

September 10, 2021

Community Preservation Commission  
Attn: Dan Fennelly, Chair  
Town of Scituate  
600 Chief Justice Cushing Highway  
Scituate, MA 02066

**Re: Purchase of Land on Border Street Scituate**

Dear Mr. Chair Fennelly, and fellow Board Members,

I wanted to introduce myself and inform you that I am the proposed purchaser of land on Border Street, and I would like to address the proposed purchase and the right of first refusal.

My understanding when I entered into a contract to purchase of the property on Border Street, was that the Town of Scituate did have a first option to purchase and that there was a period of time (120 days) to make a decision whether to exercise that option. I am in the business of construction and development, however, I want you to know that I am not in the business of fighting and litigating with town boards, such as the Town of Scituate. I do believe that towns should have the right to purchase land and to create open spaces that benefit the town and the residents. I also believe that options to purchase are critical and play a vital role in safe guarding the integrity and preservation of various areas of the town.

With respect to my proposal, my plan with Border Street is to limit building six (6) farmhouse styled homes on approximately 10 of the 18 acres. (One of the houses I wish to reside in.) I do not intend in using all 18 acres, rather, my plan is to take a portion of the land (approx. 7.5 acres), which I have outlined on an attached plan and create an access point and trail head (with parking) on Border Street at the southern part of the property so residents of Scituate can gain access to the property. I will also place a conservation restriction on that portion of land so that no more development could occur on this parcel. I will certainly be looking to see if there could be some form of easement to link the Town owned property known as Hubbell Preserve to the trail head parking, which would enable residence to enjoy the current open space preserve.

From a financial standpoint, the Town will be able to garner tax revenue from the construction of the six (6) farm houses estimated to be close to \$100,000 annually, along with other revenues such as the tax claw back from the sale of the property generating an additional amount close to \$100,000. (I am also estimating building permits will generate an amount in excess of \$65,000.)

In any event, I hope that you will consider these factors in your decision whether to purchase the land, and understand that if your Board and/or the Town declines to exercise the first right of refusal to place this into open space, I will honor creating a trail head area and placing acreage into conservation nonetheless.

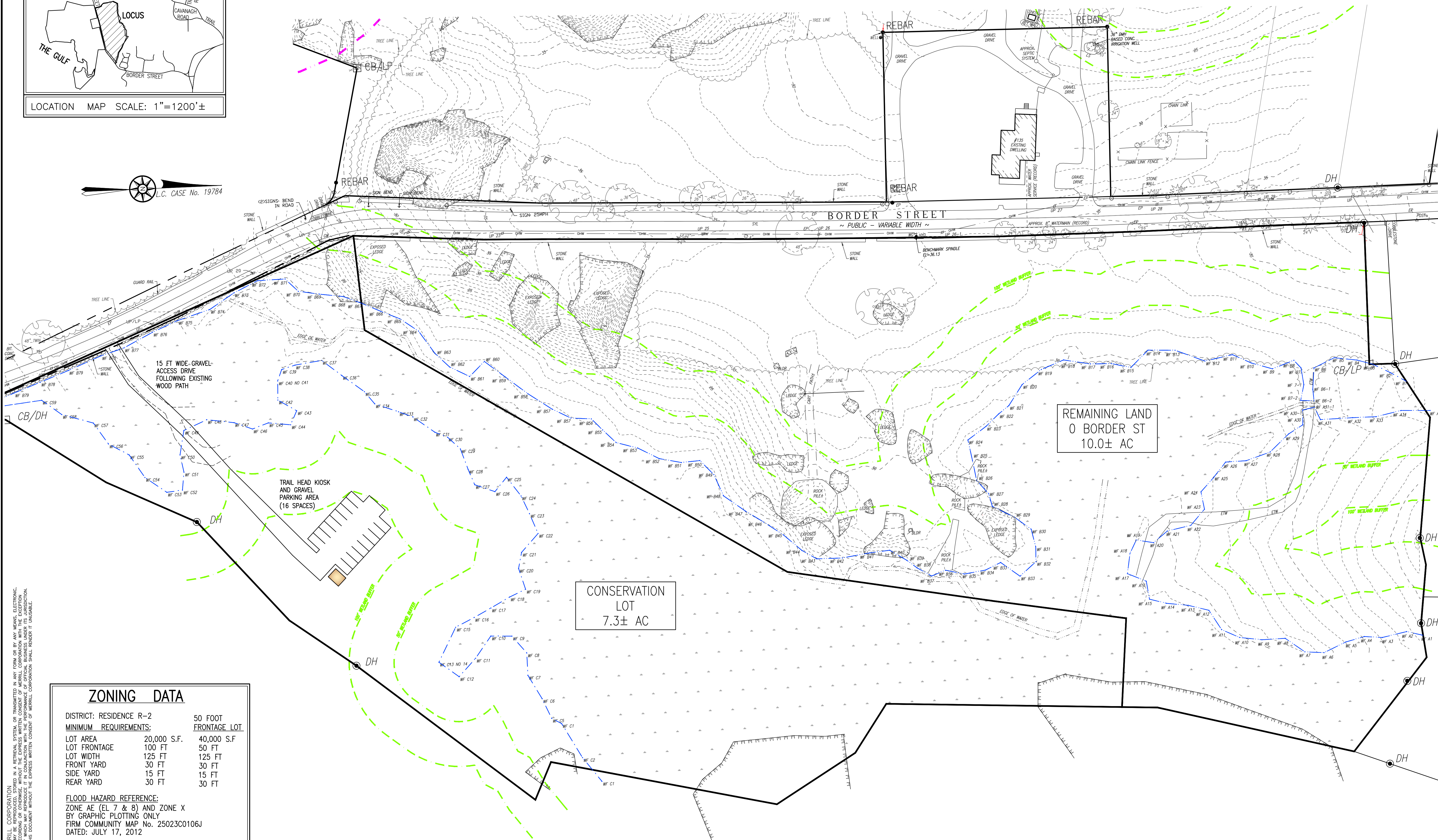
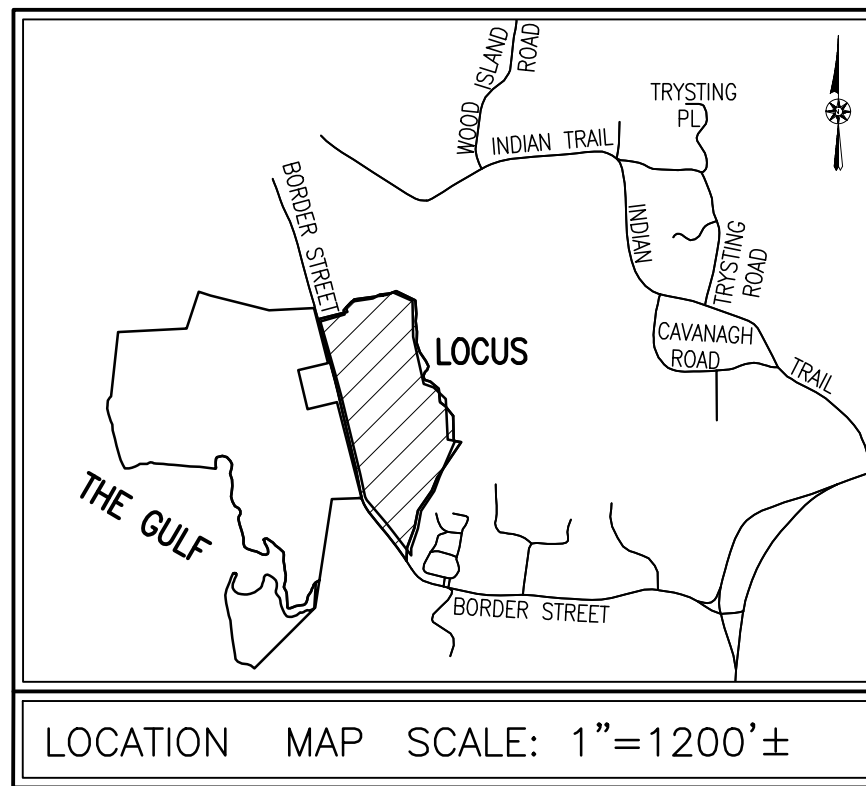
I thank you for your time and consideration. Should you have any questions, both my attorney, John F. Danehey and I would be happy to answer any questions at your meeting on Monday, September 13, 2021.

Kind Regards,

**Gerry Rankin**

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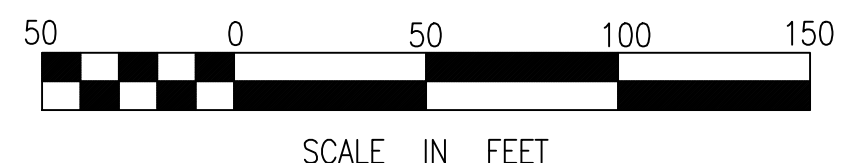
Manger,  
Border Street, LLC



ZONING DATA	
DISTRICT: RESIDENCE R-2	50 FOOT FRONTAGE LOT
MINIMUM REQUIREMENTS:	
LOT AREA	20,000 S.F. 40,000 S.F.
LOT FRONTAGE	100 FT 50 FT
LOT WIDTH	125 FT 125 FT
FRONT YARD	30 FT 30 FT
SIDE YARD	15 FT 15 FT
REAR YARD	30 FT 30 FT
FLOOD HAZARD REFERENCE:	
ZONE AE (EL 7 & 8) AND ZONE X	
BY GRAPHIC PLOTTING ONLY	
FIRM COMMUNITY MAP No. 25023C0106J	
DATED: JULY 17, 2012	

**RECORD OWNER:**  
 PARCEL ID 006-002-009-0  
 LION'S HEAD TRUST  
 143 BORDER STREET  
 SCITUATE, MA 02066  
 LAND COURT CERT. NO. 93748 (11799)

**PLAN REFERENCE:**  
 1. LAND COURT PLAN #19784D  
 2. LAND COURT PLAN #19784H



REVISIONS	

**DRAFT**

DRAWN BY: VC  
 DESIGNED BY: DK  
 CHECKED BY: DK

**Merrill**  
 Engineers and Land Surveyors  
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060  
 WWW.MERRILLINC.COM

**CONCEPT PLAN**  
**BORDER STREET**  
**SCITUATE, MASSACHUSETTS**  
 PREPARED FOR: GERRY RANKIN, RANKIN RESIDENTIAL  
 12 STUDLEY ROAD  
 HINGHAM, MA 02043

JULY 16, 2021  
 SCALE: 1"=50'  
 JOB No. 16-068  
 LATEST REVISION: