

## **Town of Swansea**

### **COMMUNITY PRESERVATION COMMITTEE**

**Town Hall**

**81 Main ST**

**Swansea, MA 02777**

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Da: April 6, 2022

Swansea Board of Selectmen

Fr: Colleen Brown

Chairman, Community Preservation Committee

Re: Proposed Community Preservation Special Articles for 2022-20232

Below you will find the Community Preservation Articles for the Town Meeting of May 16, 2022, which were approved by the Community Preservation Committee at its meeting and after a Public Hearing on March 24, 2022.

#### **1. Application of Colonial Dames for restoration of Martin House stone barn from the Historic Preservation fund \$109,500**

The Martin House property located at 2118 GAR Highway at the corner of Stoney Hill Rd. is an almost 200 year-old farm maintained by the National Society of Colonial Dames of America. The farm has structures of historic and architectural significance. From May to October, the Colonial Dames open the house and grounds to visitors, school groups and provide educational programs with the Town of Swansea. In 2018, with the help of CPA funding, the interior of the main house was restored.

The current proposed project is for restoration of the stone barn on the site which is used in their educational program. I am attaching a copy of their proposal. The intent will be to repair and replace any parts of the barn that threatened the stability or longevity of the structure. The methods shall be considered "non-invasive", protecting original or significant features, while introducing in-kind replacement where possible or practical. These funds would come from the Historic Preservation Fund.

Amount Requested: \$109,500.00

Current Balance Reserve for Historic Preservation Fund : : \$126,123.66

**2. Application of Town of Swansea for \$50,000 for funds for comprehensive site plan for active and passive recreational use for Medeiros Farm 1100 Bark St.**

This proposal is for the use of a professional landscape architect or engineer who will develop a plan for the locations of the various fields to be constructed on the Medeiros Farm Property at 1100 Bark St and future annexed tax-title properties surrounding the farm. This will provide a location and an estimated cost estimate for the various fields, parking lots, and storage building which will help the Town develop the site and which will be in line with the town Master Plan and Open Space Plan.



These funds would be transferred from the Undesignated Community Preservation Fund.

Amount Request \$50,000.00

Current Balance of the Undesignated Community Preservation Fund: \$1,038,394.36

**3. Application of Town of Swansea for \$ 52,000. 00 for payment to non-profit organization, Wildlands Trust, for holding of a conservation restrictions on 4 parcels of land purchased under the Community Preservation Program.**

**Parcels are:**

- 1. Barneyville Rd Map 11 Lot 16**
- 2. Northern section Village Park, Map 16 Lot 34 Hortonville Rd ,**
- 3. Wilson Curtis Land, Stevens Rd, M8 Lot 5,**
- 4. Raymond Wood/Herbert Baker Farm, Wood St, Map15 Lot 13**

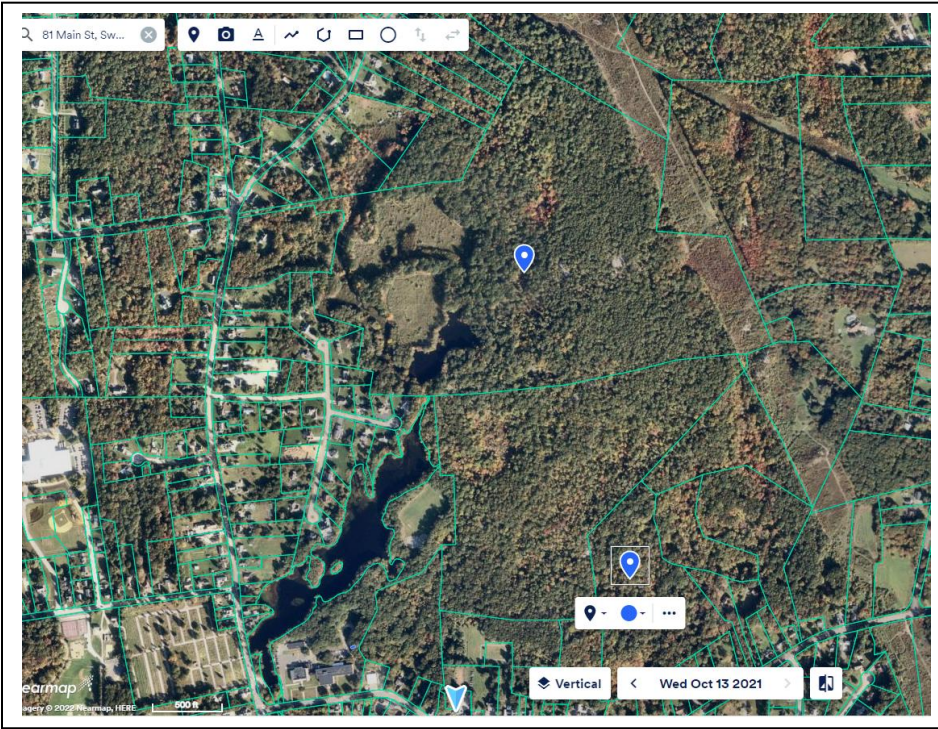
The Community Preservation Act (CPA) requires that land which is purchased by a municipality using CPA funds be protected by a deed restriction held by a separate non-profit organization dedicated to the preservation of open space. Wildlands Trust of Plymouth County, is the successor to the Swansea Land Trust and owns the lands acquired by the land trust. They also own several additional properties in Town. They also hold restrictions on many parcels in Plymouth and Bristol Counties. The trust personnel will in perpetuity walk the land to be sure there are no activities which are in violation of the Conservation Restriction and will protect those interests.



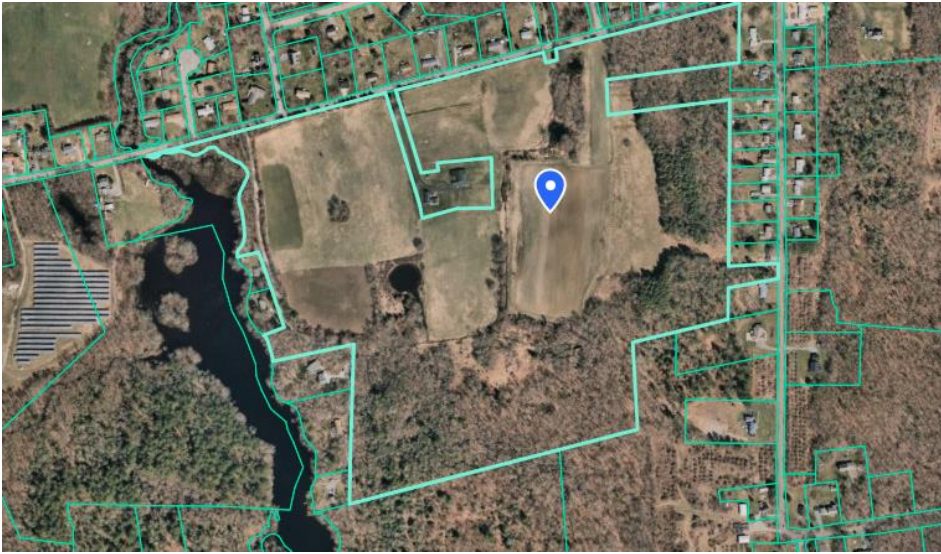
The Swansea Conservation Commission and the Open Space Commission will work closely with the Wildlands Trust to develop the restrictions which are approved by the Department of Conservation and Recreation under their Open Space Guidelines depending upon the proposed use of the land. These will need to be approved by the Board of Selectmen.



0 Barneyville Rd



North Village Park and Wilson Curtis Property



Raymond Woods/  
Herbert Baker Farm

These funds would be transferred from the Undesignated Community Preservation Fund.

Amount Requested for Article: \$53,000.00

Current Balance of the Undesignated Community Preservation Fund: \$1,038,394.36

**4 Application of Swansea Historical Society for \$125,000. 00 for restoration of walls, interior and exterior of the Luther Museum at 160 Old Warren Rd, Map 61 Lot 138**

The Luther Store Museum Building ca 1815 is one of the oldest buildings in the Town of Swansea and was one of the first trading centers of the town. Prior to the installation of the railroad across the Mount Hope Bay, colonial ships would transport goods to Pearses wharf where the goods would be loaded on wagons which would carry them to the Luther store for trade with the colonists.

The Luther Store which is owned by the Swansea Historical Society has been preserved as a general store in order to educate the public as to what life was like in that time period. Now, after 200 years, the building needs care to continue its educational mission. The walls are beginning to separate and the floors are sagging. This work needs to be completed in order to preserve the building.





These funds would be transferred from the Undesignated Community Preservation Fund.

Amount Requested for Article: \$125,000.00

Current Balance of the Undesignated Community Preservation Fund: \$1,038,394.36

##### **5 Application of Town of Swansea for the purchase of recreational playground equipment for the Swansea Veterans Memorial Park Milford Rd \$100,000**

It has been almost 25 years since the Town purchased the existing equipment for the playground at the Swansea Veterans Memorial Park on Milford Rd. The requirements for design of a playground have also changed over the years. This playground is used daily by many families from town.

Originally, under CPA, recreational areas not purchased with CPA money could not be supported by CPA. This changed in 2014 to allow the improvement of town recreational areas as a part of the open space.

The total project is approximately \$500,000. CPA contribution \$100,000.00

These funds would be transferred from the Undesignated Community Preservation Fund.

Current Balance of the Undesignated Community Preservation Fund: \$1,038,394.36

**6 Application of the Town of Swansea for contribution of \$535,000.00 towards the purchase of a conservation restriction to preserve 190 acres of land on the Palmer River as open space in perpetuity in order to protect an on-going golf course, passive recreation or agriculture. The property is located at Map 11 Lot 1, 299 Market St. known as the Swansea County Club. This article is subject to the receipt by the Town of Swansea for a grant from the Commonwealth of Massachusetts Municipal Vulnerability Program for said purchase in the amount of \$1,500,000.00, for a total purchase price of \$2,000,000.00. The restriction would encompass requirements and practices defined by the National Audubon Society for the protection of the environment and habitat for the continued operation of a golf course.**

**The grant from the Municipal Vulnerability Program is a re-imbursement grant requiring that the Town purchase the restriction on the property and seek reimbursement from the Commonwealth under the MVP program. The additional \$35,000 will be for incidentals of the transaction. The \$1.5 million dollars would come from Free Cash initially and would be reimbursed from the grant.**

**Total project cost: \$2,000,000.00 cost of the restriction for 190 acres  
535,000.00 from CPA to come from the CPA Undesignated Community  
Preservation Fund or would be bonded.  
1,500,000.00 temporary use of free cash which would be reimbursed by the  
Commonwealth**

**This purchase of the restriction will also be contingent upon the purchase of a similar restriction by the State of Rhode Island and/ or Town of Warren RI or a private non-profit organization upon 100 acres of land for \$1,000,000.00**

The Swansea Country Club is located between Market Street and the shores of the Palmer River and is a large habitat area populated with many animal and plant species. It provides flood protection and is a source for recreation to the people of the Town of Swansea, the Commonwealth of Massachusetts, the Town of Warren, RI and the State of Rhode Island. The open space consists of 290 acres of land in total, 190 in Swansea, Massachusetts and 100 in Warren RI. The additional 10 acres includes buildings and other improvements do not qualify for open space protection.

This project to obtain the Conservation Restriction has been developed from a consortium of municipal, state, and non-profit organizations in both Massachusetts and Rhode Island in order to protect an important asset to the both Towns and States. Increasingly, open space farmland, and woodland is under threat from development for housing of all types. SRPEDD which is working on our Master Plan 2022-2023 has estimated that the development of the Swansea Country Club, under our local zoning by-laws could yield more than 200 house lots. Many more would be added if this were to happen under an affordable housing development proposal.

The site contains an award winning eighteen hole and 9 hole golf courses which provides a recreational interest of golfing, and hiking. Trails currently exist along the shoreline area for walking paths. The Town would not own the golf course, only the development rights of the land.

One of the unique features of the property is a 50 acre fresh water pond, man made by the original farmer over 100 years ago. This pond is separated from the Palmer River by a earthen dike and dam which protects it from the salt water flowage. It supports a completely diverse population of animals and plants with a both upland and marine enviroment, thus providing a multitude of species in one area.

The low-lying un-improved shore line of the property and marshland provides flood storage protection from storms, flooding and property damage. The 50 acre fresh-water pond on the site provides habitat for a multitude of animal species including eagles, osprey, herons, as well as mammals, reptiles and amphibians. It also supports a multitude of plant species.

The site contains an award winning eighteen hole and 9 hole golf course which provides a recreational interest of golfing, and hiking. The continued opearation of the golf course also provides for economic development for both states and towns.

This site is also rich with our colonial and indigenous history as Swansea was founded in the area across the Palmer River on Barneyville Rd and this area along the Palmer River was one of the important locations of the Wampanoag Indian Tribe. Benefits of the purchase of the restriction include: continued economic development of the area, preservation of habitat for wildlife, flood storage during storms and sea level rise, and preservation of historical interests of the colonial period of our history.

The total project is approximately \$2,000,000.00 plus \$35,000 incidental expenses

CPA contribution \$535,000.00 from unreserved CPA funds or to be bonded

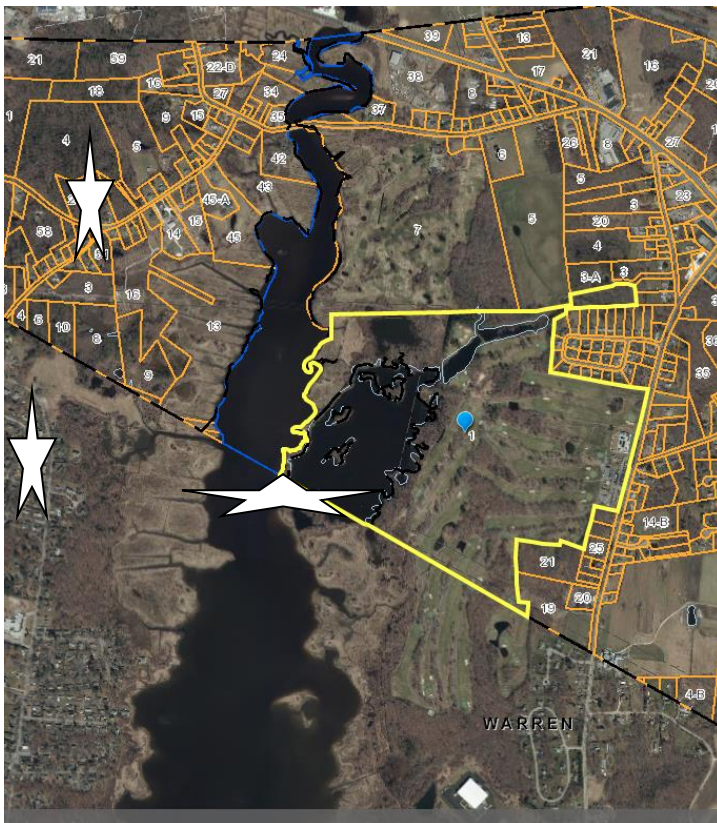
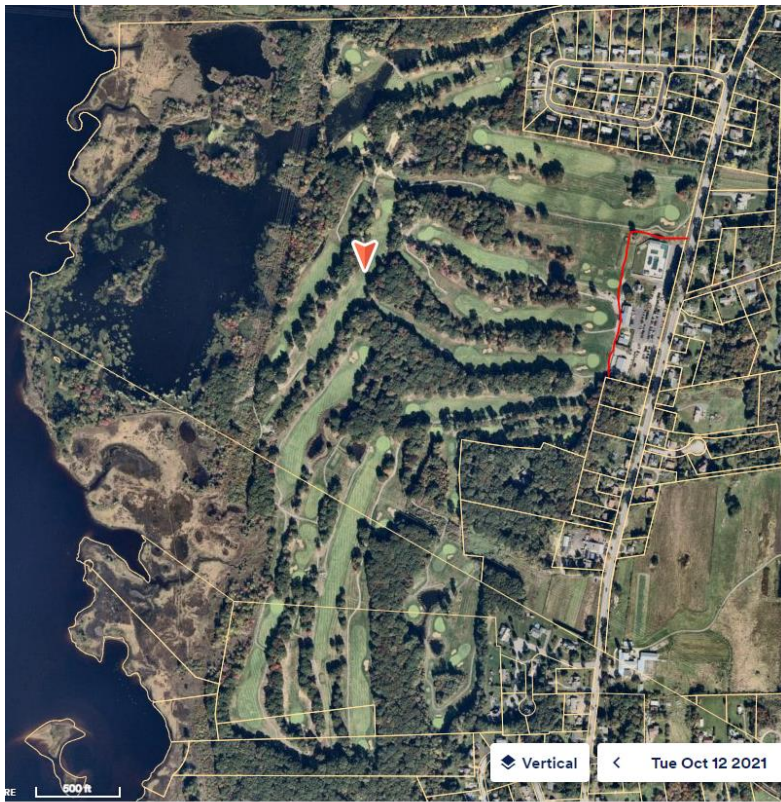
Free cash for purchase \$1,500,000.00

MVP grant constribution: \$1,500,000.00 to reimburse Free cash payment

These funds would be transferred from the Undesignated Community Preservation Fund.

Current Balance of the Undesignated Community Preservation Fund: \$1,038,394.36







		2022 CPA Town Meeting Articles	
			Balance after project
	Community Preservation Historic Preservation Fund 02-22	\$126,123.66	
	1 Proposed Martin House Barn restoration	\$109,500.00	\$16,623.66
	Balance		
	Unrestricted Community Preservation Reserve 02-22	\$1,038,394.36	\$1,038,394.36
	2 Medeiros Farm Plan	\$50,000.00	\$863,394.36
	3 Restrictions On CPA lands	\$52,000.00	\$811,394.36
	4 Luther Museum work	\$125,000.00	\$913,394.36
	5 Playground Equipment for Memorial Park Playground	\$100,000.00	813, 394.36
	6 Purchase of Open Space Restriction on Swansea Country Club	\$500,000.00	\$313,394.36
	Balance after articles:		\$313,394.36