

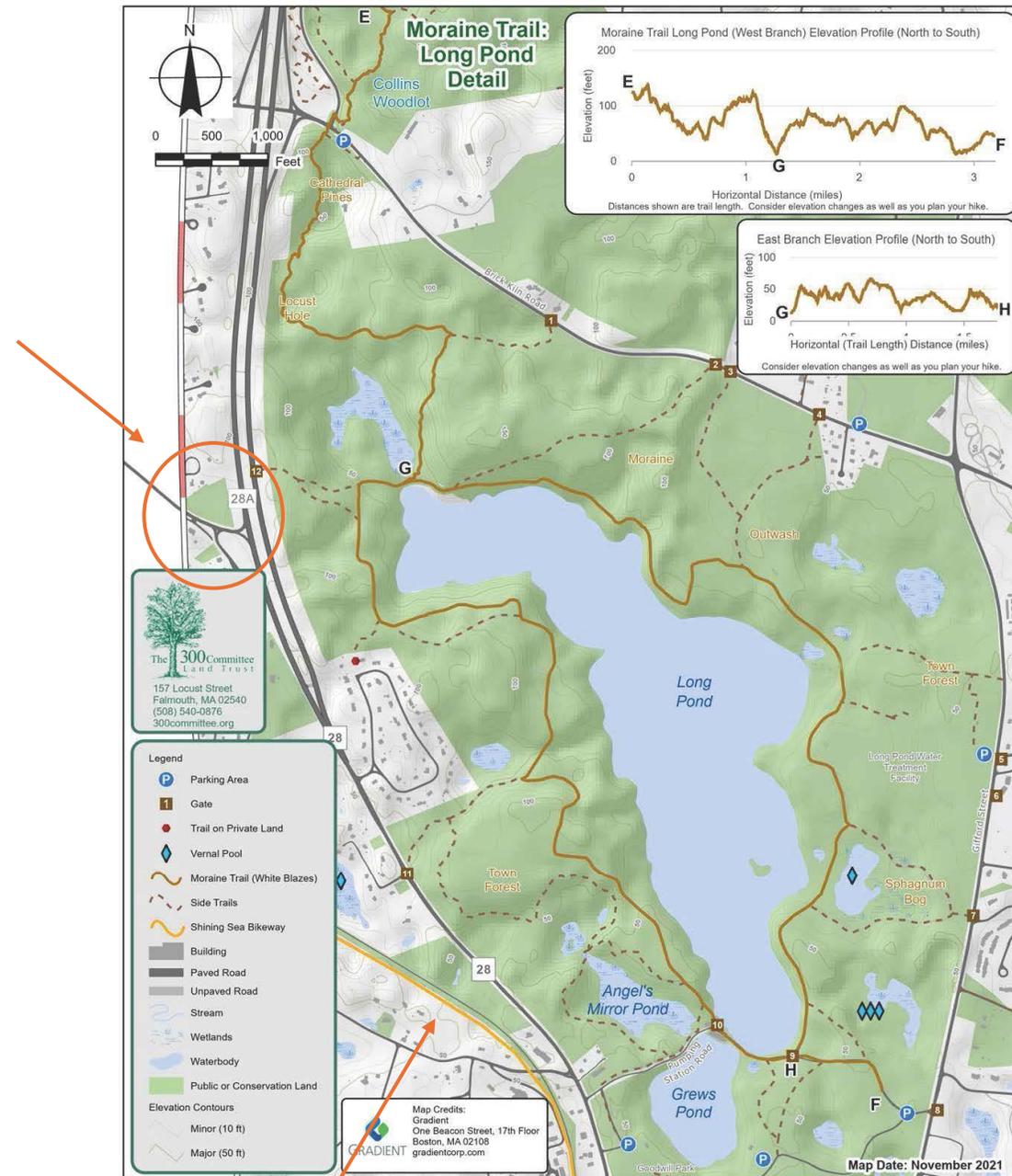


# Article 18 Conservation on W Falmouth Hwy

Move to formally codify 95 years of town preservation

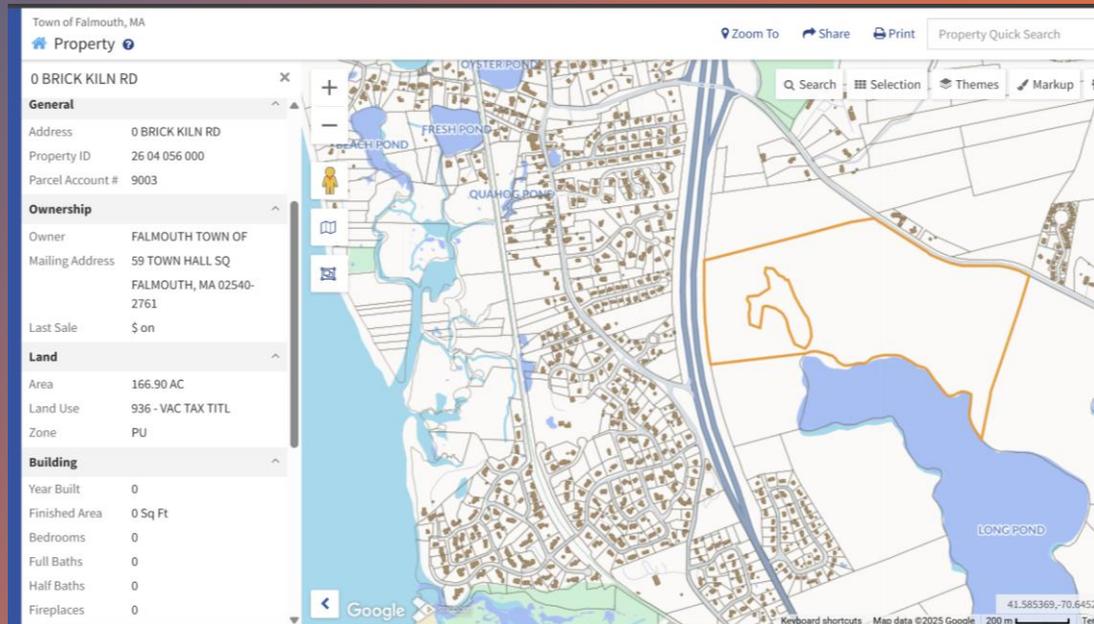
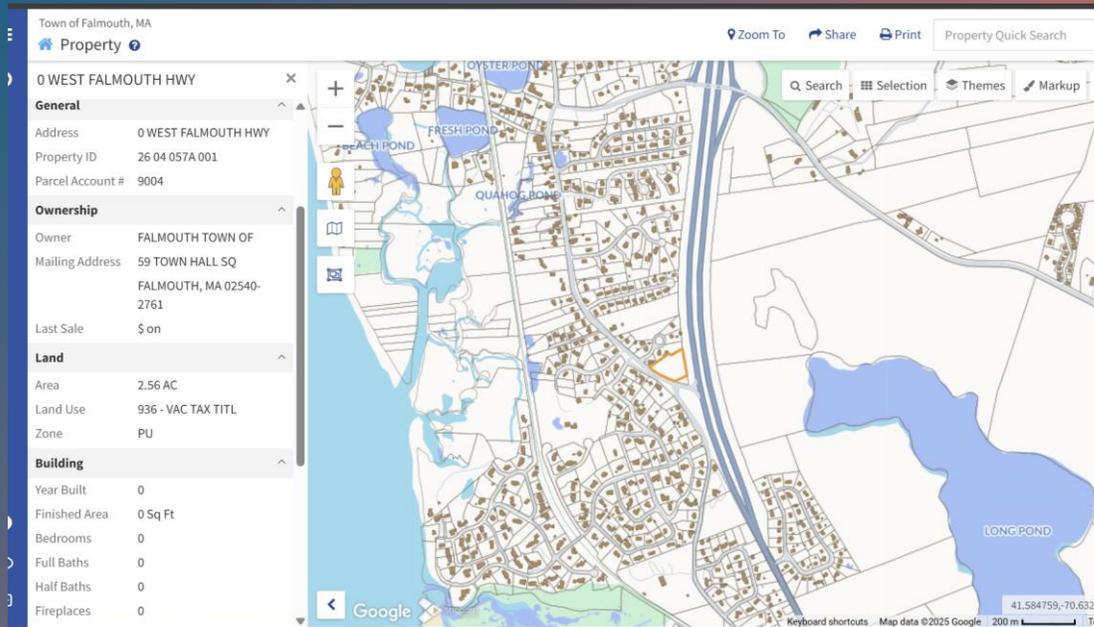
# Warrant Article 18:

- Will be altered by a Main Motion approved by Moderator as follows:
- “Move the Town vote to transfer the care, custody and control of the Town-owned parcels located on West Falmouth Highway in Falmouth, Barnstable County, Massachusetts, identified as 0 West Falmouth Highway (Parcel ID 26-04-057A-001) and (Parcel ID 26-04-062A-000), to the Falmouth Conservation Commission pursuant to M.G.L. c.40, §8C, for conservation, recreation, and water protection purposes, and to authorize the Select Board to execute and deliver any deeds, instruments and other documents necessary to effectuate such transfer and to include in any deed or instrument appropriate language dedicating the land for conservation purposes in accordance with Article 97 of the Massachusetts Constitution, and to authorize the Conservation Commission to manage, protect, and regulate the property as conservation land.”
- By keeping the land entirely in town ownership, will allow future adjustments such as rerouting the intersection at 28A, Rt 28, and Palmer Ave.
- Follows form of Falmouth Conservation Commission control of similar lots such as their custody of another parcel known as 0 West Falmouth Hwy bisected by the highway between 28 and Palmer Ave.



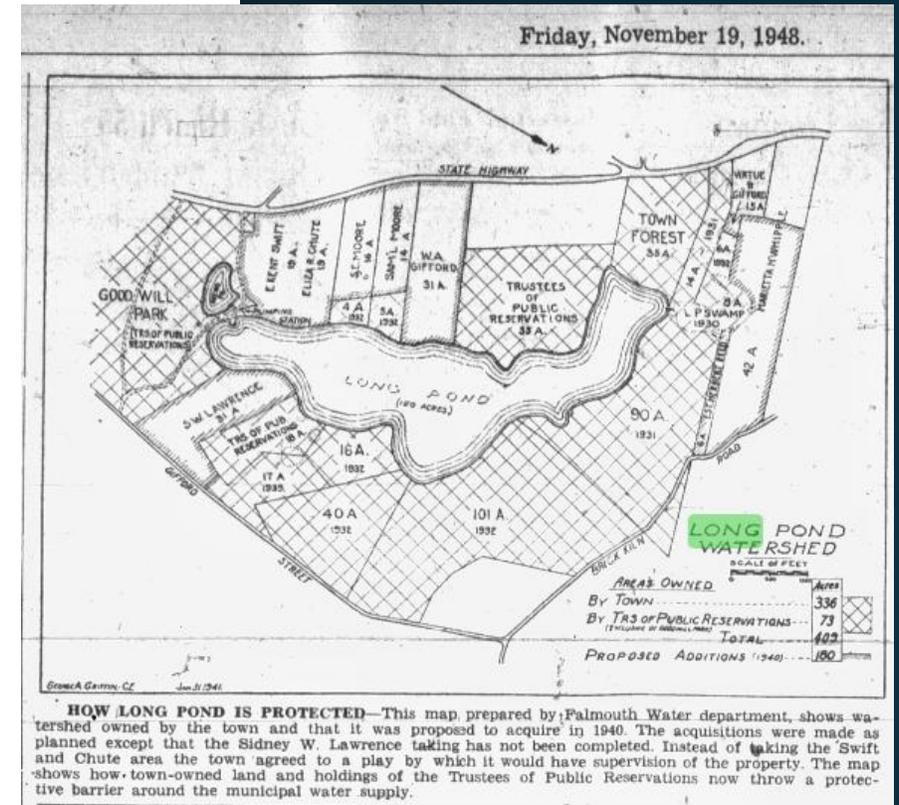
# Recent Inaccuracies are Driving Destruction of an Important Precedent

- 2024 votes pertaining to this land were made with inaccurate information: presentations alleging Tax-Title Taking Based on inaccurate data in GIS database. Other portions of this purchased land is similarly inaccurately listed. Not acknowledging the records and intent of purchase for watershed protection and forestation.
- If this land is developed, it would set a dangerous precedent of reversing preservation of land for short-term economic interests of a single generation rather than pursuing more creative means of meeting our needs.



# Land was purchased by order of Town Meeting vote for purposes of water protection and forestation

- In 1929 & 1928 The Committee on Long Pond Watershed, Forest Committee, and Water Commissioners advised a survey for purchasing land for forestation and water protection. Voted to appropriate surveys in 1929 and 1930 to select parcels to purchase



# In 1931 town purchased the land for the protection of Long Pond and Forestation

- In 1931 town meeting voted 231 affirmative 5 negative to purchase the Weld Estate for the protection of Long Pond Watershed and for the purpose of forestation with Warrant Article 70 and 71.

sewerage system for the Main Street of Falmouth and report at the next Annual Town Meeting. ALSO VOTED, that no plans for a system of sewers for any part of the Town shall include any pumping station or sewage disposal area or device for disposal of sewage south of Main St. or East of the Main Road from Falmouth Heights to East Falmouth.

Art. 70. To see if the town will vote to raise and appropriate a sum of money to acquire by purchase such portion of land adjacent to Long Pond known as the Weld property as appears necessary or advisable for the protection of Long Pond Water shed, at the price of \$50 an acre, and to pay the necessary expenses incidental thereto, said sum to be raised by tax levy, water revenue, or from balances of special water works appropriations and bond issues now on hand or do or act anything else in this matter. On request of Committee on protection of Long Pond Watershed.

Voted, to appropriate \$3,100 for the above purpose, said sum to be appropriated from balances of special Water Works appropriation and former bond issues now on hand.

231 voted affirmative, 5 negative.

Art. 71. To see if the town will vote to purchase a certain portion of the Weld Estate land near Long Pond for the purpose of forestation, being the remainder of the Weld estate in that vicinity not required for water protection purposes, said land being available at \$50 an acre, and pay the necessary expenses incidental thereto, and raise and appropriate the necessary money therefor by tax levy, water revenue, or from balances of special water works appropriations and bond issues now on hand or do or act anything else in these matters. On request of Committee on protection of Long Pond Watershed.

Voted, to raise and appropriate \$2,600 for the above purpose.

Art. 72. To see if the town will vote to raise and appropriate a sum of money to acquire by purchase or otherwise two parcels of land bordering Long Pond owned respectively by Isabel C. Moore and Samuel Moore, at the price of \$50 an acre, the total area of the two parcels being approximately 12 acres; said sum to be appropriated from balances of special water works appropriation now on hand, or do or act anything else in this matter. On request of the Committee on protection of Long Pond Watershed.

Voted, to appropriate \$600 for the above purpose, said sum to be appropriated from unexpended balances of special

# Explicit and Resounding Long-term Conservation Planning by the Town of Falmouth for Forestation and Water Protection with Purchases Around Long Pond

## The Falmouth Enterprise

Falmouth, Mass., Friday, May 19, 1939.

GEORGE A. HOUGH, JR.  
Editor and Publisher

CLARA SHARPE HOUGH  
Associate Editor

Established in 1894. Successor to Barnstable County's first newspaper, The Nautical Intelligencer, which was established in Falmouth, November 21, 1823.

Subscription rates: By the year, \$2.50; for six months, \$1.50; for three months, 75c; single copies by mail, seven cents; at newsstands and by carrier boys, five cents.

Entered at Falmouth Post Office as Second Class Matter. Published weekly on Friday except during July and August; published semi-weekly on Tuesday and Friday during July and August.

Falmouth Publishing Co., Inc.  
Depot Avenue, Falmouth, Telephones 47 and 48.

### PROTECTING LONG POND

Acquisition of seventeen more acres on the Long Pond watershed is a good thing for the town. With unusual foresight and perseverance the water commissioners have through the years obtained control of most of the land which drains into the municipal water supply. The new purchase removes a rather striking gash in this protective ring. That it was being actively farmed, that animals were being maintained on an area which drained into the pond, was theoretically of concern. Any possible danger has now been eliminated and the lines of the reservation have been straightened.

There remain only a few parcels—not of first importance—to be taken over by the town. We may hope that the public spirit of the owners will contribute to satisfactory negotiations for these alien pieces. The town ought to have complete control around Long Pond.

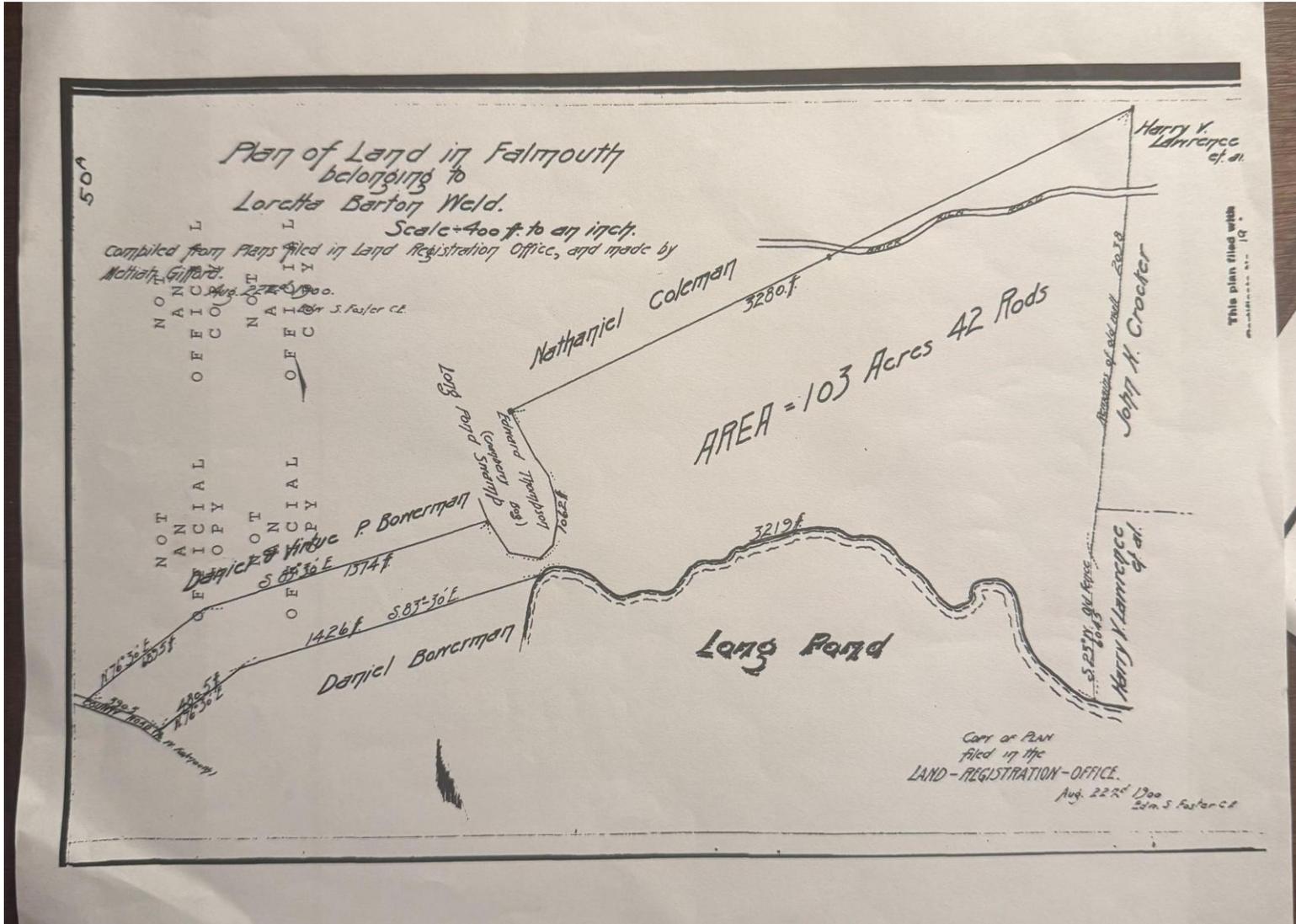
The reservation has become more than a protection to the water supply. It has been well forested. Many trees are being planted. While all about us the natural woods of the Cape are disappearing, here a beautiful forest reservation is being created which in years to come will be an asset to the town for under proper safeguards the region is open to visitors. If they may not bathe in the pond, they can enjoy woodland beauty. As the years pass it will be more and more worth going distances to see.

There was surprise when H. V. Lawrence objected to referring to next town meeting the article calling for authorization to the water commissioners to buy land on the Long Pond watershed. Two water commissioners were in the hall when Mr. Swift made his motion for the Finance Committee but neither said a word.

"I can't see why it is right to take a chance on pollution of the water supply," protested Mr. Lawrence, "I think the town ought to authorize the commissioners to take care of this."

Then Commissioner Hall assured the gathering that there is no immediate danger of contamination. It turned out that the commissioners have been trying to come to terms with Sidney W. Lawrence and Angelo Serrano for purchase of land needed to complete the protecting circle around the Long Pond water supply. Mr. Serrano is in the hospital and Eugene E. C. Swift, chairman of the water board, has been indisposed so that the water department wasn't ready to ask a vote of the town. There had been a slip in telling Mr. Lawrence that no action was desired at this meeting. Everybody agreed later this was a little hard on Mr. Lawrence who had been requested to speak for the article. The water board is working with the Finance Committee to improve conditions at the pond as soon as possible.

# Corroborating Records of Town Land Ownership Following Purchase



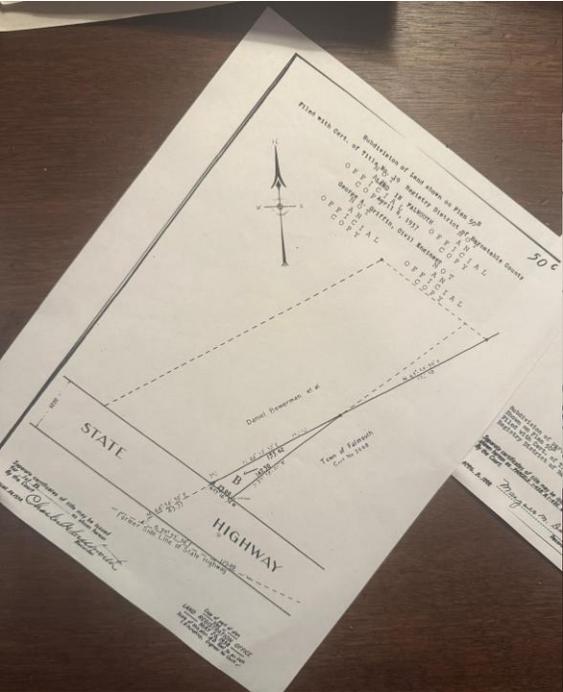
NOTICE  
We, GEORGE FRANCIS WELD, of Santa Barbara, Santa Barbara County, California, and EDWARD THOMPSON WELD of Los Angeles County, California, and EDWARD STEVENSON GRIFFING of New Rochelle, Westchester County, New York, as Trustees under the Will of Loretta Barton Weld, late of Falmouth, Barnstable County, Massachusetts, which will was duly proved and allowed by the Probate Court of said County of Barnstable on May 9, 1905, by the power conferred by said will, and of every other power, for Five Thousand One Hundred Sixty-three and 13/100 (\$5163.13) Dollars paid by the Town of Falmouth, a municipal corporation located in Barnstable County in the Commonwealth of Massachusetts, U.S.A., grant to said Town of Falmouth a certain tract or parcel of registered land situated in said Falmouth along the Northerly side of that body of water known by the name of Long Pond from which Pond the said Town of Falmouth takes its water supply and bounded and described as follows:-

Beginning at a point on the Easterly side of the County Road running to West Falmouth, thence North 76°30' East 689.5 feet; thence South 83°30' East by land now or formerly of Daniel and Virtue P. Bowerman 1374 feet to Long Pond swamp, so-called, formerly owned by Edward Thompson and Henrietta Thompson and now of the Town of Falmouth; thence Southeasterly, Northeasterly and Northerly by said Long Pond swamp to land now or formerly of Nathaniel Coleman; thence Easterly by said land of Nathaniel Coleman 3280 feet and across the Brick Kiln Road to land now or formerly of Harry V. Lawrence et al.; thence Southwesterly by land now or formerly of said Harry V. Lawrence et al and land now or formerly of John H. Crocker and land now or formerly of Harry V. Lawrence et al and in the line of an old wall and continuing in the line of an old fence South 23° West a total distance of 2642.5 feet to the waters of said Long Pond; thence in various courses, mostly Westerly and Northwesterly, by the waters of said Long Pond 3219 feet to land now or formerly of Daniel Bowerman; thence North 83°30' West 1426 feet and South 76°30' West 480.5 feet to the County Road; thence Northwesterly by said County Road 390.5 feet to the place of beginning. Containing according to the plan hereinafter referred to 103 Acres and 42 Rods more or less. Said land is shown on plan dated Aug. 22, 1900 drawn by Edw. S. Foster C.E., filed in the Land Registration Office at Boston, a copy of which is filed in Barnstable County Registry of Deeds in Land Registration Book 1, Page 19 with Certificate of Title No. 19.

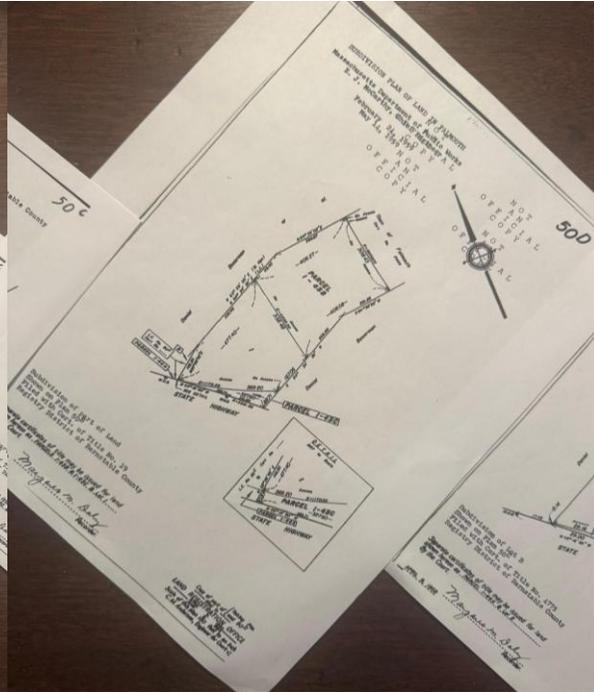
There is a right of way in favor of said Daniel and Virtue P. Bowerman land and said Thompson land over that portion of the above described land lying west of said Long Pond and also a right for said Thompson land to take sand for said cranberry bog and to deposit turf therefrom. So much of the above described land as is included within the location of the Brick Kiln Road shown on said plan is subject to the right of the public to use the same as a public way.

Falmouth. Plan filed with Title No. 19.

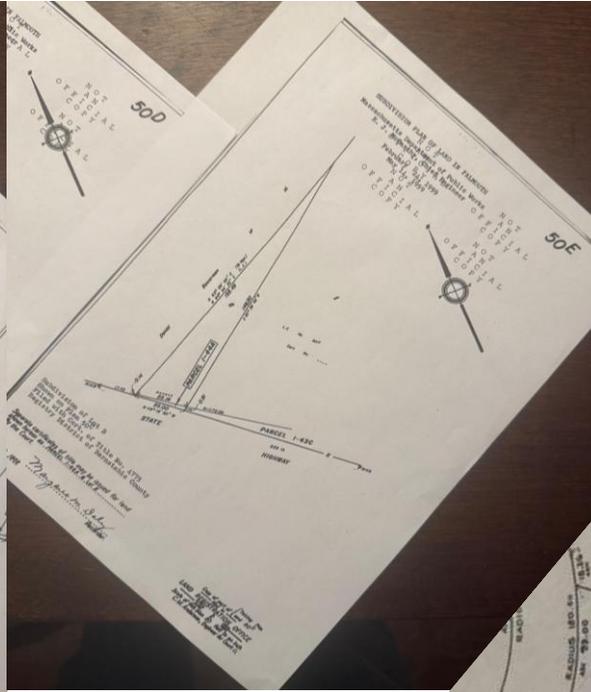
# Consistent References in Surveys Demonstrate Use of Land for Forestation



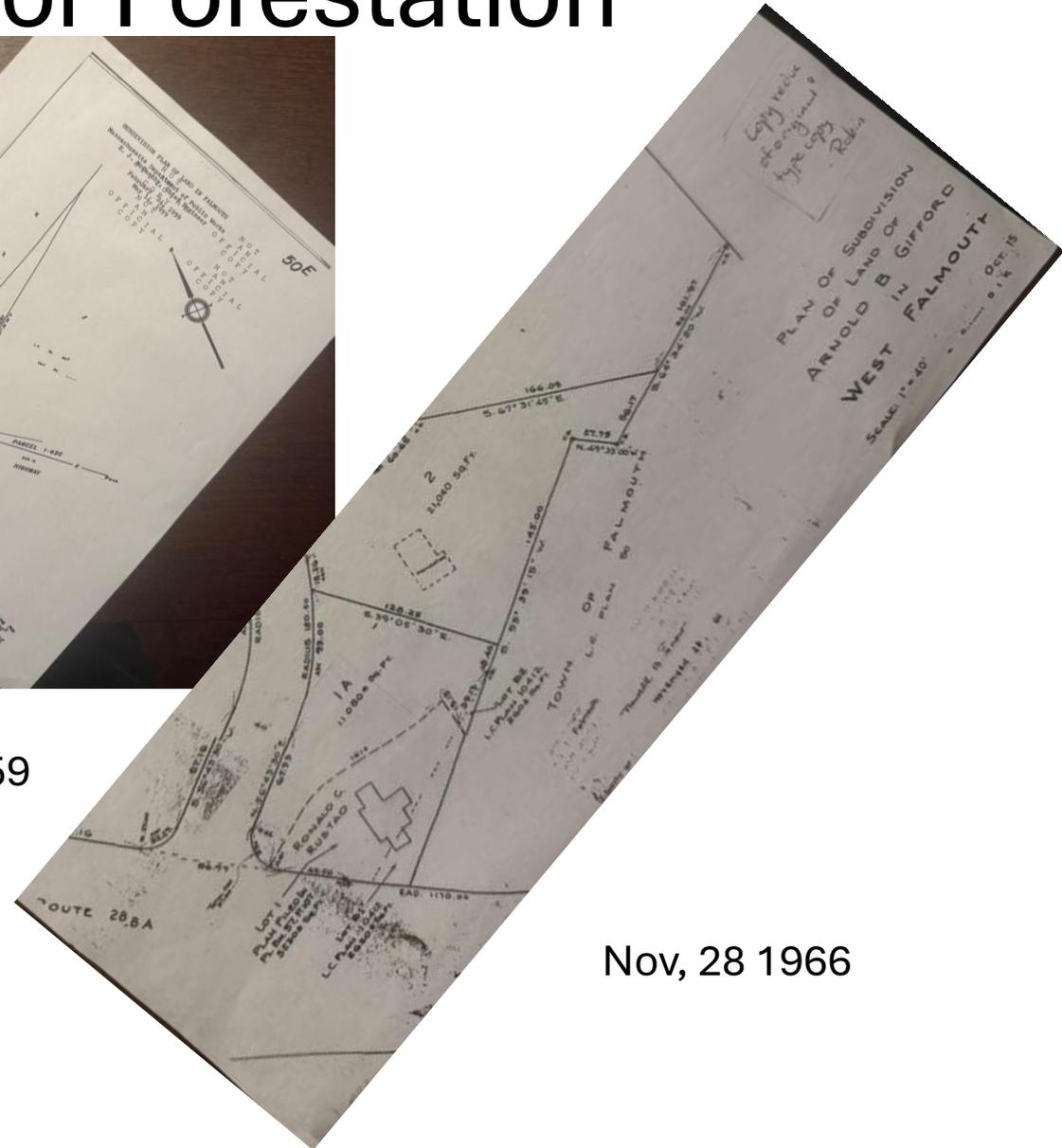
April 4, 1937



Feb 24, 1959



May 14, 1959



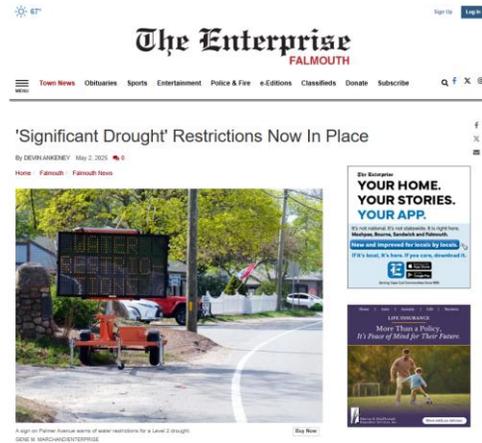
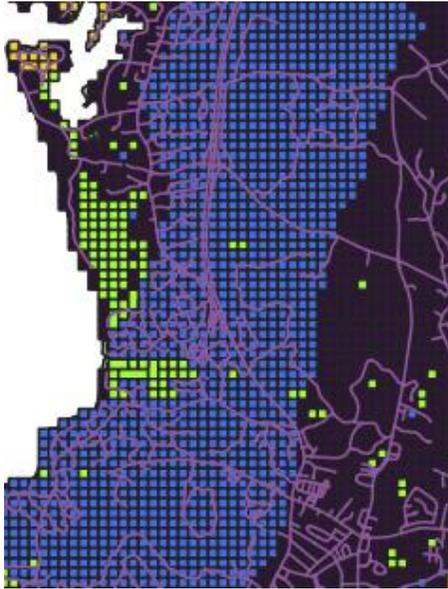
Nov, 28 1966

# Our Conservation is Lagging Compared to Neighboring Towns

Town	% of land Conserved
Falmouth	22% to 28%*
Bourne	54.4%
Mashpee	38%
Truro	67%
Barnstable	28%

\*based on state and town owned land  
not necessarily conserved

# Protecting this Land is Protecting Water and Biodiversity



## Grews Pond Closed Due To Toxic Algae

By GARRIE GENTILE Aug 7, 2021



Grews Pond  
GOOGLE MAPS  
Listen to this article now  
Powered by iHeart Radio



LOCAL

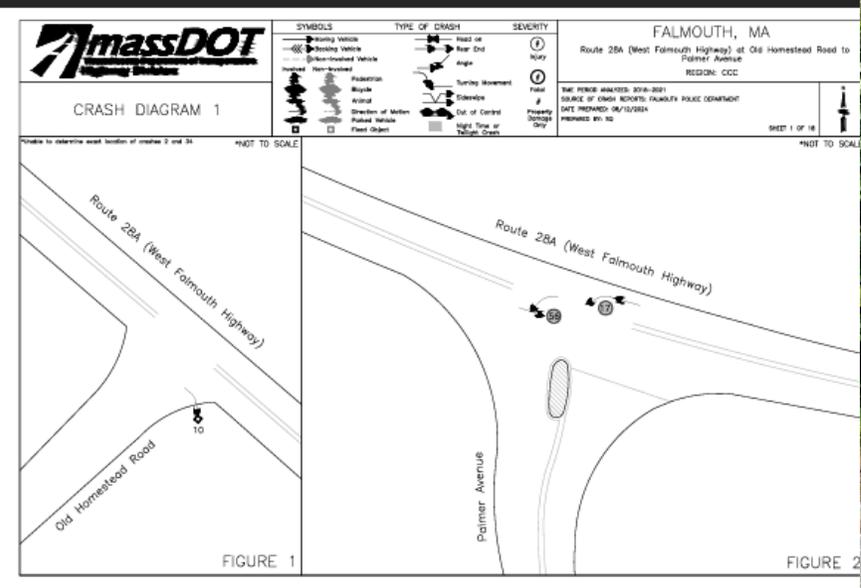
## Flesh-eating bacteria found in swimmer who was at Cape Cod beach

Desiree Nikfardjam  
Cape Cod Times

Aug. 13, 2025, 2:25 p.m. ET



- Highpoint contributes water to groundwater lens and flood retention
  - High hydraulic conductivity from glacial moraine soils and lack of sewerage necessitates protection of upland forest in proximity to critical water bodies Long Pond and Sippewissett Marsh
  - Land is uplands of beach protected Audubon space a nesting site for piping plovers and least terns
  - Nearby marsh home to longitudinal studies conducted by MBL which pioneered global nitrification research
  - Wooded southern tip of wildlife corridor, connects east to west at transition from Rt. 28
- Our local economy relies on the preservation of our forested lands and their ecosystem services for recreation, tourism, beachgoers, fishing, aquaculture, and farming.



Crash 4/2024 in MDOT report on hazardous road design at 0 W Falmouth Hwy

August 2025 crash at 0 W Fal

Accident last weekend 11/9/25 at 0 W Falmouth Hwy

# Maintain a Forested Buffer to Enhance Public Safety

- Forest serves as boundary and traffic calming
- Site of frequent crashes
  - Two recent accidents at 0 West Falmouth Hwy Pictured above
- Conservation ensures protection of public from road design and reckless drivers

# Preserve Critical Historical Features

After 30 years in America, Thomas Bowerman received a grant of land in Saconesset, the Indian name for what is now the town of Falmouth. He sold his farm in West Barnstable and made the move to his virgin land and began construction of the house he intended should last. Today, his field stone and mortar, oak timbers and hand sawn wide boards are nearly 300 years old and are standing firm.



The Saconesset Homestead is a fifteen acre restoration of pastures grazed by sheep, stone walls, horse drawn implements and wagons, exhibits of early tools and hand implements, books, documents, magazines, woodenware, tin ware, ironware, all the early home weaving equipment, dishes, chests, chairs and beds, clothes and fabrics, luggage and toys.



OPEN: May 20th to October 29th  
10 AM — 6 PM Daily



Adult admission is a dollar. Special family rates include grandparents and grown children. Group rates are reasonable and groups visiting should make reservations. A picnic area overlooking the water, dunes and marshes is free to visitors.



Children enjoy seeing and feeding the farm animals.

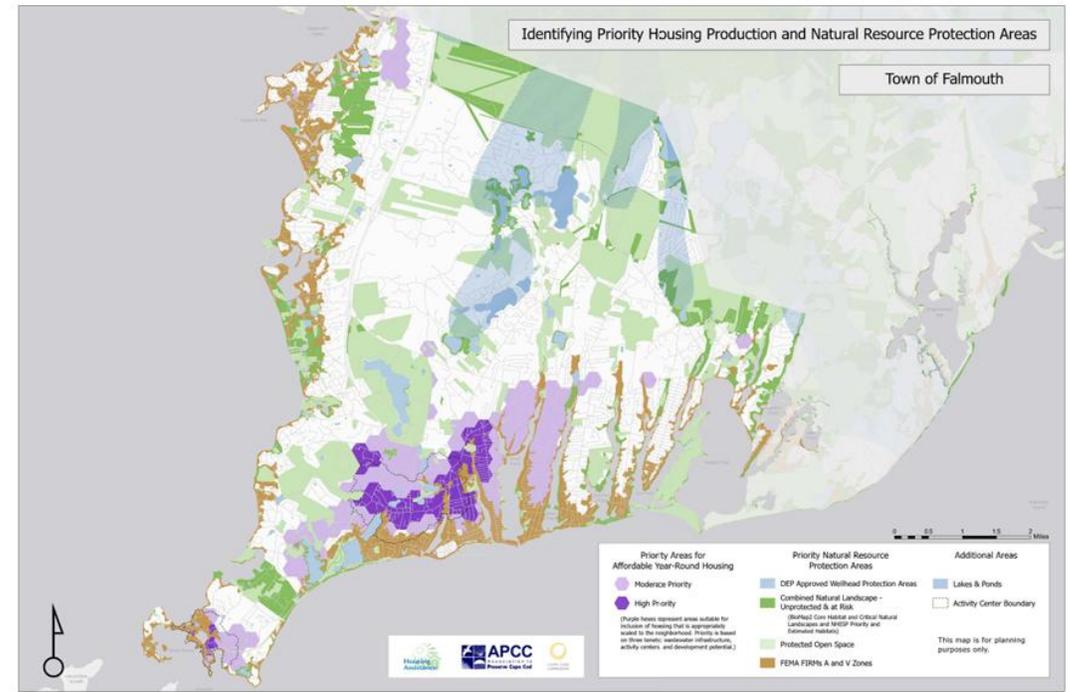
- 0 W Falmouth Hwy Forms Entrance to West Falmouth Historic District from Rt 28.
- Stone wall along property
- Across from Saconesset Homestead
  - Oldest home in Falmouth and first Cape Style home c. 1678
  - Ancient, rutted access road- Bowerman's Lane opposite 0 W Fal
  - 45 acres of open, preserved upland and marshes
- Directly abuts Runner Stone Farm, site of former mill, and across from Peach Tree Circle Farm
- Enhances economic opportunities from visitors to historical sites
- Visitors purchase farm products and frequent businesses
- Walking Trails through 0 W Falmouth Hwy bring birders

# Need for Focused Middle Housing

- Ample opportunities exist for expanded affordable, lively neighborhoods
- Ample opportunities for natural resource protection exist
- We need to correct the false narrative pitting conservation against affordability
- Introduced Article 19 House-scale multifamily zoning overlay



## Natural Resource Protection and Housing Priority Areas in FALMOUTH



### Current Housing Stock

The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. In Falmouth, about 82% of residential properties are single-family homes; 14% are multifamily properties. The remaining 4% are other types of properties. Other properties may be a single home or may be multifamily homes such as compounds, which may include multiple houses on one parcel occupied by different households or a single family home with a guest house. Mix of uses are properties that have at least one residence on them but also have some sort of other use such as agricultural or commercial. For more information on the housing typology and categories visit: [ccom.link/zh](http://ccom.link/zh)



### Current Housing Stock

The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. In Mashpee, about 69% of residential properties are single-family homes; about 30% are multifamily properties. Less than 2% are other types of properties. Other properties may be a single home or may be multifamily homes such as compounds, which may include multiple houses on one parcel occupied by different households or a single family home with a guest house. Mix of uses are properties that have at least one residence on them but also have some sort of other use such as agricultural or commercial. For more information on the housing typology and categories visit: [ccom.link/zh](http://ccom.link/zh)



