

TOWN OF YARMOUTH LAND BANK 1998 - 2007

TALLY

26 PROJECTS COMPLETED
136 ACRES ACQUIRED

TOTAL PURCHASE PRICES: \$6,839,500
NON-TOWN FUNDING: \$833,800
NET LAND BANK COST: \$5,565,700


TOTAL COST PER ACRE: \$50,290
NET LAND BANK COST PER ACRE: \$31,108



Plymouth gentian is found along the shores of Dennis Pond in Yarmouthport, one of its most favored habitat on the Cape and in the world. This rare plant will be able to thrive thanks to multiple Land Bank purchases along the pond.




HIGHLIGHTS

- Yarmouth's first acquisition was the former Rascal's Saloon on Route 28. It was demolished and made into the Chase Brook Park for walking and sitting and admiring the estuary near Mill Pond.
- Another pocket park at the historic Cellar House along Bass River near Route 28 was partially funded by the Land Bank. It helped to leverage a \$425,000 grant from the Federal Highway Administration for the rest of the park.
- Several parcels were acquired along the south shore of Mill Pond and Weir Road part of the historic but abandoned Weir Village in Yarmouthport.



**SANDYSIDE
CONSERVATION AREA
TOWN of YARMOUTH**

A cooperative conservation project by
Town of Yarmouth Land Bank &
Community Preservation Fund
Massachusetts Self-Help Program
Yarmouth Conservation Trust
The Nature Conservancy
International Fund for Animal Welfare

PROPERTY SPOTLIGHT

★ Yarmouth acquired one of the most important rare species habitats on the Cape. The Town worked collaboratively with the Yarmouth Conservation Trust and The Nature Conservancy to acquire multiple parcels at **Sandyside on Dennis Pond**. This pond hosts the rare species habitat called coastal plain pondshore community, which includes endangered plants such as Plymouth gentian and threatened insects such as bluet damselflies. By the end of 2007, the Town was able to claim that the entire pondshore had now been preserved as conservation land, despite the 8-lot subdivision that had been approved there 20 years ago.

The largest acquisition (26 acres) was the very visible Beaton Bog at the corner of Union Street and White Rock Road in Yarmouthport. The Town will continue to lease the 13-acre bog for commercial cranberrying.



OPEN SPACE LAND ACQUISITIONS BY TOWN OF YARMOUTH (1996-2005)

YEAR ACQUIRED	GRANTOR	Upland	Wetland	TOTAL	PRIMARY HABITATS	DEED Bk/Pg DEEDS REF.	PLAN Book/Page/Lot PLAN REFERENCE	COMMENTS USE / MANAGEMENT	STREET ADDRESS	VILLAGE	MAP	PARCEL ASSESSORS'
1997	multiple	8.08	0.00	8.08		11120/121	--	drainage & watershed prot.	Capt. Nickerson Road, S.Y.	SY	78	20
1998	James RUHAN	0.35	0.00	0.35	Hawes Run; stream	11405/129	264/94; lot 16	drainage; DPW	645 Buck Island Road	WY	45	79
1998	MMP Realty Trust (Desmond)	0.51	0.00	0.51	pine woods	11603/81	170/103	wellfield prot.; Water Dept.	99 Union Street	YP	115	57.1
1998	R. KAUFMAN & S. FEDELE	0.00	37.65	37.65	cedar swamp	11921/253	459/28	conservation; ConCom	off Camp Street	WY	44	4
1998	Yarmouth CAMPGROUND ASS.	0.62	0.00	0.62	pine woods; 30' wide	LCD726162	LCP35030B; lot 4	drainage, multi-use path	west side Willow Street	WY	83	1.2
1999	R. MALOOF & J. DAWAHARE	0.37	0.00	0.37	house lot	12754/151	238/111; lot 2	conservation; ConCom	8 Florence Lane	WY	23	311
2000	Guido PERERA et al	1.00	0.00	1.00	salt marsh island	13460/34	-- ; Bassetts Island	conservation; ConCom	off Thacher Shore Road	YP	121	Temp 110
2000	Peter Roberts Trust (ALVESOS)	5.00	2.70	7.70	cedar swamp	13482/174	Pet. Plan 42188A	conservation; ConCom	Buck Island Road	WY	45	80
2003	Robert BAKER, Trustee	0.45	0.00	0.45	pine woods; bog margin	LCC170491	LCP40984B; lot 11	recreation; Park Dept.	Summer Street	YP	113	34
2003	SANDY SIDE CORP (Tufts)	0.43	0.00	0.43	pondshore	17067/66	-- ; Dennis Pond	recreation; Park Dept.	105 Summer Street	YP	113	36
	Total Non-Land Bank Acres	16.81	40.35	56.73							TOTAL NON-LAND BANK P	
2004	LONE TREE LLC (Joly)	1.00	0.20	1.20	coastal thicket; salt mars	18695/120	202/31	open space & rec.; Selectmen	off Homers Dock Road	YP	148	6
2000	CONG. CHURCH, GORHAM et al	2.93	0.00	2.93	pine/oak woods	13054/280	-- ;	open space; Selectmen	off West Great Western Rd.	SY	108	33
2000	JONES , SWIFT, DREW & ALVESI	4.62	0.00	4.62	pine/oak woods	13032/151	-- ; abuts Rt. 6	open space; Selectmen	Willow Street	WY	83	6
2000	Michael P. PAZAKIS Trust	2.16	0.00	2.16	pine/oak woods	13054/283	-- ;	open space; Selectmen	off West Great Western Rd.	SY	108	37
2000	Glenn SALVADOR	1.00	2.00	3.00	salt marsh; Halls Dock	12974/190	-- ;	open space; Selectmen	Hockanom Road	YP	150	34
2000	Roland LARAMIE	0.25	0.86	1.11	dune; salt marsh	12816/139	25/49; Lots 82, 84, 107, 109, 111, 1	open space; Selectmen	Connecticut Avenue	WY	16	30, 34
2000	J. SHIELDS R.T.(Shields,Cain,Sorgi)	5.47	0.00	5.47	pine woods	12812/100	-- ; near RR bed	open space; Selectmen	Old Town House Road East	SY	100	10
2001	Alex, Thomas & Robt. TROIANO	0.00	1.77	1.77	salt marsh	14625/62	112/5; lots 58, 59, 60	open space; Selectmen	86, 90, 96 Gleason Ave.	WY	29	65,66,67
2004	Heirs of Heinz RUHE & Lutz RUHE	2.66	0.50	3.16	pondshore; pine woods	18644/17	146/67; W side of Crow Pond	wellfield prot, rec.; Selectmen	Industrial Park Road	WY	74	14
2001	John CAMBIA	0.29	0.00	0.29	coastal bank	14625/59	229/31; lot 10	open space; Selectmen	8 Windswept Path	YP	149	10
2004	Bertha BASSETT	0.20	0.13	0.33	stream; pine woods	18719/277	146/67; lot 10; Hawes Run	wellfield prot, rec.; Selectmen	Industrial Park Road	WY	74	9
2002	David & Carol McCARTHY	9.44	4.23	13.67	pine woods; old bog	15240/141	499/98	conservation; ConCom#	off Daisy Lane	YP	110	19.2
2001	MIDDLETOWN CRANBERRY Co.	13.00	13.46	26.46	cran. bog; pine woods	13723/46	Beaton Bog	open space; agricult.; Selectmen	221 Union Street	YP	106	84.1&122
2000	Lawrence T. PERERA	17.65	0.00	17.65	pine/oak woods	13447/186	562/1; lot B	open space; Selectmen	White Rock Road & Pine St.	YP	122	84 (part)
2005	Mary BEARSE	0.75	1.18	1.93	old bog; pine woods	19796/12	289/49; "Heirs of Ellis..."	open space & rec.; Selectmen	Weir Road	YP	116	56
2000	JORDAN-PIERCE CORP.	2.39	1.60	3.99	salt marsh; island	12832/77	229/31; lots 17 & 20	open space; Selectmen	67 & 91 Pheasant Cove Circle	YP	149	46, 49
2002	Estate of Dorothy PATON	0.59	0.00	0.59	coastal bank	15087/95	229/31; lot 12 & Park	open space; Selectmen	30 Windswept Path	YP	154	1
2000	Rex WHITE	3.52	0.00	3.52	pine woods	12974/180	240/5; lot 3	open space; Selectmen	Old Town House Road East	SY	100	11
2000	Tara L. NOLAN	0.25	0.17	0.42	coastal bank; salt marsh	13117/105	219/117; lot 4B	open space & rec.; Selectmen	25 Prince Rd. @ Mill Creek	WY	29	92
1999	C.C. SEASIDE (Rascal's)	2.59	0.00	2.59	Mill Creek; stream	12301/348	12/99.	open space; Selectmen	Route 28	WY	37	61
2001	Maximas HATZILIADES	3.05	4.00	7.05	Mill Pond shore	13638/325	556/32; lots 2 & 3	open space; Selectmen	262 & 270 Weir Road	YP	117	1.2 & 1.3
2000	THACHER ROAD R.T. (Perera)	2.11	2.14	4.25	beech/maple woods	13442/194	215/115; lot 1	open space; Selectmen	169 Thacher Shore Road	YP	122	69
2003	SANDY SIDE CORP (Tufts)	6.74	1.84	8.58	pondshore; pine woods	17086/135	401/54, lot 1, 2, 6 & 8; 553/57, lot 3B & 4	conservation; ConCom##	South Sandyside Lane	YP	112	27, 71.1.1, 73
2004	INTER. FUND for ANIMAL WELFARE	16.22	0.00	16.22	pine/oak woods	LCC175410	LCP39085C, lots 10-18; 39085D, lot 19	passive rec., wildlife corr.; Selectmen	Summer Street/Old Hyannis Rd	YP	103	30.1.1
2000	Bass River Realty Trust (SHAMSI)	0.53	0.00	0.53	grassed lot; parking	13085/236	-- ;	open space; Selectmen	311 Old Main Street	SY	61	84
2004	LONE TREE LLC (Joly)	1.22	0.27	1.49	pondshore; pine woods	18695/120	401/54; lot 7; Dennis Pond	open space & rec.; Selectmen	17 South Sandyside Lane	YP	112	74
2002	John Gregory ANDERSON	0.61	0.00	0.61	"cellar house"	15237/349	320/65; Packet Landing@Bass Riv	open space; Selectmen	1377 Bridge Street	SY	78	61
2003	SANDY SIDE CORP (Tufts)	--	--	--	pondshore; pine woods	LCC169485	LCP23966G; lot 30	conservation; ConCom###	South Sandyside Lane	YP	112	73
	Total Land Bank Acres	101.24	34.35	135.59				# CR to YCT in Book 15387/230			TOTAL LAND BANK PURCH	
	1996-2001 GRAND TOTALS	118.05	74.70	192.32				##CR to YCT in Book 18083/273			OTHER L	

OPEN SPACE LAND ACQUISITIONS BY TOWN OF YARMOUTH (1996-2005)

YEAR	GRANTOR	Upland	Wetland	TOTAL	PRIMARY	DEED Bk/Pg	PLAN Book/Page/Lot	COMMENTS		MAP	PARCEL
ACQUIRED		A C R E A G E			HABITATS	DEEDS REF.	PLAN REFERENCE	USE / MANAGEMENT	STREET ADDRESS	VILLAGE	ASSESSORS'
								###CR to YCT in Doc.953,570			GRAND TOTAL

OPEN SPACE LAND ACQUISITIONS BY TOWN OF YARMOUTH (1996-2005)

LAND BANK Acquisition?	TOWN EXPENDITURE	NON-TOWN FUNDING	TOTAL PRICE PAID	Source of Non-Town Funds
No	\$150,000			
No	\$6,100			
No	\$38,000			
No	\$0			
No	\$900			
No	\$0			
No	\$0			
No	\$0			
No	\$8,800			
No	\$0			
PURCHASE PRICE	\$203,800			
Yes	--			
Yes	\$8,900		\$8,900	
Yes	\$15,000		\$15,000	
Yes	\$10,000		\$10,000	
Yes	\$20,000		\$20,000	
Yes	\$8,000		\$8,000	
Yes	\$47,000		\$47,000	
Yes	\$19,500		\$19,500	
Yes	\$50,000		\$50,000	
Yes	\$5,000		\$5,000	
Yes	\$6,000		\$6,000	
Yes	\$107,200	\$142,800	\$250,000	Self Help grant from State
Yes	\$550,000		\$550,000	
Yes	\$375,000		\$375,000	
Yes	\$50,000		\$50,000	
Yes	\$120,000		\$120,000	
Yes	\$18,400		\$18,400	
Yes	\$120,000		\$120,000	
Yes	\$17,700		\$17,700	
Yes	\$140,000		\$140,000	
Yes	\$388,000		\$388,000	
Yes	\$245,000		\$245,000	
Yes	\$595,000	\$150,000	\$745,000	YCT and Nature Conservancy
Yes	\$2,400,000		\$2,400,000	
Yes	\$150,000		\$150,000	
Yes	\$390,000	\$116,000	\$506,000	YCT and Nature Conservancy
Yes (part)*	\$150,000	\$425,000	\$575,000	Federal ISTE A (Transportation)
Yes	--			
BASE PRICES	\$5,465,700			<i>Town Net Cost per Acre = \$41,000</i>
AND ACQUISITION FUNDING		\$833,800		

OPEN SPACE LAND ACQUISITIONS BY TOWN OF YARMOUTH (1996-2005)

LAND BANK Acquisition?	TOWN EXPENDITURE	NON-TOWN FUNDING	TOTAL PRICE PAID	Source of Non-Town Funds
ALL LAND BANK PURCHASES, 1999-2005			\$6,839,500	<i>Total Cost per Acre = \$50,000</i>