

Cotuit School Land Disposition

AGENDA ITEM 2023-180 Authorization to convey 8.1 +/- acres of the property located at 140 Old Oyster Road, in the village of Cotuit, MA, to the Cotuit Fire District for nominal consideration of one dollar and no cents (\$1.00) and approval and authorization of a Conservation Restriction on the remaining 5.4 +/- acres of said property to be held by the Cotuit Fire District for conservation, recreation, aquifer recharge area and water protection purposes (May be acted upon)
(Majority Vote)



Location: 140 Old Oyster Road, Cotuit, MA
Constructed: 1956
Closed: 2009 (2019)
Size: 17,266 Square Feet
Land: 13.5 Acres

Cotuit School Land Disposition

- School Closed in 2009
- Leased to Waldorf School for ten years
- Declared surplus to school needs in 2020
- AMAC* held several public zoom sessions to discuss options
- Concerns raised by Cotuit Village; impacts on water quality

**Asset Management Advisory Committee*

Cotuit School Land Disposition

- Cost to renovate - \$4,000,000 (2020)
- Demolition cost estimate \$1,000,000

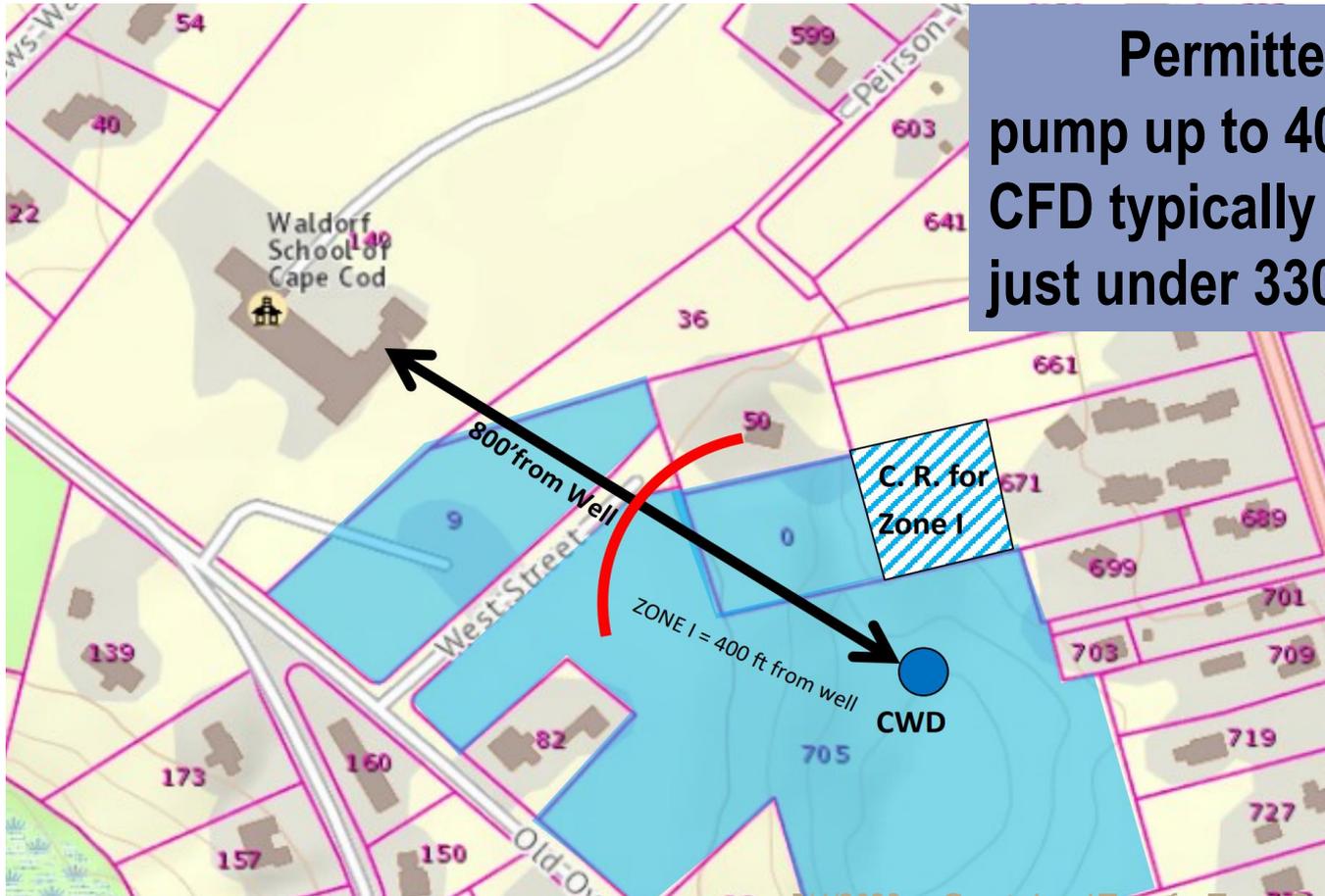
- **Cotuit Fire District (CFD) Approached Town to acquire land**
- 2021 Annual District Meeting vote to support acquisition
- Land upgradient of active drinking water well



**Zone 2 in yellow:
groundwater
contributes to
the quality of the
water drawn
from the well**

**Zone 1:
400' radius
around well #3**

Well #3 - Cotuit's oldest active well



Permitted to pump up to 400 g/min.
CFD typically pumps just under 330 g/min.

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- 2020 subcommittee CFD on possible sale/transfer.
- 2022 – finalized terms
 - Creation of Conservation Restriction (CR)
 - Approval Not Required
 - Removal of Underground Storage Tank – by May 30
 - Appraisal (Value encumbered by School)
- **Final step – Land transfer and CR vote by Town Council**



District acquires Green area
8 acres +/-
(School Building and White
Pine Forest)

Town Retains Red Area
5 acres +/-
(Recreation fields and tennis
courts)

Blue area is the current
Water District land
(Well and Water Tower in
Zone I protection area)

Benefits of Action Requested

- Water protection
- Provides the District with pumping options, including relief for pumping rates at other wells
- Preservation of Recreation and Open Space in Village of Cotuit
- Elimination of under used/surplus municipal asset (building)
- Preservation of Village character and traditional use of property

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