TOWN OF KINGSTON
COMMUNITY PRESERVATION COMMITTEE

APPLICATION OF JONES RIVER LANDING ENVIRONMENTAL HERITAGE CENTER
TO
AQUIRE 51 LANDING ROAD
&
ESTABLISH
THE DREW HERITAGE HOUSE
FOR THE STUDY OF THE MARINE ENVIRONMENT AND RELATED ECOSYSTEM

11/30/17 JONES RIVER LANDING ~ DREW HERITAGE HOUSE
# Guidelines for Project Submission to the Kingston Community Preservation Committee

Each project request must be submitted in writing to the CPC using the attached Community Preservation Committee Project Submission Cover Sheet.

Copies of this form are available on-line at the Town's website, at the Checkout Desk of the Kingston Town Library and at the Town Clerk’s Office.

Applicants should review the CPA, the Kingston CPA Bylaw (Chapter 4, Article 13), and the Community Preservation Plan on-line at the Town's website prior to submitting CPA funding applications.

Applicant must supply eleven (11) copies of all documents submitted to the CPC.

Requests must include a written response to all points of Applicant Information, A-1 through A-6, and Project Description, P-1 through P-19 as contained in this packet. The pages of your response must be serially numbered.

Please submit your completed application and supporting documents to:

Chairman, Kingston Community Preservation Committee  
Kingston Town House  
26 Evergreen St.  
Kingston, MA  02364

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## Attachments

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Project Submission COVER Sheet - FY 2019
Town of Kingston Community Preservation Committee

Project Name: **Drew Heritage House Acquisition**
Submission Date: **30 November 2017**

Project Address: **51 Landing Road**
Assessor’s Map Location: **MAP: 36 Lot: 50**

Applicant Name: **Jones River Landing Environmental Heritage Center**
Applicant Address **55 Landing Road Kingston**
Applicant’s Phone Number: **(781) 585-2322**

Co-Applicant Name: (if needed) ____________________________
Co-Applicant Address ____________________________
Co-Applicant’s Phone Number: (____) ________________

Co-Applicant’s email address: 
________________________________________

(Provide Contact Name if not same as Applicant)
Project Contact’s email address: 
________________________________________

Total CPA Funding to be requested: (Including any anticipated requests for future CPA funding on the same project) **$125,000**

Sponsoring Organization-Public or Private? **Private Non-profit**

Purpose: (please select all that apply)
Primary request is for Historic Preservation with incremental open space, recreation and housing assets

**PLEASE NOTE: If the proposed project is on Town-owned real estate, either the Applicant or the Co-Applicant must be the Town Board or Department in control of the land or building.**

Signature of applicant

**Signature indicates that the applicant has the right to enter into contracts for the organization seeking funding and has read and understands all regulations within this CPC Funding Packet.**

**Date: 30 November 2017**

For Community Preservation Committee Use

Received on: ____________________________
Associated Town Committee: ____________________________

Reviewed on: ____________________________
Determination: ____________________________

A-1. Organizational goals and objectives of the Applicant:

11/30/17 JONES RIVER LANDING ~ DREW HERITAGE HOUSE
Jones River Landing Environmental Heritage Center works to secure the historic structures and conservation assets associated with the Jones River, its natural resources and maritime history; to develop support for long-term stewardship of the river and supporting watershed through education, recreation, land conservation, and boatbuilding; and to initiate site improvements that facilitate public programs to help Kingston and the regional community successfully adapt to our rapidly changing climate, landscape and ecosystem conditions.

A-2. History of the applicant within the organization:
Jones River Landing was established in 2003 by Jones River Watershed Association as a supporting organization to hold, secure, maintain and improve the structures along this historic boatyard to provide public programs, protect Jones River, enable recreation and access to marine history and resources, and develop long term stewardship of the ecosystem. Pine duBois is president of Jones River Landing and executive director of Jones River Watershed Association.

A-3. Names of members of governing board of organization of applicant (if applicable)
Jones River Landing: Pine duBois (pres), Wendell Cerne (sect’y), Bruce Skerritt (treas), Jon Daley, Don Salmond, Peter Arenstam, Doug Grey, Mark Guidoboni

Jones River Watershed Association board (appoints the Landing board): Peter Baird (pres), Wendell Chamberlain (v-p), Bob Weber (sect’y), Karon Wierman (treas), Al Alexis, Bill Napolitano, Jason Potrykus, Twig Johnson, David O’Connell

A-4. Legal and tax status of applicant and organization:
The Landing was established in 2003 as a 501(c)(3), supporting organization of JRWA, also a 501(c)(3) organization established in 1985.

A-5. Description of previously completed projects similar to proposed project:
Purchase & restoration of Holmes/Watson Boatsheds at 39 Landing Road (CPC 2008 & 2010): Purchase of Jones River Landing, (not CPC funding) site cleanup and restoration, 2003 on-going

A-6. Complete and attach the Tax Compliance Certification, Certification of Non-Collusion Forms with your submission. The authorized individual(s) representing the submitting entity must sign these forms.

PROJECT DESCRIPTION: Respond to ALL the following questions/points. To facilitate the review of your application, number your responses to match the questions below. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

P-1. Summary and Goals: Provide an Executive Summary of the Project, including but not limited to:
- A description of the property involved and its proposed use.

11/30/17 JONES RIVER LANDING ~ DREW HERITAGE HOUSE
Jones River Landing (JRL/ the Landing) and Jones River Watershed Association (JRWA) have had an agreement with the existing owner since 2003 to purchase the historic residence at 51 Landing Road, built c.1760. The property is currently in Tax Title/Land court by the Town for non-payment of taxes since 2012.

The organizations intend to partner with local/state universities to utilize this abutting dwelling as residential scholar living space in order to ensure a continuum of science investigation, monitoring and sharing information vital to the sustainability of Kingston and the preservation of the Jones River resources for generations to come. We will provide Continued Education and Training opportunities for educators within the town of Kingston and the Southeastern Region that will enable them to attain their goals. Students will have the opportunity to learn about watersheds and connected ecosystems both in the classroom and in the field, launching from the site with field research for under-graduate, graduate, and doctoral programs, under the guidance of the JRWA Ecology Program Director and others.

This program will enable the protection of a unique property in the history of the Jones River boatyards and Kingston community. Preservation of Scenic and Historic space in town of Kingston is important to the residents of Kingston as shown in the most recent Town Survey. In addition, purchase of this property is critical to the continuing improvement of Jones River Landing and our adaptation strategy for rising water levels at the Landing site.

- A description of how the project meets the requirements of the Community Preservation Act.

Through this project Jones River Landing will assist the town in preserving an important historic landscape as well as a residence significant to Kingston’s history and boatbuilding. Securing this property will also enable Jones River Landing to make site improvements on its immediately adjacent property to facilitate public programs focused on science, monitoring the river, the bay and changes in the ecosystem brought by our changing climate. We plan to provide shelter at this historic house to students interested in pursuing study of the marine and related environments that will help develop and document a body of knowledge and understanding of changes to the Jones river ecosystem. Through the recording of a Historic Preservation Restriction the Landing pledges to maintain the property to secure this street frontage on the scenic road and the future Jones River/Landing Road Historic District. The dwelling is across the street from the Major John Bradford House and adjacent to, and a part of the historic Jones River Landing Boat yard. The property will also expand the scenic access to the Jones River for people walking in the neighborhood, by allowing walking access through the property as a feature along the Bay Circuit Trail. In so doing we will be able to preserve a dynamic and defining period of Kingston’s past, make necessary improvements to secure long-lasting stewardship of the Jones by facilitating improvements to the Landing’s structures and providing safe and secure housing as well as an advantageous location for continuing learning and education in harmony with Kingston’s educational goals.

- A description of the project and its benefits to the Town.
The project is part of our strategic plan to secure funding to purchase 51 Landing Road. Jones River Landing hopes to use CPA funds to encourage and match a grant from the Massachusetts Cultural Facilities Fund. The Town will benefit by preserving an important feature of Kingston’s commercial, boatbuilding and residential history, and by accepting a Historic Preservation Restriction, Kingston will secure its investment.

By funding this project, the Town will enable Jones River Landing to take a dramatic step forward to develop its Jones River Ecology Initiative, a program to encourage and support on-going science and learning about the Jones River and associated environments. This will provide the Town with needed information over the long-term to amplify its sustainability. Importantly, Kingston will be one step closer to establishing a historic district along the Jones River and Bay Circuit Trail that will be attractive to state as well as distant tourists. This property will be an asset to the town’s spirited support of education, learning, care for the river and the environment that sustains us and provides our character.

- Information indicating how this project can be used to achieve additional community benefits.

Use of CPA funds to support the purchase of the residence at 51 Landing Road will help preserve Kingston’s small town atmosphere, help preserve and protect the Jones River, add to the educational opportunities in Kingston to amplify the vision of providing superior education, provide housing that is affordable to students of all ages, and support strategic alliances among those working on conservation, open space, recreation, and historic preservation that will enhance the community’s sustainability by fostering on-going environmental monitoring and education.

This project supports many of the GOALS of the Kingston Community Preservation Plan (KCPP). In particular GOAL 4: Preserve Kingston's history through public education and protection of local historic sites. In particular this project supports two objectives as stated in the KCPP: Objective A: this is a plan for the protection of a site of historical and potentially archeological significance; and Objective D: This project will “Create a program through the schools ... to promote awareness of local history and the importance of protecting and sustaining the natural environment.”

This project directly supports GOAL 6: To further the objective of the Bay Circuit Program which is: to establish a system of privately and publicly owned open spaces, including parks, forests, reservoirs and wildlife preserves, scenic and historic sites.......This purchase is directly on the Bay Circuit Trail. Walkers, bikers, tourists can become acquainted with this late 18th century home built by one of Kingston's most successful boat builders, Stephen Drew.

This project directly supports GOAL 8: To Preserve and Enhance the Character of the Community by encouraging development of pedestrian trails and bikeways and by protecting the aesthetic of scenic roads. This purchase will help us work with the town to create safer travel on this historic scenic road.
The project meets 4 of the Historic Preservation Goals:
1: The property is identified as KIN 308, and was first cataloged in 1978 by Doris Johnson and her associate. Johnson set the build date at 1785, where the house plaque states 1760 and the more recent 1998 Historic Commission survey dates the construction to 1790. The “Ships of Kingston” street maps from 1756, 1800, and 1924, show the house on site prior to 1800 and after 1756. See attachment for KIN 308 sheets and copies of maps.
2: This property is threatened with foreclosure, and could be lost if there is a failure to act. It has particular historic significance, and can be used by Jones River Landing to expand access to the river, and provide housing to students engaged in ecological studies.
3: The program will provide information to Kingston residents through preserving history and the nature of the river.
4: This project will help preserve the rural and maritime history and character of the town by preserving the streetscape, scenic road, historic structure and consolidating the longest continuously operating boat building yard in the country under unified ownership.

P-2. Community Need: Why is the project needed? Does it address needs identified in existing Town Plans or other publicly vetted priority setting planning documents? Does it address one or more of the specific criteria identified as Town priorities with respect the Town of Kingston Community Preservation Plan with respect to the CPA category or categories applicable to the Project?
Yes! As summarized above, the project will preserve a pivotal property in Kingston’s history. The KIN.308 surveys put this home built by Stephen Drew between 1760 and 1790 and then being used, according to Doris Johnson’s Major Bradford’s Town, to launch the “Drew dynasty” of boatbuilding in Kingston on the Jones River. The yard once included the sail loft, which can be seen in many of the historic photos at Kingston library. The sail loft is no longer on site, but it pre-dated the Shiverick boatshop at Jones River Landing, built in 1895 and in use today. A long succession of boat builders owned the dwelling since, which was part of “The Landing” the hotspot for building and commerce in Kingston. After the Drews’ ownership, Joseph Holmes, at the time the largest builder and owner of merchant ships in the early to mid 1800’s, owned the house, followed by his son Edward. In the 1940’s the property was owned by Myron Linde builder of many diverse crafts including Ted Kennedy’s “Mya”. Following Linde was Mike McKenzie, noted for establishing bass boat construction business here on the Jones. McKenzie sold to sailboat builder Swicker, who then sold to LaPlante (the current owner) in 1975.

The project will preserve this house and its history, while providing a venue for “exemplary” education for students and adults in Kingston, by providing housing opportunity during extended study sessions. This project will enable the “Vision” expressed by the new Kingston Master Plan by helping to maintain the small town character, while developing the support system to establish long-term stewardship of
the natural systems of the town by bringing organized science and monitoring that will boost the educational opportunities in town. Jones River Landing envisions our project as an important civic and cultural resource for the town, focused on the health of the marine environment while maintaining the traditions of boatbuilding and the fishing culture that helped build the town 400 years ago. Jones River Landing is a short walk from the downtown area and can be a destination for residents and visitors to appreciate and enjoy the nature of our local environment.

Wikipedia: “Kingston is home to the longest continuously run boat yard in North America, now named the Jones River Landing. The American Revolutionary War era brig, USS Independence, was built by Kingston shipbuilders on the Jones River and has emerged as a town icon, featured on the Kingston town seal.

P-3. Community Support: What is the nature and level of support for this project? Include letters, petitions and other documentations of support. Provide information that the project will foster long-term stewardship and generate a community ethic through citizen involvement, such as public participation in the project. Provide information about how the project will involve public outreach, and seek to disseminate information on project goals, results, project partners and the sources of funding and other support provided, or otherwise compliment or encourage other local projects.

Jones River Landing is a non-profit membership organization affiliated with Jones River Watershed Association. Of the 5000+ households in Kingston about 17% (800+) have contributed over the past 14 years. Jones River Landing is supported with volunteer effort! The combined boards include 17 people who regularly give of their time, and of those, ten are Kingston residents. Over 100 additional people volunteer annually in programs, events, boatbuilding work and the annual fish count. Jones River Landing and JRWA are about citizen engagement and public education. Major projects such as dam removals, provide opportunities for outreach, as they expand the fields of interest. In the past ten years we have hosted interns and volunteers from various schools of higher education including Mass Maritime, UMass (Boston and Amherst), UNH, WPI, and Smith College. We have provided programs for local schools including Duxbury Montessori School, which built several boats while learning math and use of tools, SLRHS, KIS, Bridgewater-Raynham, and others. We are presently working with a volunteer intern at Bridgewater State University to develop the program with BSU to use the “Drew Heritage House” at Jones River Landing.

This project seeks to substantially expand the Jones River Landing Environmental Heritage Center. Not only will purchase of 51 Landing Road add acreage to the Landing and reunify the historic boatyard, it will enable an ambitious strategic project to remove collapsing and out of code buildings and erect a utilitarian energy efficient building to support important public programming and educational goals. Jones River Landing will need support of neighbors, especially abutters to accomplish this additional renovation project. With control of the adjacent property, the task is simplified. The Landing seeks to restore the riverfront and raise the profile of the structures in order to secure equipment and property sensitive to flooding. The Landing buildings flood frequently,
and the tides inundate the lower floor many times each year. While a portion of the LaPlante parcel adjacent to the river is in the floodplain, the actual house is not.

It is critical to the future and sustainability of the Kingston community that we understand and track sea level rise, and with it, the evolving ecosystem. Our mission at Jones River Landing is to provide a window into environmental change, an avenue to facilitate study of that change, and a center to disseminate information valuable to the people of our community and region. This acquisition is the beginning of an action plan and capital campaign to meet the future equipped with information and the tools needed for the next generation to thrive.

We are contacting local neighbors and soliciting support for this project. We trust that you will accept additional information as the CPC timeline advances.

P-4. Timeline: What is the schedule for project implementation, including a timeline for all critical elements including commencement and completion dates?

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<td>Applications for funding</td>
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<td>Discussions to cultivate partners</td>
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P-5. Credentials: How will the experience of the applicant contribute to the success of this project?

Pine duBois represents the applicant, Jones River Landing. Pine was the project coordinator for the purchase of Jones River Landing and several other conservation lands in town, including Bay Farm, Mulliken’s Landing, Marshall Joyce Wildlife Sanctuary, Three Rivers Basin, Calista Farm, Triphammer, and had a major role in several others. Jones River Landing had a bank loan for the purchase of Landing Marine in 2003 and paid off the mortgage in 2006. In addition the site has been cleaned of oil, gas, rubble, trash, debris, cesspool, and the is now a functioning public space with stabilized riverfront and working boatshop, carrying on the traditions of hundreds of years. Pine worked with the CPC on the Holmes Watson boathsheds purchase and restoration and with MHC to develop the Historic Preservation Restriction. Although there was a cloud over this project due to the perceptions of conflict, the project was completed on time and the boathsheds are used to shelter boats owned by and restored at Jones River Landing. In
addition Pine and the organizations have been instrumental in quality improvements to
the Jones River itself through water quality monitoring and stormwater upgrades,
including at Jones River Landing in partnership with the Town. The organizations
continue the work to remove relic dams, and work with local, regional, state and federal
partners to restore, improve and protect the aquatic species native and migrating to the
Jones. Pine has been instrumental in raising funds for all projects including land
purchases and fisheries restoration in the interests of Kingston.

P-6. What do the abutters (All property owners within a 200 foot radius of the proposed lot
upon which the project is to occur) have to say about the project? You MUST supply the CPC
with documentation of outreach to abutters and their responses. No application for a project
that could impact abutters will be considered complete without this information. NOTE: It does
not have to be positive, but the CPC must know that the applicant(s) have approached the
abutters about the project to obtain their comments. At minimum applicants shall acquire a
certified list of abutters to the proposed project and notify the abutters by regular surface mail
of the proposed project and use of CPA funds utilizing the Notification to Abutters form found
at the end of this application. If the project is such that no abutters would be affected, then
the applicant must submit a detailed statement as to why this is so. It is recommended that
applicants discuss this with the CPC Committee PRIOR to submitting their application without
any completed abutters’ notification forms.

Outreach to the abutters is underway and will be provided to the CPC prior to any public
hearing on this application. We have provided the form electronically for distribution to
JRVHS, which is across Landing Road from the property, and hand delivered to Daniel &
Amanda Krasinski at 49 Landing Rd. Eight Mates Trust owns the marsh on the opposite
side of the river and we will mail a form to them, but the marsh will bear no impact, and
no structures exist there. The Certified Abutters list also includes NSTAR Transmission
station. We can send a form to the Connecticut headquarters, but there will be no impact
to NSTAR. Certified list is attached.

P-7. Budget: What is the total budget for this project, and how will CPA funds be spent? All
items of expenditure must be clearly identified. Provide detail specifying if the funds will be
used for actual project implementation or program support such as administration. Include
actual project quotes if possible. (NOTE: CPA funds may NOT be used for maintenance.)

<table>
<thead>
<tr>
<th>Description</th>
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<td>2,500</td>
</tr>
<tr>
<td>Interest 2019 +2020</td>
<td>17,000</td>
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</table>
P-8. Other Funding: What additional funding sources are available, committed or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project. Document inability to discover additional funding sources by citing sources searched. The applicant(s) must apply for any available funding that is possible to obtain. Failure to apply for this funding (whether it is acquired or not) will once again make the application incomplete. Document any pending applications and any and all rejections for applications for additional funding that was applied for.

Jones River Landing has filed a preliminary application with the Massachusetts Cultural Facilities Fund (MCFF) where the final application is due in early January. MCFF requires a 1:1 cash match. We are asking CPC to provide the match for that application, if both are successful then we will owe $250,000 for the purchase. Our expectation is that we will continue to raise funds over the next several years, and also anticipate that a relationship with a school will allow for some income that can be used to pay down a mortgage and maintain the property. Jones River Landing will be launching a major capital campaign to renovate the site. The acquisition of 51 Landing Road is part of that renovation. This CPC application is the initial grant application and represents about 25% of the project cost to acquire 51 Landing Road and secure the Historic Preservation Restriction.

P-9. Multi-Year Funding: If project is expected to continue over more than one year or if bonding the project is anticipated detail the cost of project on the following chart.

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>CPC Funds Requested</th>
<th>Other Funding Sources</th>
<th>Total Cost</th>
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<tr>
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<td>MCFF request $125K (1:1 C)</td>
<td>$250K</td>
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<tr>
<td>2020</td>
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</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$500,000</td>
</tr>
</tbody>
</table>

Indicate type of match here; “C” for cash, “K” for in-kind, “O” for other. Include source of match in the budget detail with documentation supporting whether the match is promised, in-hand, or requested.
Provide a detailed breakdown of costs identified in the above table and a justification for those costs. Note: Payments made towards your invoices must correspond to specific costs shown on this application.

Include a work plan showing the anticipated steps or phases for completion of the Project and their timing and estimated costs.

Please note that projects on Town-owned land may require public bidding under applicable statues (M.G.L. c. 30, 30B, and 149). Projects on private land will require a funding agreement between the Town and the applicant. The funding agreement will provide for project timelines and status reports as appropriate.

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P-10. Maintenance: If on-going maintenance is required for your project, how will it be funded? No projects will be considered if anticipated maintenance costs are not addressed adequately within the proposal.

**Jones River Landing anticipates requiring a contract with one or more educational institutions that will provide income that will maintain operation of the Drew Heritage House.**

P-11. Control of Site: Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, please explain how public benefits will be protected in perpetuity.

**Jones River Landing has a recorded Right of First Refusal, attached, and a verbal agreement with Marge LaPlante to purchase the property for $475,000. We will be borrowing funds to cure the tax delinquency with the Town and other costs. Currently the property is in Tax Taking/ Land Court. In exchange the Landing will secure a P&S on the property, as well as a Mortgage and Loan agreement, which we should have executed by January. Both the JRWA and JRL governing Boards support this project. The P& S will extend at least until the end of 2018, when the Landing hopes to close on the property. This will be assured if the CPC and MCFF assist with acquisition funds.**

P-12. Restrictions: In order for funding to be distributed, all applicants must have filed with the CPC a copy of the appropriate restriction as described in “Application Process STEP 4, ITEM E. Provide a copy of the actual or proposed restrictions that will apply to this project.

**Jones River Landing will work with CPC to develop and accept a Historic Preservation Restriction for 51 Landing Road, should this application be successful.**

P-13. Acquisitions: For acquisition projects, attach appraisals and agreements if available. Please set forth name of present owner and attach copy of deed up to present owner. In addition to property address, please provide the Kingston assessor’s office identification Map, Block and Lot Numbers. Non-town applicants, who are proposing the purchase of property by the town as part of the submitted project, must include at least one appropriate and timely appraisal for that property or the application will be considered incomplete.

**LaPlante Deed to 51 Landing Road, attached, including LaPlante Deed to the boatyard. When Jones River Landing (then the Marine Ecology Center) purchased the boatyard in 2003, a portion of that property was transferred to 51 Landing Road. Plan of Land attached prepared in 2003 by Webby Engineering for Aquamarine Trust, showing the division and boundaries of the two properties. 51 Landing Road is Kingston Assessors Map 36 Lot 50.**

P-14. Feasibility: Provide a list of all further action or steps that will be required for completion of the Project, such as environmental assessments, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known barriers to moving forward.

**Jones River Landing will apply for MCFF funds to match the CPC request. We will also launch a fundraising campaign and work to solicit partnerships with schools as noted**
above in the application. We anticipate a P & S signed by the end of 2017, and execution by the end of 2018.

P-15. Hazardous Materials: Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

In 2003, a 21E Site Assessment was performed by MT Environmental. The report provided evidence of certain remaining underground fuel tanks, which were removed. There are no contaminated materials in the adjacent area. Both properties are on sewer. We will have the interior of S1 Landing Road reviewed by a professional and follow any advice given to detail any potential problems. The property is heated with fuel oil, where the above ground tank is enclosed in the lower level of the house beyond the floodplain. No other suspicions are evident.

P-16. Permitting: Applicants are responsible for all costs associated with permitting, including, but not limited to abutter mailings and appropriate advertising. Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for the project? Provide list and expected date of receipt of those permits. Provide copies of any permits already acquired. Provide assurance that the project will expeditiously meet environmental and other permitting requirements, so that on-the-ground activities will begin within the first 12 months after the project’s start date. (Evidence of consultation with Conservation Commission, Highway Dept., Tree and Parks Dept., Planning Board, Historical Commission, Board of Selectmen, etc. where applicable, is strongly recommended.)

P-17. Environmental Concerns: Identify all known wetlands, floodplains and/or any natural resource limitation that occur within the boundaries of your submission.

See attached Assessors map for the floodplain delineation.

P-18. Professional Standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant has the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to necessary technical expertise. NOTE: Historical preservation and restoration must follow the U.S. Secretary of the Interior's Standards for the treatment of historic properties. Information on this can be found at: http://www.nps.gov/hps/tps/standguide/

No construction is proposed at this time

P-19. Further Attachments:

1. Mass GIS Map of Property included with floodplain and abutters noted
2. Assessor’s map showing location of the project and 200 foot radius of abutters to the property’s boundaries, included with Certified Abutters list
3. Photographs included
4. Mass. Historical Commission Historic Inventory Sheet

NOTE: The Community Preservation Committee WILL NOT BE RESPONSIBLE FOR ANY EXPENSES INCURRED IN PREPARING AND SUBMITTING RESPONSES. All submittals shall become the property of the Town of Kingston. All plans, specifications and other documents resulting from this contract shall become the property of the Town of Kingston. Unless specifically exempt under the Massachusetts public records law, the Town has the right to disclose information contained in submissions.
CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any person. As used in this certification, the “person” shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Signature of person signing application

Pine duBois __________________________
Print Name

President
Title

Jones River Landing Environmental Heritage Center
Name of Organization / Business

Acquire & Establish the Drew Heritage House
Project Name (As is on your submission)

30 November 2017
Date
TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. 62C, 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

04-3765665
Federal Employer ID Number

Jones River Landing Environmental Heritage Center, Inc
Name of Corporation

By: __________________________ Date: 30 November 2017
President’s Signature

Pine duBois
Printed Name

By: __________________________ Date: 29 November 2017
Treasurer’s Signature

Printed Name

Drew Heritage House Acquisition
Project Name (As is on your submission)
MEMORANDUM OF UNDERSTANDING

Project Name: JONES RIVER LANDING DREW HERITAGE HOUSE, acquisition
Applicant Name: Jones River Landing Environmental Heritage Center
Applicant Address: 55 Landing Road, Kingston, MA 02364

Applicant telephone: 781-585-2322
Applicant email: pine@jonesriver.org

I understand that there are certain conditions and responsibilities involved in receiving CPA funding.

My signature below indicates that I have read the following conditions and agree to follow them if my application is recommended to and approved by Town Meeting:

1. I understand that the funding process follows procedures described in the Community Preservation Act. M.G.L. Ch 44B and that this places certain restrictions on how payments may be made.

2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Kingston taxpayers, I will:
   • Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally about $300.
   • Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters and other publicity.
   • Include recognition of the Community Preservation Act as a funding source if a permanent plaque or sign is placed on the project. Applicant will submit draft of sign language to CPC for review prior to production of the sign.

3. I will supply the Community Preservation Committee with quarterly financial up-dates on the project utilizing the CPC Project Reporting Forms.

4. As needed, I will assist in the process of obtaining the required deed and/or conservation restrictions to help protect the property in perpetuity.

    Pine duBois

Print Name

28 November 2017

Signature  Date

11/30/17  JONES RIVER LANDING ~ DREW HERITAGE HOUSE  16
TOWN OF KINGSTON COMMUNITY PRESERVATION ACT
NOTIFICATION TO ABUTTERS FORM

In accordance with the FY 19 application procedures for Community Preservation Act Funds, you are hereby notified of the following:

1. The applicant has, is, or is planning on filing an application for CPA funding from the Town of Kingston’s CPA Fund.

2. The name of the applicant is: _____Jones River Landing Environmental Heritage Center
   CONTACT NAME: ____Pine duBois , representative for Jones River Landing
   (Specify)__________________________________________

3. The address of the proposed project is: 51 Landing Road
   Map(s) 36 Lot(s) 50 Kingston, MA

4. The project is for: (Check one): Historic Preservation ___yes___
   Recreation _____________
   Open Space ____________ Community Housing ________________

5. Specifically the project is: (Summarize project so that abutters are aware of any impact or effect upon their property or persons): An attachment may be included for this section.

__________________________________________

Purchase 51 Landing Road with the help of CPA funds and additional grants. Through this project Jones River Landing will assist the town in preserving an important historic landscape as well as a residence significant to Kingston’s history and boatbuilding. Securing this property will also enable Jones River Landing to make site improvements on its immediately adjacent property to facilitate public programs focused on science, monitoring the river, the bay and changes in the ecosystem. We plan to provide shelter at this historic house to students interested in pursuing study of the marine and related environments who will help develop and document a body of knowledge and understanding of changes to the Jones River ecosystem.

6. Should you have any comments that you feel should be supplied to the Community Preservation Committee, you may mail them to the CPC at the Town House at 26 Evergreen St. Kingston, MA. 02364 or email them to the CPC at CPC@kingstonmass.org. Or, you are invited to attend any of our CPC meetings at the town house. Please check with the Town of Kingston website for upcoming meeting dates, or contact the CPC secretary either by mail or email at the above addresses.
AFFIDAVIT OF SERVICE

Under the FY19 CPC Funding Application process:

I, Pine duBois hereby certify under the pains and penalties of perjury, that on November 28, 2017 I gave notification to abutters in compliance with Town of Kingston Community Preservation Committee “Community Preservation Fund Application FY 2019” section P-6, utilizing the application’s Notification to Abutters Form.

NOTE: For CPC application purposes, abutters shall include all property owners within a 200 foot radius of the lot upon which the proposed project is to occur.

A copy of the completed and mailed Notification to Abutters Form, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service Form.

Pine duBois 28 November 2017

________________________________________________________________________
NAME DATE
CERTIFIED ABUTTERS LIST REQUEST FORM

THE COST OF A CERTIFIED ABUTTERS LIST IS $15 OR $20 DOLLARS WITH LABELS.
PLEASE MAKE CHECKS PAYABLE TO: THE TOWN OF KINGSTON

DATE: Nov. 28, 2017  OWNER: MARJORIE LA PRAIRIE

STREET ADDRESS OF SUBJECT PROPERTY: 51 LANDING RD  200’

MAP AND LOT OF SUBJECT PROPERTY: MAP 37  LOT 50

LIST IS FOR WHICH BOARD OR COMMITTEE?  COMMUNITY PRESERVATION COM.

WHEN COMPLETE CONTACT:

NAME: HANNAH DA RIVIERE  PHONE: 781 424 0353

WOULD YOU LIKE PRE-PRINTED ADDRESS LABELS?* (ADD $5)  YES  NO

* THE ASSESSORS OFFICE REQUIRES COPIES OF ALL PLANS WITH LOT LINE CHANGES IN ORDER TO
KEEP OUR MAPS AND PROPERTY RECORDS UP TO DATE. THANK YOU FOR YOUR UNDERSTANDING
AND COOPERATION IN THIS PROCESS.

ASSESSORS OFFICE USE ONLY:

PAID?  YES  NO  N/C

CHECK  CASH

RECEIVED BY: [Signature]
CERTIFIED LIST OF ABUTTERS

TO: Community Preservation Committee - 200'

FROM: Kingston – Board of Assessors

DATE: November 28, 2017

LOCUS: Map 37 – Lot 50

ADDRESS: 51 Landing Rd

OWNERS: Neale F & Marjorie LaPlante

51 Landing Rd
Kingston, MA 02364

THIS IS TO CERTIFY THAT THE NAMES AND ADDRESSES FOR THE MAP AND LOT NUMBERS STATED ON THE ATTACHED LIST ARE CORRECT ACCORDING TO THE MOST CURRENT RECORDS IN THE ASSESSORS OFFICE. OWNERS LISTED AS OF JANUARY 1, 2017.*

[Signature] Board of Assessors
Meredith Rafiki, MAA
Data shown on this map is provided for informational purposes only. The Town of Kingston and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.
## 200 foot Abutters List Report

**Kingston, MA**

**November 28, 2017**

### Subject Property:
- **Parcel Number:** 037-050-000
- **CAMA Number:** 037-050-000
- **Property Address:** 51 LANDING RD
- **Mailing Address:** LAPLANTE NEALE F & MARJORIE 51 LANDING RD KINGSTON, MA 02364

### Abutters:

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>CAMA Number</th>
<th>Property Address</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>036-045-000</td>
<td>036-045-000</td>
<td>50 LANDING RD</td>
<td>JONES RIVER VILLAGE CLUB P O BOX 22 KINGSTON, MA 02364</td>
</tr>
<tr>
<td>037-005-000</td>
<td>037-005-000</td>
<td>COR MAPLE&amp;LANDING RD</td>
<td>JONES RIVER VILL HISTORICAL SO PO BOX 22 KINGSTON, MA 02364</td>
</tr>
<tr>
<td>037-047-000</td>
<td>037-047-000</td>
<td>CONSERV DIST</td>
<td>EIGHT MATES LLC 35 ELDER AVE P O BOX K KINGSTON, MA 02364</td>
</tr>
<tr>
<td>037-048-000</td>
<td>037-048-000</td>
<td>LANDING RD</td>
<td>COMMONWEALTH ELECTRIC CO C/O NSTAR PROPERTY TAX DEPARTMENT P O BOX 270 HARTFORD, CT 06141-0270</td>
</tr>
<tr>
<td>037-049-000</td>
<td>037-049-000</td>
<td>49 LANDING RD</td>
<td>KRASINSKI DANIEL A 49 LANDING RD KINGSTON, MA 02364</td>
</tr>
<tr>
<td>037-051-000</td>
<td>037-051-000</td>
<td>55 LANDING RD</td>
<td>JONES RIVER LANDING ENVIRON HERITAGE CTR 55 LANDING RD KINGSTON, MA 02364</td>
</tr>
</tbody>
</table>

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Data shown on this report are provided for planning and informational purposes only. The Town of Kingston and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Assessor must certify abutter lists in order for the lists to be considered official for the purpose of public hearing notifications.
SHIPS OF KINGSTON

Plan of THE LANDING PLACE in the Town of Kingston showing the WILLIAM BRADFORD DIVISION in 1756

Plan of THE LANDING PLACE in the Town of Kingston showing PROBABLE OWNERSHIP in 1800

Plan of THE LANDING ROAD in the Town of Kingston from the Derby Line & Wye Stations from an old plan made by John Gray April 9 1826
7. Original owner (if known)  Stephen Drew, shipbuilder

Original use  probably combined residential use with ship outfitting and supplies

Subsequent uses (if any) and dates  1810 - purchased by Joseph Holmes

8. Themes (check as many as applicable)

- Aboriginal
- Agricultural
- Architectural
- The Arts
- Commerce
- Communication
- Community development
- Conservation
- Education
- Exploration/ Settlers
- Recreation
- Religion
- Science/ Invention
- Social/ Humanitarian
- Military
- Political
- Transportation

9. Historical significance (include explanation of themes checked above)

The Drew and Holmes families were Kingston's most successful shipbuilders; the Drews had been in shipbuilding since before the Revolution and local tradition puts 1804 as the earliest date on record. The brig "Independence" for the state navy - Major Seth Drew served in the Continental Army (The 5th Regiment). Joseph Holmes, who began his building on the Taunton River, returned to his native town in 1806 and began building at the fundings; he used these buildings and sail loft and chandlery.

The Drews' shipbuilding activities moved a few hundred yards upstream. Joseph Holmes, in his shipyard next to this building, built 78 vessels during a career spanning more than half a century, extended by his descendants to 1874 and the commission of the last Holmes vessel, 316-ton brig "Allen.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, town records, early maps, etc.)

- Holmes papers, Mystic Seaport, Conn.
- Plymouth Reg. of Deeds
- Kingston records
- "Ships of Kingston" - Jones
- Emily Drew manuscripts
- Cornelius Bartlett
- U.S. Customs records
Town: Kingston

Place: 51 Landing Road

Historic Name:

Uses: Present residence
Original residence

Date of Construction: c.1790

Source: maps & local history

Style/Form: Federal style

Architect/Builder:

Exterior Material:
Foundation: granite
Wall/Trim: wood clapboards & shingles
Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (with dates):

Condition: good

Moved: yes

Acreage: 1 acre

Setting: linear neighborhood - road runs parallel with Jones River

Recorded by: Deirdre Brotherson
Organization: Kingston Historical Commission
Date (month/year): May 1998

Follow Massachusetts Historical Commission Survey Manual instructions when completing this form.
ARCHITECTURAL DESCRIPTION:
The residence at 51 Landing Road was built c. 1790 in the Federal style. This 4x2 bay, wood frame, 2 story building sits on a granite foundation. The building is clad with wood clapboards and wood shingles. The side gable roof is covered with asphalt shingles. A large brick chimney is located near the center of the roof at the ridge. The entrance is off-center and contains a 6-panel wood door flanked by fluted pilasters and topped by a 6-light transom and pediment. The windows contain 6/6 sash with flat surrounds. The cornerboards are thin and flat.

HISTORICAL NARRATIVE:
This residence sits adjacent to the Jones River. On John Grey's 1836 map this building is identified as part of Joseph Holmes' shipbuilding yard and lot. The property remained in the Holmes family, Edward Holmes is owner in 1876 and 1879, through the 19th century. In 1903 W. C. Hammond is listed as owner. This appears to be one of the few original buildings associated with the successful Holmes shipyard. It's significance stems from that and also is significant as an early Federal building.

BIBLIOGRAPHY:

MAPS:
1726 Kingston. John Gray [MHC]
1795 A Plan of the Town of Kingston. John Gray. [MHC]
1820-30 Five School Districts [KPL]
1876 Town of Kingston. Boyden (w/directory). [KPL]
1876 Town of Kingston, Enlargement of Village. Boyden. [KPL]
1879 Atlas of Plymouth County. George E. Walker. [MHC]
1896 Bird's Eye View of Kingston [KPL & MSL]
1903 Atlas of Plymouth County. George E. Walker. [KPL]
National Register of Historic Places Criteria Statement Form

Check all that apply:

☑ Individually eligible  ☐ Eligible only in a historic district
☐ Contributing to a potential historic district  ☐ Potential historic district

Criteria:  ☑ A  ☐ B  ☐ C  ☐ D

Criteria Considerations:  ☐ A  ☐ B  ☐ C  ☐ D  ☐ E  ☐ F  ☐ G

Statement of Significance by Deirdre Brotherson

The criteria that are checked in the above sections must be justified here.

This property may be individually eligible for the National Register of Historic Places under Criterion A as a building associated with the ship building business which was carried on in this area and supported so much of the commerce in Kingston during the 19th century. A district of Inv # 307 and Inv #308 may also be considered.
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

Town Kingston
Address 51 Landing Road
Name The Landing House
Present use Residence

Present owner Neale & Margrette LaPlante
Description:
Date 1785
Source Registry, town records
Style Three-quarter Federal-Colonial
Architect

Exterior wall fabric clapboard, shingle
Outbuildings (describe)
Other features

Altered several times Date
Moved Date

Lot size:
One acre or less ✓ Over one acre

Approximate frontage 45 '

Approximate distance of building from street 20

Recorded by
Organization Massachusetts Historical Society
Date Dec. 18, 1978

DO NOT WRITE IN THIS SPACE
USGS Quadrant
MHC Photo no.

(over)
BUILDING FORM

ARCHITECTURAL DESCRIPTION  □ see continuation sheet
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

SEE CONTINUATION SHEET

HISTORICAL NARRATIVE  □ see continuation sheet
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES  □ see continuation sheet

SEE CONTINUATION SHEET

☐ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.
NOTICE OF AGREEMENT

Notice is hereby given of the following Agreement:

1. **Grantors:** Marjorie and Neale LaPlante, who reside at 51 Landing Road, Kingston, Massachusetts

2. **Grantee:** The Jones River Marine Ecology Center, Inc., a Massachusetts corporation, with an address of P. O. Box 73, Kingston, MA 02364

3. **Date of Agreement:** July __, 2003.

4. **Subject of Agreement:** The Grantors have granted the Grantee a right of first refusal to purchase certain property located at 51 Landing Road, Kingston, Massachusetts, more particularly described in Exhibit A attached hereto (the "Property"), on the terms and conditions set forth in the Agreement.

5. **Title Reference:** For Grantors’ title to the Property, see deed of Marjorie M. LaPlante, Trustee of Landing Marine Trust under Declaration of Trust dated July 27, 1977 and recorded with Plymouth County Registry of Deeds in Plan Book 371, Page 5097.

The Agreement contains additional terms and conditions not enumerated in this instrument. This notice is executed pursuant to the Agreement and is not intended to vary the terms of the Agreement in any way.

This Notice is executed under seal this __ day of __, 2003.

**Grantee:**

The Jones River Marine Ecology Center, Inc.

By: [Signature]

Name: [Name]
Title: [Title]

**Grantors:**

Marjorie LaPlante

Neale LaPlante
EXHIBIT A

Description of the First Refusal Property

Lot 50, containing 3,786 square feet and Parcel “A”, containing 4,832± square feet, both of which are shown on a plan entitled, “Plan of Land in Kingston, Mass.” Prepared for Aquamarine Trust, Scale 1”=20”; dated May 8, 2003; prepared by Webby Engineering Associates, Inc., Engineers & Land Surveyors, County Road, Plympton, Ma., to be recorded with Plymouth County Registry of Deeds.
Approval under the subdivision control law not required.

Date: May 19, 2023

Signed: [Signature]

KINGSTON Planning Board
Plan of Land
in
KINGSTON, MASS.

Prepared for
AQUAMARINE TRUST
Scale: 1" = 20' MAY 8, 2003
WEBBY ENGINEERING ASSOCIATES, INC.
Engineers & Land Surveyors
County Road - Plympton, Ma.

Drawn By: STEPHEN J. KIPPENBERGER