

Baseline Documentation Report:
Carlyle A. & Edith A. Field Conservation Restriction

Owner: the Inhabitants of Leverett acting through its Select Board

Holder of Conservation Restriction: Rattlesnake Gutter Trust

.Book 6072, page 201

Baseline Documentation Report: Carlyle A. & Edith A. Field Conservation Restriction

Table of Contents

Note: all maps were created in ArcGIS 9 (saved on CD as TIF files), all charts in Microsoft Excel, all text and pages of photographs in Microsoft Word

1. Location of Carlyle A. & Edith A. Field Conservation Restriction on Cider Mill Road
 - p. 1.1 Map with directions
 - p. 1.2 Chart with directions, brief land description
2. Maps of Carlyle A. & Edith A. Field Conservation Restriction
 - p. 2.1 Map with both the property and Nearby Protected Areas
 - p. 2.2 2005 Orthophoto
 - p. 2.3 Topographic map
 - p. 2.4 Map of the property with Natural Heritage Priority Habitat (2008) and Biomap2 (2011) overlays
 - p. 2.5 Survey of north line (Eaton Associates, July 2011)
3. Brief History of the Conservation Restriction
 - p. 3.1 History and Description of the Land
4. Conservation Restriction (*separate document*) and Abstract
5. Relevant Deeds:
 - p. 5.1 Carlyle A. and Edith A. Field to the Inhabitants of Leverett. Franklin County Registry of Deeds: book 6025, page 70
6. Photographs of property line and relevant natural resources
 - p. 6.1 Map of Location of Boundary Line Photographs
 - p. 6.2 Chart of Photo Log for Boundary Photographs
 - p. 6.3 Photographs of Boundaries and special locations
7. Boundary Information (also see *Section 6. Photographs* and *A3. Neighboring Deeds*)
 - p. 7.1 Map of boundaries
 - p. 7.2 Chart of boundary locations

8. Signature Pages

- p. 8.1 Photographer
- p. 8.2 Report Writer
- p. 8.3 Land Owner and Rattlesnake Gutter Trust Representative

Appendices

A1. Log of contact with the land owner

- p. A1.1 Dates of Baseline Documentation Visits
- p. A1.3 Dates of Rattlesnake Gutter Board Discussions

A2. Assessor's Map (page 5B, lot 12A)

A3. Neighboring Deeds

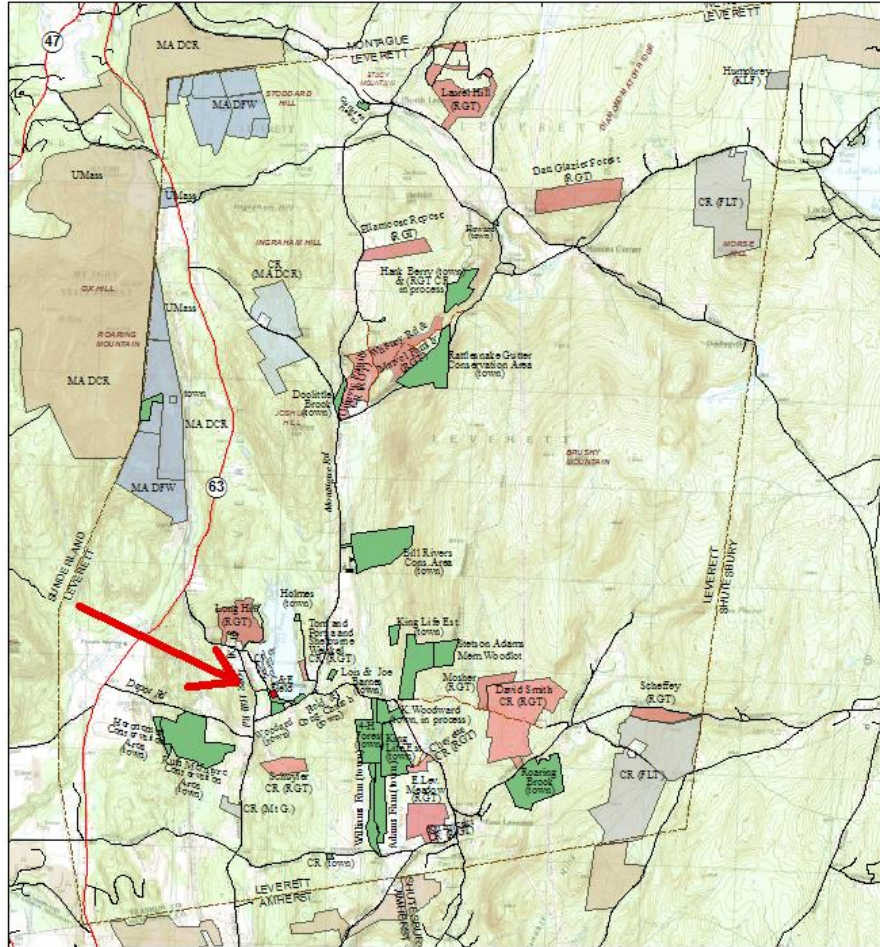
- p. A3.1 Map
- p. A3.2 Chart

Deeds

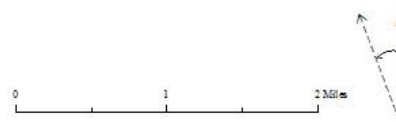
- A3.3 Hagler-Obermeier, 3345, 320
- A3.5 Inhabitants of the Town of Leverett 5452, 236

A4. Woody Vegetation Description

Directions to the Carlyle A. and Edith A. Field Conservation Restriction

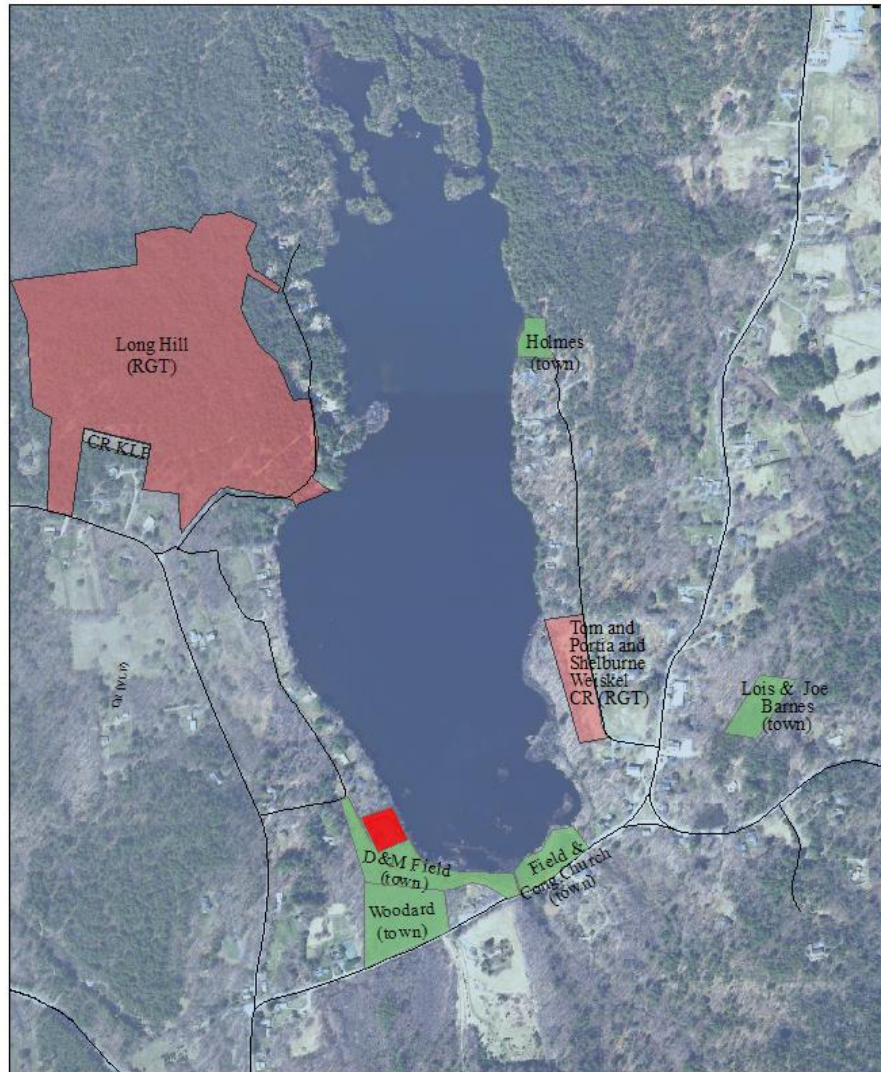


From the Leverett Town Hall, go south and immediately bear right/west on Depot Road. Park near the Boat Access and walk the Friendship Trail along Leverett Pond to the property



Carlyle A. and Edith A. Field Conservation Restriction	
land description	
location/street address	Cider Mill Road, Leverett, MA 01054
directions to site	From the Leverett Town Hall, go south and immediately bear right/west on Depot Road. Park at the Boat Access and walk the Friendship Trail through the David and Mary Field CR to the Carlyle A. & Edith A. Field CR.
acreage	1.1
structures	none
physical description	land along the SW corner of Leverett Pond
special habitat(s)	shoreline, wetland, drier woods western section
special species(s)	no survey but birds both breeding and in migration, breeding frogs, turtles, snakes
special views(s)	From shoreline view to the northeast of Joshua Hill and to the east of Brushy Mountain and the center of town. Leverett Pond is visible from almost anywhere on the property.
special other	Connects with town CPA-funded property to the east (David and Mary Field and Philip and Catherine Woodard) and, beyond that, to additional town conservation land. Protecting the lake from surface water run-off from nearby homes. Extends public trail (Friendship Trail) along southwest side of pond, connecting to Long Hill Natural Area
notes	Native American cultural sites in the area. No survey of the property.

Carlyle A. and Edith A. Field Conservation Restriction and Nearby Protected Areas

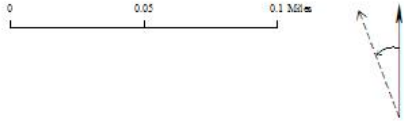


The C&E Field, the adjoining D&M Field, and Woodward Properties were purchased by the town using Community Preservation Act funds. The Conservation Restrictions on all three will be held by the Rattlesnake Gutter Trust (RGT).

Carlyle A. and Edith A. Field Conservation Restriction



Note: land goes to shoreline
dotted line = the Friendship Trail



Carlyle A. and Edith A. Field Conservation Restriction

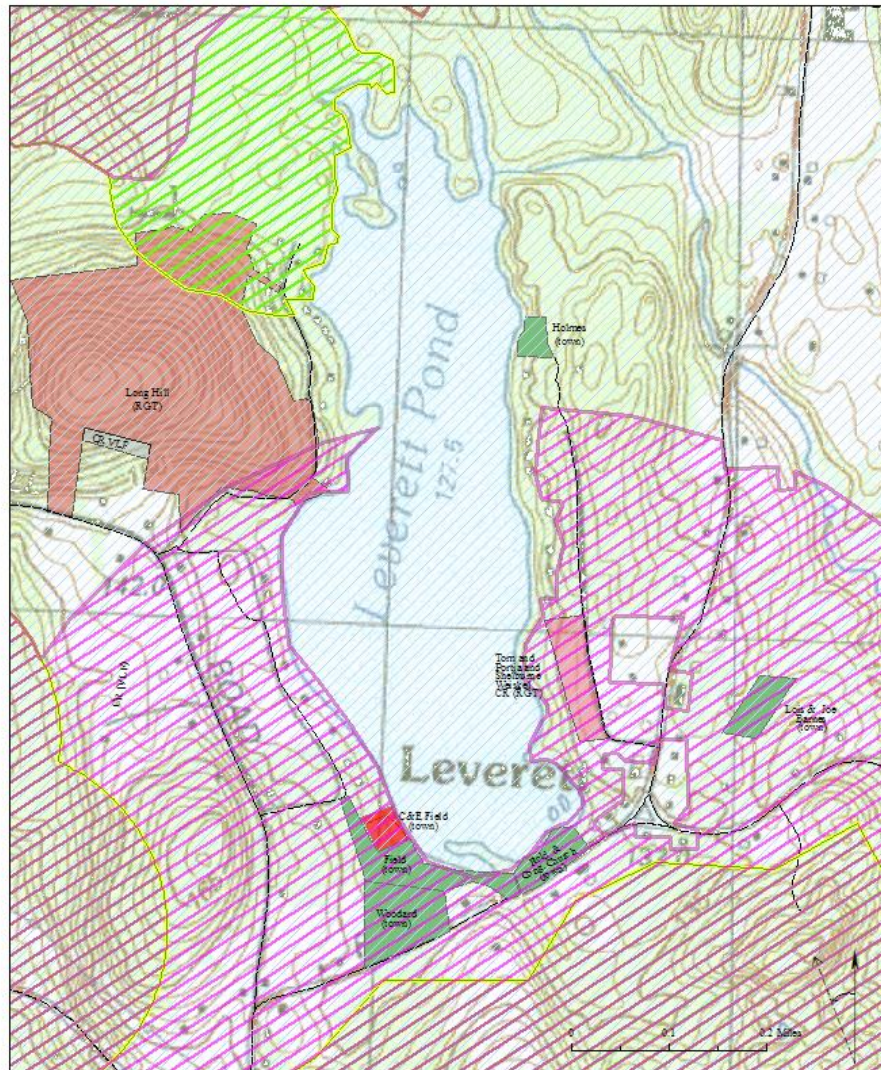





Note: Property goes to shoreline.
Dotted line = the Friendship Trail

0 0.05 0.1 Miles

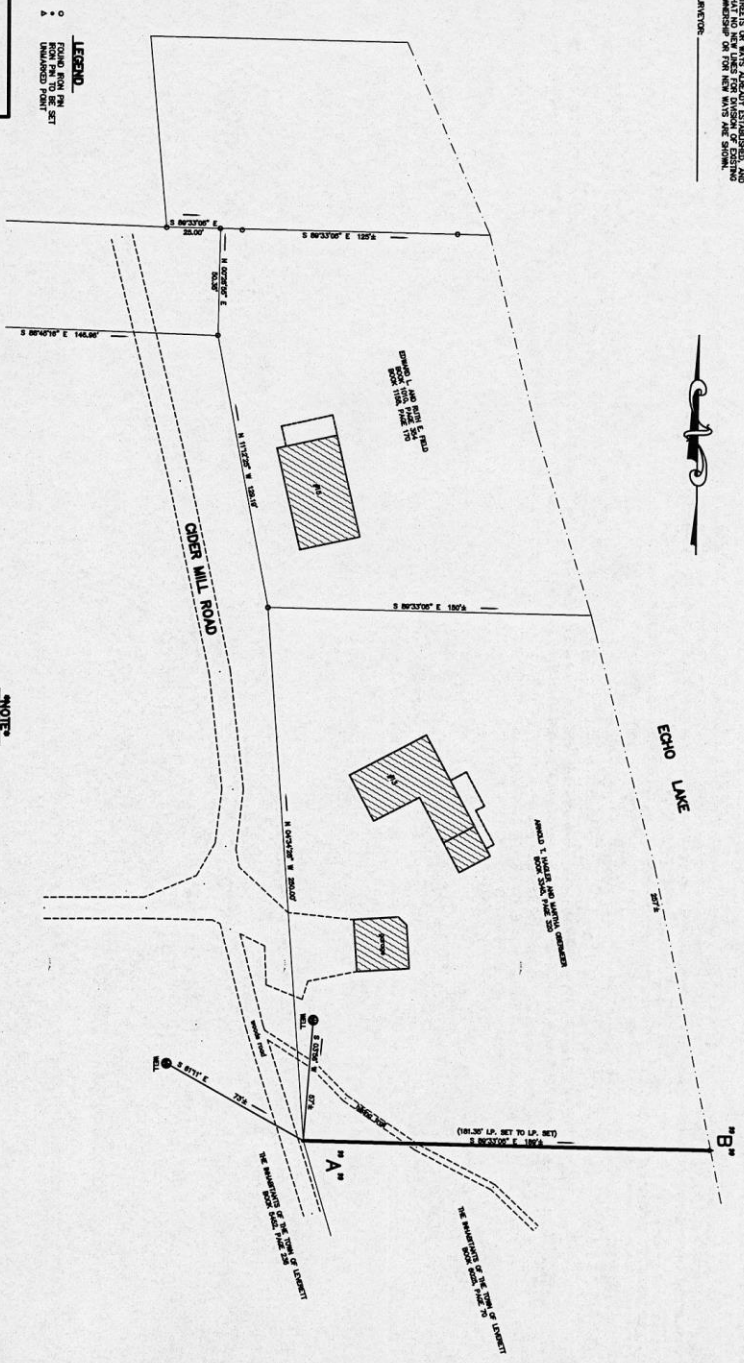


Carlyle A. and Edith A. Field Conservation Restriction Priority Habitat and NHESP/TNC BioMap2



-  Priority Habitats of Rare Species (NHESP, 10/1/2008)
-  NHESP/TNC Biomap2: Core Habitat (Feb. 2011)
-  NHESP/TNC Biomap2: Critical Natural Landscape (Feb. 2011)

I REPORT THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A VISUAL SURVEY AND THE LINES OF EVIDENCE AND DIMENSIONS OF THE PROPERTY LINES AND DIMENSIONS OF THE NEW BUILT BUILDING ARE SHOWN AS THEY EXIST AT THE TIME OF THE SURVEY.



LEGEND
 0 POINT TO BE SET
 1 POINT TO BE SET
 2 POINT TO BE SET
 3 POINT TO BE SET
 4 UNADJUSTED POINT

I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE STATE OF MICHIGAN AND THE TOWN OF LEVETT. I AM A LICENSED SURVEYOR IN THE STATE OF MICHIGAN.

RONALD E. COX SURVEYOR

NOTE
 BOUNDARY LINE AGREEMENT TO BE SIGNED BY HAZEL AND OSBERGER AND THE TOWN OF LEVETT RELATIVE TO THE LINE FROM POINT 'A' TO POINT 'B' AS SHOWN HEREON.



"BOUNDARY LINE AGREEMENT"
 BETWEEN
 HAZEL AND OSBERGER
 AND
 THE TOWN OF LEVETT
 CONCERNING
 THE BOUNDARY LINE BETWEEN
 THE PROPERTY OF HAZEL AND OSBERGER
 AND THE PROPERTY OF THE TOWN OF LEVETT
 AS SHOWN ON THIS PLAN.

Carlyle A. and Edith A. Field Conservation Restriction History and Description

History

On April 30, 2011, the Leverett Town Meeting voted to use Community Preservation Act funding to purchase a third property in the southwestern corner of Leverett Pond. This final property completed the protection of all undeveloped land in this southwest section of the Pond.

The Field family had owned this property for generations. Carlyle and Edith were given the property by Carlyle's parents. While they planned to build a house on the property, instead they moved into a nearby family home (the Field Tavern). There is no indication that there ever was a home on the property which was surely part of the wet meadows that were once hayed.

The history of the pond and the land nearby is describe in detail in the Baseline Documentation for the Conservation Restrictions held by the Rattlesnake Gutter Trust on the David and Mary Field Conservation Area and the Philip and Catherine Woodard Conservation Area. Please see those documents for more information.

Boundary

Because the Rattlesnake Gutter Trust will be monitoring this CR annually, it is important that the north boundary is marked clearly. Other boundaries are along the shoreline (east) and along other town-owned property (south and west). The three CPA-funded properties have Conservation Restrictions held by the Rattlesnake Gutter Trust and all three will be part of a single CR monitoring unit.

1. North line

The property borders the south line of the Hagler-Obermeier property on Cider Mill Road. The line extends from the woods road along the west side 200 feet to the high water line of Leverett Pond. Iron posts were placed at the northwest and northeast corners by Eaton & Associates in July 2011. (see survey p. 2.5)

2. Shoreline

The land continues south along the shoreline (technically along the high water line) 200 feet to the town-owned David and Mary Field Conservation Area. While this distance can be determined from the iron posts on the north line, both properties are owned by the town with the Conservation Restrictions held on both by the Rattlesnake Gutter Trust and so no effort has been made to permanently mark the southeast corner. An orange tent stake and 3-dot red paint on a tree was done so that a gps waypoint could be taken for the baseline maps. This corner marking does not need to be maintained.

3. South and west lines

The line goes 200 feet west from the high water mark, turns and goes 220 feet north to the iron pipe at the northwest corner. Again, since the town owns the adjoining land (David and Mary Field Conservation Area), and the CR is held by the Rattlesnake Gutter Trust on both properties, temporary tent stake and 3-dot paint was done for a gps waypoint for map-making purposes. That marking does not need to be maintained.

4. Monitoring

The Rattlesnake Gutter Trust holds the Conservation Restriction on the 3 contiguous town-owned properties (C & E Field, D & M Field, and P & C Woodard). All three will be monitored together.

Description

The request for CPA funding of the Carlyle A. and Edith A. Field properties pointed out that the property would:

extend the already-protected land at the south end of Leverett Pond (the 1992 property donated by David and Mary Field and the two CPA-purchased properties in 2007)

offer spectacular views of the pond, Joshua Hill, and the steeple of the church silhouetted against Brushy Mountain.

protect Leverett Pond (a Great Pond by Massachusetts law) from surface water run-off from nearby households;

protect rich and diverse habitats both terrestrial and aquatic;

extend the public foot trail from the boat launch to Cider Mill Road (where walkers could continue on Cider Mill Road and Camp Road to trails on the Long Hill Natural Area);

An attached plant survey (Appendix 4) provides some basic information on the vegetation. The storm damage to trees found at the southern edge of the lake is much less noticeable on this property which seems to be somewhat protected from the north winds.

No comprehensive wildlife surveys have been done. However, birders know that it is a good place to visit both in migration and breeding season. (Barbara Alfange, *Bird Finding Guide to Western Massachusetts*, Ortiz et al, 2003, University of Massachusetts Extension, Amherst, MA, p. 126). It is always a stop on the Massachusetts Audubon's

Bird-a-thon Leverett Team's route in mid-May for migrating warblers and waterfowl. It was also a regular stop on the Massachusetts Breeding Bird Atlas as volunteers searched for breeding waterfowl, wetland and forest-edge birds.

There are also stories from both naturalists and sportsmen in boats and along the shore that most of the local mammals have been seen in this area. No comprehensive survey has been done of the fish, turtles, frogs, snakes, or plants although, again, there are many stories. One University of Massachusetts research project does provide a glimpse into the life at the edge of the pond. Derek York reported (email communication, 9/24/2010):

I trapped turtles in Leverett pond this year and in 2009 as well. Trapping was primarily along the western and southern shores of the pond during May-August 2010 and during July of 2009.

Here is a list of reptile, amphibian, and fish species I encountered in and around the pond. Not all of these were caught in our traps (only the turtles and fish).

Reptiles:

- Painted Turtle (*Chrysemys picta*)
- Snapping Turtle (*Chelydra serpentina*)
- Garter Snake

Amphibians:

- Bullfrog
- Green Frog
- Pickerel Frog

Fish:

- Largemouth Bass
- Brown Bullhead
- Bluegill
- Pumpkinseed
- Chain Pickerel

If it's useful I can get back to you soon with numbers of how many turtles we captured. Off hand, we captured hundreds of Painted turtles and maybe a couple dozen snapping turtles. In my opinion, Leverett pond is supporting large numbers of turtles and fish. Hope this is helpful. Let me know if you need any other additional information.

There is no survey of Native American cultural sites in the pond area. There are some documented habitat sites nearby, but a systematic survey of this area, indeed all of Leverett, needs to be done.

Conservation Restriction Abstract:

Carlyle A. and Edith A. Field Conservation Restriction

Note: This abstract is designed to help with monitoring, for more information see the Deed itself.

Landowners: Inhabitants of Leverett, Town Hall, P.O. Box 300, 9 Montague Road, Leverett, MA 01054

Holder of CR: Rattlesnake Gutter Trust, P.O. Box 195, Leverett, MA 01054

Property location: Cider Mill Road, along shoreline of Leverett Pond. Access from Depot Road along the Friendship Trail.

Acreage: approximately 1.1 acres

Date CR Recorded: 9/22/2011 **Registration Book 602 and Page #:201**

I. Purposes

Open Space Preservation: Land was purchased by the town using Community Preservation Act funds. A Conservation Restriction will assist in maintaining the land for conservation purposes. The property is along the shoreline of Leverett Pond (a Massachusetts Great Pond). It abuts the David and Mary Field Conservation Area (CPA-funded 2007)

Scenic Protection: View from the shoreline across the pond to Joshua Hill and steeple of the Congregational Church and Brushy Mountain.

Surface water protection: Vegetation helps protect water, plants, and animals of Leverett Pond buffering run-off from near-by households

Ground water protection. All residences in Leverett on are private well. Protecting this area helps protect the water quality of the town.

Protection of Wildlife Habitat: The entire property entirely within the NHESP Priority Habitat (September 2008) and the NHESP/TNC Critical Habitat Landscape, (February 2011). Shoreline offers diverse terrestrial and aquatic habitat. Woody plant survey and some wildlife work done.

Public Use: Already hosts the Friendship Trail. Passive recreation as long as no negative impact on ecological health or conservation purposes of CR.

Protection of Cultural Resources: There are cultural resources in the vicinity.

Furtherance of Government Policy - goals of Leverett Conservation Commission: rural character, natural resource protection, public education about open space, wider recreational use of natural resources.

II. PROHIBITED ACTS AND USES, EXCEPTIONS THERETO, AND PERMITTED USES

A. Prohibited Acts and Uses

1. temporary or permanent buildings, signs, facilities
2. mining, excavating, dredging
3. dumping, storing of rubbish
4. destroying trees, vegetation
5. activities detrimental to drainage, flood control, water quality
6. recreational/motorized vehicles
7. disruption or removal of stone walls, or any stone structures or alignments
8. conduct of archeological activities including removal of artifacts
9. subdivision of property
10. any use inconsistent with protection for conservation

B. Reserved Rights and Exceptions:

1. Recreational Activities: non-motorized that do not degrade environment Owner can limit or prevent hunting.
2. Forestry: for forest health with prior written approval all plans avoiding stone structures of traditional cultural properties. Pruning/cutting for astronomical line of sight, under supervision of Trail Historical Preservation Officer or representative. (Forestry Plan not included - property too small.)
3. Non-native Flora: can be removed
4. Composting: of biodegradable materials from the premises if does not impact protection and or scenic views
5. Wildlife Habitat Improvement: with prior written permission to enhance or restore
6. Trails: new or maintenance (including handicapped accessible trails) as long as not materially altering landscape or degrading environmental quality.
7. Excavation: with prior approval if incidental to trails, drainage, conservation (see #9)
8. Motorized Vehicles: for maintenance, safety, mobility as long as not detrimental to environment.
9. Archeological Excavation: subsurface or surficial disturbance, only with appropriate approvals from Tribal Historic Preservation officer or representative.
10. Subsurface Disturbance: if permitted, prior notice to Grantee and archaeological survey
10. Signs: to protect conservation values, information
11. Permits: needed as appropriate

C. Notice and Approval

If needed, owner must notify Trust 60 days before approval needed. If no response in 60 days, deemed to be approved.

Public Access included: yes, passive only

IV. ACCESS

From Depot Road (public road) across David and Mary Field Conservation Area (Friendship Trail).