

Feb 1, 2016 Public Hearing

## Article 23 Land Acquisition – Ball's Hill Road



**ARTICLE 23.** To determine whether the Town will vote to authorize the Select Board to acquire, by purchase, gift, eminent domain or otherwise, fee, easement or other property interests in, on, over, across, under and along all or any portion of the property located at 221 and 265 Balls' Hill Road, shown on the Assessors Maps as parcel #'s 1376-1 and 1374-2, consisting of approximately 80 +/- acres, for open space purposes, on such terms and conditions as the Select Board may determine, and that to meet such expenditure, the Town will raise and appropriate, or transfer from available funds in the Treasury, or appropriate a sum not to exceed \$150,000 from the Community Preservation Fund Open Space Reserve account subject to favorable recommendation of the Community Preservation Committee, and/or authorize the Town Treasurer with the approval of the Select Board, to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$1,600,000, or any other sum, for the purpose of acquiring the subject property, including incidental related expenses, or take any other action relative thereto.



MINK POND

HUTCHINS POND

MEADOW-POND-ST

MONUMENT-ST

BAILEY'S-HILL-RD

MONUMENT-ST

GREAT MEADOWS

BELF

CARR-RD

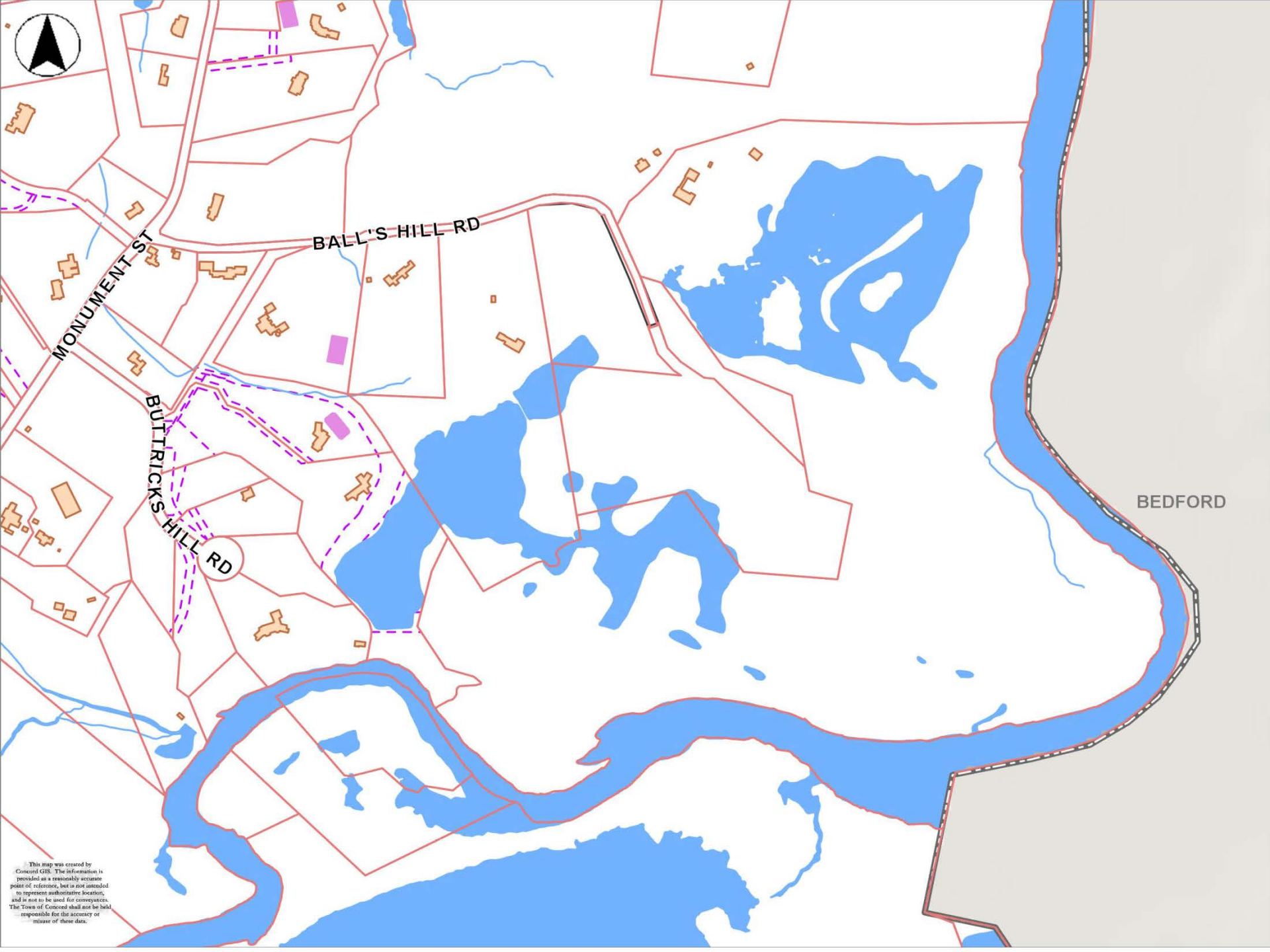
LIBERTY-ST

BORDEN POND

MONSEN-RD

62

This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.



BEDFORD

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Notes:  
-Imagery captured in 2014, MassGIS Imagery Map Service.  
-All property data from the Town of Concord GIS Department.  
-Acreages per LandWeb GIS calculations.



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Charlene Engelhard owns 230 acres of largely open  
land off Ball's Hill Road

80 + acres is being offered for sale to the Town first  
before being placed on the open market

5,520 feet of frontage on the west side of Concord River

Surrounds 17 acres purchased by the Town in 2001 for  
water supply purposes at a cost of \$3,100,000

Adjacent to other open lands

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Original Asking price:	\$6,900,000
Discounted price:	<b>\$6,400,000</b>
Funds Requested from Town of Concord	\$ 2,000,000
Funds to be raised privately by CLCT	\$ 4,400,000
Proposed Town Funding:	
General Fund Borrowing	800,000
Water Fund	800,000
Community Preservation Act Funds	400,000
<b>TOTAL Town Funds</b>	<b>\$ 2,000,000</b>

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**Parcel A**  
138±Ac

Great  
Meadows  
National  
Wildlife  
Refuge

State Hill Road

1984

Map 4J, Lot 1376-1

Hatched Area  
7.05±Ac  
Building  
Envelope  
1.28±Ac

Map 4J, Lot 1374-2  
2.79±Ac

Town of Concord  
17.12±Ac

Far  
Pond

**Parcel B**  
80 ±Ac  
Part of  
Map 4J, Lot 1376-1

5,520±

Concord River

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## Article 23 Land Acquisition – Ball's Hill Road



Identified as a property of interest in the 2014 “Open Space & Recreation Plan”

Adjacent to river and other large open parcels, fostering wildlife habitat and migration

Passive Recreation and water supply uses

Trails exist on property

Small parking lot for trail access

Increases protection of future water supply source



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