

TOWN OF TRURO LAND BANK 1998 - 2007

TALLY

6 PROJECTS COMPLETED
31 ACRES ACQUIRED

TOTAL PURCHASE PRICES: \$4,201,500
NON-TOWN FUNDING: \$860,500
NET LAND BANK COST: \$3,341,000

TOTAL COST PER ACRE: \$134,750
NET LAND BANK COST PER ACRE: \$100,032



Land Bank funds were used to purchase this 1.25-acre parcel of sand beach on Beach Point from the Noons family, including public parking across Shore Road.

HIGHLIGHTS



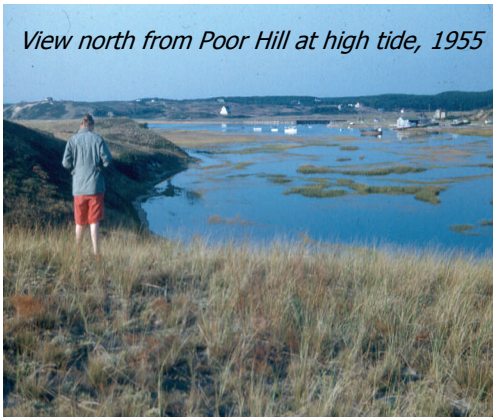
Truro was one of the most overachieving towns in terms of Land Bank spending relative to funding capacity.

- The Truro Conservation Trust assisted the Town in several acquisitions, negotiating the deals, and raising supplemental funds via private donations. TCT contributed \$500,000 in private funds for the Poor Hill purchase.

PROPERTY SPOTLIGHT

The Town and Truro Conservation Trust worked cooperatively to acquire 3.55 acres along the leading edge of **Poor Hill**, a glacial sand dome rising 60 feet high straight up from Pamet Harbor. Two large homes would otherwise have been built here, marring the view of the southern end of the harbor. Poor Hill, Truro's last Land Bank acquisition, is the most significant single landform preserved by the Land Bank on Cape Cod.

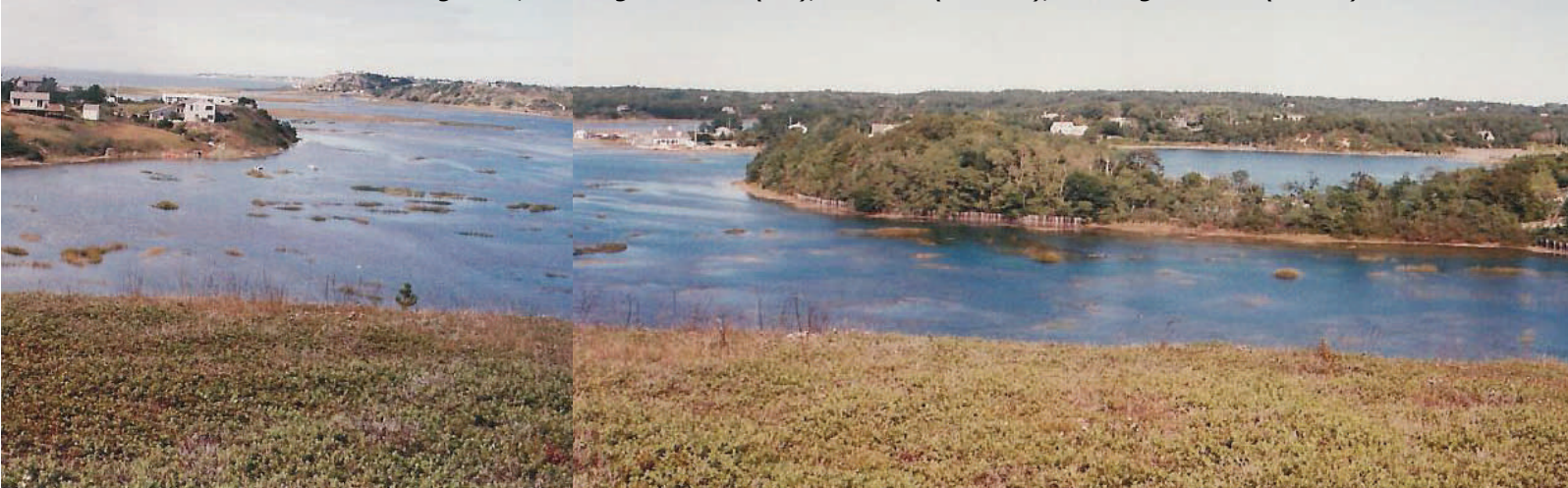
View south to Poor Hill from Pamet Harbor Yacht Club



View north from Poor Hill at high tide, 1955

- Truro was one of only three Cape towns that purchased sandy saltwater beach with Land Bank funds.
- Truro was able to “undevelop” a closed gas station on Route 6, and create a pocket park at Wilders Dike on Pamet River via Land Bank acquisitions.

The view north from Poor Hill at high tide, showing Great Hill (left), Corn Hill (left rear), and Eagle's Neck (middle) in 2005.



OPEN SPACE LAND ACQUISITIONS BY TOWN OF TRURO (1999-2006)

YEAR ACQUIRED	GRANTOR	Upland A C R E A G E	Wetland	TOTAL	PRIMARY HABITATS	DEED Bk/Pg DEEDS REF.	PLAN Book/Page/Lot PLAN REFERENCE	USE / MANAGEMENT	STREET ADDRESS	VILLAGE	MAP ASSESS
NON-LAND BANK ACQUISITIONS											
2002	Pamet Harbor Yacht Club	0	1.08	1.08	tidal flats	14827/226		marine purposes; moorings; Selectmen	Pamet Harbor	TC	50
2002	Albert & Nancy SILVA	1.16	0.54	1.7	shrub swamp; heath	15936/53	573/89; Parcel A	conservation purposes; ConCom	Shore Road	NT	17
	Total Non-Land Bank Acres	1.16	1.62	2.78							
LAND BANK ACQUISITIONS (including joint projects with TCT)											
2000	Truro Conservation Trust to TOWN <i>(Hester Hopkins Estate)</i>	4.26	0.00	4.26	pine/oak woods	LCC157599	LCP 17925I; lot 21	Land Bank purposes; Selectmen	146 Route 6	ST	51
2000	John F. NOONS Trust	0.25	0.00	0.25	beach; dune	13098/199	557/69; lot 1	conservation, watershed & rec.; Selectmen	315 Shore Road	NT	13
2000	John F. NOONS Trust	0.23	0.00	0.23	beach; dune	13098/199	557/69; lot 2	conservation, watershed & rec.; Selectmen	311 Shore Road	NT	13
2000	John F. NOONS Trust	0.22	0.00	0.22	beach; dune	13098/199	557/69; lot 3	conservation, watershed & rec.; Selectmen	328 Shore Road	NT	13
2000	John F. NOONS Trust	0.22	0.00	0.22	beach; dune	13098/199	557/69; lot 4	conservation, watershed & rec.; Selectmen	322 Shore Road	NT	13
2000	John F. NOONS Trust	0.33	0.00	0.33	beach; dune	13098/199	557/69; lot 5	conservation, watershed & rec.; Selectmen	311A Shore Road	NT	13
		1.25	0.00	1.25							
2001	Estate of Joseph DUARTE	1.37	0.00	1.37	cleared; riverfront	13966/337	--	Land Bank purposes; Selectmen	20 Truro Center Road	TC	50
2002	James Garrett, Trustee (Mobil) to TCT	0.56	0.00	0.56	cleared	14849/41	--	conservation, owned by Truro Cons. Trust** **CR to Town in 15311/166	236 Route 6	TC	46
2002	Craig H. & Eric L. MOREA to TCT	2.25	0.00	2.25	pine/oak woods	15311/262	574/72; lot 15	conservation, owned by Truro Cons. Trust	236A Route 6	TC	46
2002	Truro Conservation Trust to TOWN	6.00	0.00	6.00	pine/oak woods	15311/303	574/72; lot 16	Land Bank purposes; Selectmen	238 Route 6	TC	46
		8.81	0.00	8.81							
2002	Eleanor MELDAHL Realty Trust	11.38	0.00	11.38	pine/oak woods	14745/101	569/44; lot 5	Land Bank purposes; Selectmen	147 Route 6	ST	51
2006	Peter V. & Anna Maria POOR	1.76	0.00	1.76	coastal heathland	20450/319	593/33; lot 4	open space, conservation; Selectmen*	Salt Marsh Lane	TC	54
2006	Peter V. & Anna Maria POOR	1.79	0.00	1.79	coastal heathland	20450/319	593/33; lot 5	open space, conservation; Selectmen*	Salt Marsh Lane	TC	53
		3.55	0.00	3.55				* CR to TCT in Book 21706/205			
	Total Land Bank Acres	31.18	0.00	31.18	<i>(including TCT acreage in joint projects)</i>						LAND BANK
	1999-2006 GRAND TOTALS	32.34	1.62	33.96							OTHER FUNDING (TRU
		Upland	Wetland	TOTAL							GRAND TOTAL

OPEN SPACE LAND ACQUISITIONS BY TOWN OF TRURO (1999-2006)

PARCEL ACRES	LAND BANK EXPENDITURE	NON-TOWN FUNDING	TOTAL PRICE PAID	Source of Non-Town Funds	\$ per acre			
	n/a		\$5,000		\$5,000			
8	n/a		land swap		n/a			
87	\$225,000		\$225,000	TCT negotiated deal and passed lot through to Town	\$52,817			
6	\$249,000		\$249,000		\$199,200	(no town meeting vote recorded with deed)		
7	included above	included above	included above		\$199,200			
17	included above	included above	included above		\$199,200			
18	included above	included above	included above		\$199,200			
5	included above	included above	included above		\$199,200			
153	\$195,000		\$195,000	Wilders Dike Park	\$142,336			
210	n/a	\$250,000	\$250,000	Truro Conservation Trust	\$446,428			
374	n/a	\$110,500	\$110,500	Truro Conservation Trust	\$49,111			
375	\$312,000		\$312,000		\$52,000			
	\$312,000	\$360,500	\$672,500					
91	\$860,000		\$860,000		\$75,571			
116	\$1,500,000	\$500,000	\$2,000,000	Truro Conservation Trust	\$563,380	(no town meeting vote recorded with deed)		
101	included above	included above	included above	included above	\$563,380			
FUNDING	\$3,341,000			<i>Town Net Cost per Acre = \$</i>	\$107,152			
TRURO CONSERVATION TRUST)		\$860,500						
ALL LAND BANK PURCHASES, 1999-2006			\$4,201,500	<i>Total Cost per Acre = \$</i>	\$134,750			