



Purchase of 37 Eli Rogers Road - Fact Sheet

BACKGROUND:

- The Orleans Conservation Trust (OCT) has secured a time limited opportunity to protect 4.56 acres at 37 Eli Rogers Road (including 0.47 acres in Brewster).
- The property was listed on May 4, and OCT got it under agreement on May 13 for \$1M.
- OCT has conducted due diligence including appraisals, a home inspection, environmental assessment and asbestos inspection, as well as extensive title research.
- After working with the Compact of Cape Cod Conservation Trusts to obtain a bank loan on short notice, OCT authorized the Compact to purchase the property on June 30, getting it off the market and giving OCT a chance to fundraise. The Compact currently holds title to the property.

ABOUT THE LAND:

- Total acreage: 4.56 acres (5.48 acres including proposed 40,000 sq. ft. house lot for resale; see attached map).
- The land sits fully within the Zone II MassDEP Wellhead Protection Areas, signifying its importance to protecting drinking water. It also sits in the Pleasant Bay watershed.
- The land is identified by the Natural Heritage Endangered Species Program as important habitat for rare species as well as vernal pool wildlife breeding habitat.
- The land drains into a certified vernal pool and includes a freshwater wetland which may itself be another vernal pool.
- There is adequate upland area and frontage for 3 or 4 buildable lots.
- The appraised value of the 4.56 acres is greater than \$700,000.
- The land abuts the 500-acre Orleans Watershed to the north and 4.73 acres of preserved land to the west, owned by the Town of Brewster, purchased in partnership with the Town of Orleans for watershed protection in 2010.

CONSERVATION VALUE:

OCT has identified this property, and its important qualities as critical to preserve for conservation, open space, and passive recreation purposes. The acquisition of the property will:

- Protect drinking water by preserving land abutting the Town Watershed and within Zone II;
- Protect and enhance the water quality of Pleasant Bay by decommissioning an existing septic system and preventing more development and a higher septic load in the Pleasant Bay Watershed;
- Protect a wildlife corridor, a freshwater wetland, rare wildlife habitat and vernal pool species breeding habitat;
- Provide an opportunity for enhanced public access into the watershed as well as possible future access to larger preserved acreage in Brewster.

STRUCTURES AND “UNDEVELOPMENT”:

- There are three main structures on the property:
 - 4-bedroom home
 - Two aging, neglected 2-bedroom cottages
- The 4-bedroom home is slated for resale by OCT. OCT is exploring housing partnerships to see whether the home can be used for community workforce housing.
 - Resale will require dividing the property to carve off the minimum amount of upland to create a lot, and OCT is undertaking this division
- OCT intends to remove the cottages and associated outbuildings and decommission the cottages' septic system, easing pressure on our drinking water supply and nutrient loading in Pleasant Bay.

FUNDRAISING:

OCT's fundraising efforts consists of four major components:

1. We have applied for a Massachusetts Conservation Partnership Grant for \$175,000.
2. We will apply for a Community Preservation Act Grant, likely in partnership with the Open Space Committee, given the property's significance toward protecting the town's drinking water supply.
3. We will resell the 4-bedroom home as soon as we're able.
4. We will conduct private fundraising as needed, including solicitations to individuals, foundations, and other organizations.