

Detailed Description of the Project

- The subject property is 16.26 acres and is in the area between North Scituate and Minot off of Indian Trail. This parcel is owned by the Hubbell family. It is bordered by Indian Trail, Cavanagh Road, a privately owned 20 acre open space parcel and abuts Town of Scituate Conservation land. The Conservation piece has frontage on old Gannet Rd. near Border St. but has difficult access. There is currently no trail system on these properties. (See Exhibit A attached to this application)
- The above mentioned abutting Scituate Conservation land contains 16.4 acres and was donated to the town by Dick Hubbell in the 1960's. His children are the sellers in this proposal. Dick Hubbell and a couple of other investors developed all of the Indian Trail area from the 1950's through into the 1970's.
- The family has explored developing this property and they have 7 documented and accepted perks on the property. However, they would like to leave this property intact instead of building on it since this was a favorite spot of their father's.
- From the height of the land, views of the marshes and ocean can be seen on the Glades side and views of the Gulf River from the other side.
- The family has agreed to the purchase price of \$17,000 an acre, which has historically been the amount supported by CPC appraisals for open space.
- The Hubbell children would like this land to be a legacy for the town from their family. They are requesting that if the town votes to purchase these parcels, making one contiguous parcel of 33 acres, that it be called the "Hubbell Preserve" and that signage be erected stating this. This would make an excellent Eagle Scout project. They are willing to work with the Conservation Commission and volunteers to help cut trails into this property so that all may enjoy it's beauty.
- This property has quite a lot of frontage on Indian Trail. One spot is 160 feet wide and flat and would easily accommodate construction of a small area for off street parking. (See Exhibit B)
- An Environmental Evaluation for this property written by Bob Murphy of Danena Inc. will be provided to the committee as soon as it is available.
- This project is consistent with the CPC goals for open space preservation. Given the current financial real estate climate, this a good value for Scituate and this neighborhood. There are lots of potential projects for Eagle Scouts that could be coordinated by Concom and Maxwell Trust if the property is preserved.

- Indian Trail is a narrow, winding road without sidewalks. There are no walking trails in this area currently and quite a few of the neighbors have assured us that these trails would be welcomed and well used by many people and dogs.
- The applicant requests that the Maxwell Conservation Trust hold the Conservation Restriction on this property.

Additional Project Budget Information

- Included in this project is reimbursement to Maxwell Conservation Trust for legal costs associated with this project, up to \$5,000.
- The applicant is requesting that any surveys required by CPC be funded by the committee.
- The P&S allows for additional timing for CPC to seek grants from the State if they choose to for supplemental funding for this project.