

# TOWN OF SANDWICH LAND BANK 1998 - 2007

## TALLY

12 PROJECTS COMPLETED

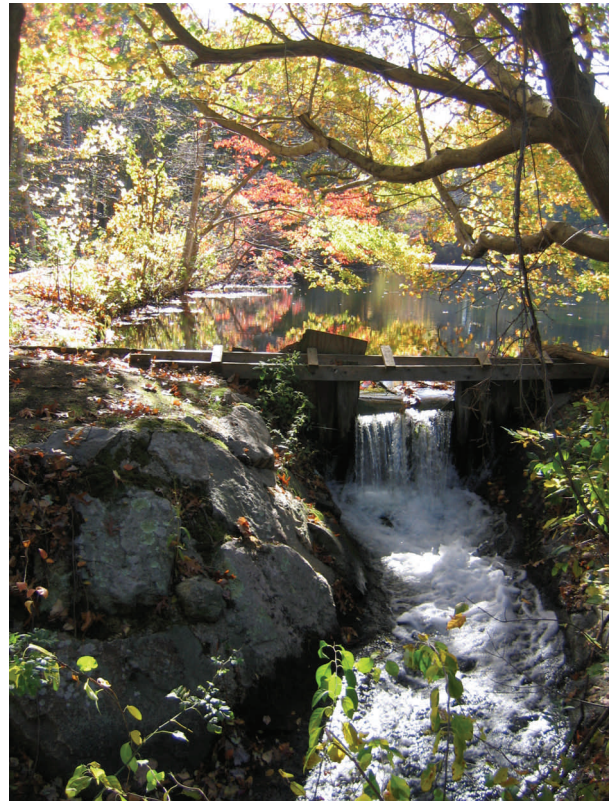
543 ACRES ACQUIRED *(not inc. 217 acres of Round Hill Golf Course bought separately)*

|                        |              |
|------------------------|--------------|
| TOTAL PURCHASE PRICES: | \$14,653,000 |
| NON-TOWN FUNDING:      | \$1,150,000  |
| NET LAND BANK COST:    | \$13,485,000 |

|                              |          |
|------------------------------|----------|
| TOTAL COST PER ACRE:         | \$26,952 |
| NET LAND BANK COST PER ACRE: | \$22,762 |

## HIGHLIGHTS

- ★ • Sandwich employed the most creative use of Land Bank funds: to purchase a permanent conservation restriction on 75 acres of Camp Lyndon, enabling it to remain a summer camp on Lawrence Pond, but extinguishing its development potential as a future residential subdivision.
- Sandwich's first Land Bank purchase enabled the Town to prevent the 72-lot subdivision at Round Hill from being built, which would have overburdened town services and schools. The land is also important for wellfield protection.
- Sandwich acquired large, strategic chunks of the moraine Ridge District along Route 6, some of the highest land on Cape Cod, in four purchases totaling 360 acres.



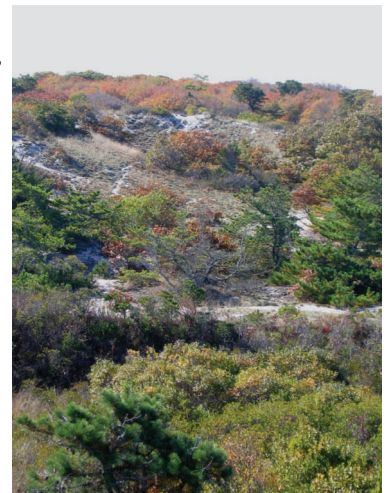
*This flume drains Upper Shawme Pond to Lower Shawme Pond at the site of the former Union Braiding Mill. It was part of the Town's 41-acre Land Bank purchase in 2003 from Penny Rubincam.*

## PROPERTY SPOTLIGHT

The Town worked cooperatively with The Nature Conservancy and the State to acquire 19 acres of beach and dunes on Cape Cod Bay next to **Sandy Neck**.

Using two state grants and private donations raised by the Conservancy, the Town acquired title to the conservation land (worth \$1.25m) for only \$100,000 of Land Bank funds. The windswept sands include many small pitch pines twisted to fantastic shapes. The beach is important for nesting shorebirds, such as terns and plovers.

*19 acres next to Sandy Neck*



LAND BANK ACQUISITIONS BY TOWN OF SANDWICH (1999-2005)

| YEAR<br>ACQUIRED | GRANTOR                          | Upland<br>A C R E A G E | Wetland      | TOTAL         | PRIMARY<br>HABITATS               | DEED Bk/Pg<br>DEEDS REF. | PLAN Book/Page/Lot<br>PLAN REFERENCE | COMMENTS<br>USE / MANAGEMENT  | STREET ADDRESS              | VILLAGE | MAP<br>ASSE |
|------------------|----------------------------------|-------------------------|--------------|---------------|-----------------------------------|--------------------------|--------------------------------------|-------------------------------|-----------------------------|---------|-------------|
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 1999             | VERBON TRUST (Striar)            | 33.71                   | 0.00         | 33.71         | pine/oak woods                    | LCC154145                | LCP33166C; lot 138; 551/32 & 550/43  | Land Bank purposes; Selectmen | Route 6, North side         | ES      | 34          |
| 1999             | VERBON TRUST (Striar)            | 2.59                    | 0.00         | 2.59          | pine/oak woods                    | 12437/322                | 551/32 & 550/43                      | Land Bank purposes; Selectmen | Route 6, North side         | ES      | 34          |
| 1999             | VERBON TRUST (Striar)            | 49.00                   | 0.00         | 49.00         | pine/oak woods                    | LCC154145                | LCP33166C; lots 89 to 113, 132, 133  | Land Bank purposes; Selectmen | Round Hill Road             | RD      | 29, 34      |
| 1999             | VERBON TRUST (Striar)            | 51.00                   | 0.00         | 51.00         | pine/oak woods                    | 12437/322                | 551/32 & 550/43                      | Land Bank purposes; Selectmen | Round Hill Road             | RD      | 34          |
| 1999             | VERBON TRUST (Striar)            | 81.00                   | 0.00         | 81.00         | pine/oak woods; powerline         | 12437/322                | 551/32 & 550/43                      | Land Bank purposes; Selectmen | Popple Bottom Road          | RD      | 24          |
|                  |                                  | <b>217.30</b>           | <b>0.00</b>  | <b>217.30</b> |                                   |                          |                                      |                               |                             |         |             |
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 1999             | Robert F. and Marie R.P. McGRATH | 1.17                    | 0.00         | 1.17          | oak/ maple woods                  | 12472/160                | 272/33; lot 1                        | Land Bank purposes; Selectmen | 479 Route 6A, North side    | ES      | 53          |
| 1999             | Robert F. and Marie R.P. McGRATH | 0.92                    | 0.40         | 1.32          | oak/ maple woods; salt marsh      | 12472/160                | 272/33; lot 2                        | Land Bank purposes; Selectmen | 481 Route 6A, North side    | ES      | 53          |
| 1999             | Robert F. and Marie R.P. McGRATH | 1.46                    | 1.46         | 2.92          | salt marsh; oak/ maple woods      | 12472/160                | 272/33; lot 3                        | Land Bank purposes; Selectmen | 487 Route 6A, North side    | ES      | 53          |
|                  |                                  | <b>3.55</b>             | <b>1.86</b>  | <b>5.41</b>   |                                   |                          |                                      |                               |                             |         |             |
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 2000             | Estate of Ernest Van BUSKIRK     | 11.00                   | 10.70        | 21.70         | pond, shrub swamp, maple woods    | LCC158055                | LCP 13078E; lot 16                   | Land Bank purposes; Selectmen | 38 Foster Road              | SC      | 77          |
| 2000             | Estate of Ernest Van BUSKIRK     | 3.48                    | 3.48         | 6.95          | maple swamp; old bog              | LCC158055                | LCP 13078F; lot 17                   | Land Bank purposes; Selectmen | off Arrowhead Drive         | SC      | 69          |
| 2000             | Estate of Ernest Van BUSKIRK     | 0.55                    | 0.55         | 1.10          | old bog; pine woods               | 13074/304                | - -                                  | Land Bank purposes; Selectmen | off Arrowhead Drive         | SC      | 69          |
|                  |                                  | <b>15.03</b>            | <b>14.73</b> | <b>29.75</b>  |                                   |                          |                                      |                               |                             |         |             |
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 2001             | Julie DEUTSCHMANN                | 6.20                    | 0.00         | 6.20          | pine/oak woods                    | 13881/118                | 290/74; lot 13 (half-interest only)  | Land Bank purposes; Selectmen | end of Ocean View Drive     | RD      | 25          |
| 2001             | Julie DEUTSCHMANN                | 16.47                   | 0.00         | 16.47         | pine/oak woods                    | 13881/118                | 290/74;                              | Land Bank purposes; Selectmen | off end of Ocean View Drive | RD      | 25          |
| 2001             | Julie DEUTSCHMANN                | 1.00                    | 0.00         | 1.00          | pine/oak woods                    | 13881/118                | 290/74; lot 11                       | Land Bank purposes; Selectmen | Ocean View Drive            | RD      | 25          |
| 2001             | Julie DEUTSCHMANN                | 1.08                    | 0.00         | 1.08          | pine/oak woods                    | 13881/118                | 290/74; lot 9                        | Land Bank purposes; Selectmen | Ocean View Drive            | RD      | 25          |
| 2001             | Julie DEUTSCHMANN                | 0.92                    | 0.00         | 0.92          | pine/oak woods                    | 13881/118                | 290/73; lot 7                        | Land Bank purposes; Selectmen | Ocean View Drive            | RD      | 25          |
| 2001             | Julie DEUTSCHMANN                | 1.00                    | 0.00         | 1.00          | pine/oak woods                    | 13881/118                | 290/73; lot 5                        | Land Bank purposes; Selectmen | Ocean View Drive            | RD      | 30          |
| 2001             | Julie DEUTSCHMANN                | 1.00                    | 0.00         | 1.00          | pine/oak woods                    | 13881/118                | 290/73; lot 3                        | Land Bank purposes; Selectmen | Ocean View Drive            | RD      | 30          |
|                  |                                  | <b>27.67</b>            | <b>0.00</b>  | <b>27.67</b>  |                                   |                          |                                      |                               |                             |         |             |
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 2001             | Inez A. FISH                     | 31.52                   | 0.00         | 31.52         | pine/oak woods                    | 14030/234                | 339/64                               | Land Bank purposes; Selectmen | off Service Road            | RD      | 29          |
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 2003             | South Shore YMCA                 | 80.00                   | 0.00         | 80.00         | pine/oak woods; meadow            | 16969/165                | 582/35; parcel 1                     | Land Bank purposes; Selectmen | off Stowe Road              | SS      | 24          |
| 2003             | South Shore YMCA                 | 3.00                    | 0.00         | 3.00          | pondshore; pine woods             | 16969/165                | 582/33; parcel 1                     | Land Bank purposes; Selectmen | 34 Pinkham Road             | SS      | 18          |
|                  |                                  | <b>83.00</b>            | <b>0.00</b>  | <b>83.00</b>  |                                   |                          |                                      |                               |                             |         |             |
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 2003             | Cape Cod YMCA                    | 75.20                   | 0.00         | 75.20         | pondshore; pine woods             | 18158/155                | - -                                  | Conservation Restriction ONLY | 1 Stowe Road                | SS      | 19          |
|                  |                                  |                         |              |               |                                   |                          |                                      |                               |                             |         |             |
| 2003             | Penny RUBINCAM                   | 27.71                   | 9.50         | 37.21         | pondshore; oak/maple woods; oak   | 16298/106                | - -                                  | Land Bank purposes; Selectmen | 42 Water Street             | SC      | 43          |
| 2003             | Penny RUBINCAM                   | 1.61                    | 0.40         | 2.01          | oak/maple woods                   | 16298/106                | - -                                  | Land Bank purposes; Selectmen | 40 Water Street             | SC      | 43          |
| 2003             | Penny RUBINCAM                   | 1.41                    | 0.00         | 1.41          | pondshore; oak/maple woods; shrub | 16298/106                | - -                                  | Land Bank purposes; Selectmen | Union Braiding Road         | SC      | 42          |
|                  |                                  | <b>30.73</b>            | <b>9.90</b>  | <b>40.63</b>  |                                   |                          |                                      |                               |                             |         |             |

LAND BANK ACQUISITIONS BY TOWN OF SANDWICH (1999-2005)

| YEAR     |                                        | Upland        | Wetland | TOTAL  | PRIMARY                         | DEED Bk/Pg | PLAN Book/Page/Lot         | COMMENTS                                               |                            |            | MAP  |
|----------|----------------------------------------|---------------|---------|--------|---------------------------------|------------|----------------------------|--------------------------------------------------------|----------------------------|------------|------|
| ACQUIRED | GRANTOR                                | A C R E A G E |         |        | HABITATS                        | DEEDS REF. | PLAN REFERENCE             | USE / MANAGEMENT                                       | STREET ADDRESS             | VILLAGE    | ASSE |
|          |                                        |               |         |        |                                 |            |                            |                                                        |                            |            |      |
| 2004     | Jonathan & Nancy FITCH                 | 5.30          | 2.50    | 7.80   | island; salt marsh              | 18965/44   | 281/5; lot 2, 1/4 interest | Land Bank purposes; Selectmen                          | off Great Island Road      | SC         | 75   |
| 2004     | Jonathan & Nancy FITCH                 | --            | --      | --     | same locus                      | 18998/149  | 281/5; lot 2, 3/4 interest | none                                                   | off Great Island Road      | SC         | 75   |
|          |                                        | 5.30          | 2.50    | 7.80   |                                 |            |                            |                                                        |                            |            |      |
|          |                                        |               |         |        |                                 |            |                            |                                                        |                            |            |      |
| 2004     | THE NATURE CONSERVANCY                 | 12.60         | 6.00    | 18.60  | dune, beach, flats, shrub swamp | 18749/249  | 402/52; lot 58, J1A, J11 & | conservation; ConsCom #                                | Shaw Street & Leonard Road | ES         | 57   |
|          | (Bosworth)                             |               |         |        |                                 |            | 253/68; lots 1&2           | # CRs to MA DCR in Book 18749/229; 18749/256;18749/268 |                            |            |      |
|          |                                        |               |         |        |                                 |            |                            |                                                        |                            |            |      |
| 2004     | R.W. ANDERSON & Sons, Inc.             | 2.01          | 0.20    | 2.21   | pondshore                       | 18899/291  | 577/28; lot 1              | Land Bank purposes; Selectmen                          | 55 Farmersville Road       | SS         | 14   |
| 2005     | Erik J. VAN BUSKIRK (PLF Realty Trust) | 2.03          | 0.16    | 2.19   | pondshore                       | 19675/350  | 577/28; lot 2              | Land Bank purposes; Selectmen                          | 59 Farmersville Road       | SS         | 14   |
| 2005     | Erik J. VAN BUSKIRK                    | 1.68          | 0.32    | 2.00   | pondshore                       | 19819/241  | 591/87; lot 1              | Land Bank purposes; Selectmen                          | 43 Farmersville Road       | SS         | 14   |
|          |                                        | 5.72          | 0.68    | 6.40   |                                 |            |                            |                                                        |                            |            |      |
|          |                                        |               |         |        |                                 |            |                            |                                                        |                            |            |      |
|          | Total Land Bank Acres                  | 507.62        | 35.67   | 543.28 |                                 |            |                            |                                                        | TOTAL LAND BANK PURCHASE   |            |      |
|          |                                        | Upland        | Wetland | TOTAL  |                                 |            |                            |                                                        |                            | OTHER LAND |      |
|          |                                        | A C R E A G E |         |        |                                 |            |                            |                                                        | GRAND TOTAL ALL            |            |      |
|          |                                        |               |         |        |                                 |            |                            |                                                        |                            |            |      |
|          |                                        |               |         |        |                                 |            |                            |                                                        |                            |            |      |

LAND BANK ACQUISITIONS BY TOWN OF SANDWICH (1999-2005)

| PARCEL<br>SSORS' | TOWN LAND BANK<br>EXPENDITURE | NON-TOWN<br>FUNDING | TOTAL<br>PRICE PAID | Source of<br>Non-Town Funds           | \$ per acre |                                                              |  |  |  |
|------------------|-------------------------------|---------------------|---------------------|---------------------------------------|-------------|--------------------------------------------------------------|--|--|--|
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 85               | \$6,000,000                   |                     | \$6,000,000         | (note: as part of this deal,          | \$27,523    |                                                              |  |  |  |
| 84               | included above                |                     | included above      | the Town also bought the              |             |                                                              |  |  |  |
| many             | included above                |                     | included above      | Round Hill Golf Course,               |             |                                                              |  |  |  |
| 21-1, 22,        | included above                |                     | included above      | an additional 217 acres for           |             |                                                              |  |  |  |
| 201, 202,        | included above                |                     | included above      | active recreation, esp. golf;         |             |                                                              |  |  |  |
|                  |                               |                     |                     | no Land Bank \$\$ for golf were used) |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 4                | \$183,500                     |                     | \$183,500           |                                       | \$33,919    |                                                              |  |  |  |
| 5                | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 7                | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 74               | \$160,000                     |                     | \$160,000           | (abuts SCT's Joe's Woods)             | \$5,378     |                                                              |  |  |  |
| 7                | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 23               | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 61               | \$110,000                     |                     | \$110,000           |                                       | \$3,975     |                                                              |  |  |  |
| 62               | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 64               | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 65               | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 66               | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 2                | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 3                | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 37               | \$200,000                     |                     | \$200,000           |                                       | \$6,345     |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 213              | \$2,500,000                   |                     | \$2,500,000         | TM vote in 16969/170                  | \$30,120    | deed restriction for undisturbed open space in natural state |  |  |  |
| 304              | included above                |                     | included above      | TM vote in 16969/170                  |             | allows for parking to serve town landing                     |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 6                | \$500,000                     |                     | \$500,000           |                                       | \$6,649     |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |
| 1                | \$3,000,000                   |                     | \$3,000,000         |                                       | \$73,837    |                                                              |  |  |  |
| 1--2             | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
| 56               | included above                |                     | included above      |                                       |             |                                                              |  |  |  |
|                  |                               |                     |                     |                                       |             |                                                              |  |  |  |

LAND BANK ACQUISITIONS BY TOWN OF SANDWICH (1999-2005)

| PARCEL<br>SSORS'               | TOWN LAND BANK<br>EXPENDITURE | NON-TOWN<br>FUNDING | TOTAL<br>PRICE PAID | Source of<br>Non-Town Funds            | \$ per acre |                                  |  |  |  |
|--------------------------------|-------------------------------|---------------------|---------------------|----------------------------------------|-------------|----------------------------------|--|--|--|
|                                |                               |                     |                     |                                        |             |                                  |  |  |  |
| 13                             | \$90,000                      |                     | \$90,000            |                                        | \$11,538    |                                  |  |  |  |
| 13                             | \$0                           |                     | \$0                 |                                        |             | no TM vote recorded; no purposes |  |  |  |
|                                |                               |                     |                     |                                        |             |                                  |  |  |  |
| 18                             | \$100,000                     | \$1,150,000         | \$1,250,000         | \$500K DCR; \$525K TNC; \$100K Self He | \$67,204    |                                  |  |  |  |
|                                |                               |                     |                     |                                        |             |                                  |  |  |  |
|                                |                               |                     |                     |                                        |             |                                  |  |  |  |
| 321                            | \$300,000                     |                     | \$300,000           |                                        | \$135,747   |                                  |  |  |  |
| 321-1                          | \$208,000                     |                     | \$208,000           |                                        | \$94,977    |                                  |  |  |  |
| 342                            | \$134,000                     |                     | \$134,000           |                                        | \$67,000    |                                  |  |  |  |
|                                | \$642,000                     |                     | \$642,000           |                                        | \$100,313   |                                  |  |  |  |
|                                |                               |                     |                     |                                        |             |                                  |  |  |  |
| PRICES                         | \$13,485,500                  |                     |                     | Town Net Cost per Acre =               | \$24,822    |                                  |  |  |  |
| AD ACQUISITION FUNDING         |                               | \$1,150,000         |                     |                                        |             |                                  |  |  |  |
| LAND BANK PURCHASES, 1999-2005 |                               |                     | \$14,635,500        | Total Cost per Acre =                  | \$26,939    |                                  |  |  |  |
|                                |                               |                     |                     |                                        |             |                                  |  |  |  |
|                                |                               |                     |                     | Town Net Cost per Upland Acre=         | \$26,566    |                                  |  |  |  |