**Wildlands Trust**

**Land Committee**

**Potential Project Summary**

**Property Information**

1. **Project Type:** Community Preservation Act Conservation Restriction
2. **Project Title/Location:** Careswell St. Street CPA CR, Marshfield
3. **Property Information:**

*Owner:* Town of Marshfield (the Property is under the care and custody of the Marshfield Conservation Commission)

*Location*: north side of Careswell Street (a.k.a. Rt. 139), Marshfield

*Acreage:* 18.5\_

*Project Summary:* Using CPA funds, the Town of Marshfield acquired the subject Property in 2008 for $45,000. One of the primary reasons for the Town’s acquisition of the Property was its proximity to existing town-owned open space parcels. At one time the Mass. Audubon Society was considering holding the CR (its Daniel Webster Sanctuary is nearby, though not directly abutting) but eventually elected to defer.

*Brief Property Description*: The subject Property comprises mixed upland and wetland terrain on the north side of Careswell Street in southeast Marshfield. It is primarily wooded. It is within multiple areas identified by the Commonwealth’s Natural Heritage and Endangered Species Program as important wildlife habitat, including BioMap 2 “Core Habitat” and “Priority Habitats of Rare Species”, and also contains an area identified as “Coastal Natural Community Systems, Coastal Forest”.

*Brief statement on alignment with WLT acquisitions criteria:* The proposed project satisfies and is consistent with several of our acquisitions criteria, including “Favorable Landscape Context”.

1. **Financial Information/Closing Timetable**

*Purchase Price*: As noted above.

*WLT Anticipated Funding towards Purchase* N/A.

*WLT Due Diligence Expenses*: None incurred to date, and none anticipated other than some possible expenses associated with reviewing the Property’s title.

*Anticipated Closing Date*: Last Quarter of Calendar 2017

*Start-up Costs (fee lands):* N/A.

*Endowment Offered*: Yes. Trust staff has prepared a draft stewardship endowment worksheet with a suggested endowment calculation, and forwarded this document to our contact on the Marshfield Open Space Committee.

1. **Stewardship Information/Prognosis**

*Project Structure:* The Town owns the land, and the Trust will hold the CR.

*Abutters:* With the exception of multiple frontage lots to the south along Careswell Street, all of the abutting parcels are undeveloped. The Town of Marshfield owns abutting parcels to the east and north, the former of which is designated conservation land. In combination with these town conservation lands, Mass. Audubon Society’s Daniel Webster Sanctuary situated approximately ¼ mile to the north, and the Trust’s Hoyt-Hall Preserve situated approximately four-fifths of a mile to the west, the Property is part of a large assemblage of public and private conservation lands in southeast Marshfield.

*Existing Encroachments*: None known at this time.

*Easements/Encumbrances:* The Property is subject to two easements: a 100’ wide electric utility easement and a 12’ wide sewer easement. Both of said easements are depicted on the plan of land referenced below.

*Boundaries/Survey Plan*: A compiled plan of land depicts the Premises. This plan was prepared as part of the Town’s acquisition of the land in 2008, and was recorded simultaneously with the deed.

*Anticipated Activities on the Property*: : The CR will allow for a wide range of passive recreational activities consistent with those typically allowed on town-owned conservation land, including hiking, cross-country skiing, and nature study, However, the property contains extensive wetland areas and has no road frontage, so on its own it has limited potential for public access.