



Purchase Of 66 Portanimicut Road - Fact Sheet

BACKGROUND:

- OCT has a time limited opportunity to purchase three lots at 66 Portanimicut Road.
- The three lots provide a critical link between conservation and watershed lands south of Portanimicut Road and other conservation lands north of Portanimicut Road.
- OCT has been informed that it will receive a bequest from Rachia Heyelman of over 20 acres of land contiguous with the Christian conservation land. This bequest will greatly increase the broader conservation opportunity at this location.
- OCT intends to preserve all three lots at 66 Portanimicut Road for conservation purposes. However, OCT will be forced to consider other options for future land use if its fundraising efforts are only partially successful.

LAND FACTS:

- Total acreage: 4.65 acres (including 0.54 acres of wetland)
- 3 buildable lots, including two that are undeveloped and in their natural state and one that contains a rundown cottage that OCT intends to demolish.
- The land has an appraised value in excess of \$1,000,000 while OCT's purchase price is only \$775,000. With legal fees and demolition costs for the home on Lot 2, we estimate that the total cost to OCT will be \$825,000.
- The lots contain pine/oak woodland. One of the lots includes a large, healthy wetland that may be a vernal pool.

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:

- Provide a connection and wildlife corridor between over 45 acres of current and future conservation land north of Portanimicut Road and over 50 acres of existing conservation land south of Portanimicut Road, thereby **creating nearly 100 acres of contiguous preserved land**.
- This would-be contiguous conservation land is in addition to five other conservation areas that are all within 1/3 mile of said land. **See the map on reverse**. This connection would add to a network of conserved lands with immeasurable benefits to people and wildlife.
- Enable OCT to provide a parking area for improved access to the Christian conservation area, with a trail system that showcases an Atlantic White Cedar swamp, and future access to an additional 20 acres that will be donated to OCT.
- Protect a potential vernal pool. OCT will begin certification process after taking ownership.
- Prevent development of up to 3 lots for single family homes, and associated septic, traffic, and other impacts.

OCT PLEDGE:

- OCT has pledged \$100,000 of its own funds toward the purchase of this property.