attributes, purchase of this parcel would allow the town to not only conserve some very valuable habitat, but would provide residents, especially in the western portion of the town, with enhanced outdoor recreational opportunities. Furthermore, purchase of this parcel will fulfill one of the priority land acquisitions identified in the Kingston Open Space Five-Year Action Plan (Figure 7).

Potential for Achieving Additional Community Benefits

Current plans call for constructing both the affordable housing and the potential senior center structures in accordance with "Green Building" standards, promulgated by the US Green Building Council (<http://www.usgbc.org/>). Buildings so constructed offer a range of short and long-term benefits to the community, including: energy efficiency and the resultant savings; reduced carbon emissions; and the creation of a very public model of environmentally sustainable buildings that can serve as a template for residents and other communities to

emulate. Kingston can thus become a leader in promoting the construction of municipal green buildings in Massachusetts.

The Senior Center's space will also provide an alternative meeting venue for a range of community groups, and not simply the senior constituency. It is prudent public policy to have alternative and contingent public space available, particularly as Kingston grows and demand to use public space increases.

By preserving the remaining portions of the Wapping Road land as well as the Hawthorne Road parcel the town will save money on the cost of providing essential services to at least one housing development. The cost savings alone will provide a substantial community benefit in the long term; not to mention the economic benefit of protecting non-renewable natural resources like the Jones River that are critical to the character of Kingston.

P-2. Community Need

How the Project Meets the Priorities of Local and Regional Planning Documents

Project Consistency with Local Planning Documents

This proposal is consistent with interdependent local planning documents including Kingston's Master Plan, Affordable Housing Plan, Open Space Plan as well as the Kingston Community Preservation Plan.

The Kingston Master Plan describes the continued fast growth rate of Kingston as "unchecked" and challenges citizens and town officials to take a more proactive rather than reactive role in controlling growth in order to preserve the rural character of our community. The Master Plan was designed to address all concerns that are impacted by uncontrolled growth including land use, housing, economic development, natural and cultural resources, open space and recreation, service and facilities as well as transportation and circulation. A 1993 survey by the Kingston 20/20 Planning Study indicated that the two most important goals of the community were protection of critical resources and preservation of undeveloped land.

The Kingston Affordable Housing Plan echoes the Master Plan in emphasizing the need for keeping the Town an affordable and enjoyable place to live for everyone including smaller households, single parents and the elderly who are currently being priced out of their hometown. The Affordable Housing Plan recognizes the need for Kingston to better manage its growth while increasing the diversity of housing opportunities for its citizens to ensure that the town remains an affordable and enjoyable place to live. The Plan states that "while affordable housing is a clear need, it must be done in a manner sustainable to the Town and consistent with the diligent efforts to plan for the Town's future." The Plan encourages the use of innovative planning tools such as cluster developments in designing affordable housing in order to also preserve open space. The Affordable Housing Plan also mentions that passage of the Community Preservation Act is needed in order to earmark funds for affordable housing.

The Kingston Open Space Plan concurs with the Master Plan with respect to acquisition of open space and the fact that it must occur at a faster rate than that which has been implemented in the past few years in order to balance the protection of natural resources with development. In fact, the Open Space Plan suggests that the town adopt an *aggressive* acquisition schedule in order to mitigate for the loss of natural resources resulting from development.

The Town of Kingston Community Preservation Plan reiterates the vision statement of the Master Plan in describing open space and historic preservation goals, affordable housing goals as well as goals to promote recreational use of land.

Below are details describing how the proposed project is consistent with each of the above-referenced local planning documents:

1998 Master Plan Action Items Addressed by this Proposal

1. *Land Use*

→Protect the integrity of residential, historic and natural resource areas by:

- Preserving and enhancing the Jones River and publicly accessible water bodies for public use and enjoyment;
- Enhancing accessibility to the Town's natural resource areas for public enjoyment;
- Continuing to permanently preserve open space through Town acquisition and designating additional open space areas;
- Preserving the rural character of the town by preserving the agricultural fields and scenic views; and

→Manage growth taking into account its impact on services and infrastructure by:

- Identifying and setting aside land for future municipal uses such as recreational facilities.

2. *Housing*

→Encourage creation of housing that spans the spectrum of purchase prices by:

- Proactively working with housing developers to create diverse and affordable housing opportunities; and
- Work with available resources to comprehensively evaluate potential housing strategies and to continue their implementation.

3. *Natural and Cultural Resources*

→Protect the Town's natural resources: open space, water bodies and waterways, such as Silver Lake, the Jones River, its tributaries and Kingston Bay by:

- Acquiring valuable open space, land adjacent to waters, and in the Water Resource and Conservancy District;
- Encourage builders to develop cluster type housing that preserves open space;
- Encourage the preservation of open space, beyond required minimum levels, near or within residential developments
- Protect (through acquisition, purchase, gift, conservation restriction, easement or tax title) the town's significant natural areas, and preserve the natural setting of the Town's built environment

4. *Open Space and Recreation*

→Develop an interconnected system of permanently protected open spaces by:

- Preserving and enhancing the Jones River area for public use and enjoyment; and
- Developing a system of bike path/walking areas.

→Balance open space acquisition with future development by:

- Continuing to fund and purchase open space aggressively in order to demonstrate a commitment to provide for future municipal needs; and
- Providing and improving public access to ponds, shorelines and forests.

→Create additional recreational facilities to keep up with expanding population by:

- Developing an area for "sports and recreation" (for youths and adults) to include areas for family and civic activities;
- Developing programs & build facilities for recreation and community use by residents of all age groups; and
- Build bicycle/walk paths connecting key areas of Town.

→Expand the youth recreation program by:

- Expanding water based recreation opportunities.

5. *Service and Facilities*

→Maintain and protect potable water resources by:

- Protecting existing water supply resources, including wells, aquifers, and Jones River watershed.

2003 Affordable Housing Planning Principles Addressed by this Proposal

→Preserving unique natural topography and providing meaningful open space;

→Ensuring high quality design and site planning and high level of environmental amenity;

- Establishing significant buffers between abutting commercial/retail/residential uses by the planning of dedicated open space with passive recreational facilities such as trails buffered from roadways and common areas by land preferably left in its natural state;
- Utilizing the Residential Development Encouraging Open Space Bylaw by clustering affordable housing units in a higher than normal density to provide for more open space;
- Locating an affordable housing development with good access to arterial streets;
- Locating an affordable housing development in an attractive upland location close to the town center where sidewalks are located resulting in less reliance on automobiles;
- Developing the property in such a way as to protect sensitive natural resources; and
- Providing uncommon recreational opportunities along with appropriate circulation for pedestrians and cyclists.

Should this application be approved, all other requirements listed in the Affordable Housing Plan for affordable housing developments will also be met to the extent possible as part of this proposal. Approval of this project will allow the town to be part of the planning and design phases of an affordable housing development to help the town in moving toward the 10% affordable housing stock requirement without compromising the town by-laws as would occur under a developer-driven affordable housing project under M.G.L. Chapter 40B.

2001 Open Space Plan Goals and Objectives Addressed by this Proposal

- Protecting the quality of Kingston’s natural environment;
- Ensuring that land use activities will be compatible with maintaining the quality of local water supplies;
- Providing land and facilities to meet the needs of present and future generations for passive and active recreation;
- Preserving Kingston’s history through public education and protection of local historic sites;
- Encouraging land use activities which preserve privately owned land as open space;
- Furthering the objective of the Bay Circuit Program which is to establish a system of privately and publicly owned open spaces, including parks, forests, reservoirs, wildlife preserves, scenic and historic sites and other properties surrounding metro Boston connected by roads, trails, waterways stopping stations and paths of various kinds;
- Minimizing adverse impact to natural resources and recreational lands with the development of new transportation facilities; and
- Preserving and enhancing the character of the community by encouraging development of pedestrian trails and bikeways and by protecting the aesthetic of scenic roads.

Several objectives of the five-year Open Space action plan that will be met as a result of this project include:

1. Adding two significant properties, one on the 5-Year Action Plan list of acquisitions (Hawthorne Road), that will otherwise be slated for development, to the town holdings just as the five-year action plan is coming due for renewal;
2. Securing two significant parcels for open space to aid in the long range goals of creating the Jones River Corridor Trail, enhancing the Bay Circuit Trail as well as expanding upon recently created trails and providing linkages for a passive recreational trail in West Kingston (Figure 8);
3. Providing for open space near or within residential areas;
4. Protecting significant riverfront property and other natural communities with valuable habitat for many species of plants and animals including rare species;
5. Protecting a local historic farm with a potential for archaeological significance; and
6. Preserving existing wildlife migration corridors and natural buffers.

This proposal meets many of the criteria for open space acquisition as defined by the Kingston Open Space Committee including: river protection with riverfront access for recreation, wetlands, presence of fisheries in need of habitat restoration, management and conservation, priority habitat, biological diversity, rare species, linkage to other habitat areas, open space and trails including Bay Circuit Trail and western multi-purpose trail as well as new trails, uniqueness, scenic views, fishing potential, floodplain, varied recreational uses, potential archaeological grounds, important forest habitat for large mammals, potential for continued agricultural use, and loss of many of these attributes should the properties be overlooked for conservation and allowed to be developed.

2006 Community Preservation Plan Goals Addressed by this Proposal

The goals and objectives of the Community Preservation Plan are basically synonymous with those of the Master Plan, Affordable Housing Plan and Open Space Plan. Therefore, consistency with the three aforementioned plans essentially implies consistency with the Community Preservation Plan for the applicable areas of concern related to open space, historic resources, affordable housing and recreational land.

Project Consistency with Regional Planning Documents

The purchase of the 19 Wapping Road property as well as the Hawthorne Road property combine to form a CPA project that will serve many of the goals and priorities of existing regional planning documents including:

- *The South Coastal Watershed Action Plan* (2006) funded by the Massachusetts Executive Office of Environmental Affairs (EOEA) and prepared by the Watershed Action Alliance of Southeastern Massachusetts to create an action plan for the protection and restoration of important natural resources in the South Coastal Basin including protecting and restoring natural aquatic habitats by prioritizing the acquisition of land adjacent to waterways;
- *Massachusetts Smart Growth Toolkit* (2005) created by the Massachusetts Office of Community Development (OCD) and EOEA to provide officials, developers and citizens the tools to develop inways that protect and restore critical natural resources while encouraging new residential and economic growth.
- *BioMap: Guiding land conservation for biodiversity in Massachusetts* (2001) funded by the Executive Office of Environmental Affairs and produced by the Natural Heritage and Endangered Species Program (NHESP) and the Massachusetts Division of Fisheries and Wildlife (MADFW) to create a blueprint of biodiversity “hotspots” in Massachusetts to guide conservation of biologically sensitive land;
- *Mass Bay Commons* (1998) by Harvard Graduate School of Design that provides a green framework for future conservation and development
- *Guidelines for Project Consistency with the Commonwealth’s Sustainable Development Principles* (2006) by the Massachusetts Department of Housing and Community Development (DHCD) that encourages concentrating development to restore and enhance the environment, to conserve resources, expand housing opportunities, provide transportation choice, preserve and produce regionally lacking affordable housing choices and plan regionally, among other things

Massachusetts Outdoors 2000! Developed by EOEA as a statewide comprehensive outdoor recreation plan for use in future planning of outdoor resources for public recreation and relaxation. This plan found that the demand for water-based recreational activities predominated over other outdoor activities in southeastern Massachusetts.

The explosion of growth experienced by Kingston in recent years is indicative of a larger scale pattern of land use change occurring across the entirety of Southeastern Massachusetts. A recent regional publication by The Woods Hole Research Center entitled, *Critical MASS; Land Use Change in Southeastern Massachusetts* (See attached poster), provides models of past, present and future growth patterns across the landscape in Southeastern Massachusetts under two scenarios: smart or managed growth vs. sprawl or unmanaged growth. The models predict that the South Shore will continue to be a region of rapid growth and will lose its rural or suburban qualities if we are unable to counteract the impacts of continued development on our community. This study and others make a clear case for the need to capitalize on opportunities to conserve land in order to protect our threatened natural resources and our biological heritage.

P-3. Community Support

A wide array of constituencies has coalesced in support of this project (some support letters attached, but several still forthcoming). By addressing multiple community needs, the project has stimulated the interest and support of conservationists, senior citizens and their advocates, proponents of affordable housing, town boards and committees, and citizens at large. Each of the components of the project will comprise valuable additions to Kingston's civic life, and will provide amenities that are lacking at present. The conservation component will include walking trails and access to the Jones River, thereby providing residents with opportunities to more fully appreciate Kingston's natural heritage. A citizenry that feels invested in its conservation lands is more likely to support them, as users, volunteer stewards, and financially, through donations and by supporting town expenditures for preserving that heritage.

The Conservation Commission and Open Space Committee will share the responsibility of informing and educating the public about the conservation component's management, permitted uses, and benefits to the town. The Kingston Housing Authority (or Senior Affairs Coordinator) will assume responsibility for outreach to Kingston's seniors.

P-4. Timeline

- 11/30/06 - Submission of application to Community Preservation Committee
- Winter 2006-07 - Due Diligence: Appraisals, Survey, 21E Assessment
Negotiations with landowner, Public Outreach by Project Advocates
- Winter 2006-07 - CPC vote on project
- April 2007 - Town Meeting Vote on Project
- July 2007 - Application for Self – Help Funds for Wapping Road
- Summer/Early Fall, 2007 - Planning and Agreements on Multi-Use Community Development
- November 2007 - Award of Self – Help Funds
- December 2007- Closing on Wapping Road Parcel (entire property agreement with Phase II following year)
- Winter 2008 - Planning/Design of Trail System, Boat Launch; maintenance of fields
- Summer 2008 - Completion of Trail System/design & permitting of Boat Launch
- July 2008 – Application for Self-Help Funds for Hawthorne Road
- December 2008 – Closing on Hawthorne Road Parcel

P-5. Credentials

The Open Space Committee and Conservation Commission have collaborated on numerous open space/conservation purchases over the last eleven years and have a great deal of experience in writing grant applications which have achieved tremendous success. Every application that they have submitted for Self-Help (SH) Grants from the Division of Conservation Services (DCS) of the Executive Office of Environmental Affairs (EOEA) has met with approval. They have also been very creative with exploring other grants, donations, and accepting Conservation Restrictions (CR's) to aid the Town in defraying costs for open

space/conservation purchases. Their experience in exploring and subsequently obtaining various funding sources will contribute greatly to the success of this project.

The following is a chronological list of purchases for each property, their size, and corresponding funding amounts and their source from approximately eleven years ago to the most recent:

Date	Property	Size	Grants, awards, etc. Town's share
1995 - two Hathaway Preserve Properties		77 acres and 7 acres	\$ 120,000 (SH) \$ 64,000 (Town)
1996 - Cranberry Watershed Preserve		240 acres conservation 30 acres municipal	\$ 500,000 (SANDS) \$ 1,500,000 (Town)
1997 - Silver Lake Sanctuary		80+/- acres	\$ 500,000 (SH) \$ 225,000 City of Brockton for CR \$ 225,000 (Town)
2002 - Mulliken's Landing		2 acres on Jones River	\$ 67,000 (SH) \$ 75,000 (DEM and CZM) \$ 1,500 (JRWA) \$ 43,000 (Town)
2003 - Three Rivers' Basin		27+/- acres	\$ 120,000 (SH) \$ 80,000 (Town)

In addition to acquiring the above listed conservation lands through fee simple purchase and grants, the Kingston Conservation Commission and the Kingston Open Space Committee often work proactively with the Town Planner and those in the development community to protect the town's significant natural areas through gifts, conservation restrictions, conservation easements or other innovative planning methods in locations where development may encroach upon sensitive environments. Through creative thinking and planning, we are often able to achieve satisfactory protection of sensitive natural resources in and around the Town's built environment. This method of protecting critical resource areas, however, is reactive and risky in that it typically relies upon the goodwill of the developer, financial feasibility factors as well as the vision of the Planning Board in order to reach a consensus that conservation of resources will occur.

P-6. Success Factors

Approval of this project will result in the successful implementation of many goals and objectives of our local planning documents as discussed under the Community Need, P-2 section above. Many regional planning goals will also be achieved with respect to watershed protection, habitat protection, recreational enhancement and access, development of affordable housing, preservation of agricultural land, among other successes including:

1. Acquisition of property and placement of perpetual conservation restrictions (CR's) according to statute;
2. Creation of a development meeting community needs;
3. Development using and advancing green building principles as a model for future developments and the region;
4. Development of a Management and Stewardship Plan for maintenance and best use of the property;
5. Creating the second canoe and kayak launch site on the Jones River in the furthest upstream accessible reach;
6. Increasing the percentage of land protected along the Jones River;
7. Protection of riparian habitat;
8. Protection of valuable pasture land and doubling the acreage of conserved, town-owned pasture land in Kingston;
9. Preservation of agricultural land in continuing farming of hay field, potential for community gardens and perhaps an outdoor laboratory for the Silver Lake Regional High School Conservation and Horticulture Department; and
10. General use of the property for nature study and passive recreational use.

P-7. Budget

The following budget is offered as one scenario of how the financial management of the proposed acquisition of MacFarlane's land can be organized. The Proponents have been provided one appraisal from the estate (one full copy attached) from April 2005 that estimates the value of the 50 acres at 2.065 million. We will assume, for the moment, that the Town's cost will be 2.1 million which includes acquisition plus appraisals, plus bond interest, plus 21E site assessment, and plus stewardship endowment for CR portion (about \$10,000). Based on this assumption, the following general "ballpark" can be used as a guide at this time.

Acquisition and Bond

The project proponents intend to propose an agreement with the Estate to purchase the two properties in consecutive years in order to maximize our ability to apply for and obtain Self-Help funds. Pending the appraisals and agreement, we expect to suggest the borrowing of \$1.5 million in year one to cover the cost of the Wapping Road parcel, over what might be available through CPA Funding. In year two, the acquisition of the Hawthorne Road property (assume appraised value of \$365,000) would be offset by the acceptance of an anticipated Self-Help grant of \$250,000 and CPA funding in 2008. We intend then to apply for an additional Self-Help Grant of \$219,000 (the maximum allowed for this parcel) to defray bond costs in year three.

Appraisals

Obviously the project proponents will need two full current appraisals. The Conservation Commission is able to begin the necessary work for one appraisal as soon as the CPC indicates interest in this project. Funds for this are available in the Conservation Fund. A second appraisal would be necessary for which funds are not readily available.

YEAR	CPC FUNDS/BOND	POTENTIAL FOR GRANTS/SALES REIMBURSEMENTS	TOTAL PROJECT COST
2007	500,000	500,000 SELF -HELP	0
2008	400,000	219,000 SELF-HELP	181,000
2009	400,000	360,000 BUILD OR SALE OF 3 AC	40,000
2010	400,000	250,000 Buildable lot possible SALE OF 2 AC	150,000
2011	400,000		400,000
Grand Totals	2.1 million	1.329 million grants & sales or value	.771 million

Cost Avoidance

Below a market value that is estimated at \$750,000, residential development costs towns money. By controlling development on these 50 acres, Kingston is opting to control a predicted drain on its tax dollars, and add value by securing important natural resource areas. Deferred costs include a deficiency of a minimum of \$3,000 per unit in expenses for town services over tax revenues. If developed with 20 units of conventional housing this equates to a minimum cost of \$60,000 per year, each year, forever. If a 40B development succeeded, this deficit would substantially increase. Given this, we can understand that if the property is preserved as open space, it will pay for itself in fewer than twenty years; and perhaps in as few as five years. So after a minimum of twenty years, by preserving the MacFarlane properties, the town will own 45 acres of prime land for no cost. This land will continue to provide valuable amenities

well into the future. See Appendix “Costs of Open Space Vs. Developed Land Uses” and articles following.

P-8. Other Funding

Project proponents are actively evaluating additional funding sources for the project. The most likely complementary funding source for the project’s conservation component is the Commonwealth of Massachusetts’ Self-Help Grant Program, administered by the Division of Conservation Services (DCS). The Self-Help Program is a reimbursement program that can provide between 52 and 70 percent of a project’s total cost, contingent upon how closely the project meets the program’s funding criteria, the available supply of grant funds, and the community’s compliance with state planning guidelines.

Complementary funding sources for the Senior Center (or affordable housing) are also under consideration by the Kingston Housing Authority and Senior Center Building Committee.

P-9. Multi-Year Funding

It is anticipated that the purchase amount will be bonded over a number of years as outlined in P-7, but will be dictated by the availability of Self-Help funds from DCS and other grant programs. Through bonding over five or six years, this project will be easily paid for without precluding the use of Community Preservation Act funds for other projects.

P-10. Maintenance

Maintenance costs for the conservation component of the project are anticipated to be nominal, and will primarily consist of replacing and updating signage and periodic maintenance of the trail system and boat launch. Trash removal and general upkeep will be the responsibility of town departments per the Management Plan under direction of the Conservation Commission. If community gardens are developed with the Senior Housing or Center complex, this may also be an added program for the Conservation Horticulture Program of Silver Lake Regional High School.

Maintenance and upkeep of any developed portions will be by the controlling agency.

On the Wapping Road property, the open field will be farmed and mowed for hay and in this way the open field area will be maintained in its present state as an agricultural use and specific habitat.

P-11. Control of Site

The applicant does not yet hold title to the subject premises. The landowner and the applicant will execute a valid purchase and sales agreement as soon as is practicable, ideally immediately subsequent to a town meeting vote authorizing the applicant’s participation in the project. Acquisition of the property will bring the town all of the discussed public benefits in perpetuity.

P-12. Deed Restrictions

The applicant has already initiated contact with The Wildlands Trust of Southeastern Massachusetts, a locally-based land conservation organization with many current holdings in Kingston, to determine if the Trust will consider holding the required conservation restrictions on the conservation component. The Trust has expressed its interest in partnering with the applicant to hold the restrictions (See support letter), and draft restrictions are in preparation. The Trust actively partners with several towns in the region to hold Community Preservation Act restrictions, and has extensive experience as a conservation restriction holder.

The applicant is also conferring with the Kingston Housing Authority to assess likely candidates for holding the required restriction on the affordable housing component.

P-13. Acquisitions

A copy of a 2005 appraisal commissioned by the landowner and the most recent deed for the premises is attached hereto. The applicant will commission its own appraisal, and will commission two appraisals if it elects to pursue Self-Help Program Funding as described above.

Property Owner: MacFarlane Family Trust, Rockland Trust Company, Trustee

Property Address: Parcel 1—19 Wapping Road, Kingston

Map 0044, Lot 0046, 21 acres

Parcels 2-5--Hawthorne Road, Kingston and Plympton

Map 0060, Lot 0017—0.70 acre

Map 0060, Lot 0026—23.70 acres

Map 0060, Lot 0027—3.39 acres

Map 6.D-002-001-0, 2.4 acres (situated in Plympton)

P-14. Feasibility

Anticipated Action Steps

1. Preparation of Subdivision Plan and Associated Conservation Plan for Wapping Road parcel (to commence as soon as possible) pending discussion with appropriate boards/committees;
2. Consultation with Wildlands Trust of Southeastern Massachusetts on required conservation restriction for conservation parcels (ongoing); and
3. Preparation of 21E Assessment (winter 2007).

P-15. Hazardous Materials

As indicated above, the applicant will work with the landowner to obtain a 21E Hazardous Waste Site Assessment and Report for the Wapping Road parcel. There seems to be little need to perform this work at Hawthorne Road.

P-16. Permitting

No permits have been acquired as of the date of this application. The acquisition of the Hawthorne Road parcels will not violate any zoning ordinances, covenants, restrictions, or other laws or regulations, nor will the acquisition of the conservation component of the Wapping Road parcel. The Kingston Planning Board's approval will be required to situate the senior center and/or affordable housing component on the Wapping Road parcel. Additionally, the Kingston Conservation Commission's review will be invoked for the proposed creation of the kayak/canoe launch on the Jones River.

P-17. Environmental Concerns

All improvements proposed under the project's scope of work will be constructed in strict compliance with all local, state, and federal regulations, and the applicant is committed to minimizing the project's environmental impacts by maintaining maximum buffers between improved areas and resource areas.

Attached hereto are copies of USGS topographic maps, aerial photos, and other documentation depicting the property's wetlands, floodplain areas, riparian corridors, unique habitat areas, and other resources of interest.

P-18. Professional Standards

The applicant will work with the Kingston Planning Board and Conservation Commission to ensure that the project's proposed improvements are constructed in accordance with the highest professional standards and construction practices. In addition, the applicant intends to pursue use and development plans certified by the United States Green Building Council so as to provide expert guidance on green building construction techniques and maximize the orientation of the site for solar and wind energy development. This will increase fundraising potential for the development aspects of the property.

If approved and determined to be the highest and best use of the development parcel(s), the Kingston Housing Authority will designate a project leader for the affordable housing component, with said leader possessing the requisite professional background required to oversee development of affordable housing from design to completion.

P-19. Further Attachments

List of Figures

1. Wapping Road Assessor's Map 44, Lot 46 in Kingston
2. Hawthorne Road Assessor's Map 60, Lots 17, 26 & 27 in Kingston as well as 06.D-002-001-0 in Plympton
3. Species List for Wapping Road Parcel
4. NHESP Estimated and Priority Habitat Map, Wapping Road
5. BioMap Supporting Natural Landscape, Hawthorne Road
6. NHESP Estimated and Priority Habitat Map, Hawthorne Road
7. Town of Kingston Open Space Map with 5-Year Priority Acquisitions
8. Kingston Open Space Map – Linkages to existing trails