

The New Gold Coast of Cape Cod

“Among the most brilliant jewels to be found in a Cape Cod setting are its freshwater ponds, which sparkle with equal effect as solitaires or as sunbursts, in clustered arrangement....”

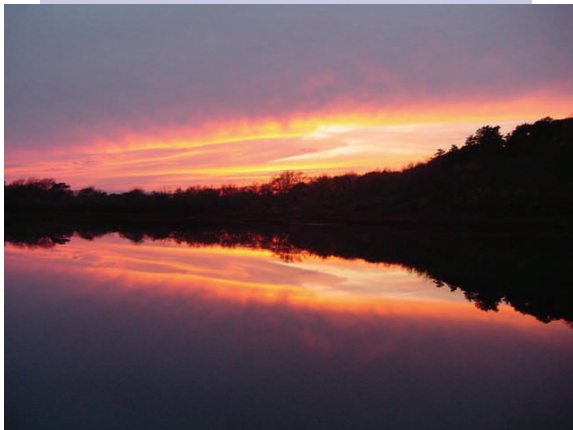
It seems odd to me that so many people should go to a typical sea-shore resort, like Cape



Spotted Turtle

Cod, to settle upon the edge of inland ponds, often several miles from the ocean, but the multitude of such marginal settlements affords ample proof that this treatment of our local attractions is not unpopular.”

-- Arthur W. Bell, Cape Cod Color, 1931.

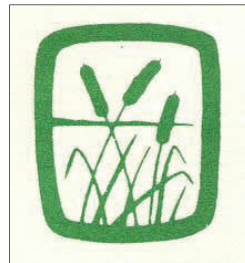


A pond sunset view for all to enjoy, for all time.

ABOUT THE BREWSTER CONSERVATION TRUST

The Brewster Conservation Trust (BCT) was established in 1983 to acquire, manage, and support the preservation of open space in Brewster, including its beaches, marshes, meadows, woodlands, wetlands, aquifer, and wildlife habitat. The Trust is a private, non-profit, charitable organization supported by memberships and donations. BCT accepts ownership of donated land guaranteeing that it will be preserved in its natural state forever; works with landowners to implement conservation easements on their land; and occasionally purchases land at discounted prices. BCT works closely with The Compact of Cape Cod Conservation Trusts, a regional non-profit service organization that assists land trusts with open space protection efforts across the Cape's fifteen towns.

BCT currently owns or holds conservation easements on 100 parcels, totaling over 587 acres of protected land throughout Brewster.



Brewster Conservation Trust
P.O. Box 268
Brewster, MA 02631

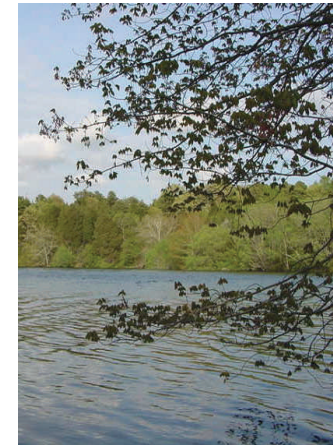
The Compact of Cape Cod Conservation Trusts
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BREWSTER CONSERVATION TRUST

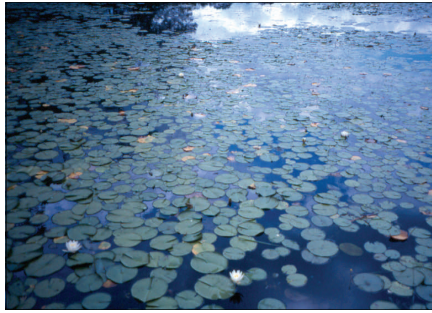
PRIORITY PONDS PROJECT

*Since 2005, BCT has preserved
5 parcels totaling 15.13 acres
with 1,873 feet of shoreline
across four different ponds*



*The best way to protect our ponds
is to preserve the surrounding lands.
Brewster Conservation Trust
provides a number of
land conservation options.*

**BREWSTER CONSERVATION TRUST
PRIORITY PONDS PROJECT— 2007**



**PRIORITY PONDS PROJECT
BACKGROUND**

Brewster is blessed with many ponds, creating a necklace of blue jewels strung across the town. These freshwater jewels are increasingly threatened by development of the surrounding upland into roads and subdivisions. Water quality deteriorates and wildlife suffers.

In 2003, The Compact of Cape Cod Conservation Trusts (a service bureau for local land trusts on Cape Cod including the Brewster Conservation Trust) conducted a computer mapping analysis of 3000 land parcels around the Cape's freshwater ponds. Over 80 ponds were considered priority ponds, or ponds which have high priority pondshore parcels worth protecting for water quality and wildlife habitat purposes. Brewster has 12 priority ponds, a very high number for the Cape Cod region.

The goal of BCT's 2005 Priority Ponds Project is to contact owners of priority parcels and provide information about land conservation options. Protecting pondfront land helps protect wildlife and water quality.

LANDOWNER OPTIONS include:

Gift of land:

Land donated to the Brewster Conservation Trust will be held in its natural state for conservation purposes. The appraised value of the land at the time of the gift is deductible against federal income taxes. The charitable deduction can be taken over a period of six years (or more.) The land becomes exempt from property tax in the fiscal year following a gift to BCT.

Conservation easement:

A landowner could donate or sell a conservation easement, also called a conservation restriction, to protect the pondshore from future development as well as generate tax benefits. The landowner retains ownership of the land and privacy.

The easement is a permanent agreement to extinguish the right to subdivide and develop houses on all or a part of the property. In areas where zoning would allow additional house lots, the easement would typically result in major tax benefits.

Charitable sale:

Landowners who agree to sell their land for conservation at less than appraised value can claim the difference as a charitable deduction for federal income tax purposes. Savings on federal and state capital gains taxes often accrue.



Bequest:

Property can be given to BCT via your will. Estate taxes will be reduced because the land's value is removed from the estate. Conservation easements left in a will or chosen by the heirs can also generate a bonus 40% reduction in inheritance taxes.



Plymouth gentian

What is the next step?:

If you're interested in protecting your pond with any of these options, please contact us by calling The Compact of Cape Cod Conservation Trusts at 508-362-3422. All inquiries will be treated in confidence.



Winter pond skaters

**The goal of
BCT's
Priority Ponds Project
is to
provide landowners with
land conservation options
that help protect
pond water quality
and wildlife habitat.**