



# Town of Orleans

Community Preservation Committee  
9 School Road Orleans MA 02653-3699  
Telephone (508) 240-3700 – Fax (508) 240-3388

## FY27 COMMUNITY PRESERVATION PROJECT APPLICATION

(for consideration at Annual Town Meeting in **Spring 2026** or Special Town Meeting in **Fall 2026**)

### SECTION A

**Project Title:** Putnam Farm Phase 5 Garden

**Submission Date:** 12/4/25

**Applicant** (*note if Town, individual or non-profit*): Town of Orleans Conservation Department

**Mailing Address:** 19 School Rd, Orleans, MA 02653

**Co-Applicant, if any** (*note if Town, individual or non-profit*):

**Mailing Address:**

**Project Contact Person(s):** John Jannell, Conservation Agent on behalf of the Orleans Conservation Commission

**Telephone:** 508-240-3700 x2425

**E-mail:** jjannell@town.orleans.ma.us

**Federal Tax Identification Number** (if non-profit):

**Project purpose** (*Check all that apply*):

Open Space     Historic Preservation     Community Housing     Recreation

**Project Location/Address:** 239 Rock Harbor Rd, Orleans (Putnam Farm)

**Community Preservation Funding Request:** \$ 90,625

**Brief Project Summary, including justification of project category checked above:**

Please see the attached project description and attachments for detail on the specific activities requiring funding.



# Town of Orleans Conservation Commission

Town Hall • 19 School Road • Orleans, Massachusetts 02653-3699

Tel: (508) 240-3700 Ext. 2425 / Fax: (508) 240-3388

December 4, 2025

Community Preservation Committee  
Town of Orleans  
19 School Rd  
Orleans, MA 02653

RE: CPC Application  
Putnam Farm Phase 5 Agricultural Field

## Project Overview

This request seeks funding for the creation of 1.15 acres of additional community gardens, known as phase 5, to support agricultural expansion at Putnam Farm. If funded, these gardens will provide additional plots to be made publicly available through a lottery for local Massachusetts residents, supporting growers and farmers in Orleans and the surrounding area. The completion of Phase 5 will bring the total agricultural area at Putnam Farm to approximately 4.25 acres, advancing the Orleans Conservation Commission Putnam Farm Management Plan's objective of restoring six acres of land back to productive farming.

## CPA Eligibility

The expansion of community gardens, at Putnam Farm, builds on previous CPC investments and qualifies under the CPA funding category of Outdoor Recreation. The project represents the additional creation of community gardens, a primary form of passive recreation, consistent with the Town's 2010 acquisition of this property for Conservation and Agricultural Purposes. Restoration of this land aligns with CPC goals to maintain and expand community gardens, providing long-term public benefit through community farming and local food production. Lastly, relocation and re-establishment of the perimeter walking trail at the property will continue to provide passive outdoor recreation and access for the public to enjoy.

## Site Description

The proposed Phase 5 fields encompass 1.15 acres of early successional vegetation, including Autumn Olive, Eastern Red Cedar, English Oak, Black Cherry, Bayberry, and other species. Approximately 3,800 square feet of the work area lies within the buffer zone to the Top of Bank, and the entire Phase 5 area is within Land Subject to Coastal Storm Flowage (Zone A). The



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project area corresponds to the “Proposed Phase Area” shown on the Town’s existing conditions plan (attached). The project has been approved and permitted through the Conservation Commission and received a Determination of Applicability (Permit) to proceed on 8/19/2025.

## Proposed Activities

1. Vegetation Management: Trees and other native vegetation suitable for transplanting will be moved or transplanted prior to clearing.
2. Clearing & Debris Removal: Remaining trees, shrubs, and brush will be removed mechanically, including all root material. Farm-related debris, such as old salt drying beds, will be disposed of offsite appropriately.
3. Field Construction: The cleared area will be laid out for up to eight new agricultural plots (final layout to be determined by Orleans Conservation Commission), with gravel access paths, irrigation and water infrastructure, and soil amendments. Plots will be tilled and prepared for cultivation.
4. Public Access: Upon completion, plots will be made available to local growers through a public lottery, increasing access to land for farming and supporting Orleans’s agricultural community.
5. Following the final field layout, the project will include the creation of hedgerows and other restored perimeter areas, planted with native vegetation consistent with previous Putnam Farm efforts. These enhancements are designed to support pollinators and other beneficial insects, providing ecological benefits that complement the neighboring agricultural uses and contribute to the overall sustainability of the farm.
6. Walking Trail Relocation and Re Establishment: perimeter walking trail at the property will need to be relocated and will involve land clearing and groundwork.
7. Parking Lot Enhancements and Expansion: Re-surfacing and re-edging at completion of the project.

## Project Impact

Funding Phase 5 will directly support the objectives of the Putnam Farm Management Plan by increasing community gardens, promoting organic sustainable farming, and maintaining the area for outdoor passive recreation. This project restores historical agricultural uses and ensures continued community access to productive community gardens, consistent with the CPC’s mission to enhance recreational opportunities in Orleans.



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## Action Plan and Timeline and Budget

<b>ESTIMATED BUDGET FOR PHASE 5 FIELD: PUTNAM FARM</b>		
<i><b>TIMEFRAME</b></i>	<i><b>ACTION</b></i>	<i><b>ESTIAMTED COST</b></i>
Summer 2025	Obtain Wetlands Permits and approval from Conservation Commission for Phase 5 field area and work	\$ 0.00
Fall 2026	Land Clearing	\$ 9,800.00
Fall/Winter 2026	Plot creation including boundary marker installation and machine work	\$ 8,400.00
Winter/Spring 2026	Installation of waterworks including uprights and connection to Pumphouse	\$ 8,500.00
Spring 2026	Installation of gravel drives/roads	\$ 8,900.00
Spring 2026	Installation of Hedgerows including plant/seed stock	\$ 5,900.00
Summer 2026	Installation of signage	\$ 2,600.00
Summer 2026	Installation of fencing	\$ 8,600.00
Summer 2026	Relocation and Restoration of the trail	\$ 4,000.00
Summer 2026	Organic material Storage Bins	\$ 6,000.00
Summer 2026	Expansion and Parking Enhancements	\$ 9,800.00
Fall/Summer 2026	25% Contingency to accommodate price increases and unforeseen costs	\$ 18,125.00
	<b>TOTAL</b>	<b>\$ 90,625.00</b>

### Attachments:

1. Determination of Applicability (Permit) 8/19/2025
2. Putnam Farm Phase 5 Field Map
3. Putnam Fam: Phase 5 Plot and Concept Map

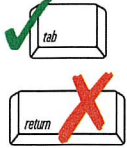


**Massachusetts Department of Environmental Protection**  
 Bureau of Water Resources - Wetlands  
**WPA Form 2 – Determination of Applicability**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Orleans  
 Municipality

**A. General Information**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



From: Orleans  
 Conservation Commission

<p>To: Applicant</p> <p>Town of Orleans Conservation Commission</p> <p>Name</p> <p>19 School Rd</p> <p>Mailing Address</p> <p>Orleans MA 02653</p> <p>City/Town State Zip Code</p> <p>508-240-3700</p> <p>Phone Number</p> <p>conservation@town.orleans.ma.us</p> <p>Email Address</p>	<p>Property Owner (if different from applicant):</p> <p>Town of Orleans</p> <p>Name</p> <p>19 School Rd</p> <p>Mailing Address</p> <p>Orleans MA 02653</p> <p>City/Town State Zip Code</p> <p>508-240-3700</p> <p>Phone Number</p> <p>Email Address (if known)</p>
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<p>1. Project Location:</p> <p>239 Rock Harbor Rd</p> <p>Street Address</p> <p>41.80073</p> <p>Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)</p> <p>10</p> <p>Assessors Map/Plat Number</p>	<p>Orleans</p> <p>City/Town</p> <p>-69.98877</p> <p>Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)</p> <p>1</p> <p>Parcel/Lot Number</p>
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2. Date Request Filed:  
 8/5/25

[How to find Latitude and Longitude](#)  
[and how to convert to decimal degrees](#)

**B. Determination**

Pursuant to the authority of M.G.L. c. 131, § 40, the Conservation Commission considered your Request for Determination of Applicability, with its supporting documentation, and made the following Determination.

Project Description (if applicable):

The construction of Phase 5 agricultural fields at Putnam Farm Conservation Property.

Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Project Description by the Town of Orleans Conservation Dept.	8/5/25
Title	Date
Existing Conditions Site Plan by Ryder & Wilcox, Inc.	5/30/25
Title	Date
Title	Date



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 2 – Determination of Applicability**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Orleans

Municipality

**B. Determination (cont.)**

The following Determination(s) is/are applicable to the proposed site and/or project relative to the Wetlands Protection Act and regulations:

**Positive Determination**

Note: No work within the jurisdiction of the Wetlands Protection Act may proceed until a final Order of Conditions (issued following submittal of a Notice of Intent or Abbreviated Notice of Intent) has been received from the issuing authority (i.e., Conservation Commission or the Department of Environmental Protection).

1. The area described on the referenced plan(s) is an area subject to jurisdiction under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.
- 2a. The boundary delineations of the following resource areas described on the referenced plan(s) are confirmed as accurate. Therefore, the resource area boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands Protection Act and its regulations regarding such boundaries for as long as this Determination is valid.
- 2b. The boundaries of Wetlands Resource Area(s) and Buffer Zone(s) listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination or to the Request for Determination.

3. The work described on referenced plan(s) and document(s) is within an area subject to jurisdiction under the Act and will remove, fill, dredge, or alter that area. Therefore, said work requires the filing of a Notice of Intent.
4. The work described on referenced plan(s) and document(s) is within the Buffer Zone and will alter an Area subject to jurisdiction under the Act. Therefore, said work requires the filing of a Notice of Intent
5. The area and/or work described on referenced plan(s) and document(s) is subject to review and approval by:

Orleans

Name of Municipality

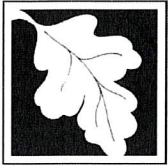
Pursuant to the following municipal wetland ordinance or bylaw:

Orleans Wetlands Bylaw/Regulations

Name

Ch. 160/196A

Ordinance or Bylaw Citation



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 2 – Determination of Applicability**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Orleans  
Municipality

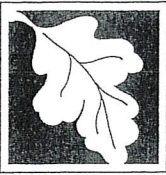
**B. Determination (cont.)**

6. The following area and/or work, if any, is subject to a municipal ordinance or bylaw but not subject to the Massachusetts Wetlands Protection Act:
7. If a Notice of Intent is filed for the work in the Riverfront Area described on referenced plan(s) and document(s), which includes all or part of the work described in the Request, the applicant must consider the following alternatives. (Refer to the wetland regulations at 10.58(4)(c) 2. for more information about the scope of alternatives requirements):
- Alternatives limited to the lot on which the project is located.
  - Alternatives limited to the lot on which the project is located, the subdivided lots, and any adjacent lots formerly or presently owned by the same owner.
  - Alternatives limited to the original parcel on which the project is located, the subdivided parcels, any adjacent parcels, and any other land which can reasonably be obtained within the municipality.
  - Alternatives extend to any sites which can reasonably be obtained within the appropriate region of the state.

**Negative Determination**

Note: No further action under the Wetlands Protection Act is required by the applicant. However, if the Department is requested to issue a Superseding Determination of Applicability, work may not proceed on this project unless the Department fails to act on such request within 35 days of the date the request is post-marked for certified mail or hand delivered to the Department. Work may then proceed at the owner's risk only upon notice to the Department and to the Conservation Commission. Requirements for requests for Superseding Determinations are listed at the end of this document.

1. The area described in the Request is not an area subject to jurisdiction under the Act or the Buffer Zone.
2. The work described in the Request is within an area subject to jurisdiction under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent.
3. The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to jurisdiction under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any).
4. The work described in the Request is not within an Area subject to jurisdiction under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to jurisdiction under the Act.



# WPA Form 2 – Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## B. Determination (cont.)

- 5. The area described in the Request is subject to protection under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required:

Exempt Activity (site applicable statutory/regulatory provisions)

- 6. The area and/or work described in the Request is not subject to review and approval by:

Name of Municipality

Pursuant to a municipal wetlands ordinance or bylaw.

Name

Ordinance or Bylaw Citation

## C. Authorization

This Determination is issued to the applicant and delivered as follows:

by hand delivery on

by certified mail, return receipt requested on

Date

9/8/25



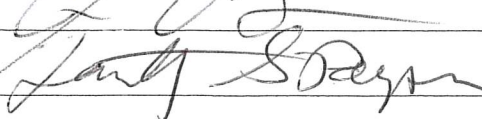
Date


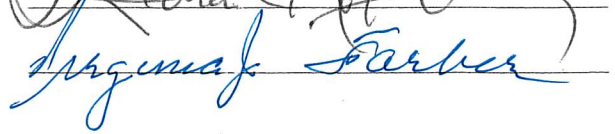
This Determination is valid for **three years** from the date of issuance (except Determinations for Vegetation Management Plans which are valid for the duration of the Plan). This Determination does not relieve the applicant from complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.

This Determination must be signed by a majority of the Conservation Commission. A copy must be sent to the appropriate DEP Regional Office (see

<http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>) and the property owner (if different from the applicant).

Signatures:

Date

8/19/25



Putnam Farm Conservation Area  
Site Map and Agricultural Area

Boat Meadow  
Salt Marsh

PHASE 5 CONCEPTUAL

POSSIBLE  
ADDITIONAL  
RESTORATION  
AREA

PHASE 5 PLOTS SPACE

PROPOSED  
BARN SITE

Pond

Wetland

Pump  
House

Parking

Wetland

Site Access

Rock Harbor Road

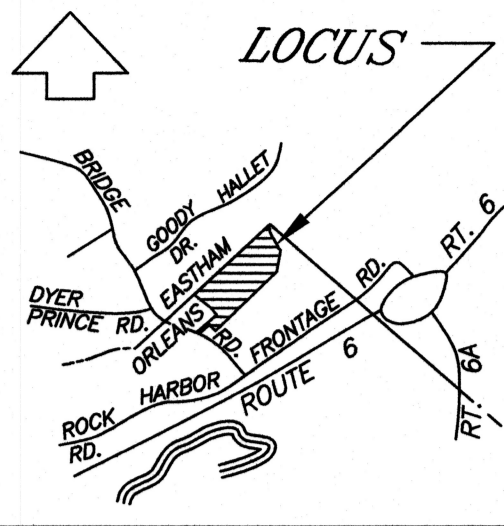
0 37.5 75 150 Feet

This map is illustrative and intended for planning purposes only. Orleans Conservation, 2023



**LOCATION MAP**

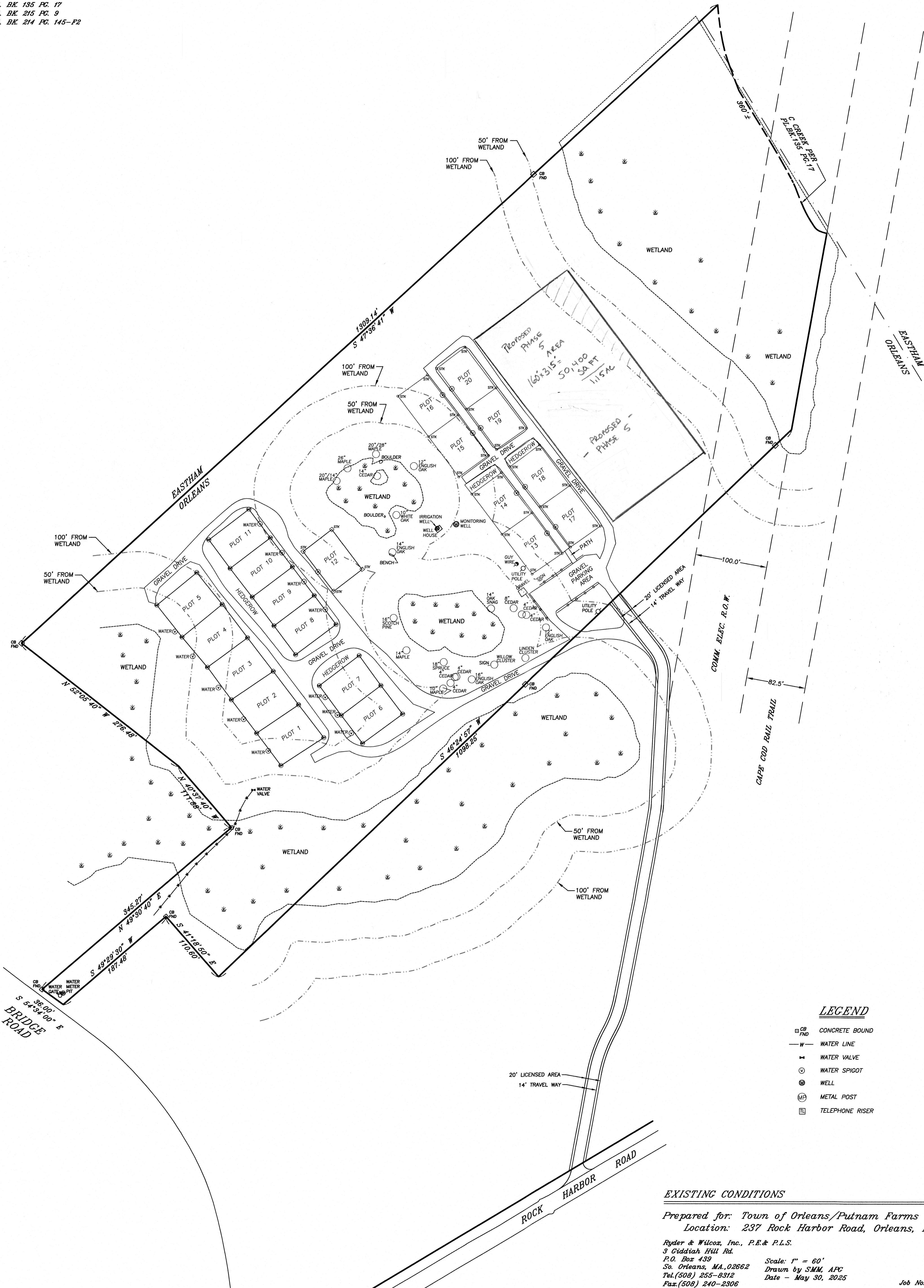
Not to Scale



**SITE PLAN**

1" = 60'

**Reference**  
 Assr's Map 10, Pcl. 1  
 D.D. BK 10672 PG. 225  
 D.D. BK 1380 PG. 365  
 D.D. BK 1380 PG. 1021  
 P.L. BK 135 PG. 17  
 P.L. BK 215 PG. 9  
 P.L. BK 214 PG. 145-F2



**LEGEND**

- CB FND CONCRETE BOUND
- W — WATER LINE
- ⊕ WATER VALVE
- ⊙ WATER SPIGOT
- ⊕ WELL
- ⊕ METAL POST
- ⊕ TELEPHONE RISER

**EXISTING CONDITIONS**

Prepared for: Town of Orleans/Putnam Farms  
 Location: 237 Rock Harbor Road, Orleans, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.  
 3 Ciddiah Hill Rd.  
 P.O. Box 439

So. Orleans, MA, 02662  
 Tel. (508) 255-8312  
 Fax. (508) 240-2306

Scale: 1" = 60'  
 Drawn by SMM, APC  
 Date - May 30, 2025