



## FACT SHEET

### Purchase of 109 Portanimicut Road

#### BACKGROUND

- OCT has a time- limited opportunity to purchase two unique properties at 109 Portanimicut Road.
- The land borders a critical fringing saltmarsh, named Deacon Roger’s Meadow, and a tidal creek on Pleasant Bay.
- The acquisition will add to an impressive network of existing conservation lands in South Orleans and the historic Portanimicut region.
- The lots contain two old cottages and a garage, all of which OCT will remove before restoring the area to a managed natural state.
- Neighbor Rachia Heyelman has informed OCT that more than 20 acres very near the 109 lots will be left to OCT in her estate. See yellow outlined parcels on map.

#### LAND FACTS

- Total acreage: 1.84 acres.
- 2 buildable lots, in an area where redevelopment would impair the saltmarsh and Pleasant Bay.
- The land has an appraised value of \$760,000, though the assessed value is in excess of \$1.5 M!
- OCT has already raised \$100,000 and pledged an additional \$100,000 of our own limited funds, leaving a balance of \$560,000 needed to purchase both lots. Project costs including demolition of buildings, restoration, and legal fees bring our total fundraising target to \$625,000.
- The lots sit largely within the Area of Critical Environmental Concern, though the structures are “grandfathered” and therefore the lots are developable.
- OCT will restore this sensitive area to a managed natural state after demolition of the buildings and decommissioning of cesspools.

#### CONSERVATION VALUE

OCT has identified this property and its important qualities as critical to preserve for conservation, habitat protection, water quality, open space, and passive recreation purposes. Acquisition of the property will:

- Preserve an incredible scenic view over Pleasant Bay to Hog Island, Sampson Island, and the barrier beach beyond.
- Add nearly two acres of marshfront property to the network of conserved lands in and around the Portanimicut neighborhood, establishing wildlife corridors and habitat and providing tremendous benefit to Orleans landowners and visitors. See map.
- Prevent redevelopment and its associated septic load, traffic, and other activity in an extremely sensitive area, and reduce pressure on the fragile Pleasant Bay system.
- Serve as a buffer to the saltmarsh and the bay, protecting against runoff and risk of contamination generated by residential development.