

# Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: 8/13/18

## APPLICANT INFORMATION

Project Sponsor or Organization: Wildlands Trust, Mary Jenkins

Contact Name & Address: 675 Long Pond Road, Plymouth, MA/22 Sunset Road, Scituate, MA

Telephone Number: 774-343-5121/781-545-7889 Email: [smacfaden@wildlandstrust.org](mailto:smacfaden@wildlandstrust.org) Mary & Lyle Jenkins [mjenkins50@gmail.com](mailto:mjenkins50@gmail.com)

## PROJECT INFORMATION

CPA CATEGORY (check all that apply):

☐

OPEN SPACE

☐

RECREATION

☐

HISTORIC PRESERVATION

☐

COMMUNITY HOUSING

NAME OF PROJECT: MacDonald Farm Preservation Project

BRIEF DESCRIPTION OF PROJECT: \_\_\_\_\_

The proposed project would permanently preserve the MacDonald Farm, the last remaining undeveloped assemblage on 1st Cliff, for the benefit of current and future generations of Scituate residents. The subject Property provides scenic views from multiple vantage points around Scituate Harbor, is within areas identified by the Mass. Natural Heritage and Endangered Species Program as important wildlife habitat, and aligns favorably with several of the CPC's Open Space Goals and Criteria.

Project Location or Address: 23 Sunset Road, First Cliff

*Include map, photo and other imagery for ALL category projects.*

*If Open Space or Community Housing:*

Assessor's Map Page, Block & Lot Number: See attached addendum

Number of acres in parcel: 4.79

Current Zoning Classification: R-3

Assessed Value: \$532,900

Title in name of: See attached addendum Title Abstract Date: Pending—see Addendum

for further information

Number of housing units proposed: None

Summarize how this request benefits the Town of Scituate and meets the goals of the Community Preservation Act.

See attached addendum

#### PERMITS AND APPROVALS

What permits and approvals are required? Have they been obtained or have you filed for them?

The project sponsors do not anticipate that any permits or approvals will be required as part of the proposed acquisition.

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings? *(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)*

The project is supported by the Conservation Commission, and has been presented conceptually to the Community Preservation Committee on August 13. With the coordination support of Town Planner Brad Washburn, we are actively seeking the support of other important boards and committees, including the Planning Board.

Notes:

What non-financial support and services are necessary, and how will these be provided?

#### FUNDING

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

Majority funding for the project is being sought from the CPC. As of August 17 the project sponsors have obtained pledges for \$3500 to support the project, including a private donor's pledge of \$1500 and \$2000 that the National Marine Sanctuary Foundation (NMSF) has agreed to dedicate to funding title exam work. Wildlands Trust will set up a donation page on its website to help encourage additional private donors to support the project.

### Proposed Funding

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$609,000	\$609,000 (see addendum for breakdown of costs)	National Marine Sanc. Found.	\$2000	Pledged
		Private Donor	\$1500	Pledged
		Other Private Donors	\$	Pending
			\$	

*\* If the request is still outstanding, when do you expect to hear a decision?*

#### OTHER COMMENTS

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

Outreach to other potential private donors is ongoing. To help facilitate that outreach, Wildlands Trust will set up a donation page on its website to collect private donations.

The co-sponsors recognize the importance of funding post-acquisition stewardship efforts, including but not limited to the envisioned creation of a Scituate Maritime Journey Trail that would pass over a portion of the subject Property. Should the Town acquire the subject Property, the co-sponsors will help the Town to identify potential funding sources and in-kind support for the proposed trail.

**By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.**

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

#### FOR COMMUNITY PRESERVATION COMMITTEE USE

This request received by Scituate CPC on \_\_\_\_\_

Copies provided to CPC Members on \_\_\_\_\_

Additional information required: \_\_\_\_\_

#### Committee Vote

<b>Votes:</b>	<b>Yes / No</b>	<b>Votes: Y/N/Abstain</b>	<b>Date</b>
Recommend to Town Meeting			

Other: \_\_\_\_\_

\_\_\_\_\_

**ADDENDUM**

**APPLICATION TO THE SCITUATE  
COMMUNITY PRESERVATION  
COMMITTEE**

**AUGUST 13, 2018**

**PROJECT: MACDONALD FARM PRESERVATION  
PROJECT**

**LOCATION: 23 SUNSET ROAD, 1<sup>ST</sup> CLIFF**

**ACREAGE: Approximately 4.79**

**CURRENT OWNERS:**

**SEE TABLE INCLUDED HEREIN**

## **PROJECT SUMMARY:**

On behalf of the property owners, Wildlands Trust, and Scituate resident Mary Jenkins hereby submit an application to the Scituate Community Preservation Committee, pursuant to the possibility of the Town acquiring a substantial assemblage of open space on First Cliff.

Long known as the MacDonald Farm and situated at the terminus of Sunset Road, the subject Property comprises 4.79 acres of beach frontage, marsh, and coastal upland, and is the last remaining undeveloped privately owned parcel on First Cliff, one of Scituate's most densely developed neighborhoods. It is conspicuously visible from many vantage points in Scituate Harbor, and is an important component of the viewshed within the harbor area.

The Property possesses considerable natural resource values. It is almost entirely within a Commonwealth of Massachusetts Natural Heritage and Endangered Species Program-designated ("NHESP") "BioMap 2 Critical Natural Landscape" and is closely proximate to several other NHESP-designated areas, including "Priority Habitats of Rare Species".

The subject Property is also an integral link in the long-envisioned Maritime Journey Trail, a proposed pathway that would afford visitors with a unique opportunity to experience a hiking path extending through varied coastal habitats contained within a fairly small geographic area.

The proposed acquisition is supported by numerous Town boards and committees, including the Conservation Commission, and has also garnered the enthusiastic support of a wide range of public and private entities, members of the 1<sup>st</sup> Cliff neighborhood, and Wildlands Trust. The National Marine Sanctuary Foundation ("NMSF") has pledged \$2000 to the project, and a private donor has pledged \$1500. The NMSF funds will be used to fund title examination work, and the \$1500 pledge will serve as the first private donation to the project. Wildlands Trust will establish a donation page on its website and associated social media platforms to solicit additional private donations. To advance this fundraising effort, supportive community members are actively reaching out to other potential donors.

The Property owners are motivated sellers, and recently reduced the sales price substantially, to \$599,000. However, they are intent on divesting the Property as soon as possible, and aren't likely to defer a sale for an extended period for any prospective purchaser, public or private. Therefore, the opportunity currently before the Town may represent its last best chance to acquire the Property.

The proposed acquisition meets several of the "Open Space Goals and Criteria" enumerated in Scituate's Community Preservation Committee application, and is consistent with several of the goals and objectives articulated in the town's most recent Open Space and Recreation Plan.

**CURRENT OWNERS OF RECORD, with ASSESSORS PARCEL REFERENCES AND ACREAGES OF EACH PARCEL**

Assessors' Parcel	Owners	Title Ref.	Deed Date	L.C. Plan(s)	L.C. Lot #	Land Area
51-3-19E	Patricia E Norton, Paul Norton	L.C. Doc. 222740	12/31/1985	28642A	6	10,300 sf <sup>1</sup>
51-3-19F	Kathleen M. Devinsky, William A. Saner, Dean N. Willis	L.C. Doc. 592478	9/1/2005	28642A	7	11,600 sf <sup>1</sup>
51-3-19G	Paul Norton (Est. of Richard McDonald)	L.C. Doc. 458407	12/2/1999	28642A 28642B	8	19,504 sf <sup>1</sup>
51-3-19H	Kathleen M. Devinsky, William A. Saner, Dean N. Willis (1/4 int.) McDonald Realty Trust	L.C. Doc. 592478	9/1/2005	28642A	9	10,400 sf <sup>1</sup>
51-3-19I		L.C. Doc. 248841	12/23/1985		10	11,000 sf <sup>1</sup>
51-3-19N					11	136,778 sf <sup>1</sup>
Roadway	All of the above	n/a	n/a	28642A	McLean Dr.	7,800 sf <sup>2</sup>

1 According to Assessors' records.

2 Approximate, based on measurements on Land Court Plan 28642A.

The following parcel abuts two of the above-referenced parcels as shown on the attached aerial maps, but is not currently within the parcels offered to the Town. However, the co-sponsors are working with the presiding real estate broker toward either including it in the scope of the proposed acquisition, or arrange for a donation of the parcel for conservation in a separate transaction.

51-3-17R	Patricia Norton, John Norton	BK 28041, PG 320	4/26/2004	n/a	n/a	21,200 sf <sup>1</sup>
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**ZONING:**

The subject Property is situated entirely within the R-3 Zoning District.

**IMPROVEMENTS/ACCESS:**

The subject Property does not contain any improvements. It is accessed off of the south side of Sunset Road, an unimproved way extending from Edward Foster Road.

**NATURAL RESOURCES SUMMARY:**

The Property lies within or is closely proximate to multiple areas designated as significant wildlife habitat by NHESP, including:

- Bio Map 2 Critical Natural Landscape, Coastal Adaptation Analysis", "Tern Foraging"

- Closely proximate to areas designated as “Priority Habitats of Rare Species” and “Estimated Habitats of Rare Wildlife”, “Coastal Natural Community Systems, Brackish Tidal Wetland, Maritime Shrubland, and Tidal Flat”.

All of these designations attest to the Property’s wildlife habitat significance.

### **LANDSCAPE CONTEXT:**

The Property comprises the last large unprotected parcel of open space remaining on the Scituate Harbor coastline. It can be observed from almost any location in the immediate harbor area, and possesses 600 feet of uninterrupted beach along the inner harbor. The pressure of development in the harbor is at its highest point since the Town was incorporated. With the purchase of this parcel the Town would acquire rights on Sunset Road providing access to adjacent town land otherwise only accessible by water.

The subject Property is one of the most picturesque landscapes in Scituate. The ***Scituate Harbor Public Access Plan dated December 2000, which was conducted by the University of Massachusetts Boston and the Urban Harbors Institute, lists Region 2 as the First Cliff Route.*** Connecting the conservation property behind the Bank of America building at the Southwest boundary of the harbor to this property by way of Edward Foster Road for bikes and pedestrians would enhance the Cliff walk portion considerably.

The Town’s acquisition of the subject Property would:

- Preserve forever the rural look of this section of the harbor
- Protect an environmentally sensitive area from further damage and limit further runoff pollutants.
- Preserve uplands with varied bird populations and migration habits as well as extensive lowlands filled with dynamic marine life.
- Provide land access to the town owned property at the tip of this peninsula.
- Align with the *Scituate Harbor Public Access Plan of December 2000 referenced above.*
- Strengthen ties to NOAA’s Stellwagen Bank National Marine Sanctuary

### **RECREATION:**

The recreation possibilities for this property are diverse, and include:

- The Town’s marine park can extend the walkway to this parcel and include various areas for bird watching and benches to stop and enjoy the aesthetic beauty of the marsh landscape.
- With little effort, you can arrive early and see the sunrise over the ocean or sit and watch the sun set over the harbor at the end of the day.
- This parcel also offers enough beach frontage for kayak and canoe programs. Small craft could be launched into the harbor without the fear of encountering power boats.

- This area is currently used by surfers when northeast winds create heavy surf.
- Artists frequent this area because it offers such dynamic harbor scenery for paintings. This parcel can be used to extend the park portion of the Marine Park and open up many different recreational opportunities which are currently underrepresented.

Eventually, this area can connect with the bike path on the Driftway. People would be able to ride their bikes, park them at the marina, enjoy a walk around the beach/marsh, and return. It would provide a unique way to enjoy the natural habitat of the harbor.

### **HISTORIC PRESERVATION:**

The Property possesses considerable historical significance. The two families who originally settled in First Cliff were the Wards and the MacDonalds. Daniel Ward and James MacDonald were brothers-in-law and this parcel is the last portion of the original homestead of the MacDonald family farm. The MacDonald Family came to Scituate with the Wards in the mid 1800s to harvest moss, fish and farm. They built the first homes on 1<sup>st</sup> Cliff.

Other historical notes of interest:

1. The land was purchased by James MacDonald Sr. from George W. Brown and Henry Chubbuck. Henry Chubbuck is a descendant of Lucy (Otis) Chubbuck who was deeded the property in 1822 as one of the four children of Ensign Otis, himself a direct descendant of Thomas Ensign, one of the Conihasset partners, who purchased the property from Timothy Hatherly in 1640. That would mean the land has passed through only three families since the founding of Scituate in 1636.
2. The Property has not changed hands since the mid 1800s and parts of it were used for the drying of Irish Moss and for cow pasture. As stated by the Scituate Tercentenary Committee in 1936, "Even before the Civil War, Peggotty Beach, together with the strand between First and Second Cliffs and the sands near to the present Yacht Club were gay all summer with the checkerboards of Irish moss drying from deep purple through delicate mauve to waxy white. Irish-American grandsons and great-grandsons of the original discoverers have this picturesque industry in their hands even yet."
3. The beach strip between First and Second Cliff was originally used to dry large amounts of moss was co-owned by the Daniel Ward and James MacDonald families. The beach later passed to Fred Conroy and James MacDonald Jr. and finally was sold off as house lots.
4. The names of MacDonald, Conroy and others are on the walls of the Mossing Shed and the Boat House, located at the Marine Park, which have been restored for historical purposes. It's an excellent area to consider installing plaques explaining

the original settlers of the area and give them a glimpse of what the land must have looked like back then. This is important to the historical account of how coastal portions of Scituate were settled.

5. Eventually the property can be tied to the Mossing Museum, where the mossing shed is now located, which will give people a better understanding of how this area was settled.
6. This parcel can also be connected to the Stellwagen Bank Marine Sanctuary to learn about its mission to protect natural resources and maritime heritage. Visitors could stop at the old Coast Guard Station, and through interpretive exhibits and guided tours learn about the Sanctuary and its mission.

In partnership with local stakeholders, NOAA has developed a conceptual outline titled **“Scituate Maritime Journey Trail”**. This is a dramatic depiction of the unique educational, historical and recreational potential of the area. A copy of this presentation is included herewith in the “Attachments” section of this application package.

#### **ACQUISITION COST BREAKDOWN:**

The cost of land acquisition is \$599,000. Additional costs include: \$7,500 for the Conservation Restriction Stewardship Endowment Fee and \$2,500 for due diligence including recording fees. The total funding request to CPC is \$609,000.

#### **ACQUISITION PLAN/TIMELINE:**

The Town would acquire the Premises as soon as possible following a vote by Scituate Town Meeting approving the project, subject to the satisfactory completion of all required due diligence. The next town meeting will occur in November.

It is anticipated that the required Community Preservation Act Conservation Restriction will be completed no more than twelve months following the Town’s acquisition of the Premises. Co-sponsor Wildlands Trust (The Trust) is interested in holding the required CR, to help protect the subject Property in perpetuity and to assist the Town with properly implementing the provisions of the Community Preservation Act. The Trust’s holding of the CR is contingent upon the following standard conditions:

1. The approval of its Board of Directors
2. Stewardship Endowment Fee

The Trust’s next board meeting is on September 13, and we expect to obtain approval for holding the CR then. The stewardship endowment fee, a one-time fee required as part of all CR projects, will be \$7,500.

## **DUE DILIGENCE**

**Title Examination:** The National Marine Sanctuary Foundation has agreed to fund a title examination for the subject Property. We have contracted with a local law firm to complete the title search. We hope to have a completed title examination in hand by the date of the next CPC meeting on September 10 that will confirm the Sellers can deliver good clear record and marketable title.

**Plans of Land:** As noted in the ownership table contained herein in the “Current Owners of Record” section of this addendum, all six of the subject parcels are depicted on Land Court-approved plans of land. Copies of said plans are included herewith in the Attachments section.

## **APPRAISAL:**

The Scituate Community Preservation Committee commissioned an appraisal of the subject Property in the winter of 2018. Bearing an effective date of February 22, 2018, the appraisal reported two values for the Property: a value of \$830,000 based on the premise that it is buildable and a value of \$370,000 if it is considered non-buildable. The buildable value of \$830,000 more than supports the landowners’ current asking price of \$599,000.

**LANDOWNERS EXPECTATIONS:** As noted in the penultimate paragraph of the Project Summary contained herein, the landowners are motivated sellers, and are willing to sell to the Town for conservation purposes. However, through their real estate broker, they have made it clear that a sale to any prospective purchaser, including the Town, would be subject to the following stipulations:

1. The Property is being sold as is.
2. The new sales price of \$599,000 is the final sales price.

A sale to the Town would also be subject to the stipulation that the warrant article advancing the project would be advanced for an approval vote at the upcoming Scituate Fall Town Meeting (apparently to be held sometime in November).

## **ALIGNMENT WITH COMMUNITY PRESERVATION ACT GOALS FOR OPEN SPACE**

**GOAL 4:** *Improving public access and trail linkages to existing conservation, recreational and other land uses.* The subject Property is a critical link in the proposed Scituate Maritime Journey Trail, an ambitious vision for affording quality public access to the eastern edge of Scituate Harbor.

**GOAL 5:** *Protecting rare, unique and endangered wildlife habitat.* The subject property is within NHESP-designated “Bio Map 2 Critical Natural Landscape, Coastal Adaptation Analysis”, “Tern Foraging”, and is closely proximate to areas designated as “Priority Habitats of Rare Species” and “Estimated Habitats of Rare Wildlife”, “Coastal Natural Community Systems, Brackish Tidal Wetland, Maritime Shrubland, and Tidal Flat”. All of these designations attest to the Property’s wildlife habitat significance.

**GOAL 6:** *Preserve the town’s rural character.* The subject Property is the last remaining privately owned undeveloped parcel on otherwise densely developed 1<sup>st</sup> Cliff, one of Scituate’s most aesthetically prominent neighborhoods. The Property is conspicuously visible from multiple vantage points along Scituate Harbor, and is a critical component of the area’s viewshed.

**GOAL 8:** *Enhancing the quality and variety of passive and active recreational opportunities for all age groups and abilities.* The Scituate Maritime Journey Trail proposal referenced above in Goal 4 will create a public access amenity open to a wide range of age groups and abilities, and will provide access to a unique coastal resource for passive recreation, enjoyment of the outdoors, and environmental education.

## **PROJECT TIMELINE**

- Submission of Draft Application to CPC—August 13, 2018
- Submission of Final Application to CPC—prior to September meeting
- Completion of Title Examination—by no later than mid-September
- CPC Vote on Application—September 10, 2018
- Due Diligence Initiated/Completed—September/October 2018
- Town Meeting Vote on Warrant Article Authorizing CPC Expenditure on Project—November 2018

- Closing—Pending completion of due diligence, within six to eight weeks after Town Meeting vote authorizing project
- Completion of Required Community Preservation Act Conservation Restriction--Within 12 months after Closing

## **ATTACHMENTS/EXHIBITS**

- **PHOTOS OF SUBJECT PROPERTY**
- **COPIES OF LAND COURT PLANS DEPICTING THE SUBJECT PARCELS**
- **AERIAL CONTEXT MAP DEPICTING SUBJECT PROPERTY AND ADJACENT OPEN SPACE**
- **CLOSE-UP AERIAL MAP DEPICTING SUBJECT PROPERTY**
- **COPY OF MARITIME JOURNEY TRAIL PROPOSAL (COURTESY OF NOAA)**

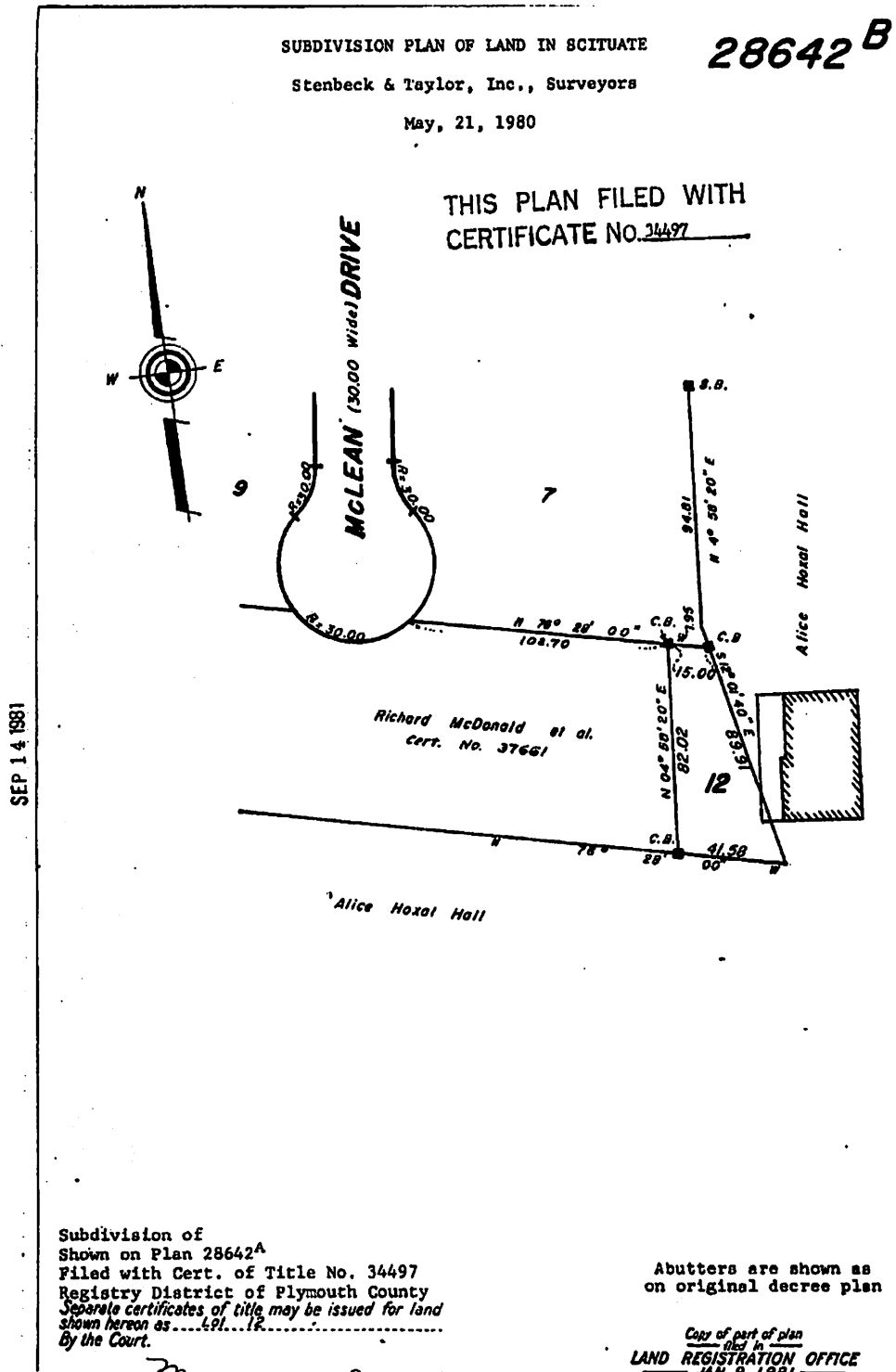
## **Views of Subject Property From Mill Wharf**



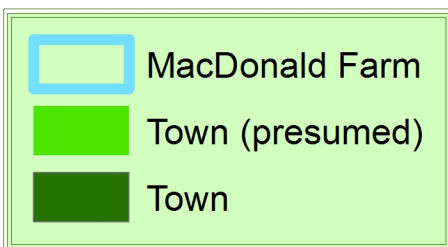




Subject Property Plans



# MacDonald Farm, First Cliff, Scituate

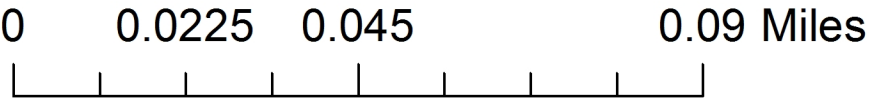


0 0.1 0.2 0.4 Miles

MacDonald Farm, First Cliff, Scituate



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

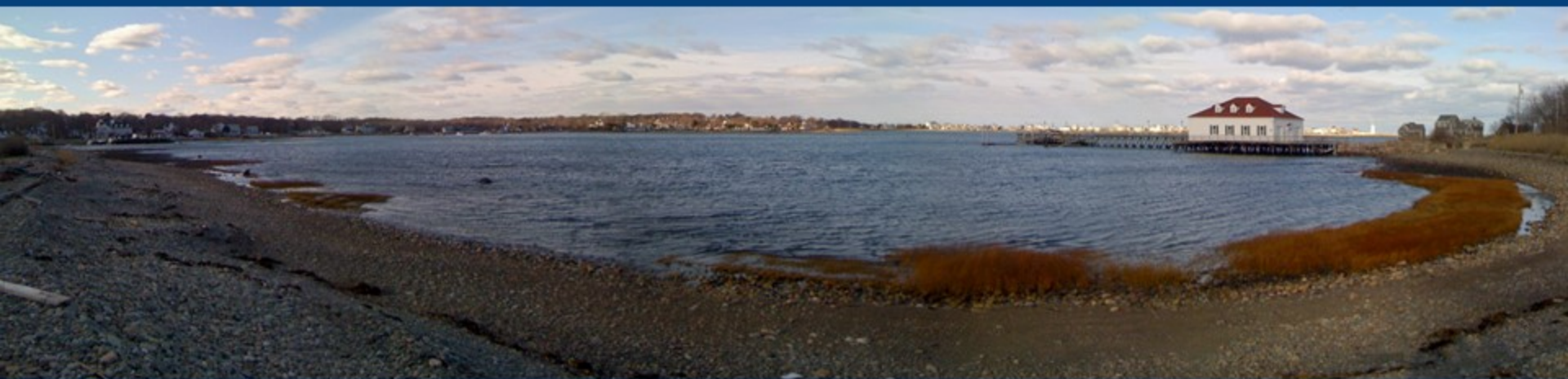


# Scituate

## *Maritime Journey Trail*

### Conceptual Outline

12/22/10



Prepared by deZign sKape LLC for





## New Trail Conceptual Plan

Prepared by deZign sKape LLC for



The educational content would be delivered in multiple layers of informational signage to address the following three primary sets of subjects:

- 1. Heritage Signage** - describing the history of the area & and of the NOAA Stellwagen Bank National Marine Sanctuary
- 2. Ecology Signage** - highlighting the diverse local ecosystems located on or next to the trail site
- 3. Naturalist Markers** - featuring the individual examples of flora and fauna found on the trail site



## Conceptual Layout of the Heritage Signage Content

**1. Maritime Center Deck:** Orientation Map of Harbor w/ smaller inset of Overall Area including Sanctuary Harbor Diorama with key to highlighted landmarks

### 2. Trailhead

Welcome Message and set-up for the Journey through the highlights of Scituate's maritime heritage; Native Americans; First Settlers

### 3. Coast Guard & Life Saving Station

Coast Guard stories of dramatic rescue

### 4. Navigation - tie into NOAA Story

Shipwrecks; Mapping history - discovery of Stellwagen Bank Feature; Modern NOAA Scientific Ocean Exploration

### 5. Sea Mossing Industry with link to the First Cliff area

### 6. Local fishing history and tradition

### 7. Development of Harbor:

Ship-building & Farming

### 8. Maritime Archaeology

Key Shipwrecks

### 9. NOAA SBNMS

What is it? Why is it Here? How does it serve community? Key Animal Species

### 10. NOAA SBNMS Marine Operations Center

Map of the Sanctuary in context with the Scituate Harbor

**Conceptual Layout ONLY**  
**Use for Approximate Location**  
**NOT TO SCALE**



## Conceptual Layout of the Naturalist Markers Content

The educational intent of this signage layer is to highlight and illustrate plants and animals that the visitors are likely to encounter on the trail.

The signage is intended to be mostly visual, with both common and scientific names of the flora and fauna, possibly supplemented with a single paragraph, factual highlight text.

The selection and location of specific plants and animals to be featured on the markers is TBD.



## Conceptual Layout of the Ecology Signage Content

The educational intent of this signage layer is to inform the public of the varied and complex ecosystems on and next to the trail site.

The featured environments would include:

- **Salt Marsh Ecology** including impact of rising sea level

- **Tidal Flats Ecology**

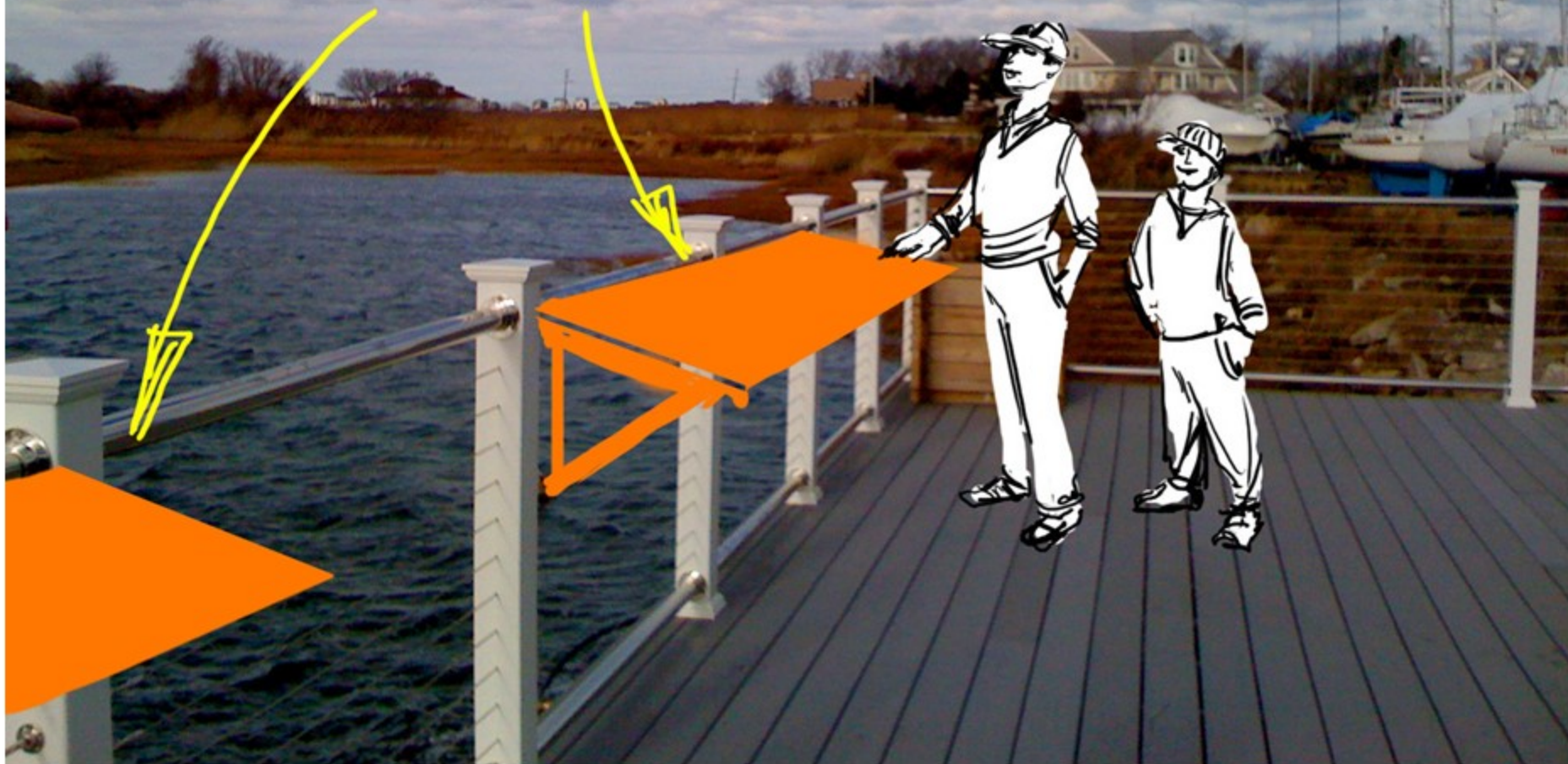
Shellfish, and wave action

- **Satuit Brook Ecology**

Anadromous & diadromous fishes species such as smelt, river herring, and American eel



## Graphic Panels attached to railing



The informational panels could be hinged at the railing, to be folded down and out of the way during crowded public events requiring maximum circulation space on the outdoor deck.

Conceptual sketch for new signage at the  
Maritime Center.

Prepared by deZign sKape LLC for



## Additional Trail Extension & Signage

The community discussion suggested a continuation of the Heritage Signage along an informal walking loop connecting the Sanctuary Headquarters campus and the Lighthouse Overlook point.

The Headquarters site would feature a sign with an overview of the whole campus, and history of the Coast Guard at this location.

The Lighthouse Overlook would feature a picnic table and a Heritage Sign briefly highlighting the lighthouse and deferring the public to visit it for more information.





Conceptual sketch for new 1. Heritage Signage  
and 2. Naturalist Markers along the future trail

Prepared by deZign sKape LLC for





Conceptual reference for trail surface materials  
and edge treatments

Prepared by deZign sKape LLC for





**Conceptual reference for raised walkway over  
wetland and/or salt marsh sections**  
*(as needed per final location of the trail)*

Prepared by deZign sKape LLC for





Conceptual reference for site furniture

Prepared by deZign sKape LLC for





Conceptual reference for Heritage Signage styles

Prepared by deZign sKape LLC for





Conceptual materials and visual treatment reference samples for Naturalist Marker signage plaques.



Image Courtesy of M. Jenkins



Conceptual reference for a landmark sculpture on the trail possibly featuring an “Irish Sea-Mossing worker” such as Mary Jenkins’ Mother, also called the “Sea-Mossing Queen”

A comparable icon example would be the Denmark Copenhagen’s Harbor Little Mermaid.

Conceptual reference for signage styles & landmark icons

Prepared by deZign sKape LLC for



This presentation is a summary of a concept for a new educational trail in Scituate, MA, connecting the existing Maritime Center and the NOAA Marine Operations Center facilities.

The trail is to be located in an undeveloped natural environment of salt marsh flats and tidal zone shores across from the Scituate Harbor, in the First Cliff area. The selected location is rich in local history of Irish sea mossing industry, and is in close proximity to the NOAA NMS Stellwagen Bank NMS Headquarters. It is also a valuable natural resource -- well appreciated and frequently visited by the local community members -- abundant in natural wildlife of the salt marsh, wetlands and tidal ecosystems. Furthermore, its location across from the historical harbor which is a popular tourist destination offers an additional opportunity to provide a multifaceted educational experience for out-of-town visitors, in addition to the Scituate's residents and recreational users.

The new trail proposal presents an excellent opportunity to enhance the existing and unique natural setting, provide a valuable public recreational and educational amenity, expand visitors' knowledge about the local history and natural resources, and provide key information about the NOAA Stellwagen Bank National Marine Sanctuary mission, vision, and public outreach and educational programs.

## Excerpt from proposal to Community Preservation Committee to acquire MacDonald Farm property

On behalf of the property owners, Wildlands Trust, and Scituate resident Mary Jenkins hereby submit an application to the Scituate Community Preservation Committee, pursuant to the possibility of the Town acquiring a substantial assemblage of open space on First Cliff.

Long known as the MacDonald Farm and situated at the terminus of Sunset Road, the subject Property comprises 4.79 acres of beach frontage, marsh, and coastal upland, and is the last remaining undeveloped privately owned parcel on First Cliff, one of Scituate's most densely developed neighborhoods. It is conspicuously visible from many vantage points in Scituate Harbor, and is an important component of the viewshed within the harbor area.

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