

Eli Rogers Road Woodland and Watershed Protection



Background on OCT

The Orleans Conservation Trust protects and restores natural lands — for people and wildlife, the health of our waters, and the character of our community.



- Nearly 670 acres protected in Orleans
- Maintain trails and manage habitat for wildlife, water quality protection, climate resilience, etc.
- Free guided walks and educational lectures
- Partnership with Orleans schools

Past 5 years of open space purchases

Property address	Acreage	Purchased by:	Closing Date	Purchase Price	Town of Orleans Contribution
66 Portanimicut Road Lot 2	1.44	Town	12/20/2019	\$375,000	\$250,000
66 Portanimicut Road Lot 1	1.37	OCT	1/21/2020	\$275,000	\$0
66 Portanimicut Road Lot 3	1.84	OCT	1/21/2020	\$150,000	\$0
109 Portanimicut Road - Lot 1	0.92	OCT	10/1/2020	\$560,000	\$0
12 Peck's Way	2.54	Town	12/30/2020	\$775,000	\$775,000
4 Braddock's Way	3.74	OCT	8/27/2021	\$800,000	\$0
98 Monument Road	1.00	OCT	12/21/2021	\$30,000	\$0
Sipson Island (multiple lots)	22.00	Sipson Island Trust	2020-2021	\$4,400,000	\$0
22 Richwood Farm Ln	2.07	OCT	1/15/2022	\$150,000	\$0
6 Cedar Pond Road	0.60	Town	9/30/2022	\$5,000	\$5,000
109 Portanimicut Road - Lot 2	0.92	OCT	12/22/2022	\$200,000	\$0
TOTAL	38.44			\$7,720,000	\$1,030,000
Share of total purchase costs borne by Town:					13.34%



Eli Rogers Road Woodland and Watershed Protection Project

- Opportunity to protect 4.5 acres
- Adjacent to Town Wellfield (drinking water supply for Orleans)
- Habitat connectivity between wellfield and abutting open space in Brewster (and proximity to Nickerson State Park)
- Protects habitat for rare species, as well as vernal pool wildlife breeding habitat
- Removal of two neglected, aging cottages and their septic system – protecting drinking water and Pleasant Bay water quality
- Secures an opportunity to provide public access to the Watershed and possibly more land in Brewster in the future

Details of the property purchase

- OCT partnered with the Compact of Cape Cod Conservation Trusts to purchase the land for \$1M by relying on the Compact's loan fund and a commercial mortgage
- OCT and the Compact are re-selling the 4-bedroom home on newly created ~1-acre lot and intend to provide workforce housing through that sale
- MA Conservation Partnership Grant of \$175,000 awarded to OCT; private fundraising effort still to be determined

Home re-sale



Development scenarios

- Development at time of purchase: 3 homes with 7-bedroom septic capacity
- Development potential: 4 homes with total of 16 bedrooms
- Conservation outcome: 1 home with 4 bedrooms

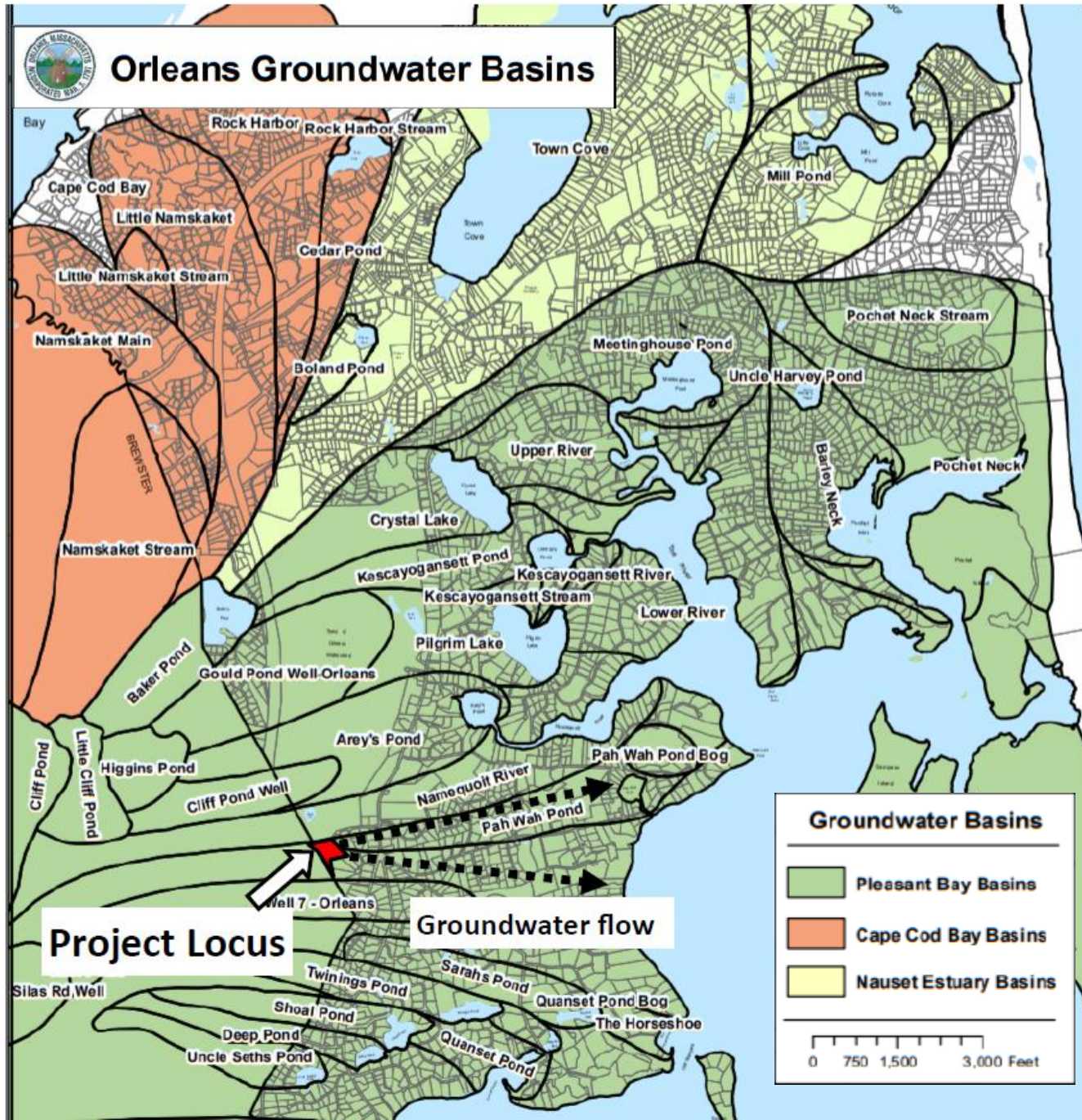


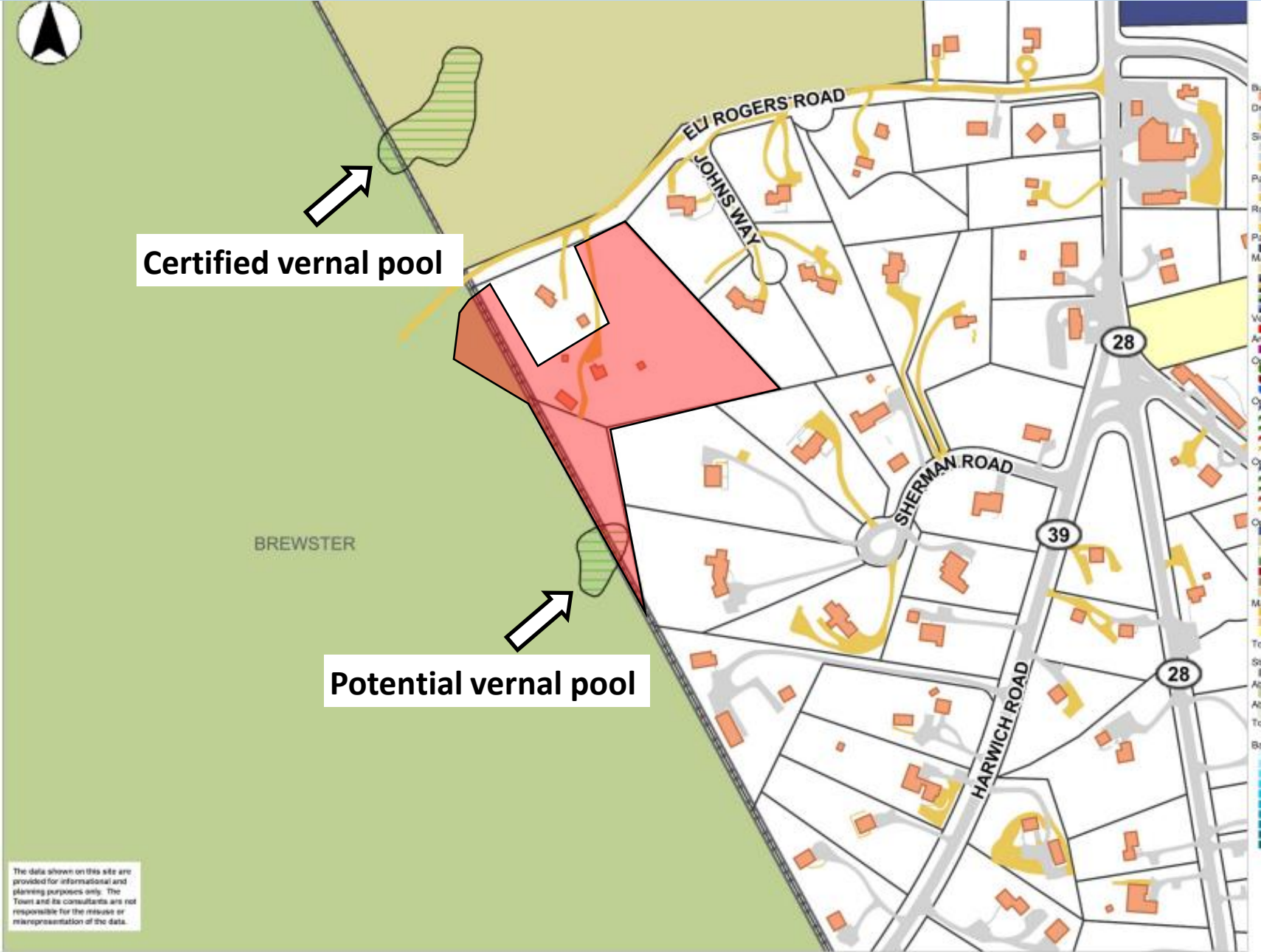
Pre-demolition



Post-demolition

Eli Rogers Road Woodlands and Wetland Protection: Groundwater Map





Certified vernal pool

Potential vernal pool

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 400 800 ft

Printed on 10/03/2023 at 12:41 PM

MapsOnline by PeopleGIS

The ask of CPC and the Town

- The 4.5 acres to be protected as open space has an appraised value in excess of \$700,000
- **Community Preservation Fund application for \$300,000**
- The Town would acquire a Conservation Restriction, OCT would acquire title and take on management burden



The property is mostly wooded

Unanimous support from:

- Conservation Commission
- Open Space Committee
- Board of Water & Sewer Commissioners
- Marine & Freshwater Quality Committee



Turkey with poults on site



Property serves as eastern box turtle habitat

Thank you! Questions?

