

# Rattlesnake Gutter Trust Monitoring - CR Form

**1. Property Name: Cave Hill Conservation Area**

**Year: 2025**

## Property Information

|                         |                 |
|-------------------------|-----------------|
| Owner(s)                | Mailing Address |
| Town of Leverett/ConCom | 9 Montague Road |

|                                            |                                                         |
|--------------------------------------------|---------------------------------------------------------|
| Was owner invited to join the monitoring : | Yes x<br>No <input type="checkbox"/><br>If no, why not? |
|--------------------------------------------|---------------------------------------------------------|

**2. Date of Monitoring: 11/14/2025 & 11/15/25**

**Recommendations from last year's monitoring:**

Mark boundaries.

## 3. Monitors:

Eva Gibavic & Liz Etheridge(RGT)  
Seth Heminway (ConCom)

## 4. Describe the monitoring route briefly (also draw on map):

GPS with Arrow Antenna (most) northeast pins (1, 2, 4), then began at the southeast pin (33) and followed property bounds #33-22; could not find 21. Walked trail to pin 13, 12, & 11; took GPS points. From pin 11, cut over to the Dale Merrit pin at southwest point of LaClaire/southwest point of Robinson, then to pin 9 at Robinson/Hick-Botta. Hiked the property boundary to pin 8, then established point 7, stacking three stones: this point is the southwest point of Webber/southeast Hicks-Botta line where the tree markings end and Cave Hill C.A. barb wire meet. Walked the boundary line to pin 6; did not find pin 5 or 4. Hiked trail back to parking area.

11/15/25 returned to look for pins 3 & 5. Found 3 but not 5. GPS show it in the trail from the abutter's house.

## 5. Action Items requiring attention:

- Evidence of trail bike and ATV use along southeast side of CHCA property on 89 Cave Hill (see photos). May originate at 73 Cave Hill. Follow up with Jenn Hofmeister (89) and North Leverett Baptist Church (89).
- Still need to GPS pins 5. Also, GPS find pin 21 in the brush, GPS pins 20-14.
- Finish marking boundaries.
- Continued boundary violation at pin at pin 32; see photo. Tom Matsuda's fencing and stacked wood is on CHCA land. This has been true for years. Another violation, new, at pin 31; see photo. There is a shelter made with a board attached to two trees with a plastic cover that is just on the edge of town land. Consider whether to discuss with Tom Matsuda.
- Memorial from an accident on the road near pin 1.
- White arrows (on trees and on sticks) in various locations are faded and need repainting; (see photo).

## Rattlesnake Gutter Trust Monitoring - CR Form

- Of note: There is no water in any of the vernal pools. There is trickle of water along streams on south side of the property.
- Of Note: Boundary point 7 on the north side, at the confluence of Hicks-Botta parcel, Webber parcel and CHCA line has never had a pin, nor is there one mentioned in any of the deeds. There is barbed wire remains along CHCA boundary and there are former boundary markers along Webber's west side that end at barbed wire. We marked the trees and stacked three stones to indicate where we believe the boundary to be based on markings and deeds information; (see photos). A written agreement should be sought from abutters Hicks-Botta and Webber.

### 6. List any problems with monitoring map or photos:

- New trails and moved trails not on map.
- Monitoring map needs colors of trails.
- Monitoring map has stone wall between pins 12 & 22 is incorrect. The map show that it is along the boundary but it is perpendicular to it.

### 7. Describe alterations. Draw on map, take photos.

|                                         |                                                                     |
|-----------------------------------------|---------------------------------------------------------------------|
| Natural                                 | Human Made                                                          |
| None Observed: <input type="checkbox"/> | None Observed: X <input type="checkbox"/><br>See note in section 5. |

### 8. Interactions with the landowner(s) in the last year:

Overactive trail monitor is cutting trees near trail that should not be cut. Seth to address.

### 9. Describe any changes in use being planned (ownership? land use? trails?):

None.

### 10. Recommendations for next year:

Complete boundary marking.  
Complete updated GPS with Arrow antenna.  
Paint white arrows at trail junctures.

Signed: Eva Gibavic

Date Signed: 11/14/25

Still to do:

- ☐ Ask to present this report at the next RGT Board Meeting
- ☐ Print out and sign 3 copies:
  - ☐ 1. Put one in the Green Field Notebook
  - ☐ 2. Give one to the person who puts the reports in the Blue Archive Notebook at the Leverett Family Museum.

## Rattlesnake Gutter Trust Monitoring - CR Form

---

- ☐ 3. Mail (or give) a copy to the land owner(s)
- ☐ Send an electronic copy of this report to the person who puts it on the Board-only section of the RGT website.

CAVE HILL CONSERVATION AREA Monitoring, PHOTOS TAKEN BY Eva Gibavic; 11/14/25



PHOTO 1: Boundary violation on north line of Matsuda. Pin 32 is presumed to be under wood pile. This situation has existed for many years.

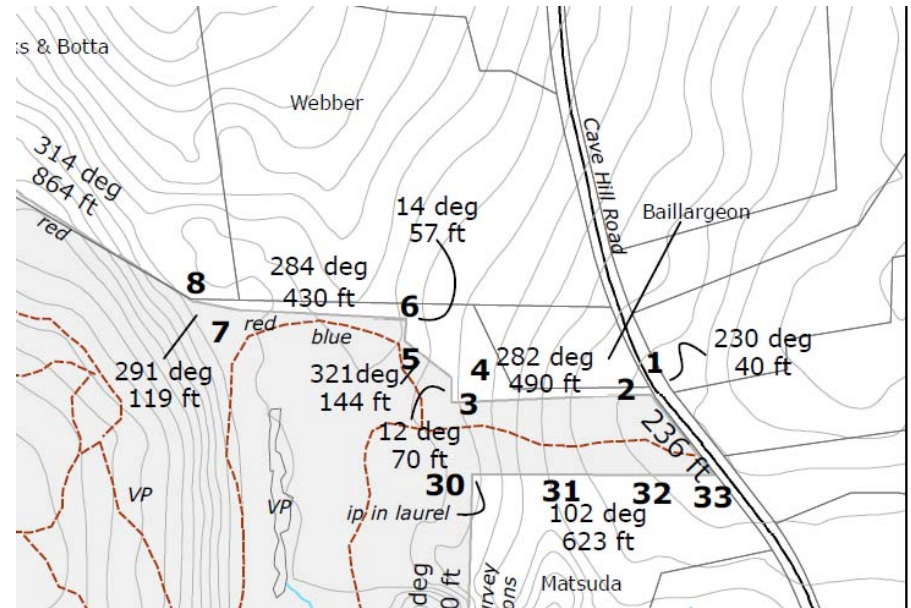


PHOTO 2: Monitoring Map showing eastern monitoring points.



PHOTO 3: Boundary violation at pin 31, looking west along boundary line. Nearly all of the shelter is on CHCA land.



PHOTO 4: Shelter at pin 31 looking north. Pin is to the right, not in photo. An additional rebar, with with flagging, along property line.

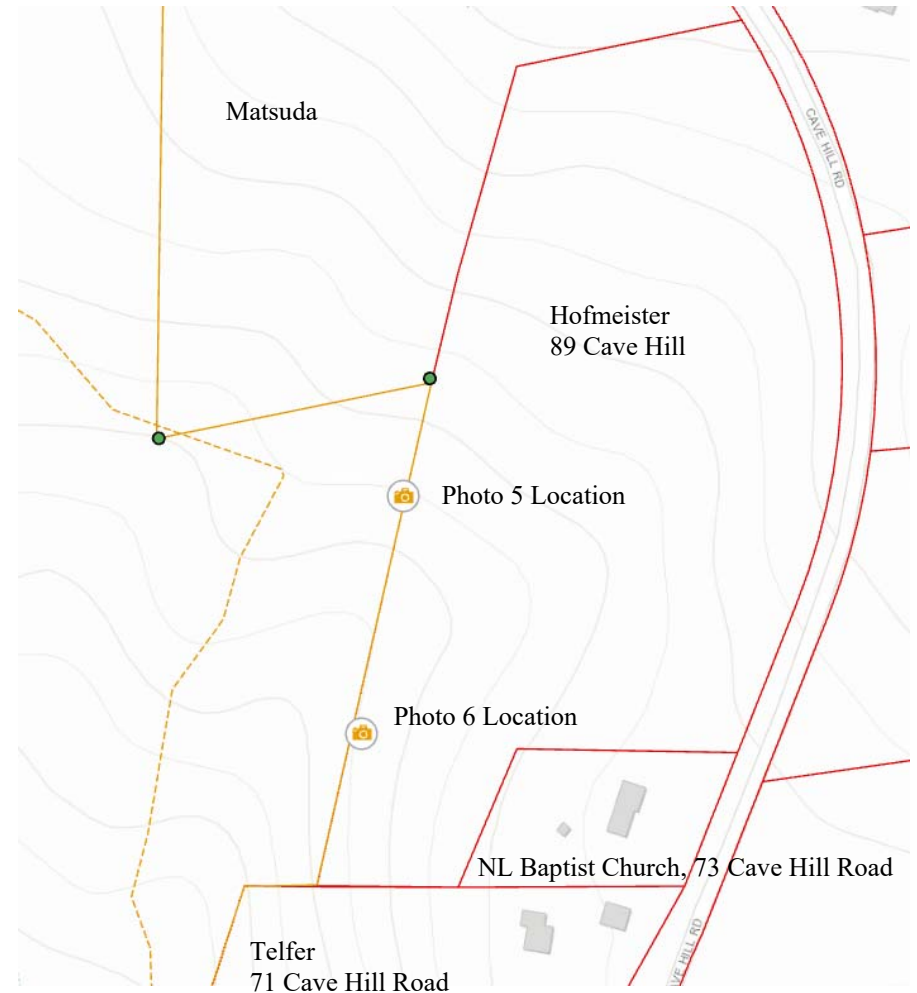
Cave Hill Conservation Motorized Vehicles Violations, 11/14/25 Monitoring



PHOTO 5: Motor bike loop onto CHCA



PHOTO 7: ATV ruts in wetlands leading into CHCA



Motor vehicle violation locations

Cave Hill Conservation Area, 11/14/25 Monitoring



PHOTO 9: Monument to “Craig” along road north of entrance to parking area.



PHOTO 11: Szczesny trail bridge on CHCA area; approved.



PHOTO 10: In at least three locations, arrows should the direction of the trail need repainting.

- Parking Area
- Trail near pin 5 on the orange trail (post and arrows)
- Junction of yellow and orange trails, west of pin 29 (post and arrows).

Bound 7 at junction of Hicks-Botta, Webber, and CHCA lines.



PHOTO 13: Looking north toward Hick-Botta and Webber line.



PHOTO 14: Looking south toward CHCA

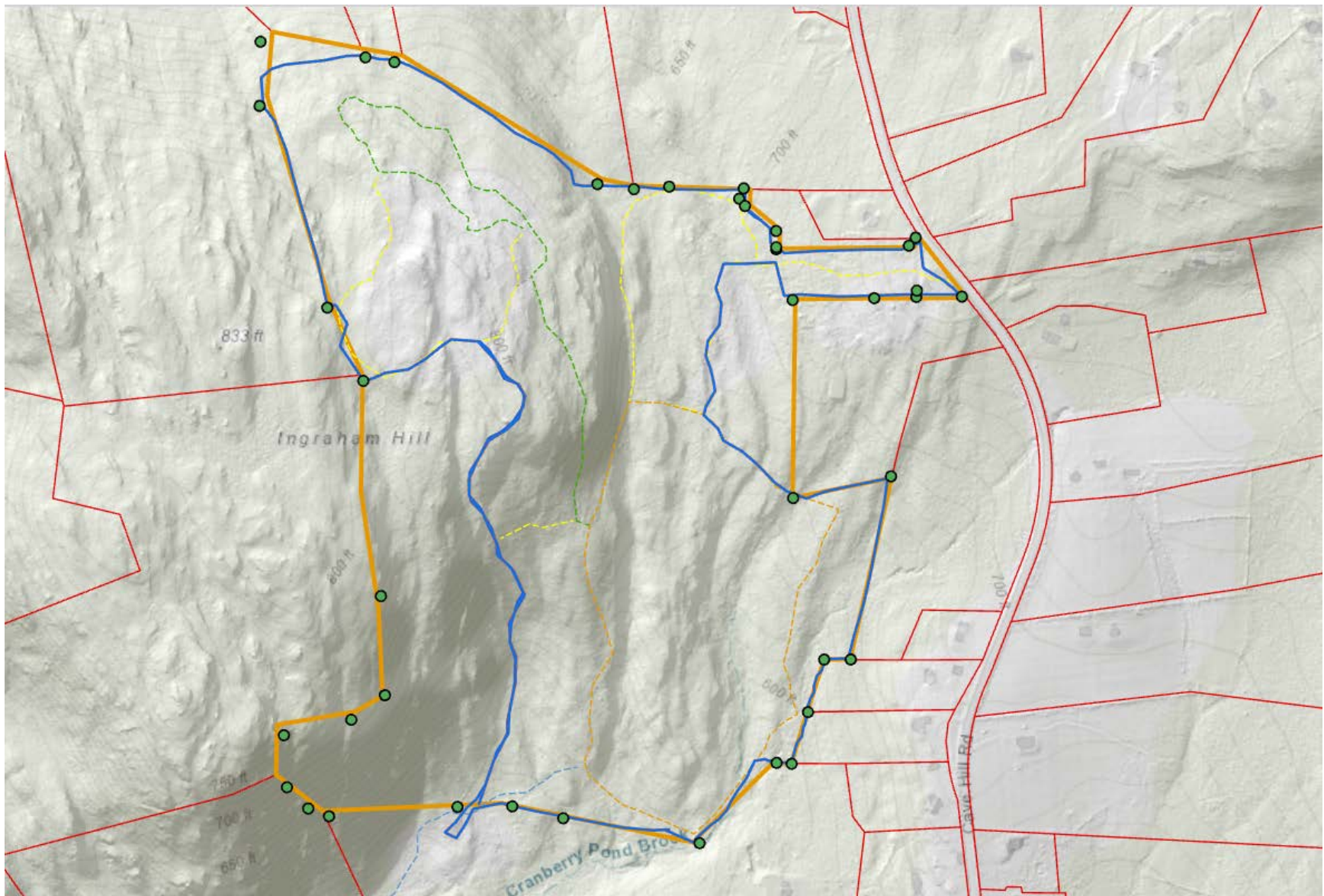


PHOTO 15: Looking northeast toward Webber

There has never been a pin at this location but the Webber/Hicks-Botta line is marked with red paint and logging markers, and the Hicks-Botta/CHCA line has barbed wire on tree, indicating that this is the correct location.

Seth Heminway (ConCom) placed three stacked stones to mark the assumed location of the boundary between CHCA, Hicks-Botta, and Webber properties.

## Cave Hill Conservation Monitoring 11/14/25



Monitoring map showing path of monitoring, starting at parking area and going clockwise around the boundaries except for part of the west side. Green dots are the bounds.