



Benefits of Widemarsh Farm & Coastal Land Protection Project *Wide Marsh Farm, Viveiros Field, Trott Woods - Fairhaven*

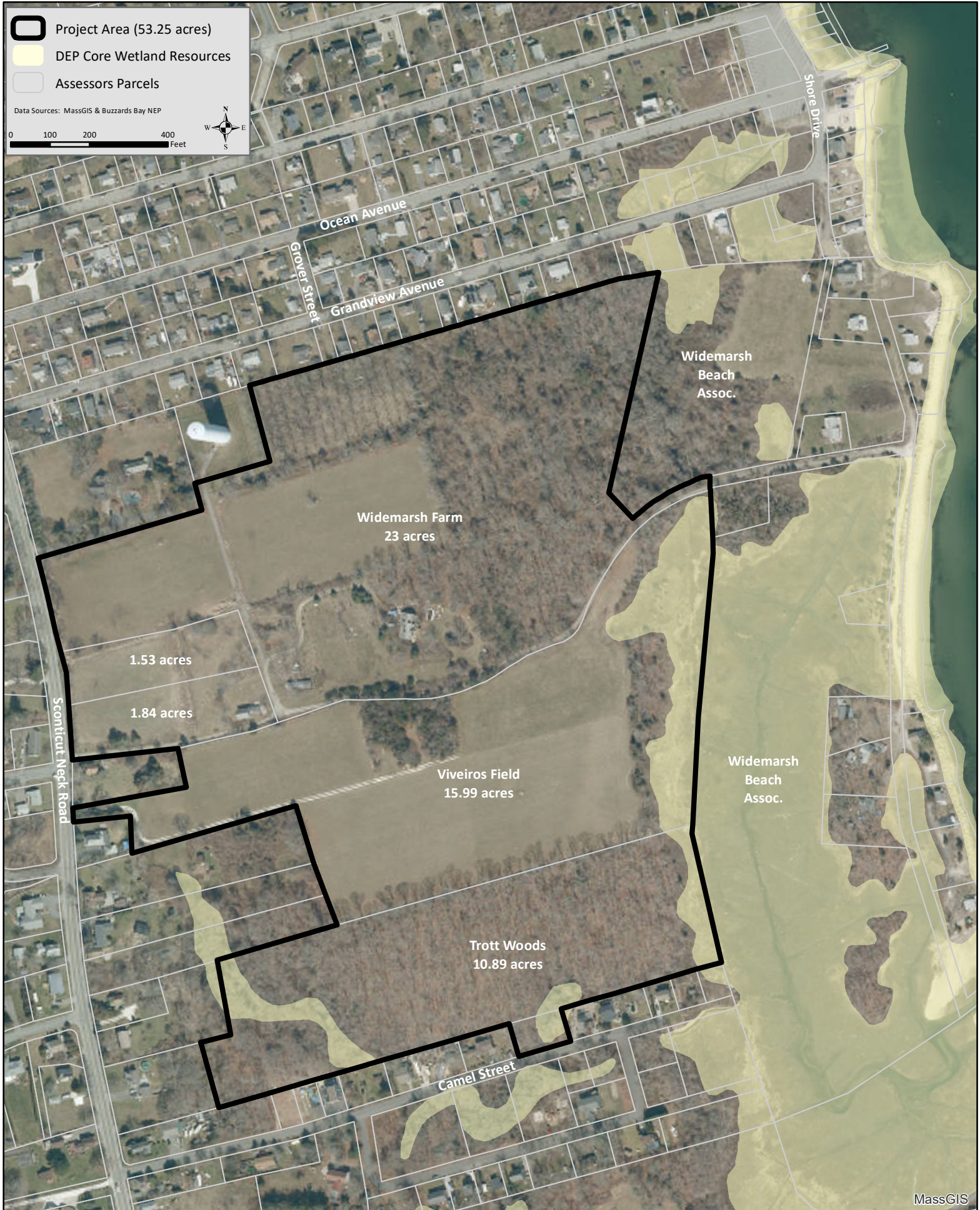
1. **Farmland and Coastal Land Protection are consistently listed as THE TOP priorities** in Fairhaven Open Space and Master Plans...for decades. These projects are fulfilling specific Goals set by Fairhaven at NO COST to the town.

Excerpts from GOALS: Fairhaven Open Space & Recreation Plan (2020-2024)

- *Goal 1: Preserve our farmland and working agricultural landscapes*
- *Acquire specific critically located parcels of land to prevent development in inappropriate (e.g., coastal) areas in Fairhaven.*
- *Protect inland and coastal wetlands and wildlife habitat through... restrictions that apply to areas subject to coastal flooding.*
- *Continue to work with conservation partners to acquire lands that are significant to state recognized Core Habitat, Critical Natural Landscapes, and climate change resilient land.*

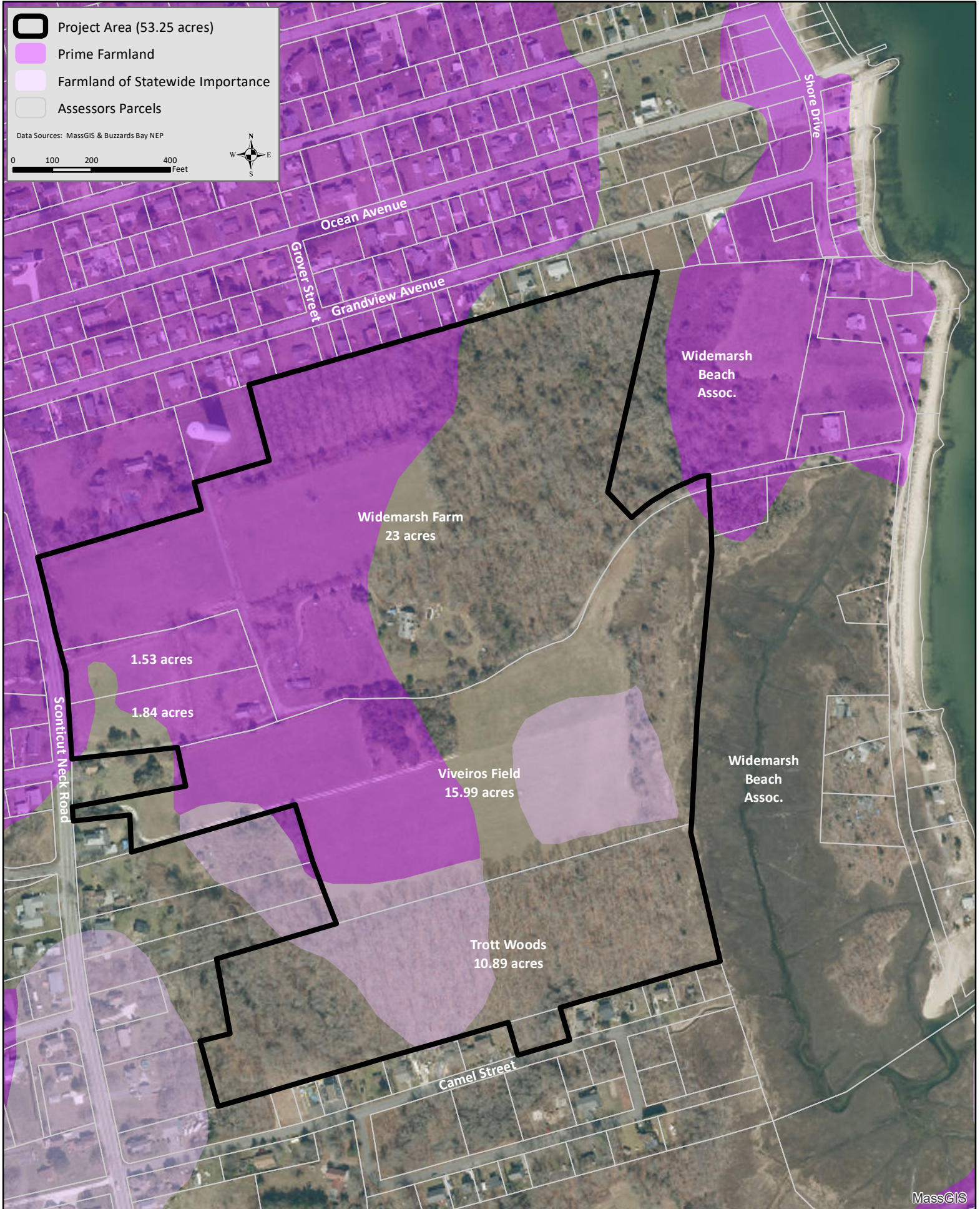
2. WideMarsh Project preserves the town's coastal farmland, salt marshes and historic stone walls – the **character of the Neck**.
3. Opens up new **Walking Trails for use by the General Public**, with no future cost to the town for this public use. BBC will maintain land and trails at its own expense.
4. **Improves Water Quality**: 2 old septic systems removed, Municipal Sewer Line run to 4 new house sites (2 existing, 2 new): Reduces pollution to Nasketucket Bay AND adds ratepayers to Fairhaven Water and Sewer system.
5. Project requested **NO funding from the Town of Fairhaven**. BBC raised all funds through Federal and State Grants and private donations.
6. Project is very **close to Tax Revenue Neutral** to Town of Fairhaven. Adds 2 new houses to existing 2; new construction will assess higher going forward.
7. Prevents new construction and the cost of protecting people and property in **Flood Prone Areas**; allows for Sea Level Rise Climate Adaptation.
8. Fairhaven Conservation Commission has approved holding the **Conservation Restriction (CR) which gives the town authority over BBC's ownership** to enforce the terms of the CR.

Widemarsh Farm & Coastal Land Protection Project

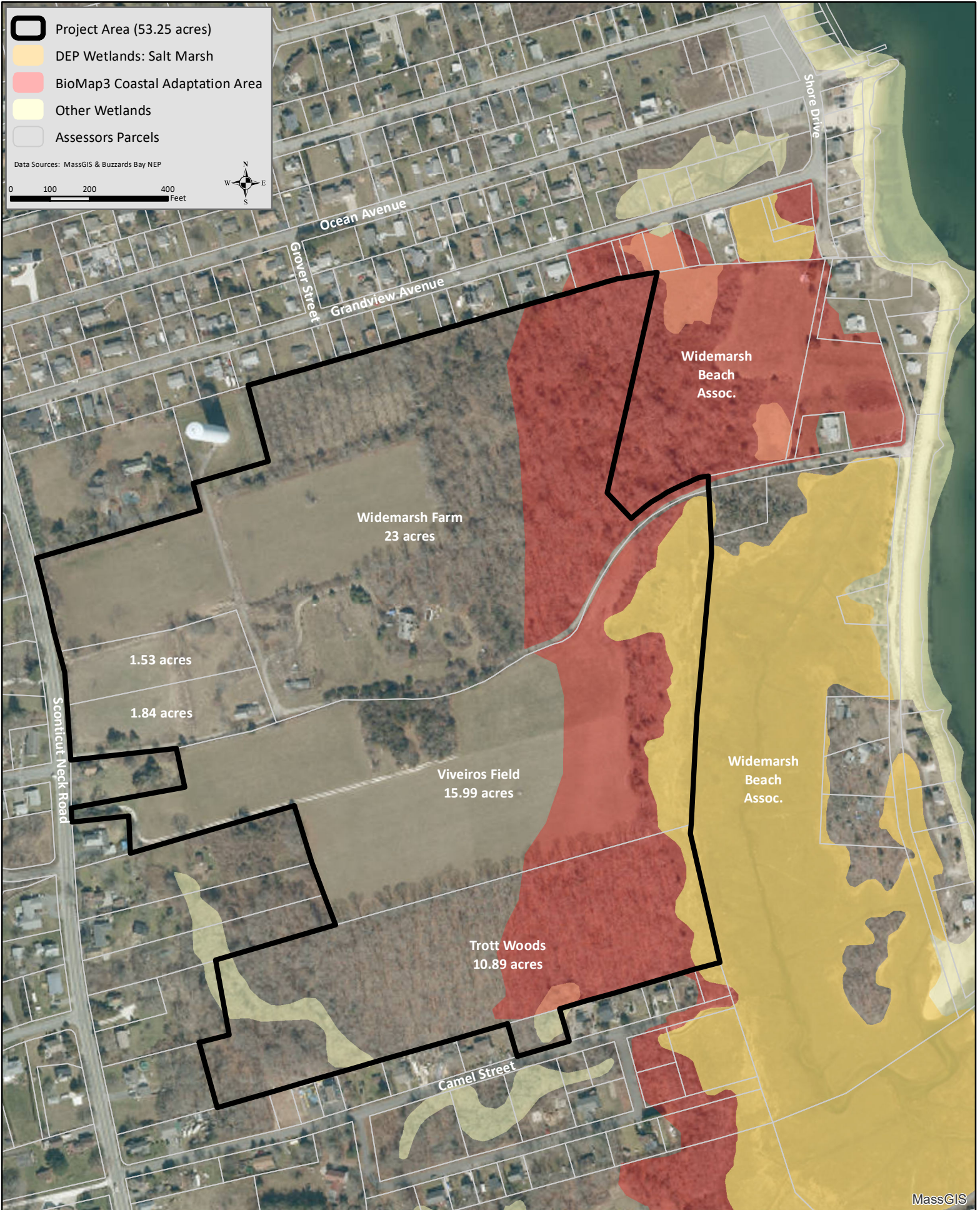


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Widemarsh Farm & Coastal Land Protection Project - Agricultural Soils

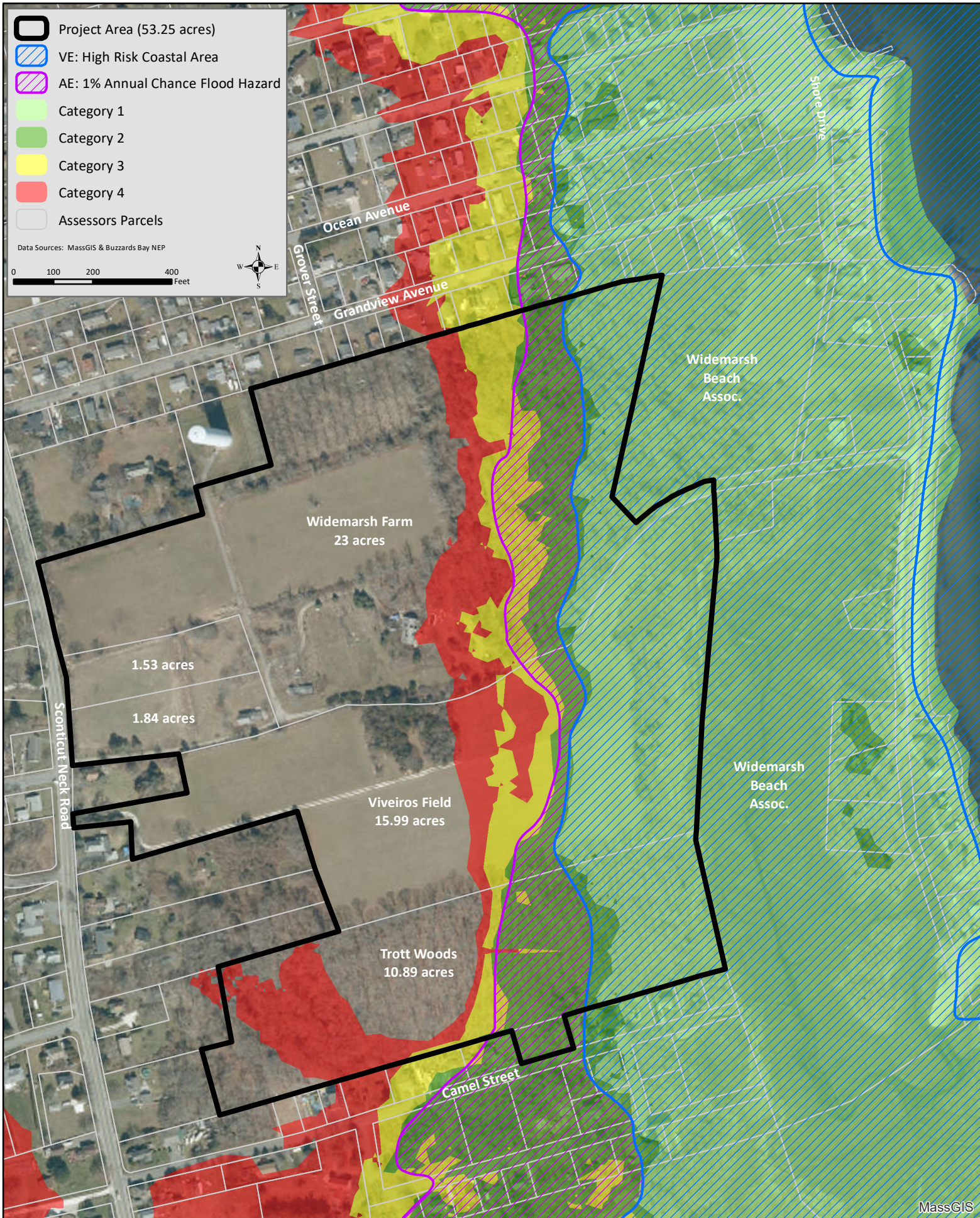


Widemarsh Farm & Coastal Land Protection Project - NHESP/TNC BioMap3 Coastal Adaptation Areas



MassGIS

Widemarsh Farm & Coastal Land Protection Project - Hurricane Surge & FEMA



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Widemarsh Farm & Coastal Land Protection Project - 53 acres on Fairhaven's Sconticut Neck
 Buzzards Bay Coalition (2022-2025)

| | Widemarsh Farm (26 acres) | | Viveiros Field (16 acres) | | Trott Woods (11 acres) | | Totals | |
|---|---------------------------|----------------------|---|------------------|---|----------------|------------------|-----------------------------------|
| | Before | After | Before | After | Before | After | Before | After |
| Land Use Change | | | | | | | | |
| Number of Residential Units | 2 | 3 | 0 | 1 | 0 | 0 | 2 | 4 |
| Septic v. Sewer | 2 Septic Systems | All on Sewer | none | Sewer to new lot | none | none | 2 Septic Systems | All 4 lots on Sewer |
| Well v. Drinking Water | 1 Well, 1 Town | All on Town | none | 1 on Town | none | none | 1 Well, 2 Town | All 4 Lots Town Water |
| Key Protections/Uses Acquired | | | | | | | | |
| Farmland Protection | No protection | 15 acres in 4 fields | No Protection | 10 acres | No protection | none | No protection | 25 Acres Prime Farmland preserved |
| Coastal Resilience Protection | No protection | 5.6 acres | No Protection | 2.3 acres | No protection | 4 acres | No protection | 12 acres of CAA protected |
| Public Access | none | YES, new trail | none | possible future | none | YES, new trail | None | 2 new coastal trails |
| Local Property Tax Implications* | | | | | | | | |
| Town Assessed Value | \$ 1,142,000 | \$ 1,078,000 | \$ 3,536 | \$ 305,000 | \$ 348,000 | \$ - | \$ 1,493,536 | \$ 1,383,000 |
| Annual Property Tax Payment* | \$ 10,643 | \$ 10,047 | \$ 33 | \$ 2,843 | \$ 3,243 | \$ - | \$ 13,920 | \$ 12,890 |
| Project Funding | | | | | | | | |
| Purchase Price from landowners | \$ 2,000,000 | | \$ 900,000 | | \$ 610,000 | | \$ 3,510,000 | |
| Project Costs (survey, legal, etc) | \$ 265,000 | | \$ 65,000 | | \$ 35,000 | | \$ 365,000 | |
| Total Cost of Land Protection | \$ 2,265,000 | | \$ 965,000 | | \$ 645,000 | | \$ 3,875,000 | |
| Income Sources | | | | | | | | |
| Federal Grants | \$ 697,500 | | \$ 450,000 | | \$ - | | \$ 1,147,500 | |
| State Grants | \$ - | | \$ - | | \$ 300,000 | | \$ 300,000 | |
| Town of Fairhaven | \$ - | | \$ - | | \$ - | | \$ - | |
| Resale of Lots/Houses | \$ 1,250,000 | | | | | | \$ 1,250,000 | |
| BBC Private Fundraising | \$ 317,500 | | \$ 515,000 | | \$ 345,000 | | \$ 1,177,500 | |
| Land Protection Outcome | | | | | | | | |
| Resale of house lots, Resale of Farm to private buyer, CR held by BBC | | | Farm remains with Viveiros Family, CR held by BBC | | Land owned by BBC, CR held by Fairhaven Conservation Comm | | | |

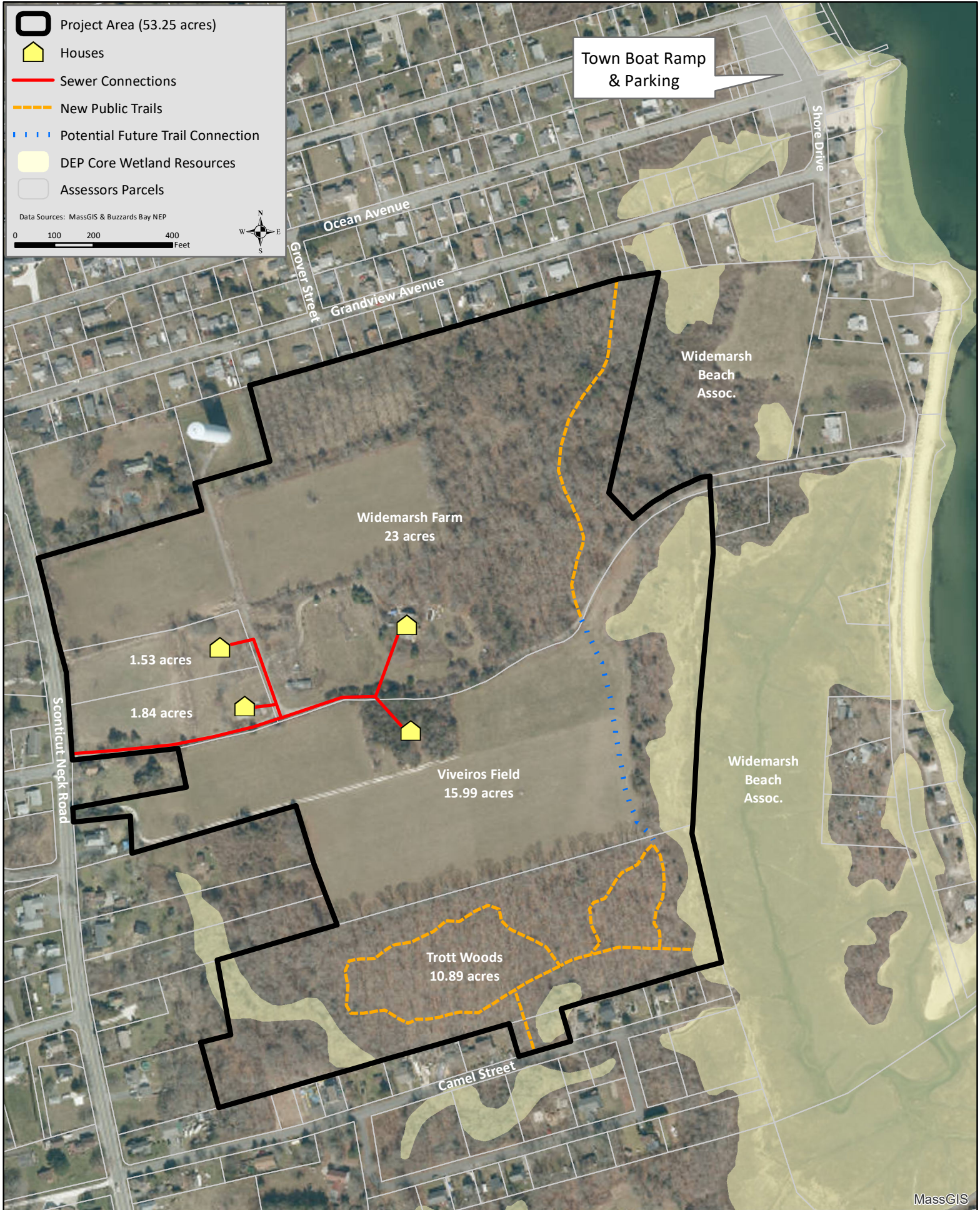
summary prepared April 10, 2025

* Estimates assume average Buildable Lot Value of \$300,000, and average 2024 Fairhaven house value of \$478,000 (per comps)

* FY2025 Residential Tax Rate: \$9.32/thousand

* Note: Future Assessed Values expected to increase due to construction of 3 new houses, and 1 renovation

Widemarsh Farm & Coastal Land Protection Project - Outcomes



MassGIS

**Widemarsh Farm & Coastal Land Protection Project - 53 acres on Fairhaven's Sconticut Neck
Buzzards Bay Coalition (2022-2025)**

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