

STEP ONE

TOWN OF MIDDLEBOROUGH APPLICATION FOR COMMUNITY PRESERVATION ELIGIBILITY

NOTE: This application step enables the CPC to review the request to ensure eligibility and offer guidance. If eligible, Step 2 - Application for Funding must be completed.

Date: March 8, 2015

Project Title: Acquisition of Oliver Estate

Applicant/Contact Person: Leilani Dalpe

Name of Organization: Town of Middleborough Tourism Committee, Conservation Committee

Address: 20 Centre St Middleborough, MA 02346

Telephone: 508-92-1009

Email: selectmandalpe@middleborough.com

CPA Category (check all that apply): **Open Space** **Historic Preservation**
 Recreation **Community Housing**

CPA Purpose (check all that apply) **Acquire** **Create**
 Preserve **Support**
 Rehabilitate / Restore

CPA Funding Requested: \$ 531,000 **Total Project Cost:** \$ 596,000

Project Description: Please provide a brief project description below. Include a brief description of how your project accomplishes the goals of the CPA and include an estimated budget. Please include supporting materials as necessary.

Proposed Time Line: (As a separate attachment, please submit a project implementation schedule including anticipated start and end dates, initiation and completion dates of key milestones, etc.)

Sources of financial sustainability for future maintenance: (As a separate attachment, please submit documentation of financial sustainability including anticipated resources for future maintenance)

Other key elements (As a separate attachment, please submit documentation of community support such as endorsements from town permitting boards or commissions, community organizations, abutters, etc)

- **Submit nine (9) copies plus one (1) electronic copy [PDF or Word Document] of the completed eligibility application and all supporting documents. Electronic copy can be via email or on a compact disc to:**

Community Preservation Committee
 Middleborough Town Hall Annex
 20 Center Street
 Middleborough, MA 02346

Project Description:

The acquisition of the Oliver Estate located at 445 Plymouth St. consists of 54 acres more or less of Nemasket river front property, the original 1769 house, carriage house and barn. By purchasing the property, the town would preserve open space acreage, provide recreational land and by preserving the house provide a center for environmental and historical education in the southeastern Massachusetts.

see new timeline

Time Line:

- June 25, 2014 accepted offer to purchase
- July 16, 2014 agreed upon P&S
- August 4, 2014 final application for Acres for America
- August 26, 2014 complete all inspections and engineering of property
- September 15, 2014 secure \$215,000 funding (Department of Fish and Game \$125,000, Weston forest \$40,000, Wildlands Trust \$25,000 and Pond Fields Foundation \$25,000)
- October 2014 Town Meeting Approval for CPC funds
- October Town Meeting Project Approval
- November 2014 Awarded Acres for America matching funds, \$272,000
- December 30, 2014 close on property

Sources of financial sustainability for future maintenance:

see new

I.

Acquisition Budget:

Purchase Price	\$525,000
Closing Costs	<u>\$ 14,000</u>
Sub Total:	\$539,000
Contingency	<u>\$ 5,000</u>
For closing	
Total:	\$544,000

Funding Sources:

Mass Fish and wildlife	\$125,000
Wildlands Trust	\$ 25,000
Weston Forest	\$ 40,000
Pond Fields Foundation	\$ 25,000
NFWF Acres for America	\$272,000
Request from CPC	<u>\$ 57,000</u>
	\$544,000

New Time Line:

June 25th, 2014 accepted offer to purchase

March 1, 2015 executed P&S

March 31, 2015 complete all inspections and engineering

Will be moved out due to snow

October 2014 Weston Forest, \$40,000 and Wildlands Trust, \$25,000 funding approved

October 2014 Town meeting approval for CPC funds \$225,000

April 2015 town meeting approvals for new CPC amount and purchase

July 31, 2015 Purchase

Budget:

Sale Price \$525,000

Closing Costs \$ 15,000

And Engineering

HPR \$ 56,000

Total Costs: \$596,000

Weston Forest Funding -\$ 40,000

Wildlands Trust -\$ 25,000

Balance Cost: \$531,000

Request from CPC **\$531,000** 89% of project cost

Sources for Financial sustainability for Future Maintenance:

Please see attached RFI

Care Taker

Light Agriculture

B&B/museum

Training for Agricultural

2. A second round of grant funding has been vetted to make the house ADA and Title V compliant enabling rental for office space and or residential income which would be used for general maintenance.

-**Trustees of Reservations** has expressed interest in renting first floor office space and contributing to garden maintenance

-KOA expressed interest in second floor year round residential space

-Several other requests for residential and office rental have been received

3. Several organizations including **Mass Cultural Facilities Fund** and **Massachusetts Historical Commission** have expressed their support and interested in funding initial improvements for ADA and title V compliance during the Spring/Summer funding period.

Other Key Elements:

Numerous parties have pledged their support for the acquisition of the Oliver Estate Property. Congressman Keating's aide has visited the property and is assisting us in securing matching funds from NFWF(National Fish and Wildlife Foundation) Acres for America program. Senator Pacheco is also guiding us in acquiring funding from various state agencies.

Attached please find letters of support from:

- The Trustees of Reservations
- Massachusetts Historical Commission
- Massachusetts Cultural Facilities Fund
- Massachusetts Department of Fish and Game
- Middleborough BOS
- Middleborough Conservation Commission
- Middleborough Tourism Committee

Support from the following as well:

- Plymouth County Development Council
- The Nature Conservancy
- Massachusetts Department of Marine Fisheries
- Congressman Keating
- Senator Pacheco
- Representatives Calter, Orrall and Gifford

STEP 2

Town of Middleborough Community Preservation Committee Application for Community Preservation Funding

A. COVER SHEET

1. PROJECT NAME Acquisition of the Oliver Estate

2. APPLICANT INFORMATION

Project Sponsor or Organization: Middleborough Tourism Committee

Contact Person: Leilani Dalpe

Address: 20 Center St

City: State: Zip: Middleborough, MA 02346

Daytime Phone: Fax: 508-923-1009

E-mail: Website: selectmandalpe@middleborough.com

Property Owner (if different from Applicant) Starr O. Lawrence, Prudence O. Harper

Contact Name: Mary Richardson, realtor Raveis

Address: http://marcyrichardson.raveis.com/

City: State: Zip: (617) 513-2242

E-mail: marcy.richardson@raveis.com

3. PROJECT INFORMATION

CPA Category (Please check all that apply):

Open Space # of acres _____

Historic Preservation

Recreation # of acres _____

_____ Affordable Housing # of units _____

Project Location/Address: 445 Plymouth Street

Middleborough Assessors Map: 41 Block: _____ Lot: 2098, 2867

Brief Project Description: acquisition of the Oliver Estate consisting
of about 54 acres dwelling and barn

4. AMOUNT OF CPA FUNDING REQUESTED: \$ \$225,000 ~~\$531,000~~

TOTAL PROJECT COST: ~~\$530,000~~ \$596,000

CPA AS PERCENTAGE OF TOTAL PROJECT COST: ~~41%~~ 89.9%

For CPC Use

Date Received _____

Funding Recommendation _____

Date Application Deemed Complete _____

Public Hearing _____

B. PROJECT NARRATIVE - Follows page 11

To assist the CPC in reviewing your application in a fair, equitable, and efficient manner, please provide a thorough project description, addressing each of the following points in the order indicated. Use separate sheets as needed and number each point to correspond with the section headings below.

1. **Goals and Description:** Provide a detailed project description, including but not limited to:
 - a. Project goals;
 - b. Description of project activities and outcomes and the property involved and its proposed use;
 - c. Indication of how the project is eligible for CPA funding;
 - d. Description of the project applicant and any project partners.
2. **Community Need:** Indicate what community need(s) the project will address and how these are consistent with Town policy and plans. Refer specifically to the Community Preservation Plan, existing Town plans, and/or other publicly vetted priority-setting planning documents. Describe the ways that the project will benefit the Town.
3. **Community Support and Outreach:** Describe the nature and level of support for this project. Show how the project will foster long-term stewardship and generate a community ethic through citizen involvement. Provide information on the methods that will be used to disseminate information on the project and how it will endeavor to encourage and/or serve as a model for other local projects. Submit at least 3 letters, petitions, or other documentations of support.
4. **Credentials:** Identify the members of the project team and their roles, qualifications, and technical expertise. Explain how the project applicant and any partners are qualified to conduct the scope and scale of the proposed project and indicate prior experience with similar projects. Identify the professional standards that will be followed if construction, restoration, or rehabilitation is proposed. Note that historic preservation proposals must include the services of a qualified credentialed preservation professional to oversee all preservation and restoration activity and ensure compliance with Massachusetts Historic Commission standards.
5. **Maintenance and Ongoing Costs:** If ongoing maintenance or other ongoing costs are required for the project, indicate how it will be funded. If no costs are anticipated, the application should include this information
6. **Success Factors:** Describe how the project's success will be measured. Indicate the specific method(s) that will be used to evaluate each project outcome. Identify any significant barriers to complete the projected outcomes and specify how these would be addressed.
7. **Project Permits & Approvals:** Provide documentation as required:
 - a. **Control of Site:** Provide documentation that the applicant has control over the site, such as a Purchase and Sales Agreement, option, or deed. If the applicant does not have site control, explain how public benefits will be protected in perpetuity. If the applicant is not, or will not be, the owner of record, submit a certification of project approval by the owner.
 - b. **Deed Restrictions:** Identify the present owner and attach a copy of the deed up to present owner. In addition, identify the entity that will be holding rights to enforce the restriction. In order for a project's funding to be distributed fully, an applicant must have filed with the CPC a copy of the appropriate deed restriction
 - c. **Hazardous Materials:** Provide evidence that the proposed project site is free of known hazardous materials, or if there are known hazardous materials please indicate the proposed plan for remediation. 3

- d. Environmental Concerns: Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the project boundaries.
- e. Evidence of Historic Significance [for historic preservation projects]: An applicant must provide evidence that the historic resource is listed or eligible for listing on the Massachusetts State Register of Historic Places or obtain a letter from the Middleborough Historic Commission ["MHC"] that the historic resource is locally significant. The applicant must also obtain a letter from the MHC indicating the MHC has reviewed and endorsed the proposal. The applicant should submit a draft project proposal to the MHC in order to be reviewed at a monthly MHC meeting prior to submission to CPC.
- f. Permitting: Indicate any further actions that will be required to complete the project, such as environmental assessments, zoning or other approvals, agreement on terms of any required conservation, affordability, or historic preservation restrictions, and any other known barriers to moving forward. Present evidence that the project does not violate any zoning ordinances, covenants, restrictions, or other laws or regulations and that the project will expeditiously meet environmental and other permitting requirements, so that on-the-ground activities will begin within the first 12 months after the project's start date. Evidence of consultation with the Conservation Commission, DPW, Park Dept., Planning Board, Historical Commission, Select Board, etc. where applicable, is strongly recommended.

List below any permits needed for the project. Provide copies of permits already acquired. (Applicants are responsible for all costs associated with permitting, including, but not limited to abutter mailings and advertising.)

Name of Permit	Filed (Y/N)	Date Filed	Date Obtained
CR subdivision 2 lots	N	to be filed and engineered after purchase to be paid for by closing costs	
CR	* Y	to be held on land by Wildlands Trust	
HPR	* Y	Historic Commission working with Historic New England - Funding next year	

B. Project Narrative

1. Goals and Description

A. Project Goals-It is intention to purchase the Oliver Estate and have a Conservation Restriction on the land portion of the property. The House portion of the property will be purchased with Cultural Facility Funds and the house will be have an Historic Preservation Restriction.

b. Description of project activities and outcomes and the property involved and its proposed use-The land will remain as open space and be used for hiking trails, canoe access on the Nemasket River and similar recreation. Portions of the land may be leased for farming projects for maintenance and income. The house and gardens will be leased as office space and once funding becomes available after the second year of ownership the kitchen will be updated and bathrooms added to use the facility for out-door events such as weddings.

c. Indicate how the project is eligible for CPC funding- The property will be purchased for open space and have a Conservation restriction.

d. The property will be owned by the town and managed by the Wildlands Trust to ensure the CR is maintained.

2. Community Need

The project will contribute to the town's Open Space plan and National Heritage area while providing an integral natural recreational destination in the midst of other significant historical, archaeological and environmental attractions raising awareness of the importance of conservation and attracting visitors to the area boosting the local economy. Ensuring that the land remains as open space will also preserve the documented wetlands, endangered species and water quality for the Nemasket River and in turn the Taunton River and Assawompsett Pond water district.

3. Community Support and Outreach

The project has already received endorsement and Support from:

Congressman William Keating, The Trustees of Reservations, The Wildlands Trust, Massachusetts Historical Commission, Massachusetts Cultural Council, Massachusetts Department of Fish and Game, The Nature Conservancy, Massachusetts department of Marine Fisheries, Plymouth County Development council Senator Marc Pacheco, Representatives Calter, Orall and Gifford, The Middleborough BOS, Middleborough Conservation Commission, Middleborough Tourism Committee and the Middleborough Historic Commission.

The project has received intent to maintain from:

The Wildlands Trust, Dan Badger Wilderness Guides, Boy Scouts troop 90, Friends of the Middleborough-Lakeville Herring Run and the Middleborough Tourism Committee.

Through the Massachusetts Office Of Travel and Tourism(MOTT) the Tourism Committee in Middleborough has developed a significant and effective marketing department which was evident in the over whelming attendance at the Herring Festival. They intend to incorporate the Oliver Estate in all their marketing campaigns on the new website, social media, town brochures distributed to all major tourism info destinations, and the MOTT and Destination Plymouth international websites. The Herring Festival was featured on MOTT's site last year and brought us visitors from NJ to Maine as well as Europe and Canada. We plan on especially emphasizing the importance of the property in the American Revolution, the Native American presence and the natural recreational activities.

4. Credentials

The Wildlands Trust has agreed to manage hold the Conservation restriction on the property and manage the use and adherence to the restriction. The Historic Commission is working with Historic New England to hold the Historic Preservation Restriction on the house.

As per the study on the House, any work or improvements that would be made in the future to the property would be done according to the Secretary of the Interior's Standards. Any alterations to the land such as trails or boat accesses would be built with approval from the Conservation Commission with consideration of wetlands, endangered species and proximity to the river.

5. Maintenance and Ongoing costs

Maintenance of the land on the property would be done by Badger wilderness Guides and The Scouts. We also have had interest from Resilient Family Farms to lease portions of the land to agricultural use similar to the agreement the town has on the Freitas property. There really should be no costs involved with maintaining the land as Wildlands Trust will be managing it and we have no plans beyond hiking and boat access to the River to disturb the land.

Once we acquire appropriate funding to upgrade the kitchen and bathrooms, we will rent out the facilities for events such as weddings with an event tent on the property. We have already received approval from the KOA to provide parking for any such events. I have attached a 5 year plan on work and maintenance for the house and where the funds will come from for the work.

We have received a proposal from Resilient Family Farms , a supplier for Whole Foods who would like to partner with the town without disturbing the land to bring back the grape vineyards and orchards and have free range animals and hydroponic bays. I have met with them several times and they are open to setting up a partnership that is amiable to the town and any funding partners. Please see attached information for resilient Family Farms.

6. Success Factor

The Tourism Committee plans to integrate the property into events and tours which we hold in the vicinity including the Herring Festival, the Octoberfest and Festival of Lights. The property will be marketed for recreational use and historic value. We will track the number of

visitors and residents who use the property through volunteers and interns from Bridgewater State University who will be at the property during events and on weekends. By tracking visitors we will also be able to determine the extent of dollars spent throughout the town as a result of a visit to the property.

Should we lease to Resilient Family Farms, they would like very much to have hands on events and tours highlighting historically accurate farming and life.

-Cire tober letter of interest attached

-Bob letter of interest attached

7. Project Permits and Approvals

a. P&S see attached

b. deed see attached

c. ~~will have report by September 30th once P&S has been fully executed~~

Snow impeding inspections

d. maps see attached

e. letter from Middleborough Historic Commission to follow, letter from Massachusetts Historic Commission as well as PAL report on dwelling attached

f. At time of sale the property will be divided into two lots in order to fund the open space land and the dwelling separately. The land portion will be approximately 46 acres and the dwelling will be on approximately 8 acres. Please see attached division from the planning board.

C. PROJECT FUNDING, BUDGET AND TIMELINE

Purchase Price \$525,000

Closing Costs

Engineering

Inspections \$15,000

Total ~~\$540,000~~

\$56,000

\$596,000

- d. **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the project boundaries.
- e. **Evidence of Historic Significance [for historic preservation projects]:** An applicant must provide evidence that the historic resource is listed or eligible for listing on the Massachusetts State Register of Historic Places or obtain a letter from the Middleborough Historic Commission ["MHC"] that the historic resource is locally significant. The applicant must also obtain a letter from the MHC indicating the MHC has reviewed and endorsed the proposal. The applicant should submit a draft project proposal to the MHC in order to be reviewed at a monthly MHC meeting prior to submission to CPC.
- f. **Permitting:** Indicate any further actions that will be required to complete the project, such as environmental assessments, zoning or other approvals, agreement on terms of any required conservation, affordability, or historic preservation restrictions, and any other known barriers to moving forward. Present evidence that the project does not violate any zoning ordinances, covenants, restrictions, or other laws or regulations and that the project will expeditiously meet environmental and other permitting requirements, so that on-the-ground activities will begin within the first 12 months after the project's start date. Evidence of consultation with the Conservation Commission, DPW, Park Dept., Planning Board, Historical Commission, Select Board, etc. where applicable, is strongly recommended.

List below any permits needed for the project. Provide copies of permits already acquired. (Applicants are responsible for all costs associated with permitting, including, but not limited to abutter mailings and advertising.)

Name of Permit	Filed (Y/N)	Date Filed	Date Obtained
Lot sub division	n		after purchase
CR	y	October 2014	
HPR	y	February 2015	

C. PROJECT BUDGET, FUNDING, & TIMELINE

1. **Project Budget:** State the total budget for this project, and how CPA funds will be spent. Applicants are reminded that they must adhere to the Commonwealth of Massachusetts's Procurement Policy. All non government applicants should review the draft Grant Agreement to ensure that all potential project costs are eligible for CPA funding, e.g. CPA funds may not be used for maintenance.

Provide a detailed itemization of all project expenses, such as personnel, consultants, contracted services, equipment, and supplies. For each item, specify in parentheses how the expense was calculated, e.g. (# of hrs. x cost/hr.) Applicants should obtain quotes for project costs when possible; if not, indicate where cost estimates have been used. For each item, identify whether CPA funds or other funding will be used, and note where applicant and/or partner in-kind contributions will cover non-CPA fundable expenses such as administration.

Use table below or include as a separate attachment.

Expense Item	Total	CPA	Other
Purchase	525,000		\$25,000 wildlands trust
			\$40,000 Weston Forest
Closing	15,000		
HPR	56,000		
			\$531,000 CPC
TOTAL	\$596,000		\$596,000

2. **Other Funding:** Describe efforts to secure other funding. Indicate what additional funding sources are available, committed or pending. Include commitment letters, if available. Complete the table below and include applicant and/or partner in-kind contributions.

Source of other funds	Amount	Funding requested (Y/N)	Funding secured (Y/N)
Wildlands Trust	\$25,000	y	y
weston Forest	\$40,000	y	y

3. Total Project Funding:

If the proposal is part of a multi-phase project, please indicate below the projected project costs and funding sources for the additional phases to completion.

Fiscal Year	Total Project Cost	CPA Funds to be Requested	Other Funding
2013			
2014			
2015			
2016			
TOTAL			

4. Timeline and Grant Disbursement Schedule: Provide a detailed schedule for project implementation, including all activities and key milestones. Indicate the total funding as well as CPA and other funding that will be required to complete each activity or milestone.

Project start date: Immediate

Use table below or include as a separate attachment.

Activity	Date Completed	Total Funding	CPA	Other
P&S	3/1/15	\$290,000	\$225,000	\$65,000
Town Meeting approval	April 2015			
engineering	April 2015			
survey	April 2015			
Purchase	July 31, 2015			

D. SUPPORTING DOCUMENTS & APPLICANT CERTIFICATION

1. Supporting Documents: Check off all attachments included:

A. Minimum Submission Requirements

All Projects

- Support letters [three or more]
- Names and addresses of project architects, contractors, and/or consultants
- For projects on Town property: Letter of approval from Town Manager and/or appropriate department head
- Non-CPA funding commitment letters

Historic Preservation Projects

For Historic Preservation Projects:

- Evidence property/site is on State Register of Historic Places or is eligible for the State Register, OR
- Middleborough Historic Commission (MHC) letter of certification of significant historical, archeological, architectural, and/or cultural value.
- Letter from the MHC indicating the project proposal has been reviewed and endorsed by the MHC.

Projects that include acquisition and/or rehabilitation of land, buildings, and other real property

- Evidence of Site Control [Purchase and Sales Agreement, Option, Deed, License, Lease, etc.]
- Appraisal [for acquisitions]
- Assessor's map showing location of the project
- Permits already obtained

B. Additional Supporting Documents

- Photographs, renderings, or design plans, if applicable
- Preliminary architectural plans and specifications for new construction or rehabilitation, if applicable
- Historic structure report or existing condition reports
- Other information or documents. Please list.
Letters of interest

2. Applicant Certification

I hereby certify that the foregoing and attached information is true and accurate to the best of my knowledge. I further certify that I have reviewed the attached Community Preservation Fund Appropriation Payment, Accounting & Procurement Policy and for non-government applicants, the attached draft Grant Agreement and hereby affirm that if the foregoing application is funded, the applicant is prepared to execute and abide by the terms of these documents.

Applicant's Name Middleborough Tourism Committee

By Authorized Representative Leilani Dalpe

Date: 3/8/15

E. CERTIFICATE OF AUTHORITY & LIST OF OFFICERS AND DIRECTORS

GRANT AGREEMENT #:
APPLICANT:

I hereby certify that I am the Clerk/Secretary of: Middleborough Tourism Committee
(Print Name of Corporation)

and that Leilani Dalpe is the
(Print name of Officer who signs the Grant Agreement)

duly elected of said corporation; Committee Chairman
(Print title of Officer who signs the Grant Agreement)

and that 6/2/14 on at a duly authorized meeting of the Board of Directors
(date of Meeting)
of said Corporation, at which a duly authorized quorum of the Directors were present and
acting, or waived notice, that Leilani Dalpe
(Print name and title of Officer signing Grant Agreement)

of this corporation be and hereby is authorized to execute contracts and bonds in the name and on behalf
of said corporation, and affix it Corporate Seal thereto, and such execution of any contract of obligation
in this corporation's name on its behalf, with or without the Corporate Seal, shall be valid and binding
upon this corporation; and that the above vote has not been amended or rescinded and remains in full
force and effect as of the date set forth below.

Attest: Glenn Montapert
(Signature of Clerk/Secretary)

Name: Glenn Montapert, Tourism Committee
(Printed or typed name of Clerk/Secretary)

Date: 3/8/15

NOTE: THE DATE OF THE VOTE AUTHORIZING OFFICER TO SIGN GRANT AGREEMENT
MUST BE BEFORE THE DATE THE OFFICER ACTUALLY SIGNS THE GRANT AGREEMENT.
THIS CERTIFICATE MUST ALSO BE EXECUTED BEFORE THE OFFICER SIGNS THE GRANT
AGREEMENT. PLEASE ATTACH A LIST OF OFFICER AND DIRECTORS OF THE
CORPORATION

- This Form is to be used by corporations, trusts and associations who are applying for CPA Funds.

F. STATE TAX CERTIFICATION

GRANT AGREEMENT #:

APPLICANT:

Pursuant to Massachusetts General Laws Chapter 62C, Section 49A, I certify under the penalties of perjury that, Middleborough Tourism Committee
(name of Recipient receiving the Grant)

to the best of my knowledge and belief, has filed all Massachusetts tax returns and paid all Massachusetts and Town of Middleborough Taxes and Fees as required under law.

Signature: _____

Name of Recipient: _____

Federal Tax ID # or Social Security #: _____

Date: _____

G. AFFIDAVIT

GRANT AGREEMENT #:
APPLICANT:

I, Leilani Dalpe, under the penalties of perjury do hereby state and affirm that:

1. On ~~8/4/14~~ 3/8/15, I signed the attached Project Submission & Application For Funding (hereinafter "the Application") seeking funding from the Town of Middleborough's Community Preservation Fund as the Authorized Representative of Middleborough Tourism Committee (hereinafter "the Applicant"); and
2. Neither I, nor the Applicant, nor any person or entity who would receive funding as a result of the Application has ever been convicted of:
 - (a) a crime involving the willful and malicious setting of a fire, or
 - (b) a crime involving the aiding, counseling, or procuring of a willful and malicious setting of a fire, or
 - (c) a crime involving the fraudulent filing of a claim for fire insurance; and
3. Neither I, nor the Applicant, as of this date, owe the Town of Middleborough any monies in the form of previously incurred real estate taxes, water/sewer charges, motor vehicle excise taxes, personal property taxes, parking tickets or any other indebtedness, or
4. I owe \$ 0.00, (please state dollar amount and source of indebtedness - if nothing owed insert \$0.00), and if delinquent,
 - I have filed in good faith, an application for an abatement of such amount which is pending, or
 - a petition before the Appellate Tax Board is pending, or
 - an Installment Payment Agreement with the treasurer of the Town which is current and not in default; and
5. Neither I, nor the Applicant, nor any person who would gain equity as a result of funding of the project described in the Application, has ever been convicted of violating any code, statute or bylaw regarding conditions of human habitation within the last three (3) years; and
6. Neither I, nor the Applicant, nor any person who would gain equity as a result of funding the project described in the Application, has ever been the owner of any property in the Town of Middleborough for which the Town has foreclosed the right of redemption as a result of failure to pay real estate taxes, water/sewer charges or any other indebtedness
7. Neither I, nor the Applicant, nor any person who would gain equity as a result of funding the project described in the Application nor any person who would gain equity in the project described in the Application, is employed by the Town, or a member of a Board or Commission of the Town of Middleborough or if so:
 - (a) In what capacity?
 - (b) In what department?

I understand that in the event any of the foregoing statements are untrue, all CPA funding of the project described in the attached Project Submission & Funding Request will be forfeited and if any monies have been distributed pursuant to Town Meeting approval of this Funding request, then all such sums shall be immediately due and payable to the Town of Middleborough.

The undersigned swears under the penalties of perjuries that this Affidavit is complete and accurate in all respects.

SIGNATURE 

PRINT OR TYPE NAME Leilani Dalpe

ADDRESS 364 Merion Rd. Middleborough, MA

TELEPHONE # 508-923-009

WITNESS 

- This Affidavit must be signed by the individual(s) or organizations(s) applying for Community Preservation Funding. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized representative of that corporation or legal entity.

H. MEMORANDUM OF UNDERSTANDING


GRANT AGREEMENT #:
APPLICANT:

I understand that there are certain conditions and responsibilities involved in receiving CPA funding.

My signature below indicates that I have read the following conditions and agree to follow them if my application is recommended to and approved by Town Meeting:

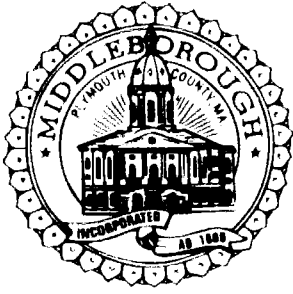
1. I understand that the funding process follows procedures described in the Community Preservation Act, M.G.L. Ch. 44B and that this places certain restrictions on how payments may be made.
2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Middleborough taxpayers, I will:
 - Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally \$250 - \$300.
 - Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters, and other publicity.
 - Include recognition of the Community Preservation Act if a permanent plaque or sign is placed on the project.
3. If requested, I will supply the Community Preservation Committee with quarterly financial up-dates on the project.
4. I acknowledge that a deed restriction may be required. If needed, I will assist in the process of obtaining the required deed restriction to help protect the property in perpetuity.

Leilani Dalpe
Print Name


Signature

3/8/15
Date

TOWN OF MIDDLEBOROUGH
TOURISM COMMITTEE
 20 CENTER STREET
 MIDDLEBOROUGH, MA 02346



(508)-946-2405

(508) 923-1009

selectmandalpe@middleborough.com

Leilani Dalpe
Board of Selectmen, vice chairman
Tourism Committee, chairman

Alternate Funding Options:

Option 2

Sale Price	\$525,000	
Closing Costs	\$ 15,000	
And Engineering		
HPR	<u>\$ 10,000</u>	first year down payment
Total Costs:	\$550,000	
Weston Forest Funding	-\$ 40,000	
Wildlands Trust	<u>-\$ 25,000</u>	
Balance Cost:	\$485,000	
Request from CPC	\$485,000	81% of project cost

Option 3

Sale Price	\$525,000	
Closing Costs	\$ 15,000	
And Engineering		
HPR	<u>\$ 00,000</u>	find other sources
Total Costs:	\$540,000	
Weston Forest Funding	-\$ 40,000	
Wildlands Trust	<u>-\$ 25,000</u>	
Balance Cost:	\$475,000	
Request from CPC	\$475,000	79% of project cost



**Resilient
Family Farms**
ORGANIC AQUAPONIC FARM

STATEMENT OF INTEREST

**TO: ROBERT NUNES, TOWN MANAGER
TOWN OF MIDDLEBOROUGH
10 NICKERSON AVE
MIDDLEBOROUGH, MA 02346**

**RE: REQUEST FOR INTEREST
REGARDING RESTORATION AND REUSE OF THE HISTORIC OLIVER ESTATE AT
445 PLYMOUTH STREET
MIDDLEBOROUGH, MA**

DATE: MARCH 4, 2015

To Whom It May Concern,

I, Barry Dino Viprino, owner/founder of Resilient Family Farms, am interested in working with the town of Middleborough on the Peter Oliver Estate. My interest is in utilizing the property for agriculture, agricultural tourism, hospitality, and education. I would like to utilize the home for a historic function hall and inn. The immediately surrounding grounds would be utilized for outside space for functions. For agricultural purposes, I would require a minimum of 2 – 3 acres of cleared area for fields and greenhouse sites, and a minimum of 10 acres of woodland to be thinned 40 – 60% to allow for livestock ranging. The acreage amounts are the minimum required for making the project successful and self-sufficient; larger amounts would be preferred. Resilient Family Farms would fund the project through operations.



March 6, 2015

To Whom It May Concern,

I would like to express an interest as a caretaker/resident for the reuse of the Historic Oliver Estate at 445 Plymouth Street.

I am currently finishing a complete renovation of an 1820 Cape house. I expect to have the house for sale sometime this spring. My intent is to relocate back in Middleboro. The funds from the sale of my current house could be used towards a lease type arrangement as a caretaker of the Oliver House.

My experience in restoring an antique home in combination with my skills as a groundskeeper should qualify me for such an undertaking. My passion and reverence for antique homes and history may make me a good candidate.

I'd consider it a privilege to have the opportunity to make the history of Peter Oliver better known to our youth and community. I believe I can convey the history of the property in a manner that those of all ages will find most interesting.

Sincerely,

Francis Cass

WILLIAM R. KEATING
5TH DISTRICT, MASSACHUSETTS

COMMITTEE ON FOREIGN AFFAIRS
Subcommittee
Ranking Member
EUROPE, EUROPEAN UNION, AND EMERGING TOPICS
ASIA AND THE PACIFIC

COMMITTEE ON HOMELAND SECURITY
Subcommittee
CONSPIRACIES AND INTELLIGENCE
CYBERSECURITY, INFRASTRUCTURE
PROTECTION, AND
SECURITY TECHNOLOGY



Congress of the United States
House of Representatives
Washington, DC 20515

June 17, 2014

WASHINGTON DC OFFICE
735 CARNegie HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3111

CAPE AND ISLANDS OFFICE
237 NORTH STREET, SUITE 312
HYANNIS, MA 02601
(508) 771-0666

NEW BEDFORD OFFICE
558 PLEASANT STREET, SUITE 308
NEW BEDFORD, MA 02740
(508) 899-0407

PLYMOUTH OFFICE
2 COURT STREET
PLYMOUTH, MA 02360
(508) 746-9000

Mandy Chesnutt
Senior Manager, Conservation Programs
1133 Fifteenth St., N.W., Suite 1100
Washington, D.C. 20005

Dear Ms. Chesnutt:

I am writing to express my support for the Town of Middleboro's application for funding with Acres for America through the National Parks Service and National Fish and Wildlife Services.

Successful receipt of this funding would allow the town to purchase the Oliver Estate located on fifty-six riverfront acres in Middleborough, Massachusetts. This purchase will provide many economic and environmental benefits to the town of Middleboro. In particular, it will provide a venue for ecotourism, access to the Nemasket River for recreation, and a location for the proposed conservation and education center, which will be focused on the preservation of local species. This project has drawn support from throughout the Middleboro community, and would greatly benefit the local economy.

Furthermore, the conservation efforts that this project would entail would have direct positive effects on several endangered species within the area. The Natural Heritage and Federal Endangered Species Program lists the Oliver Estate as the primary habitat area for two rare species, the northern red-bellied cooter (*Pseudemys rubriventris*) and the eastern box turtle (*Terrapene Carolina*). As such, the protection of their natural habitat, along with the establishment of a conservation and education center, would help to ensure that these and other species are protected for future generations.

In summary, I thank you for your consideration of the Town of Middleboro's application for funding. Should you have any questions, please do not hesitate to contact Michael Jackman in my office at (508) 746-9000 or via email at michael.jackman@mail.house.gov.

Sincerely,

WILLIAM R. KEATING
Member of Congress



FIND YOUR PLACE

South Coast Field Office
830 Drift Road Westport, MA 02790
Phone: 508-636-4693 ext 108

Kelley Whitmore
Email: kwhitmore@ttor.org

June 20, 2014

Leilani Dalpe
Board of Selectmen, Vice-Chairman
Town of Middleborough
10 Nickerson Avenue
Middleborough MA 02346

Dear Ms. Dalpe:

The Trustees of Reservations has been devoted to conserving the cultural and historic character that makes Massachusetts' landscape and communities unique for over 115 years. We enthusiastically support the Town of Middleborough's efforts to preserve the Peter J. Oliver Estate at 445 Plymouth Street.

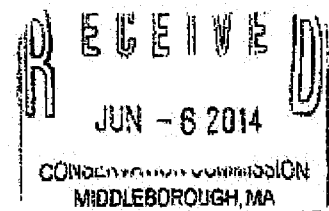
Sitting on approximately 54 acres with frontage along the Nemasket River and a picturesque tributary, the Oliver House is a well-preserved Georgian double-pile house, with an estimated completion year of 1769. It serves as an interesting remnant of the American Revolution. The Oliver family, loyal to England during the American Revolution, were forced to flee to England for their safety. The newly independent Massachusetts confiscated the house and auctioned it in 1780, but not before a complete list of the home's furniture and fixtures were recorded. As a sign of the home's significance, it was documented in the first years of the Historic American Buildings Survey, a program launched in 1933 to document America's architectural heritage.

The property is also significant ecologically, consisting of more than 15 acres of habitat critical to the persistence of threatened species in Massachusetts. It is also adjacent to a large working farm, a campground and the Oliver Mill Park.

All of these characteristics combine to make the Oliver Estate a terrific resource worthwhile of preserving and an incredible opportunity to contribute to the surrounding historical and natural landscape.

Sincerely,

Kelley Whitmore
Conservation Specialist
The Trustees of Reservations



June 3, 2014

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

Celia Riechel
Grant Programs Supervisor
Division of Conservation Services
Executive Office of Energy & Environmental Affairs
100 Cambridge St, 9th fl
Boston MA 02114

RE: LAND Grant Application, Oliver Estate, 445 Plymouth Street (Map 41, Lots 2867 & 2098), Middleborough. MHC #RC.56148.

Dear Ms. Riechel:

Staff of the Massachusetts Historical Commission (MHC) have reviewed the Project Notification Form (PNF) and MHC's files for the proposed LAND grant program project referenced above. The project proposes acquisition of ca. 47 acres.

The MHC strongly recommends this important land acquisition project for funding. Acquisition of the property will protect and preserve the setting of a contiguous, significant historic property, and will protect and preserve archaeologically sensitive land.

A portion of the proposed acquisition area is within the Muttok Historic and Archaeological District (MHC #MID.X), listed in the State and National Registers of Historic Places. The acquisition area is part of a large estate that is associated with the Peter Oliver Jr. - Sprout House (MHC #MID.140), listed in the State and National Register of Historic Places as a contributing property to the historic district. The historic houseslot (ca. 8 acres) is proposed to be subdivided from the acquisition parcel. The houseslot contains the sole Colonial Period building (original portions ca. 1769) within the historic district that is a preeminent and well-preserved example of Federal style architecture. Peter Oliver, Jr. has been the subject of several recent historical scholarly treatments, and his interest and influence in scientific agriculture is notable. Enslaved persons were present at the property in the 18th century as domestic servants and agricultural laborers. The houseslot, featured and highlighted in the National Register nomination for the historic district, includes the house, a carriage house, the building foundation remains of a former barn, and formal designed historic landscape elements that date to the 1940s, such as a stonewall-lined driveway with an alley of evergreen trees, juniper hedges, gardens, and a wood arbor way. The setting of the historic houseslot includes the proposed acquisition area, where Oliver's agricultural laborers worked, and where Oliver's interests in agricultural technology were carried out. Significant archaeological features and deposits from the historical period land use activities are expected in the acquisition area.

The location of the property along the Nemasket River and with other wetlands, and the presence of known and significant ancient and historical period Native American habitation in this part of Middleborough indicate that the acquisition area is also highly likely to contain significant archaeological features and deposits of ancient and historical period Native American land use and occupation.

The MHC recommends that the Conservation Restriction to be developed for the acquisition area should include stipulations that will assist to protect and preserve the property's significant historic and archaeological qualities and characteristics. The MHC is able to assist in review and comment on a draft Conservation Restriction for the acquisition area. The MHC also recommends that that the Town of Middleborough should consider future acquisition of a Preservation Restriction (MGL c. 184, ss. 31-33) for the contiguous homelot.

These comments are offered to assist in compliance with MGL c. 9, ss. 26-27C (950 CMR 71). Please contact me if you have any questions or need additional information.

Sincerely,



Edward L. Bell
Deputy State Historic Preservation Officer
Senior Archaeologist
Massachusetts Historical Commission

xc:

Irene Del Bono, EEA-DCS
Patricia J. Cassidy, Middleborough Conservation Commission
Ruth McCawley Geoffroy, Middleborough Planning Dept.
Middleborough Historical Commission

Incorporated 1669
246 Years of Progress



CRANBERRY CAPITAL
OF THE WORLD



Town of Middleborough
Massachusetts

June 30, 2014

Leilani Dalpe
Board of Selectmen
10 Nickerson Avenue
Middleborough, MA 02346

RE: Oliver Estate (445 Plymouth Street)

Dear Ms. Dalpe:

On behalf of the Middleborough Conservation Commission I am writing to let you know that the Commission voted in favor to support the Oliver Estate Project at their June 5, 2014 meeting.

The Commission feels this is a worthwhile project for land protection as it would protect over 3,800 feet of river frontage along the Nemasket River south of the Nemasket's confluence with the federally-designated Wild and Scenic Taunton River and would preserve 56 +/- acres of ecologically significant woodland, floodplain, three potential vernal pools and wetlands. The property is also within the Division of Fisheries & Wildlife Natural Heritage & Endangered Species Program-designated habitat areas for two rare species, the Northern Red-Bellied Cooter (Federally & State Endangered) and the Eastern Box Turtle (State Species of Special Concern) and also partially within NHESP-designated BioMap Core Habitat and Critical Natural Landscape.

The Commission hopes that the Community Preservation Committee (CPC) also supports this open space preservation for the town to enjoy for years to come.

If you or the CPC has any questions regarding this project don't hesitate to contact the Conservation Department at 508-946-2406.

Sincerely,

Patricia J. Cassady, Agent
For the Middleborough Conservation Commission

Incorporated 1009
300 Years of Progress



CRANBERRY CAPITAL
OF THE WORLD



Town of Middleborough
Massachusetts
Tourism Committee

To Whom It May Concern:

Please be advised that the Middleborough Tourism Committee strongly supports the acquisition of the Oliver Estate Property. The property provides a unique combination of elements that will attract visitors and tourism dollars to the town's businesses and it is ideally located in an area of attractions such as The Oliver Mill, The Middleborough-Lakeville Herring Run and the KOA camp ground.

Once the town purchases the property we fully intend to support the property through our state, national and international advertising sources to help make the property not only self-supporting but a revenue source for the town.

Sincerely,


Leilani Dalpe, Chairman

Middleborough Tourism Committee

Subject: Oliver Estate
From: Paul Cripps (paul.cripps@seeplymouth.com)
To: leilanidiva@yahoo.com;
Cc: paula.fisher@seeplymouth.com;
Date: Monday, June 30, 2014 1:13 PM

June 30, 2014

Letter in care of Leilani Delpe:

Town of Middleborough

10 Nickerson Avenue

Middleborough MA

Attention: CPC

To whom it may concern,

I have been following the process as the efforts to save the Oliver House have been moving forward and I am so pleased to see the level of participation and dedication to that end. It is my hope that the CPC will continue to add to the support for such an important part of history and particularly for Middleborough history. This property is an important key to promoting the Town and all it has to offer residents and those from near and far away that value the assets of your great town.

From history to recreation, to protecting our environment, this property has it all and when saved will be with us for future generations as it has for past generations. Our organization promotes Plymouth County and we look forward to working with you and your town as you continue to develop tourism assets that bring people and vacation monies to your town and your citizens through room overnights, retail and restaurant sales and the jobs that come with all of the above.

This truly is a definitive point in time and a statement to your teamwork not only to save this property but to nurture a new dynamic industry for your town.

My best wishes and support as you move forward.

Sincerely,

Paul Cripps, Executive Director

Plymouth County Development Council and CVB

Subject: FW: MCC Resources
From: Selectman Leilani Dalpe (ldalpe@middleborough.com)
To: leilanidiva@yahoo.com;
Date: Sunday, June 29, 2014 12:31 PM

From: Houston, Annie (ART) <annie.houston@state.ma.us>
Sent: Thursday, March 06, 2014 2:01 PM
To: Selectman Leilani Dalpe
Subject: MCC Resources

Hi Leilani,
Pleasure speaking with you and hearing about this property!

One of the top resources we have is the Cultural Facilities Fund (guidelines and information here: http://www.massculturalcouncil.org/facilities/facilities_guidelines.htm). The deadline for this round is tomorrow, but we will be having another round next year, on approximately the same timeline. Not only do we provide capital funds for the acquisition, design, construction, repair, renovation, rehabilitation or other capital improvements or deferred maintenance of a cultural facility, but we also have a feasibility and technical assistance grant that helps applicants plan for a proposed eligible project. Grants have a match requirement, and as I said on our call, municipalities are eligible to apply so long as the facility in question is more than 125 years-old (check), and would be used primarily for programming related to the arts, humanities, or interpretive sciences. I recommend looking at the list of funded projects to get a flavor of some of the things that we've supported through the years.

Historic Property Projects to Note:

Lexington Historical Society <<http://www.lexingtonhistory.org>> - The Cultural Facilities Fund awarded the Lexington Historical Society \$100,000 to renovate and restore Buckman Tavern for handicapped accessibility, systems upgrades, fire safety and historic fabric repair.

Historic Highfield, Inc. <<http://www.highfieldhall.org>> - The Cultural Facilities Fund awarded the Historic Highfield \$12,500 for completion of the landscape restoration of Highfield Hall, specifically for water management projects.

Saint James Place <<http://www.edcsb.org/projects/st-james-place>> - \$22,500 for a market study and business plan that will inform the restoration and preservation of an Gothic Revival church in Great Barrington being transformed into a year-round cultural center.

These projects are all from FY13 funding. If you look at the top right corner at the top of the funding page, you'll see a link to funded projects from 2007 - 2012, which may be helpful as well.

Sorry to be so brief, hope this helps and let's keep in touch!

Best,
Annie

Annie Houston
Program Officer
Adams/Artist Link/Cultural Districts/Cultural Facilities
Massachusetts Cultural Council
10 Saint James Ave, 3rd Floor
Boston, MA 02116-3803
800-232-0960 x22727
617-858-2727
617-727-0044 Fax
www.massculturalcouncil.org<<http://www.massculturalcouncil.org>>
www.mass-culture.org<<http://www.mass-culture.org>>



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

THOMAS J. CALTER
STATE REPRESENTATIVE
12th PLYMOUTH DISTRICT

ROOM 527A, STATE HOUSE
TEL: (617) 722 2020
FAX: (617) 722 2185

DISTRICT OFFICE:
10 CONNOR PARK CIRCLE, SUITE 233
PLYMOUTH, MA 02380
TEL: (508) 732-0034
FAX: (508) 732-0030

June 30, 2014

Community Preservation Committee
Middleborough Town Hall Annex
20 Centre Street
Middleborough, MA 02346

Re: Town of Middleborough's application for Oliver Estate funding.

Dear Application Review Committee:

We write in support of the Town of Middleborough's plan to purchase the Oliver Estate located on Route 44 and Plymouth Street in Middleborough, Massachusetts to ensure its protection and provide education and recreational benefits to visitors and a boost to the local economy. We support the Town's application for Community Preservation funding to assist them with this conservation project.

The Oliver Estate lies in a sensitive area surrounded by state and local land along the Nemasket River, which connects directly to the Taunton River encompassing the Taunton River Water Shed and Assawaompsett Pond Complex. This parcel of land would link other parcels of land along the Nemasket River enhancing the environment for many species including: various water fowl, River Herring, Eastern Box Turtle and Northern Red Belly Cooter.

Located on the property, the barn presents an ideal site for seasonal educational exhibits. Organizations such as The Nature Conservancy, the Herring Fisheries and the MA Division of Marine Fisheries have volunteered to contribute to these exhibits. The Oliver House would provide a model location for administrative offices to a multitude of organizations and act as a hub for public visitation and awareness of the vast natural resources in the area. The Oliver property is an ideal location and would benefit the region economically through increased tourism as well as enhance the cultural experiences for all who visit.

The land would also provide public access to hiking trails and to the river for canoeing encouraging ecotourism and education for the region. The Massachusetts Office of Travel and Tourism already forecasts a huge surge in world-wide ecotourism due to a number of direct international flights added to Logan Airport. Their data suggests International travelers visit Massachusetts for its natural resources and history. The Oliver Estate property is extremely rich in culture, history and natural resources.

We respectfully request your assistance in investing in this unique property to enable the Town of Middleborough to protect its surrounding natural resources and provide generations with invaluable opportunities for educational, recreational while boosting the economy.

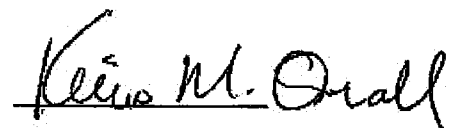
Thank you for your consideration.

Sincerely,



Thomas J. Calter
State Representative
12th Plymouth District

Susan Williams Gifford
State Representative
2nd Plymouth District



Keiko M. Orrall
State Representative
12th Bristol District



Paul J. Diodati
Director

Commonwealth of Massachusetts

Division of Marine Fisheries

1213 Purchase St. 3rd Floor

New Bedford, MA 02740

(508)990-2860

fax (508)990-0449



Deval Patrick
Governor
Maeve Vallely Barlett
Secretary
Mary B. Griffin
Commissioner

Middleborough Community Preservation Committee
Middleborough Town Hall Annex
20 Center Street
Middleborough, MA 02346

Dear Esteemed Members of the Community Preservation Committee,

On behalf of *Marine Fisheries*, I want to express our support for the Town of Middleborough's efforts to purchase the Oliver Estate located at 445 Plymouth Street, Middleborough. The purchase of this property will provide great benefits to the aquatic communities of the Nemasket and Taunton Rivers.

The Oliver Estate is located on the Nemasket River and contains more than 40 acres of land and more than 3,000 linear feet of shoreline. The Nemasket currently hosts Massachusetts' largest run of river herring, alewife (*Alosa pseudoharengus*) and blueback herring (*Alosa aestivalis*), a resource of cultural and ecological importance to the region. The health of this run is attributable to the Town's continued efforts to maintain and restore critical habitats within this system. The purchase of the Oliver Estate, which will place the property into a permanent state of conservation, will preserve habitat quality and ensure the long-term sustainability of the Nemasket herring run. Furthermore, habitat conservation at this site will improve downstream conditions within the Taunton River, a designated National Wild and Scenic River that hosts a multitude of threatened and endangered species.

Because of these local and regional benefits, *Marine Fisheries* would like to encourage the Middleborough Community Preservation Committee to provide support for the Town's efforts to purchase this property.

Sincerely,

Michael S. Bednarski, Ph.D.
Diadromous Fish Biologist
Massachusetts Division of Marine Fisheries

CC: Bradford Chase



Division of Fisheries & Wildlife

Wayne F. MacCallum, *Director*

June 30, 2014

Leilani Dalpe
Board of Selectmen, Vice-Chairman
Town of Middleborough
10 Nickerson Ave.
Middleborough, MA 02346

Re: Oliver Estate - Letter of support to accompany CPC application

Dear Ms. Dalpe:

I am writing on behalf of the Mass. Dept. of Fish and Game to voice support for the application to the Middleborough CPC for funds to be used towards purchase of the Oliver Estate on Plymouth St.

The property is significant in many respects including the antique house. However, from the perspective of the Mass. Dept. of Fish and Game, we encourage the town to pursue purchase - as open space - of the approximately 43 acres of the property which are woods and river frontage.

The property has 4,000 ft of frontage on the north side of the Nemasket River. Portions of this beautiful property along the River are mapped as Priority Habitat/Estimated Habitats for Rare Wildlife by the Mass. Natural Heritage Rare and Endangered Species Program. Additionally, much of the property is mapped as BioMap2 Core Habitat. The woodland portion of the property is predominately dry and flat with many picturesque, mature trees. This is a rare opportunity to preserve a significant parcel along the Nemasket River.

Thank you very much for the opportunity to voice support for the acquisition of this property.

Sincerely,

A handwritten signature in cursive script that reads "Joan Pierce".

Joan Pierce
Land Acquisition Agent/SE District
Mass. Dept. of Fish and Game

Division of Fisheries & Wildlife

Southeast Wildlife District, 195 Bourmedale Rd., Buzzards Bay, MA 02532 (508) 759-3406 • Fax 759-0381
An Agency of the Department of Fisheries, Wildlife & Environmental Law Enforcement

CRANBERRY CAPITAL
OF THE WORLD



Phone: 508-946-2405

Fax: 508-946-0058

Town of Middleborough

Massachusetts

Board of Selectmen

June 30, 2014

Jane Lopes, Chairman
Community Preservation Committee
20 Centre Street
Middleborough, MA 02346

Dear Chairman Lopes & Committee Members:

At its meeting held on June 2, 2014, the Board of Selectmen voted unanimously to authorize the Tourism Committee to apply for funding and to purchase the Oliver Estate.

Thank you.

Sincerely,
For BOARD OF SELECTMEN

Allan Prawley, Chairman
BOARD OF SELECTMEN

cc: Tourism Committee