

# Baseline Documentation Report:

## Donald H. Bates Sanctuary

Owner: the Rattlesnake Gutter Trust

December 9, 2013

“We have finally decided that we would like the property to be named the

Donald H. Bates Sanctuary.

This woodlot was his sanctuary - the place he loved to go. He had it logged once, and cut his own firewood for many years. It will be a place for birds and animals to roam free forever, along with human visitors.

Bill & Nancy Bates”

*Note: all maps were created in ArcGIS 10.1 , all charts in Microsoft Excel, all text in Microsoft Word. All photos taken on an iphone - many using Theodolite*

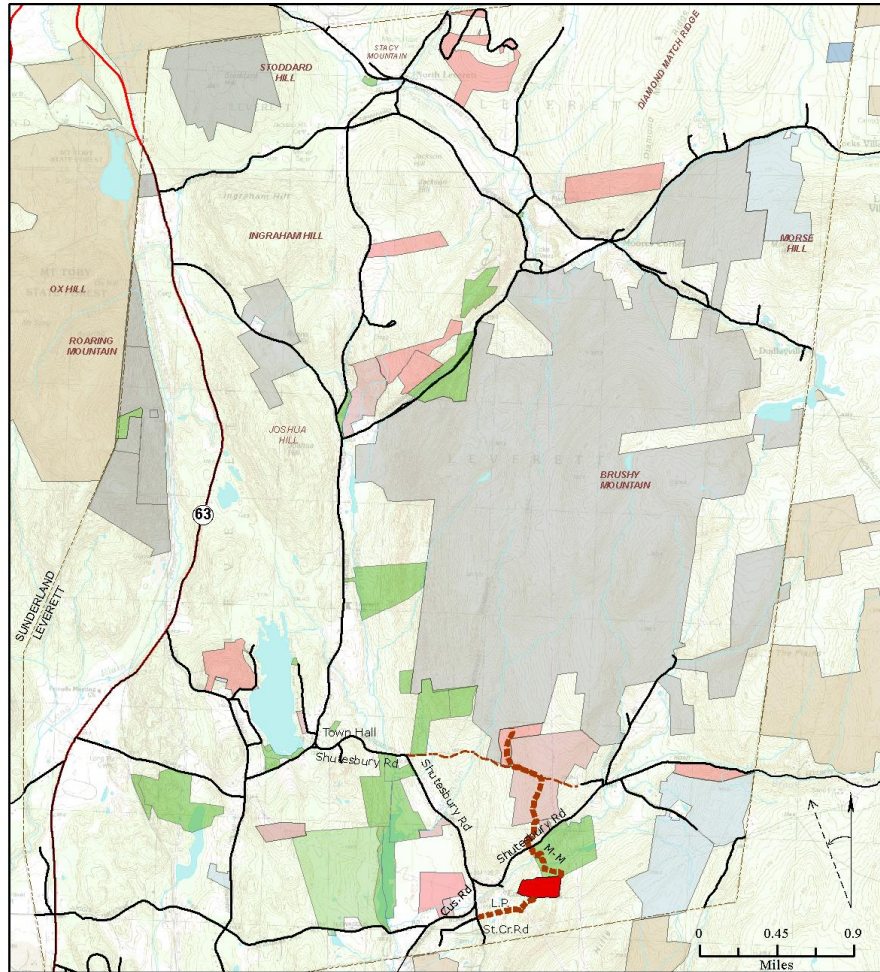
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# 1. Location of the Donald H. Bates Sanctuary

## Maps with directions

### Donald H. Bates Sanctuary: Directions



From the Leverett Town Hall, turn south and then left on Shutesbury Road. Continue for 1.4 miles.  
Go straight on Cushman Road for 0.1 mile.  
Go straight on Still Corner Road for 0.1 mile.  
Turn right on Cemetery Road and park at the East Leverett Cemetery.  
Walk back to the corner; go straight on January Road (which is the old Lancaster Pike Road).  
Continue walking on Lancaster Pike passing two houses, crossing the powerline and over a large tree to the Bates sign and trail.

There is also access via the M-M/white dot Trail from Shutesbury Road. Bog bridges will be repaired spring 2014.

If carrying supplies, park just before the bridge to the two house # 167 and #169. across Roaring Brook. Walk up the driveway of #167 and follow the discontinued road to the property. (See Appendix: Discontinued Road and legal access.).  
Try whenever possible to notify home owners of your plans.

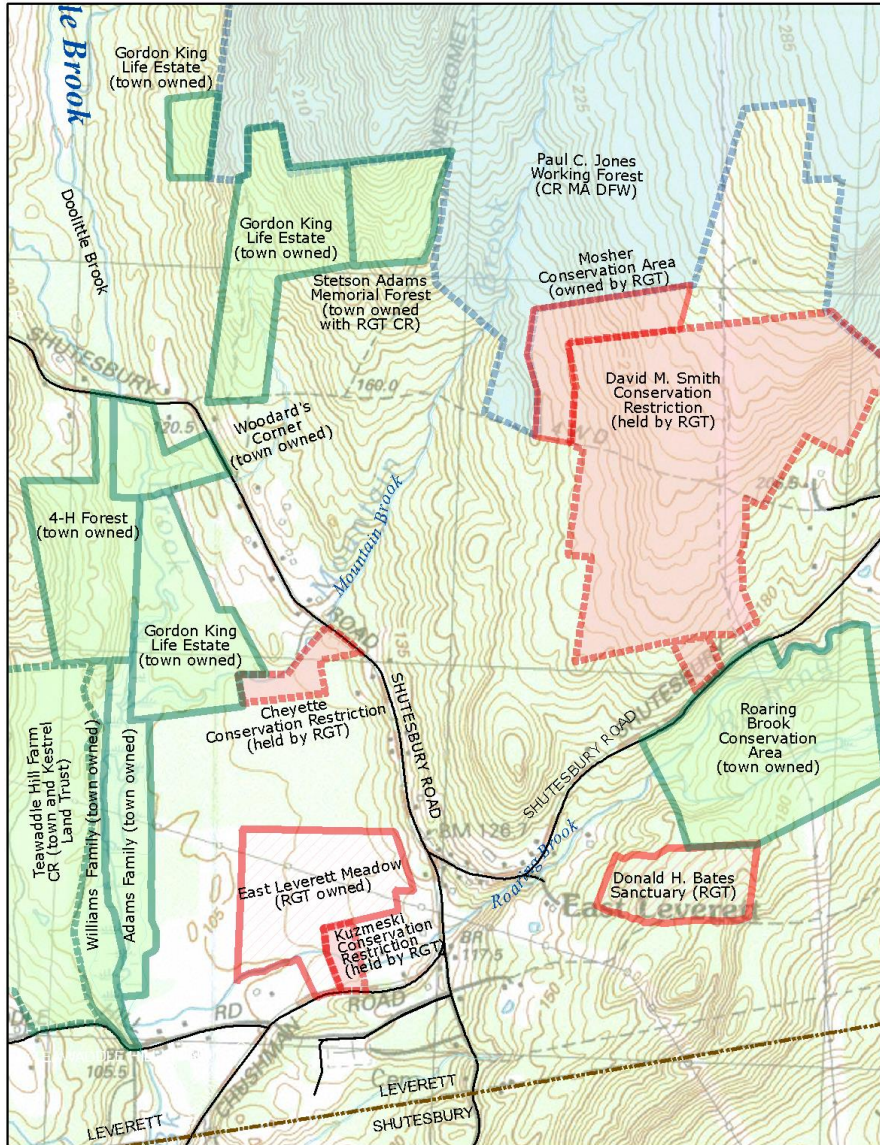
## *Chart with directions, brief land description*

<b>Donald H. Bates Sanctuary</b>	<b>Land Description</b>
location/street address	<p>legal: Old January Hills Road</p> <p>Access for working on property: across bridge and up Connelly driveway (See Appendix: Discontinued Roads for legal access information.)</p> <p>Public access down M-M Trail or via Old Lancaster Pike.</p>
directions to site	<p>1. Lancaster Pike Entrance. From the Leverett Town Hall, turn south and then bear left on Shutesbury Road. Continue for 1.4 miles. Go straight on Cushman Road for 0.1 mile. Go straight on Still Corner Road for 0.1 mile.</p> <p>Turn right on Cemetery Road and park at the East Leverett Cemetery.</p> <p>Walk back to the corner; go straight on January Road (which is the old Lancaster Pike Road)</p> <p>Continue walking on Lancaster Pike passing two houses, crossing the powerline and over a large tree to the Bates sign and trail.</p> <p>2. M-M (white dot) Trail entrance. From Town Hall, turn south and then bear left on Shutesbury Road. When the road turns sharply left (1.4 miles) follow the road uphill for about 0.1 mile to a pull off on the right. There is a blue-dot trail right beside your car. Take it back along the road to the white-dot trail and turn south/downhill. Follow the trail across the Americorps Roaring Brook bridge and continue to the Bates sign (and trail).</p> <p>3. When carrying supplies: Town Hall to Shutesbury Road. IN 1.4 miles, follow the road sharp left, in less than 0.1 mile, watch for mail boxes #167 and #169. Turn on a short paved road that gives access to houses #167 and #169, park just before the bridge across Roaring Brook. Walk past #167 and follow the discontinued road to the property. NOTE: While RGT has legal access up this discontinued road, it is wise/thoughtful to let the home owner know that you plan to be using this access.</p>
acreage	16 acres
structures	<p>none</p> <p>well (mention in deed) has wooden well cover which was rebuilt in 2013.</p>
physical description	<p>The property is very near the mill village of East Leverett (called South Leverett on old maps). It was surely logged over for lumber and was surely pasture (barbed wire is coming out of the middle of the trees along the boundary). As the pasture was abandoned, the trees returned. The SW (knoll area) was cut for firewood by Donald and his son Bill because it was easy to access from the road beside the Connelly place. Most of the rest of the property was left untouched. There is a wetland near the northern border and open woodlands on the hilly area to the south.</p>
special habitat(s)	<p>Wet forest north and south of the knoll and along the northern line.</p> <p>Dry, open old-field forest to the east and south</p>
special species(s)	<p>Inventories not yet done.</p> <p>(Wood frogs were not heard during a brief tour in April.)</p>
special views(s)	<p>In the winter, there are some views to the north and east.</p> <p>Internal views of mountain-laurel covered wetlands and open drier hillside forest.</p>
special other	<p>Habitat Protection: This property borders on the town-owned Roaring Brook Conservation Area. North of that property (across Shutesbury Road) is the David Smith Conservation Restrictions, the Mosher Conservation Restriction, and the Walter C. Jones Working Forest.</p> <p>Historic Area: This property is just uphill of the once-active mill village of East Leverett (called South Leverett on old maps) and abuts the Lancaster Pike, a Cart-way begun in 1773 to connect Connecticut River communities with the eastern part of the state.</p>



## 2. Maps of the Donald H. Bates Sanctuary

### Map with both the property and Nearby Protected Areas



Protected Lands: East Leverett Area

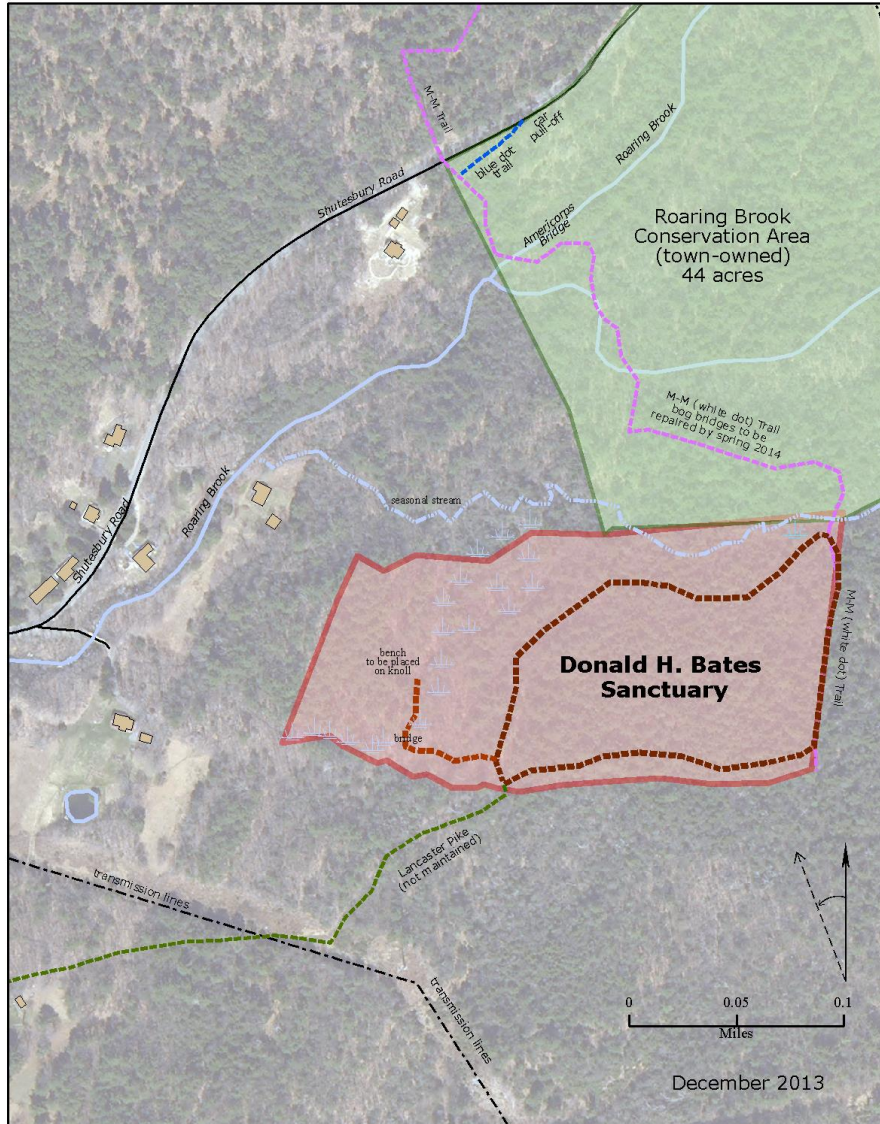
- RGT-owned Conservation Areas (CRs dotted red line)
- Town-owned Conservation Areas (CR dotted blue line)
- State Conservation Restrictions (CRs)

CR = owner has protected the property in perpetuity with help from a land trust or government agency.



2005 Orthophoto

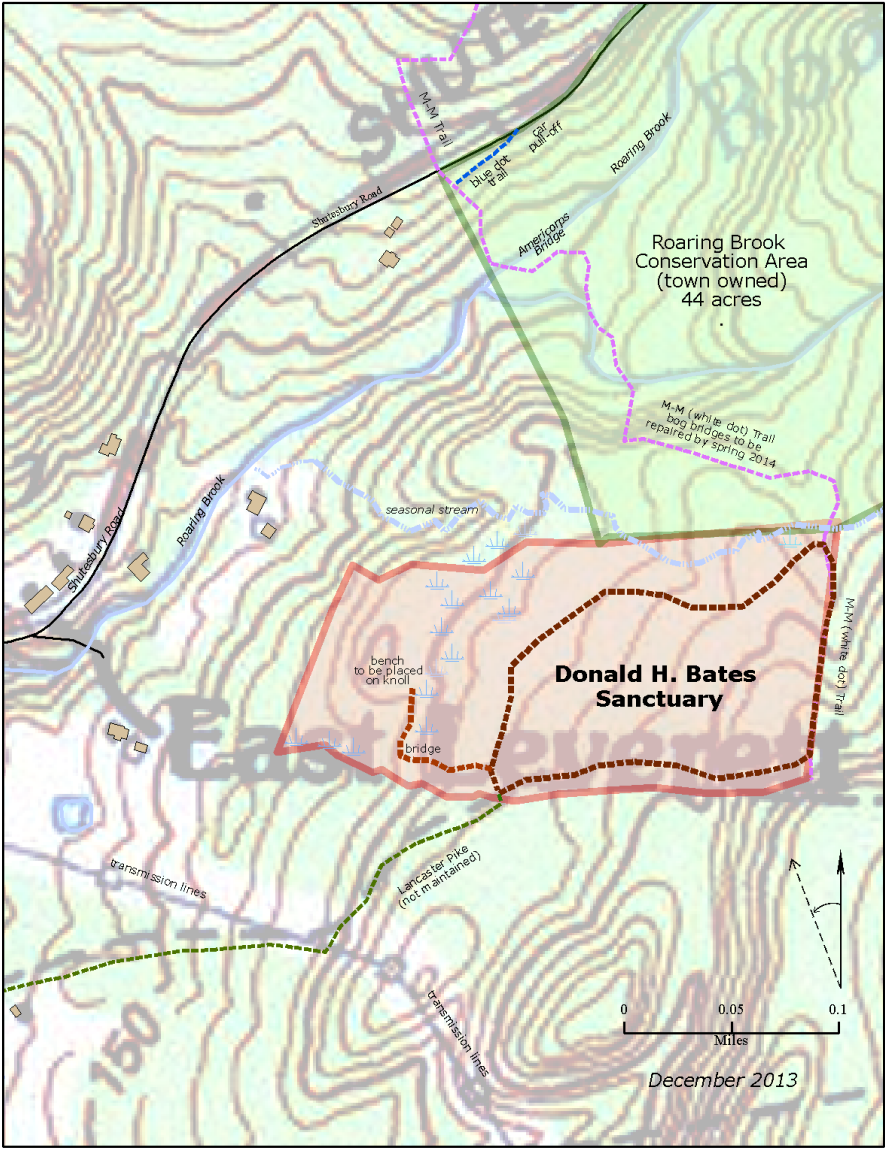
**Donald H. Bates Sanctuary**





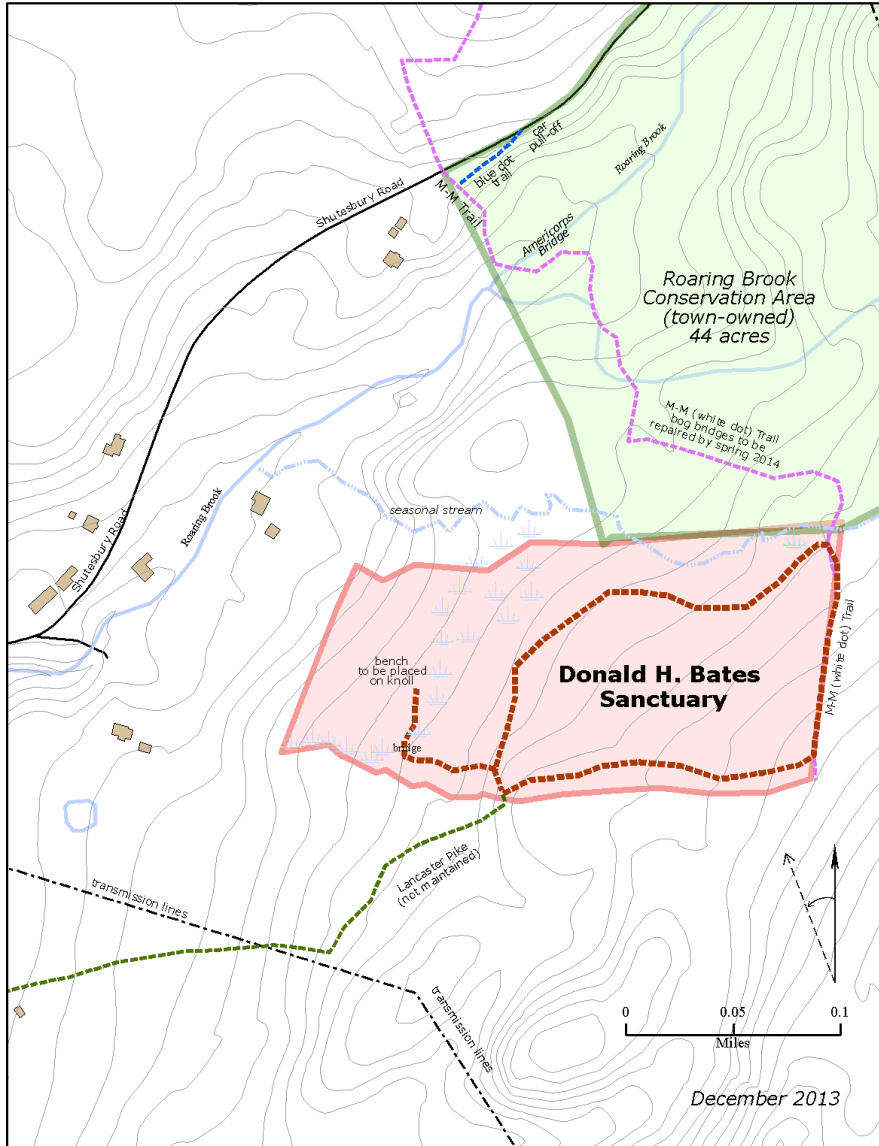
Topographic map

Donald H. Bates Sanctuary



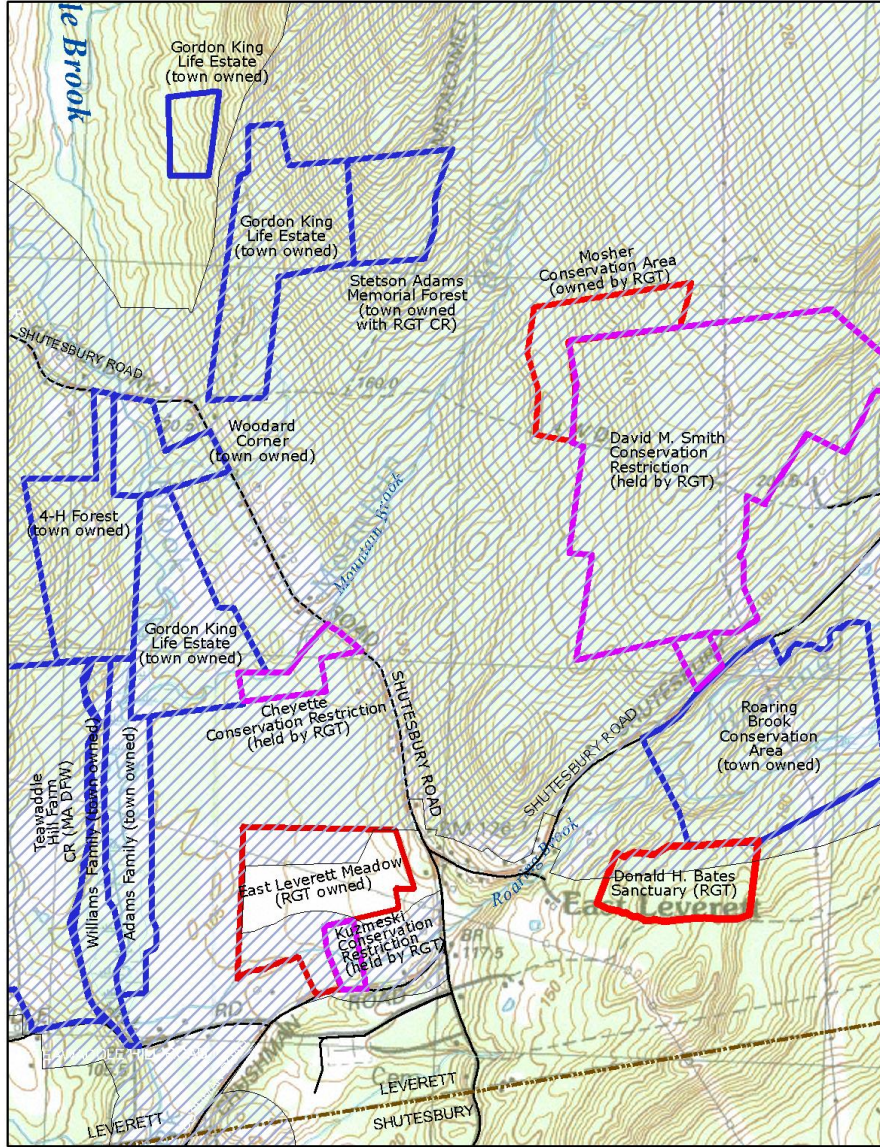
# Contour Map

## Donald H. Bates Sanctuary








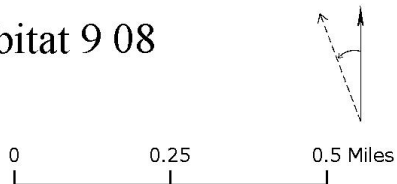
**Map of the property with Natural Heritage Priority Habitat (NHESP, 2008) overlay**



 = Bates: Priority Habitat 9 08

-  Town-owned Conservation Areas
-  RGT-owned Conservation Areas
-  RGT Conservation Restrictions (CRs)

CR = owner has protected the property in perpetuity with help from a land trust.

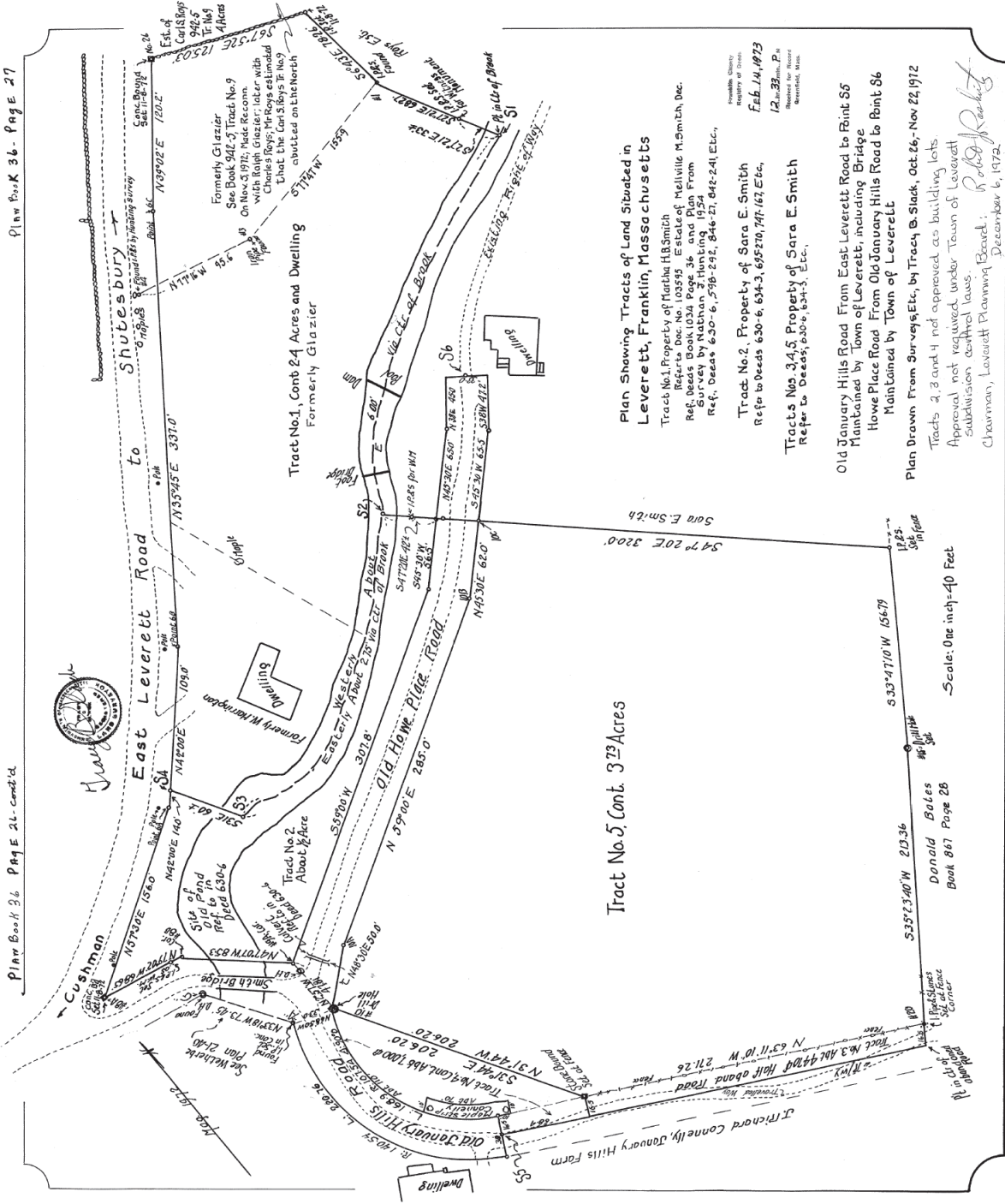


# Surveys of neighboring properties

## Plan Book 36, page 27 (NW corner)

Plan Book 36, Page 27

Plan Book 36, Page 26, cont'd.



Plan Showing Tracts of Land Situated in  
Leverett, Franklin, Massachusetts

Tract No. 1, Property of Martha H. Smith  
Refers to Deeds No. 103545 Estate of Melville M. Smith, Dec.  
Survey by Nathan J. Huntington, 1954  
Ref. Deeds 630-6, 598-295, 846-27, 842-241, Etc.,

Tract No. 2, Property of Sara E. Smith  
Refers to Deeds 630-6, 634-3, 695210, 747-167, Etc.,  
Feb. 14, 1973  
Registered for Record  
Leverett, Mass.

Tracts Nos. 3, 4, 5, Property of Sara E. Smith  
Refers to Deeds 630-6, 634-3, 695210, 747-167, Etc.,

Old January Hills Road From East Leverett Road to Point S5  
Maintained by Town of Leverett, including Bridge  
Howe Place Road From Old January Hills Road to Point S6  
Maintained by Town of Leverett

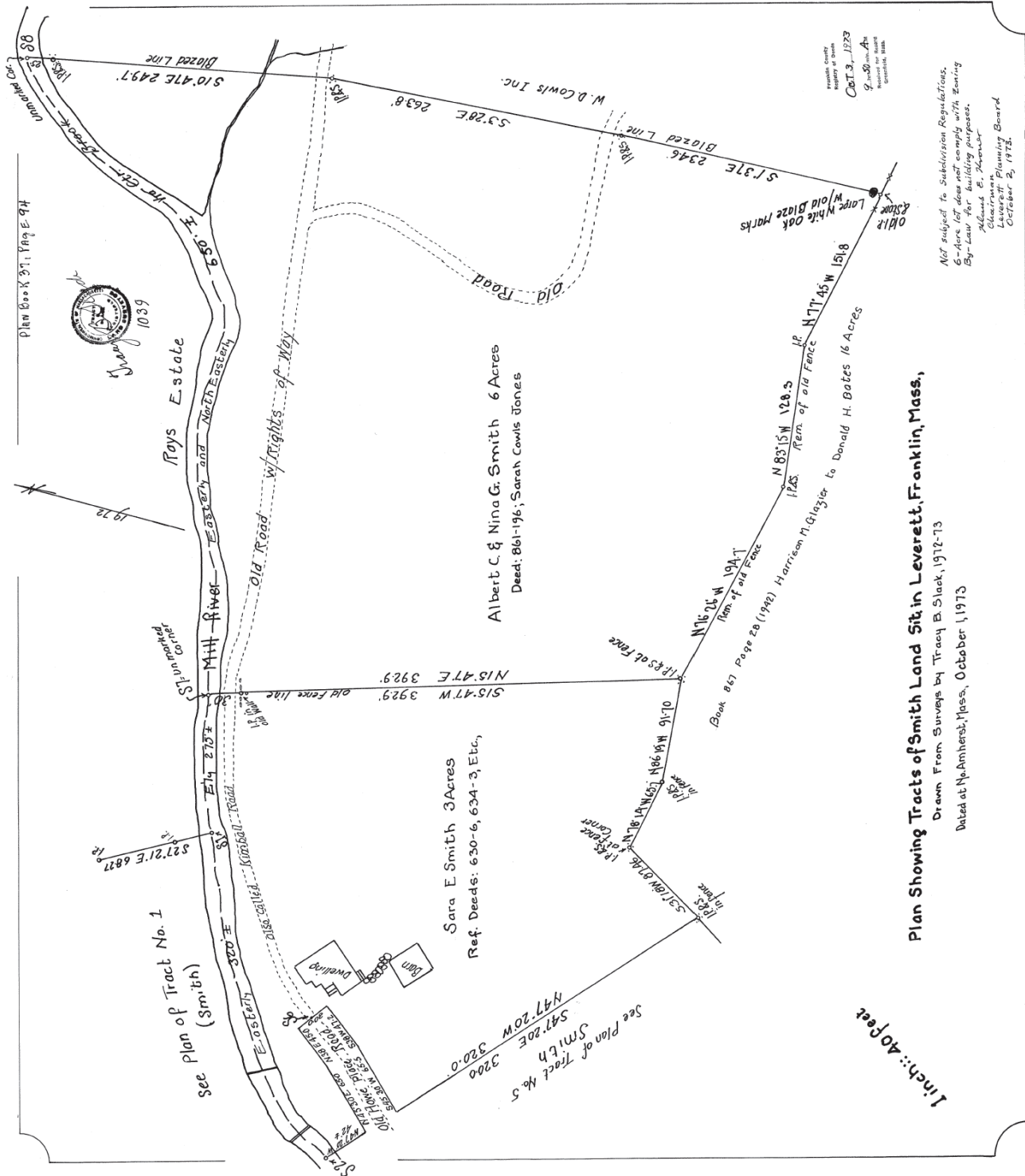
Plan Drawn From Surveys Etc., by Tracy B. Slack, Oct. 26 - Nov. 22, 1972  
Tracts 2, 3 and 4 not approved as building lots  
Approval not required under Town of Leverett  
Subdivision control laws.  
Chairman, Leverett Planning Board: Robert J. Ricketts  
December 6, 1972.

Scale: One inch = 40 Feet

Donald Boles  
Book 867 Page 26



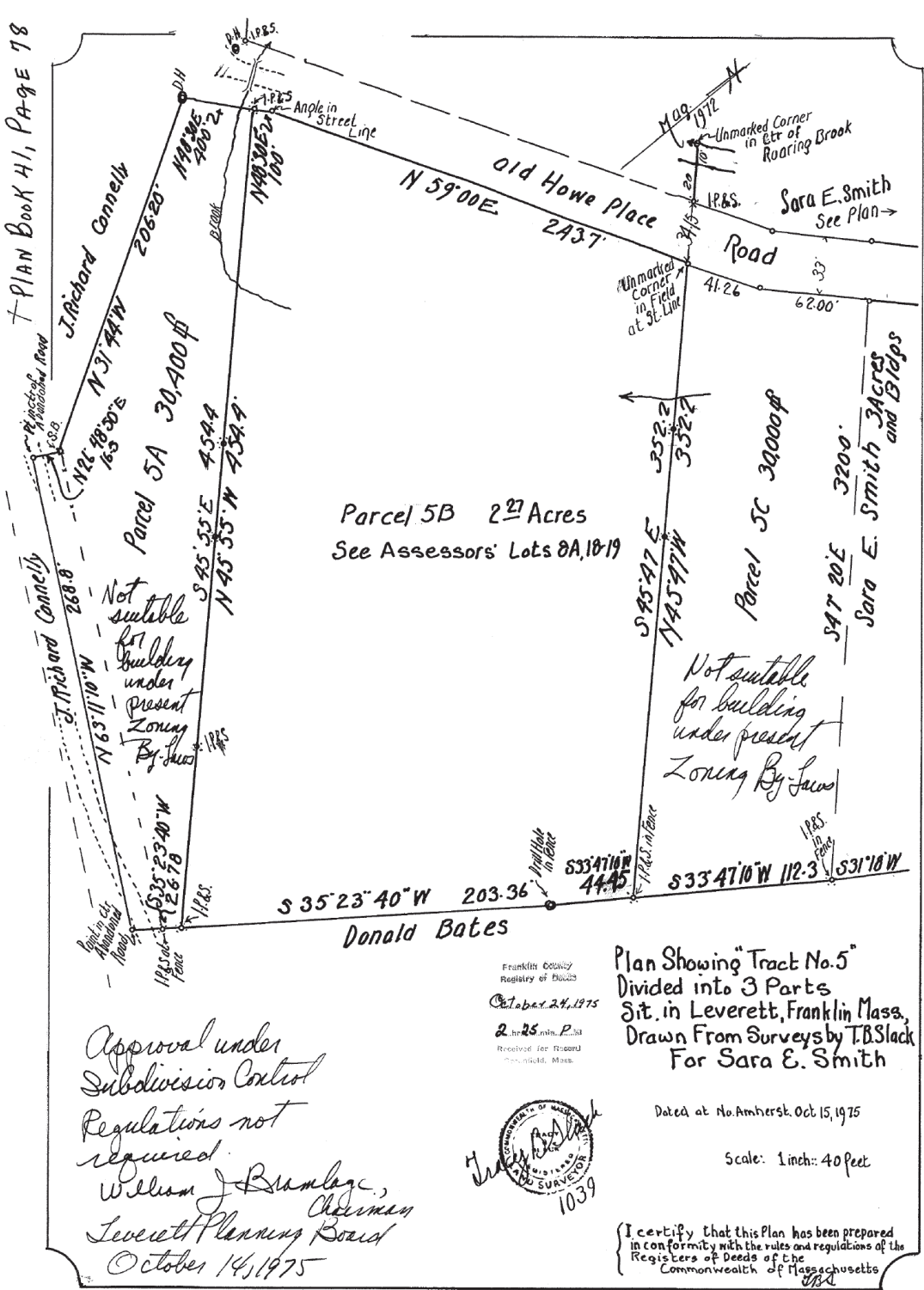
Plan Book 37, page 94 (N line)





Plan Book 41 page 78 (NW corner corrected)

T-PLAN BOOK 41, PAGE 78



Approval under  
 Subdivision Control  
 Regulations not  
 required.  
 William J. Brumby,  
 Chairman  
 Leverett Planning Board  
 October 14, 1975

Franklin County  
 Registry of Deeds  
 October 24, 1975  
 2 in 25 min. P. 34  
 Received for Record  
 Leverett, Mass.



Plan Showing "Tract No. 5"  
 Divided into 3 Parts  
 Sit. in Leverett, Franklin Mass.,  
 Drawn From Surveys by T.B. Slack  
 For Sara E. Smith

Dated at No. Amherst, Oct. 15, 1975  
 Scale: 1 inch = 40 Feet

I certify that this Plan has been prepared  
 in conformity with the rules and regulations of the  
 Registers of Deeds of the  
 Commonwealth of Massachusetts  
 T.B.S.



Photograph of the Connelly survey - not recorded (west line)

