



**North Falmouth Woodlands**

# Strategic Plan excerpt:

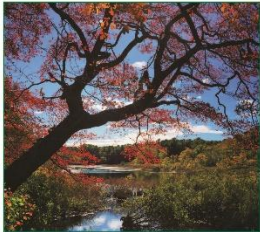
"As the T3C pursues its land protection efforts to reach the Town's goal of permanently protecting 30% of Falmouth's land area, we are increasingly mindful of the additional planning needs to ensure smart growth and the availability of land suitable for workforce and affordable housing, farming, renewable energy and climate change mitigation and adaptation. **T3C recognizes that as it prioritizes land conservation, it will also, at times, need to form partnerships to advance these goals in concert with efforts to preserve open space.**"

# Falmouth, Massachusetts

## Conservation and Recreation Land



2019 Edition



Published by  
The 300 Committee Land Trust, Inc.  
with funding support from  
The Falmouth Fund of The Cape Cod Foundation



### THE 300 COMMITTEE LAND TRUST, INC.

The 300 Committee is a private, nonprofit land trust dedicated to preserving and protecting natural places in Falmouth for everyone to enjoy now and forever. Founded in 1965 by a committed group of citizens, the initial goal of the organization was to preserve 300 acres of open space in honor of the Town of Falmouth's tricentennial celebration. Since then, The 300 Committee has taken a lead role in helping the Town acquire more than 2,400 acres of treasured land for recreation, conservation and water protection.



157 Forest Street  
Falmouth, MA 02541  
(508) 546-0076  
www.300committee.org



- Falmouth Conservation or Town Open Space
- 300 Committee or Other Non-Profit Organization
- Conservation Restriction (CR) *State or Federal - No Public Access*
- State or Federal
- Town Recreation, Beach or School
- 131 Site Number
- 132 Site with Description
- Coonamessett Greenway Heritage Trail
- Moraine Trail
- Shining Sea Bikeway
- Bike Route
- Walking Area
- Handicap Access
- Boat Launch Ramp
- L Landing
- P Parking - conditions vary *Shaded areas Reserved for Summer Beach Parking*

### SITE LIST

Sites in **Bold** are described on the back side

- 1 Crane Wildlife Management Area
- 2 Allietta Field
- 3 Bracum Farms
- 4 Coonamessett Reservation
- 5 Ashumet Holy Wildlife Sanctuary
- 6 Crane Wildlife Management Area South
- 7 Dorrothea Allen Parcel
- 8 Hayway Flood Parcel
- 9 Fresh Pond Wet Site, Clarke Parcel
- 10 Fresh Pond Wet Site
- 11 Leonard Fonseca Park
- 12 Cape Cod Beagle Club
- 13 Finest Souza Parcel
- 14 Farley Bog
- 15 Falmouth Rod & Gun Club
- 16 Moonakis / Quassnot River Area
- 17 Fonseca Parcel
- 18 Otis River Estuary
- 19 Margaret Douit Preserve
- 20 Clum-Stewart Parcel
- 21 Quassnot Way Parcels
- 22 Hamblin Point Parcel
- 23 Ginnell / Cooke Pond Parcel
- 24 Waquoit Bay National Estuarine Research Reserve (WBNERR)
- 25 Washburn Island
- 26 Bagdikian Lane Parcel
- 27 McGehee Parcel
- 28 Falmouth Country Club
- 29 Flax Pond Bog
- 30 Rodrigues Bog
- 31 Carter Reservation
- 32 Hanson-Powell Parcel
- 33 Boris Shephard Property
- 34 Haddad Beachfront
- 35 Sea Farms Marsh
- 36 Donald Whelden Preserve
- 37 Tapoza Park
- 38 Emerald House
- 39 East Falmouth Elementary School
- 40 Coonamessett River / Great Pond Estuary
- 41 Lower Coonamessett River Conservation Lands
- 42 Coonamessett Greenway Heritage Trail
- 43 Andrews Grove
- 44 Andrews Farm
- 45 Bartolomei Conservation Area
- 46 River Bend Conservation Area
- 47 Sandwich Road Fields
- 48 Dupes Parcel
- 49 George Souza Preserve
- 50 Toner Parcel
- 51 Coonamessett River Upper Flats
- 52 Wild Fencer Parcel
- 53 Shallow Pond Woodlands
- 54 Braintree Ponds Conservation Area
- 55 Matthew Souza Conservation Area
- 56 Deep Pond Parcel
- 57 Crooked Pond Wet Site
- 58 Barque Dive Parks
- 59 Falmouth Woods Flood Parcel
- 60 Moraine Trail
- 61 Latimer Parcel
- 62 Wildlife Corridor
- 63 Turtle Pond Fields
- 64 Northern Moraine Trail Area
- 65 Kettle Holes Area
- 66 Collins Woodlot
- 67 Long Pond & Falmouth Town Forest
- 68 Sheriff Chute Preserve
- 69 Goodwill Park
- 70 Long Pond Watershed / Brick Kiln North
- 71 Falmouth High School
- 72 Boy Scout Parcels on Deer Pond
- 73 Mares Pond & Spectacle Pond Reservation
- 74 Blacksmith Parcel
- 75 Falmouth Dog Park
- 76 Sandwich Road Preserve
- 77 Quassnot Parcel
- 78 Falmouth School Administration Building
- 79 Trotting Park Fields
- 80 Testicket Elementary School
- 81 Testicket Park
- 82 Bartlett Parcel
- 83 Two Ponds Conservation Area
- 84 Head of Little Pond
- 85 Little Pond Conservation Area
- 86 Helmer Soft Marsh
- 87 Great Pond Frontage
- 88 Falmouth Heights Central Park & Waterfront Park
- 89 Marina Park
- 90 Gus Carty Recreation Center & Guy Fuller Field
- 91 Morse Pond & Nyes Pond
- 92 Morse Pond School
- 93 Lawrence School
- 94 Shironicks Pond Pathway
- 95 Mullen-Hall Elementary School
- 96 Lowry Jewell & Peg Noonan Park
- 97 Town Hall & Lakes Park
- 98 Surf Diver / Krock Parcel
- 99 Salt Pond Reservation
- 100 Shining Sea Bikeway
- 101 National Light House
- 102 Bell Tower Field
- 103 Webster Woods
- 104 Webster Forest
- 105 The Knob
- 106 Keady Gardens
- 107 Oyster Pond Headwaters
- 108 Zim Park
- 109 Cumbert Cocker Swamp
- 110 Green Parcel
- 111 Peterson Farm
- 112 Ice House (Miles) Pond Frontage
- 113 Plum Point
- 114 Kelly Woodland
- 115 Beede Woods
- 116 Hospital Lights Pocket Park
- 117 Little Sippewissett Marsh
- 118 Great Sippewissett Marsh & Black Beach
- 119 Marshland
- 120 Chapanoik Marsh
- 121 Swift Park
- 122 Eaton Preserve
- 123 Block Moraine Trails
- 124 Little Island
- 125 Carozza Farm
- 126 Bourne Farm
- 127 Wing Pond Woods
- 128 Hanting River Marsh
- 129 Roskovic Parcel
- 130 Quaker Marsh
- 131 Maritime Woods
- 132 North Falmouth Elementary School
- 133 Keady Conservation Area
- 134 Fricoman Property
- 135 Bay Road
- 136 Nye Park
- 137 Mignault Park

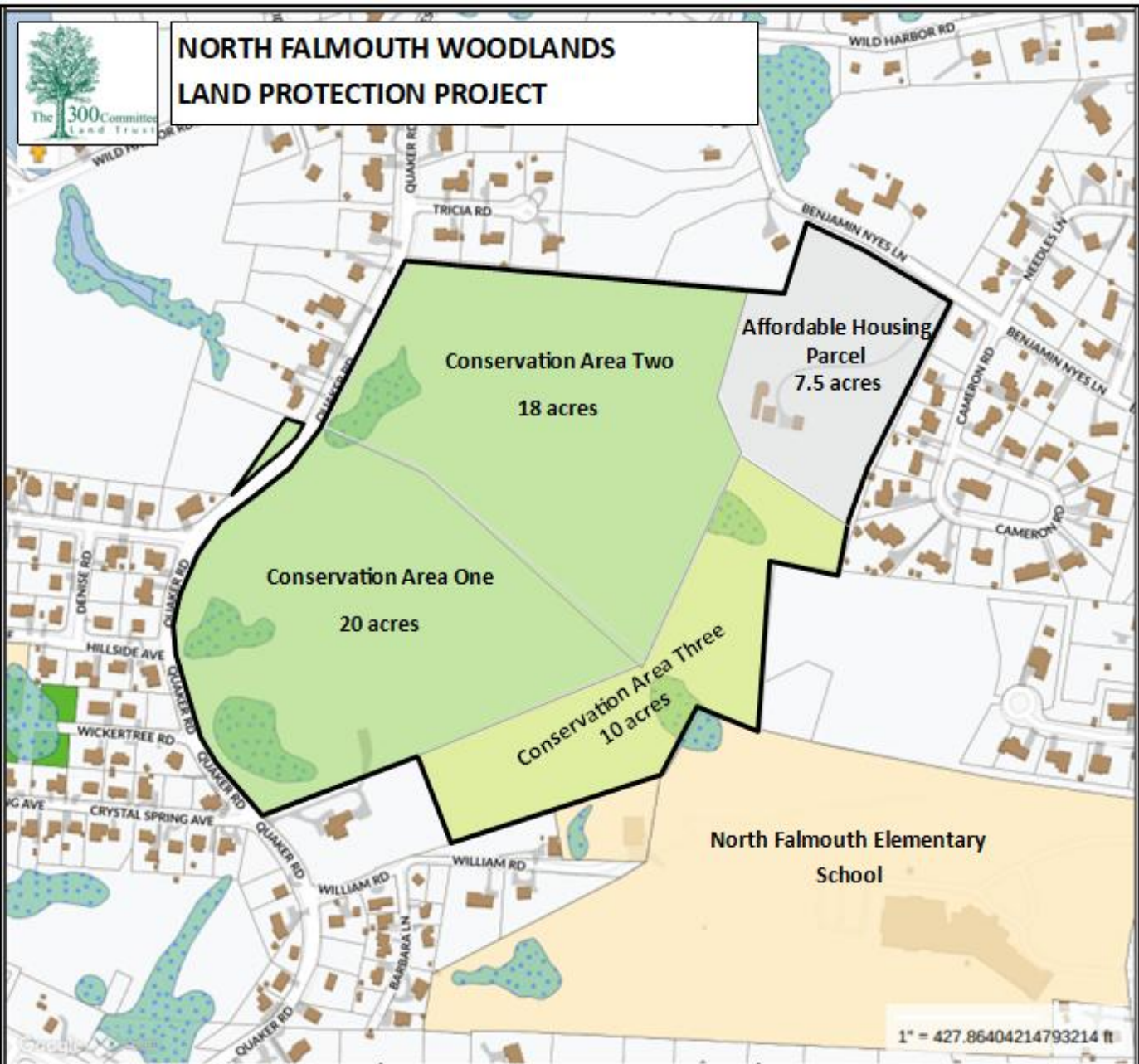
For Town Boating Regulations, please see:  
Chapter 231 of the Town Code  
(on the Town of Falmouth website)

# Overview

- The 300 Committee Land Trust (T3C) will purchase 55.7 acres at 48 Benjamin Nye Lane and 0 Quaker Road from Ruth and Steven Augusta for \$5,950,000
- The purchase will be completed in two installments—January 2025 and January 2026
- The 55.7 acres will be divided into three permanently protected conservation areas (totaling 48.2 acres) and an affordable housing parcel (7.5 acres)



# NORTH FALMOUTH WOODLANDS LAND PROTECTION PROJECT



1" = 427.86404214793214 ft

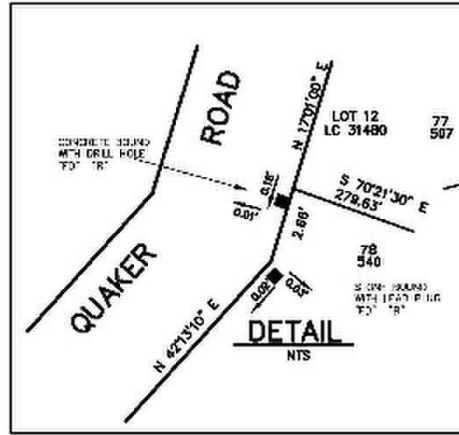
I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN MARCH 15, 2024 AND MARCH 29 2024.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR

THIS SURVEY AND PLAN CONFORM TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS

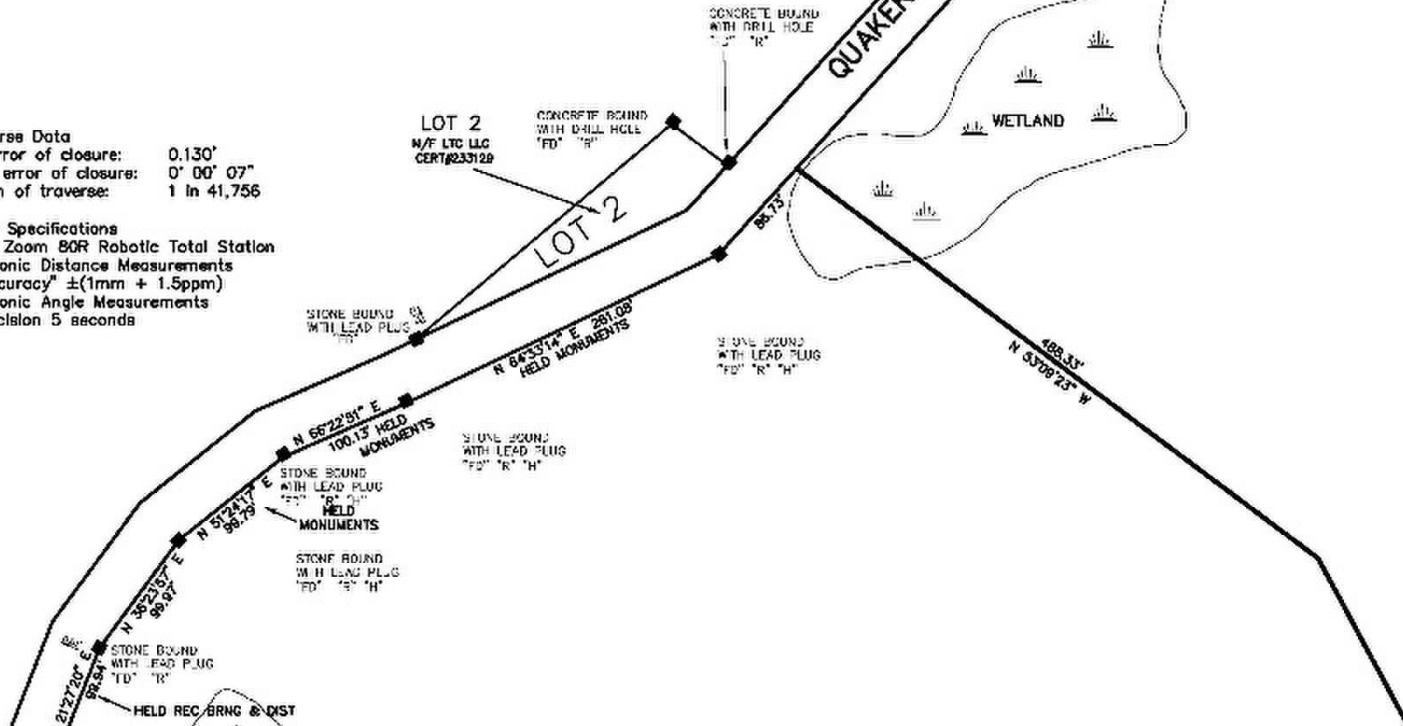
DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR

NOTE: THIS PLAN IS BASED ON AN ON THE GROUND INSTRUMENT SURVEY.



Field Traverse Data  
 linear error of closure: 0.130'  
 angular error of closure: 0° 00' 07"  
 precision of traverse: 1 in 41,756

Instrument Specifications  
 GeoMax Zoom 80R Robotic Total Station  
 Electronic Distance Measurements  
 accuracy ±(1mm + 1.5ppm)  
 Electronic Angle Measurements  
 precision 5 seconds



LOT 14  
 TOTAL AREA 18.0  
 UPLAND 17.306  
 WETLAND 0.704

FORM  
 LOT  
 55.705 ±  
 LAND COURT P

# Financing Plan

**\$6.1 million project budget**

## Conservation parcels

- **\$3 million** –  
Falmouth  
Community  
Preservation Act  
funds & State LAND  
Grant funds
- **\$2.1 million** –  
private fundraising

## Housing parcel

- **\$1 million** –  
Habitat for Humanity  
of Cape Cod

# Project Benefits

- Falmouth-led land use planning for preserving high-priority conservation areas while helping to address the town's need for affordable housing
- Passive recreational use, including outdoor learning opportunities for North Falmouth Elementary School
- Protection of wetlands, water quality, watershed, and rare species and wildlife habitat

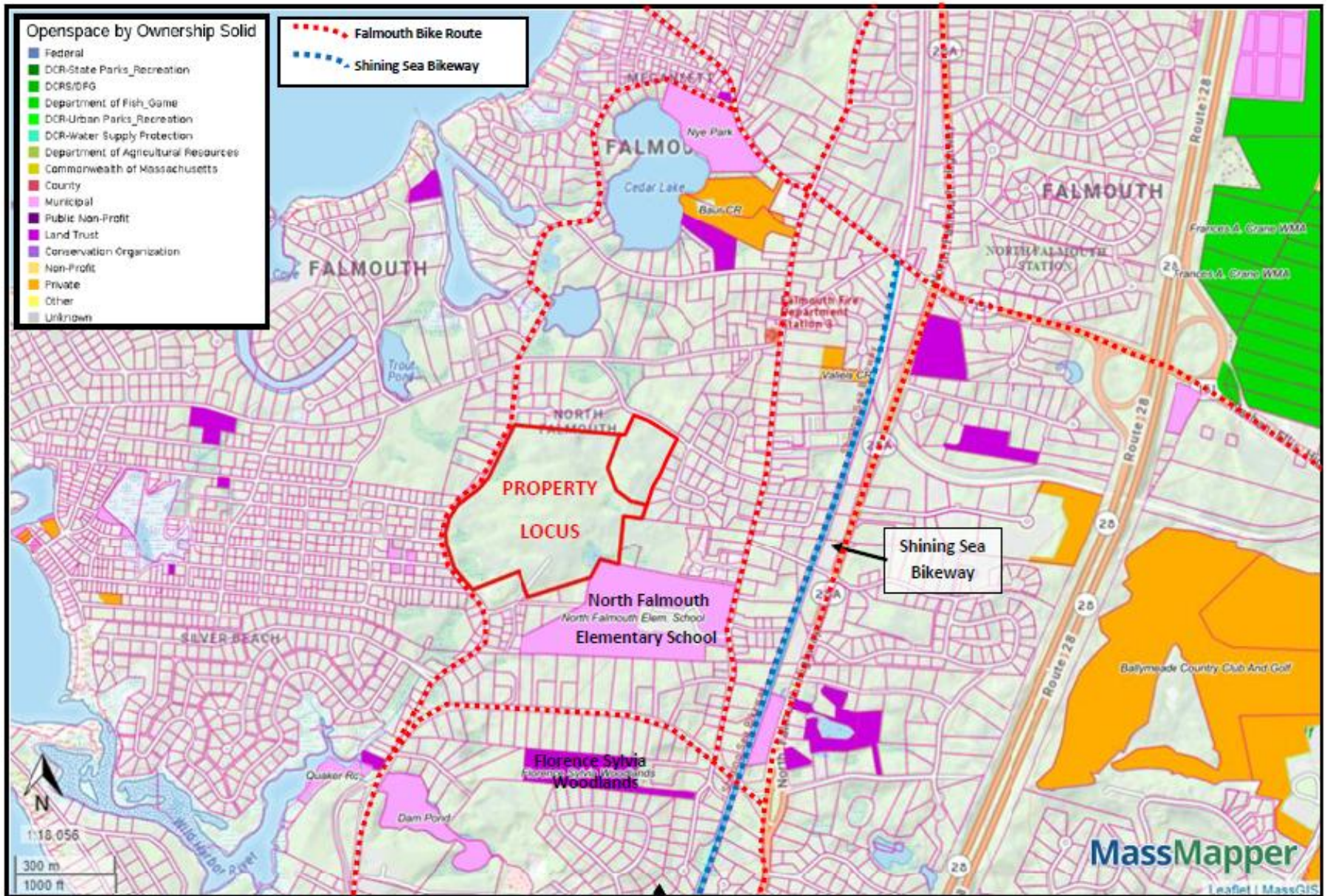


# NORTH FALMOUTH WOODLANDS LAND PROTECTION PROJECT: AERIAL MAP



# NORTH FALMOUTH WOODLANDS LAND PROTECTION PROJECT

## Existing Open Space and Bike Routes



# NORTH FALMOUTH WOODLANDS LAND PROTECTION PROJECT WETLANDS, VERNAL POOLS, AND 100' BUFFER ZONE

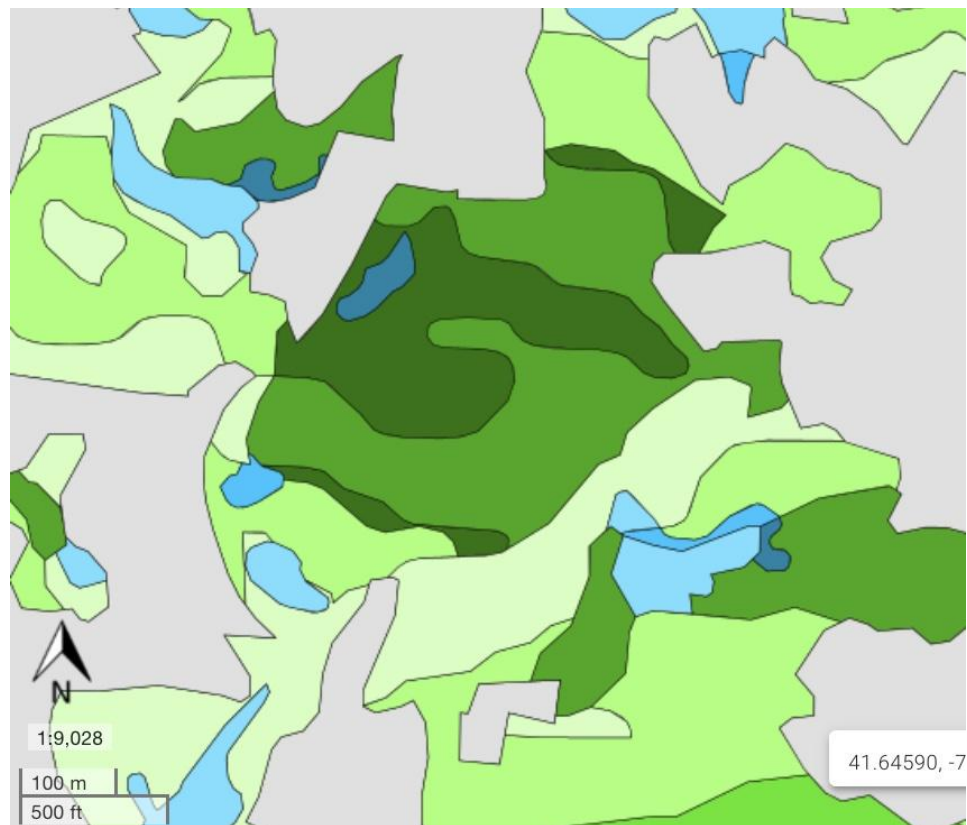


- **Five wetlands** on the property, including one **Potential Vernal Pool**;
- **100-foot buffer** to a **certified vernal pool** located just outside the property;
- **Wetlands support wildlife and vegetation**; and
- **Wetlands protect the watershed and water quality.**

41.645183,-70.63196

# NORTH FALMOUTH WOODLANDS LAND PROTECTION PROJECT

## PRIME FOREST



[Prime Forest Land](#)

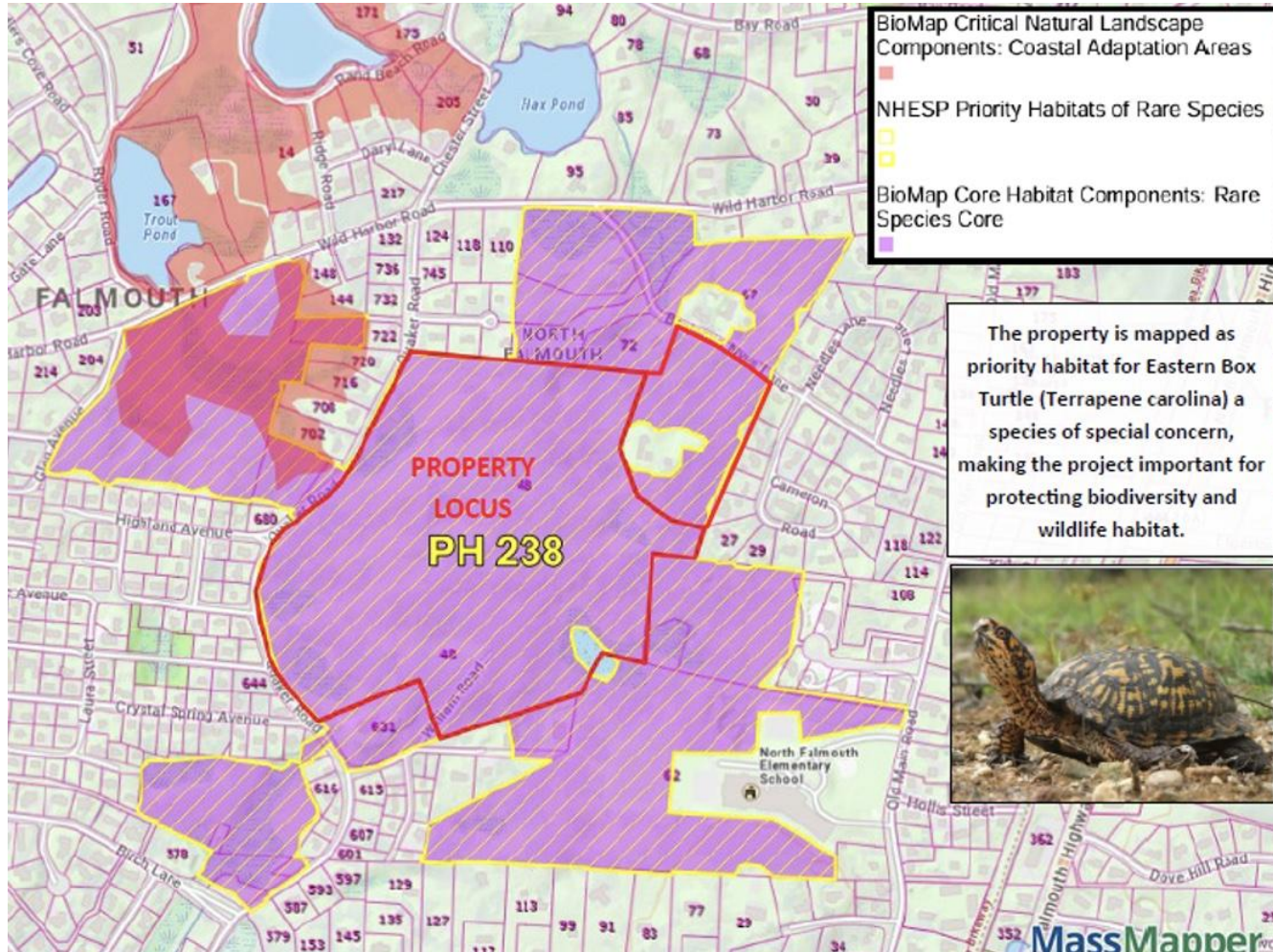
- Prime 1
- Prime 2
- Prime 3
- Statewide Importance
- Local Importance
- Prime 3 Wet
- Statewide Importance Wet
- Local Importance Wet
- Unique Wet
- Non-Forested Land



- **Prime Forest** recognized and mapped by state;
- Consists of **prime oak and pine forest**;
- Important for: **watershed protection, water quality, wildlife habitat, carbon storage for climate change mitigation, and scenic beauty.**

# NORTH FALMOUTH WOODLANDS LAND PROTECTION PROJECT

## RARE SPECIES AND WILDLIFE HABITAT



- **Priority Habitat for Eastern Box Turtle** (Species of Special Concern);
- **Vernal pool habitat for obligate and facultative vernal pool species** (salamanders, frogs, invertebrates);
- **Wildlife habitat for other species** (deer, foxes, coyotes, racoons, turkeys and other birds, etc.)

**Thank you for joining us!**

