

Sherman Hill Farm RFP Question & Answer

January 27th, 2021

Lot taxes separate than house? What is the tax rate? Will it be taxed like a 61A?

Currently, the property is enrolled in the Chapter 61A program. All questions in regards to the property's tax status or future tax status should be directed to the Town of Westport's Assessors Office. The Town of Westport's Assessor's Office can be reached at (508) 636-1012.

Can there be other buildings added like another home?

The Conservation Restriction (CR) allows for additional buildings to be constructed on the property with various restrictions see Section II, B, (6) and Section II, B, (7). The Conservation Restriction reserves the right for the existing single family residence on the premises. That building may be expanded, replaced and repaired. No additional residential homes, beyond the one, are permitted. The single family home will be deeded to the winning bidder with a reasonable restriction on the size of the single family home. The CR does not prohibit an in-law apartment; but all repairs, expansions or replacements must also comply with all applicable laws and zoning.

Can an in-law be added to the home?

The Conservation Restriction (CR) reserves the right for expansion and/or replacement of the single family home on the premises, see Section II, B, (6). The CR does not prohibit an in-law apartment; but all repairs, expansions or replacements must also comply with all applicable laws and zoning. Buyers must consult the Town of Westport's zoning bylaws for conforming accessory spaces within a single family home.

What is the plan for the septic?

The property is being sold as is. Buyer is responsible for the construction of a conforming septic system. See Section B, 3 of the "Request for Proposals Sherman Hill Farm December 21 2020."

Can existing buildings be demolished?

Yes. The Conservation Restriction (CR) does not require the retention of any building. Any demolition request must be submitted to the Town of Westport Building Department and conform with all applicable local, state and federal laws.

Can the farm host a retail operation?

The Conservation Restriction (CR) reserves the right for Grantor to operate a retail operation on the premises with restrictions. Please see CR Section II, B, 1,5,6 for applicable restrictions. All proposed retail operations must be properly permitted and confirm with local, state, and federal laws.

Is there an existing Baseline Documentation Report (BDR)?

Yes. A BDR was completed upon the conveyance of the Conservation Restriction, documenting the conditions of the premises at the time of the conveyance. A supplemental revision to the BDR will be provided prior to the conveyance from WLCT. A copy of the current BDR can be obtained via email to the Seller facilitator, Nicole Plante at nicole@evenkeelrealty.com or written request to

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