

Property: Laurel Hill Conservation Area	Year of this Report: 2012
Owner: name, address, phone, email if relevant (Also name of local contact if relevant.): <i>(skip if owned)</i>	
Date owner invited to monitoring <i>(skip if owned)</i>	
Date and recommendations from last year's monitoring:	
<p>Annual Reports 2003-2007 2008 cancelled by rain 2009 cancelled by snow 10/20/2010 scheduled but Association Representative was not available. However RGT team did monitoring and their data used in 2012 report/maps. Report not on file. 2011 planned for early 2012</p> <p>RGT Board spent considerable time clarifying the legal status of the Laurel Hill Conservation Area. Although the deeds are written as if RGT held a CR on the land (see especially Deed of Conservation Easement, Book 2542, page 103-123), it became clear that RGT had (as of November 2012) 95% ownership of the 8 pieces of common land. However, their responsibility was to monitor for protection of conservation value while the responsibility of the Laurel Hill Association was to manage the land.</p> <p>Once that was clarified, the next problem was to review information about the boundary lines for the 8 properties (the largest piece of common land (G), for example, has 44 acres and 21 corners). Starting with the data gathered in 2010 (as well as earlier monitorings), we worked away at finding corners and boundaries.</p>	
Date of this year's monitoring:	
April 19 and May 5 (Mary Barnett, Eva Gibavic, Sandy Southwick, Mary Alice Wilson), May 17 (Mary Barnett, Mary Alice Wilson), May 27 (Mary Alice Wilson)	
Participants: Mary Barnett (Laurel Hill and RGT), Eva Gibavic, Mary Alice Wilson, Sandy Southwick (for Laurel Hill Association and master iron-pin-finder.)	
Brief description of route taken (also draw on map):	
The April 19 th trip focused primarily on the lower/southern sections of G. The May 5 th trip primarily on the upper/northern sections of G. The final two trips were focused on looking for corners not recorded and taking photos of places missed earlier.	

Describe any man-made alterations (include on map, add photograph or “none observed”):

Tree cutting on the NW section of G was noted in the 2010 trip. It was found again this time. (The nearby property owner later apologized for the cutting.)

ornone observed

Describe any natural alterations (include on map, add photographs or “none observed”):

None observed (except the extra load of downed trees from the 2011 hurricane and blizzard).

ornone observed

Describe any interactions (on day of site visit or in past year) with landowner or others having use of the land:

Both Mary and Sandy live in Laurel Hill and serve on the Laurel Hill Association Board. We are very fortunate that Mary is also on the RGT Board.

Describe any changes in use being planned (change of ownership, land use, etc.):

none known

List observations, comments, information requests, areas needing discussion or review:

A list of corners not found is below. We need to continue this process until all lines are marked (and then it will be time to repaint them.)

There has never been any system for explaining the Conservation Area responsibilities to the owners of property or to the renters. RGT and the Laurel Hill Association are planning to develop a short handout to be given (and explained) to all owners and renters.

The original plan for Laurel Hill included an emergency exit down a woods road through lot G. That woods road was badly damaged in the flash flood in 1996 – and was not repaired. Since then many large trees have fallen across the road. The part of the road that serves as a trail has been kept open for walkers, but it no longer could serve as an emergency exit. While the habitat (dry, south-facing hill) is probably better protected without a road that could be used by non-residents seeking access to areas farther north, and while the maintenance of an emergency exit is not the responsibility of RGT, it does seem appropriate to ask the Association if they have considered whether they have adequate exits for the homeowners.

List any needed follow-up:

lot A. line with #1 (all 3 points – including the one near parking area/trail entrance – including the one near parking area/trail entrance) – need to get these, perhaps walk with owner of #1? (and of course also need pictures)

lot C. where is C2, at sign?

lot D.

I find the changes in #4 (PB 116, p. 70) very confusing. It seems that stake we found (D7) is wrong – it is the earlier version.

Also need D1 and D3 (and perhaps D4). Can Jack help?

verify D8, found a stake leaning against a stone. Is that it?

lot E. need pictures with leaves off

lot G.

G1 and G 21 entry area – at least measure – since both edges not real stakes, need to check

G3 will wait for first snowfall

G13 take pictures when leaves are off and get gps reading

G14 corner by road at Cliche (I also need to get gps of G 13 at the same time)

G15 have two of four leach field corners – probably sufficient, but maybe finding 15d is a good idea

G Need to walk/gps trails on G.

lot H. H2 need to figure this out. There is a pile of brush dumped presumably from snowstorm, not clear if it is on H or on private land to the south. and need to take picture of this corner

Suggestions for next year's monitoring team?

It takes a full morning to walk all 8 common land parcels. Take the map, the Photographs From 2012, the excel Boundary and Photographs Worksheet, compass and, if you have it, gps. Always check G8-G9 line where drainage ditch is right against boundary line.

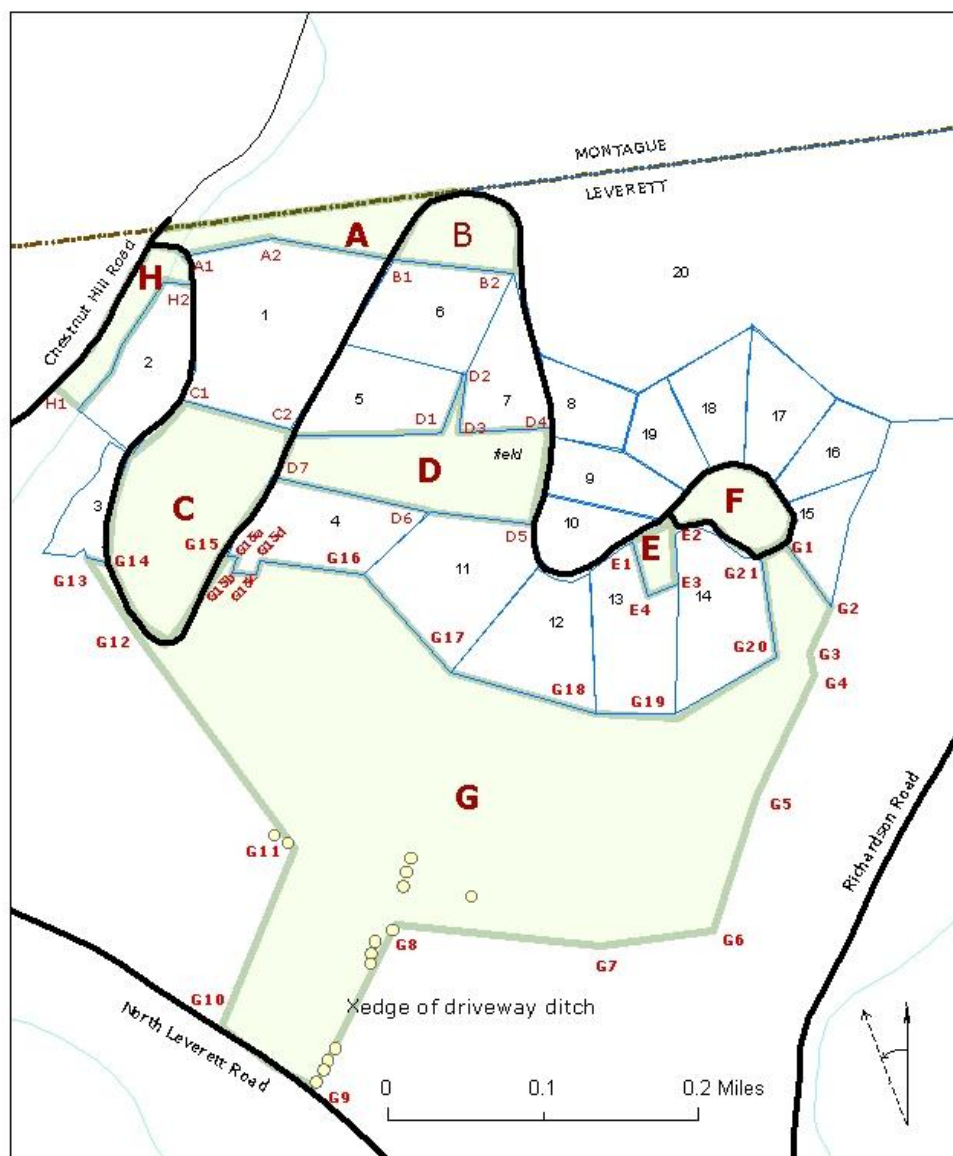
If there are corners/lines not yet found, make these your priority.

Signed:

Date signed:

..... Date report to RGT Board Date copy sent to owner date copy given for archive

Laurel Hill for Monitoring (5/27/2012)



Note: As with all RGT monitoring maps, the map is designed to assist monitors in locating the boundaries and useful features on the property. It does NOT replace the surveys (Plan Book 82, page 79 and subsequent re-surveys PB 116,p.70).

When monitoring, please use the excel file of Boundaries which has additional information on iron pins and links to photographs, all surveys and the 2012 photographs (word doc).