

Property: Laurel Hill Common Lands	Year of this Report: 2013
<p>Owner name/address (skip if owned):</p> <p>RGT owns 95% of the Common Land (one house not yet sold). The Laurel Hill Association is responsible for the management of the Common Lands.</p>	
<p>Date owner invited to monitoring (<i>skip if owned</i>) Representatives from Laurel Hill Association plans finalized 10/10/2013</p>	
<p>Date and recommendations from last year's monitoring: April and May 2012</p> <ol style="list-style-type: none"> <li>1. Make corners not found the priority, but walk all pieces</li> <li>2. Develop flier for owners and renters explaining Common Lands. Also prepare agreement with Laurel Hill Association about responsibilities for them and RGT.</li> </ol>	
<p>Date of this year's monitoring: October 15, October 17, and October 23, 2013</p>	
<p>Participants: Mary Alice Wilson (RGT), Mary Barnett (RGT and Laurel Hill Association), Richard Gold (LHA) on Oct. 15; Mary and Mary Alice on the 17th and 23rd.</p>	
<p>Brief description of route taken (also draw on map):</p> <p>October 15, began with Lot H, then A (both of which had unknown corners). Checked a corner in doubt on lot D (D7). Rest of the time was spent getting gps readings on trails and landmarks that should be put on informational brochure.</p> <p>October 17, focused on marking</p> <p style="padding-left: 40px;">H1 (south end of the Common Land along the road) - painted tree at approximate location;</p> <p style="padding-left: 40px;">A1, A2 and east edge of the A Common Land across from B1. Note this corner should be shown in the map as A3.</p> <p style="padding-left: 40px;">The "tongue" area of G - especially the east line (G8-G9) which abuts a property for sale (open house sign in the driveway). We repainted the shared line (property's west and north lines).</p>	

October 23, focused on finding iron pins H1, A1, and across form B1 (A3) using a rented metal detector. The metal detector had worked earlier on iron pipes on a different property; it did not help on H1 or A road-side corners Took advantage of the lack of leaves to take photos of the 4 corners on the Common Land E.

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

Along the G8-G9 line, brush from clearing on the neighboring property has been pushed onto the Common Land. While it is only brush and not an environmental hazard, it will be important to talk with the future owner to make sure the line, an appropriate behavior, is understood.

Other than that, none observed.

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

none observed

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

RGT has provided drafts of both the brochure and a draft agreement. The draft brochure was reviewed by the Laurel Hill Association at its fall meeting. RGT will present both the brochure and draft agreement to an executive committee meeting this winter and then to the Laurel Hill Association's next meeting (spring 2014).

Having a Laurel Hill Association member on the RGT Board has made it much easier to develop an effective monitoring procedure.

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:

Listed by Common Land:

A. Although this boundary with house lot 1 is just a "best guess" - it should make it easier to monitor Common Land A. The metal detector did not find either of the roadside corners with lot 1 (the center corner is listed as "unmarked" on the survey.) We used a large (huge) rock as the iron pin for this center corner.

The Hidden Spring Trail through the property is unclear and probably goes over the line into Montague. Having a better marked trail is not essential but might be a good idea. (Responsibility of LHA trail committee.)

B. Did not visit but walked along roadside.

C. Assume C2 is at the trail sign. Walked trail.

D. D7 correct on the map, flagging on the former corner (before the new septic system) was removed to avoid confusion

The dramatic Split Rock (on the Split Rock Trail) was gps-ed so it can be added to the map on the brochure.

E. Photographing corner posts had been difficult during growing season - the last visit this year, the leaves were off so it was possible to take the photos.

F. Went around by car, no trail (or easy access) through dense saplings.

G. Mapped a trail that goes from the east edge of the road fencing to the lower Indian Rock Trail. Mapped Indian Rock itself to put on the map.

Repainted the G8-G9 and part way to G10 (to the edge of the neighboring property). The owners of the property marked the north edge with rather disconcerting "caution lead removal" ribbon - presumably left over from some other project. The G8-G9 line has the debris from the clearing (presumably for the driveway) over the line/stone wall. (When the property is sold, meet with the owner to make sure the line, and appropriate behavior is understood.)

H. South corner along Chestnut Hill Road was measured from the town line (and measurement re-check in ArcMap. While no pin could be found in the rubble along the road, both the survey and the deed for the neighboring lot (Ian Winokur) indicate that there is an iron pipe. The metal detector was no help. The approximate corner was painted for future reference.

List any needed follow-up:

1. Meet with the Laurel Hill Board of Directors to review flier and agreement. Then present these documents at the spring Association meeting. Not clear if agreement can be signed by just Board of Directors.

2. When the property east of G8-G9 is sold, meet with the owner to clarify line (and discourage dumping across the line.)

3. There are a few more corner posts to be located. Review the status of all posts before the next monitoring cycle.

Suggestions for next year's monitoring team?

A. Bring along:

1. gps - with shape files of Common Lands if possible
2. compass
3. monitoring map
4. monitoring form with information from previous year's monitoring report
5. surveys (PB 82, p 49, PB 105, 61 (only houses, not common lands) and PB 116, p 7)
6. Laurel Hill photos 2012 and 2013. This word doc has (or will have) all the corners photographed
7. Excel boundary list updated 2013.

B. Count on taking at least one half day - maybe two.

C. While A and B make the monitoring sound arduous. It is not. Walking the land with the Laurel Hill representatives is always a pleasure.

Signed:

Date signed:

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

A1 Approximate location.

Using this as the SW corner of Common Land A, the survey angles seem to come out right at the SE corner. Metal detector did not find post.

October 17, 2013

3-dot corner marking painted on back of tree.



A2. Survey says "unmarked corner" but a huge stone serves as well. Mary at tree, Richard on the huge stone.

10/15/2013



A2. coming from the other direction (east). Again huge rock serves as the center corner.

October 17, 2013

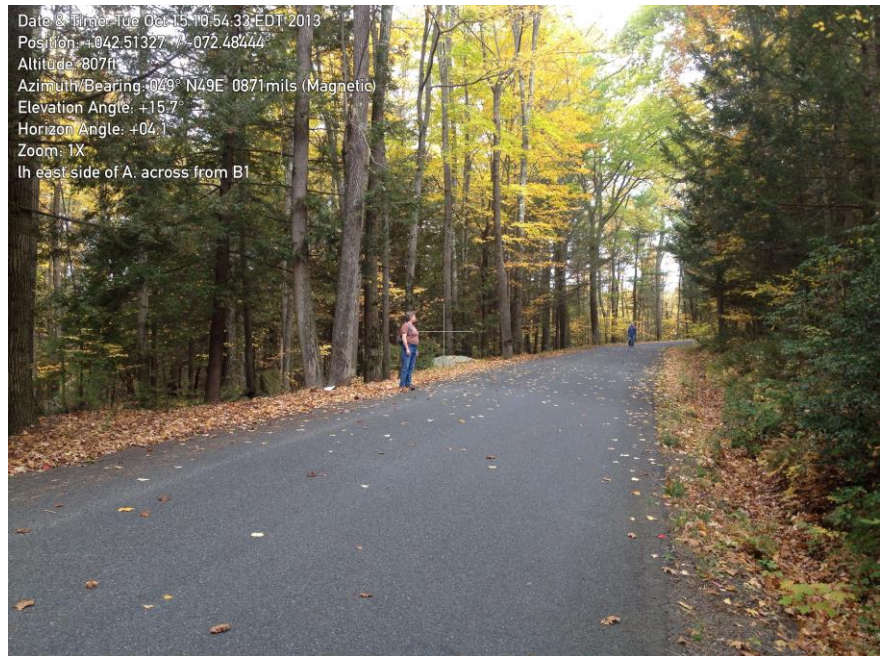
The approximate line between Common Land A and Lot 1 was painted. Should the need arise, a surveyor would need to locate the theoretical IPs at the road corners.



A3.

Mary standing across from B1, i.e. SE corner of Common Land A.

10/15/2013



D7. Corner post well back in the woods. Mary across the road at telephone distribution box.

10/15/2013



The Split Rock  
(on Common Land D  
section of the trail)



Hmmm, does this tree approve  
of the monitoring team?

10/15/2013



Indian Rock (Common Land G)

10/15/2013





G8. Markings along line with property to the south (caution/lead recycle flagging) done presumably by owner to the south.

October 17



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H1. Approximate location of southern corner of Common Land H. Debris makes searching for pipe difficult (nor did metal detector locate it.)

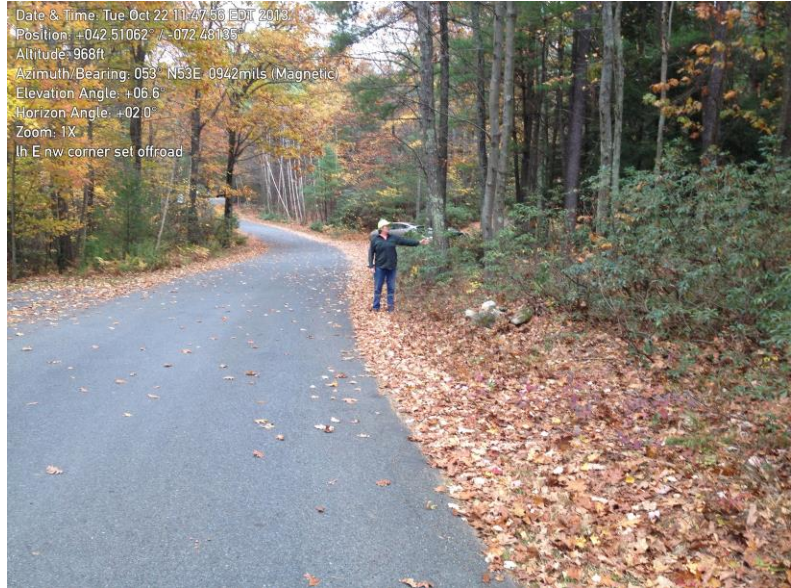


On October 22, when we were searching unsuccessfully for iron pins with a metal detector, we also took a few minutes to photograph all four corners on the E lot. (In the past there has been too much vegetation for good photographs. (Pins were found on previous trips.)

E1. NW corner along the road. (The NE corner, E2, is farther along the road at the next turn.

October 22, 2013

42.51064600 -72.48115200



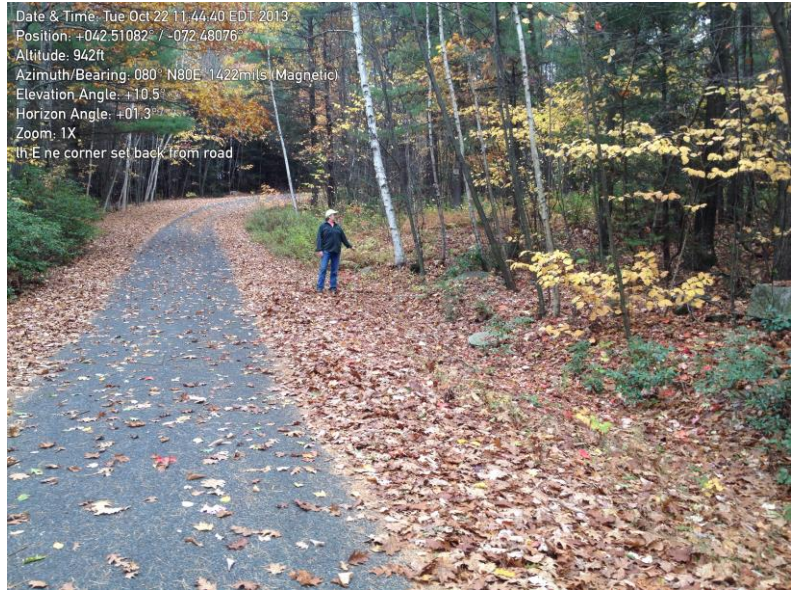
E1. Close up of iron pin looking toward E4.



E2. NE corner along the road

October 22, 2013

42.51078400 -72.48064100



E2. Close up



E3. Northeast corner  
in open woodland.  
Looking back toward the house.  
(E4 at the left side of the photo)

October 22, 2013

42.51030800 -72.48058600

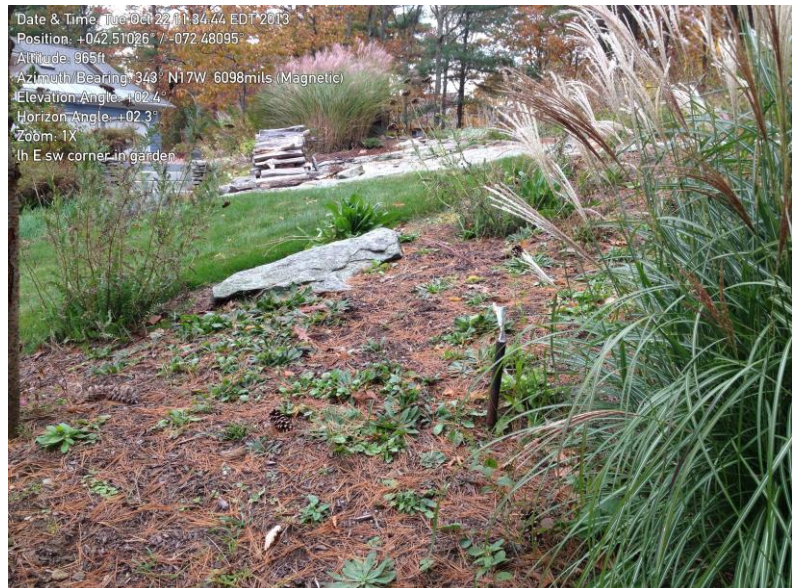


E4. Southeast corner  
in landscaped area

looking toward the house

October 22, 2013

42.51018100 -72.48096600



E4. Same corner looking east toward E2.



Summary of work to be done (beyond monitoring) 2014 on each piece of Common Land:

A. Nothing

B. Nothing - both corner posts found. Should walk line between. (haven't done for a long time)

C. Nothing - assume C2 corner is at the trail sign. As in B, should walk the C1-C2 line.

D. Little pointed area (D1, D2, D3) and D4 should be re-found, gps, marked, photographed

E. Nothing

F. Nothing

G. Still corner issues

    Metal detector for G3

    gps/mark G 13 and 14 (little jog near Cliche home)

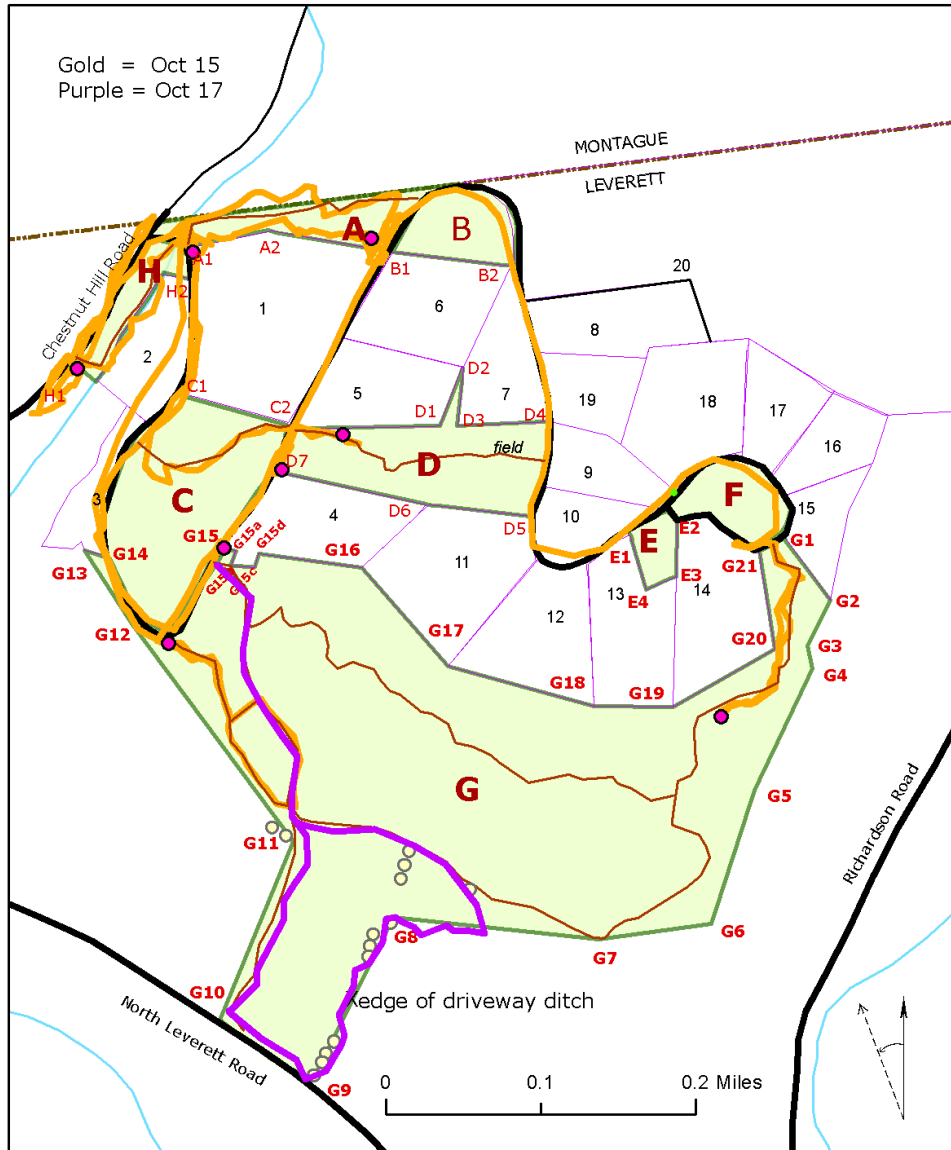
    G15 - have never found the corner of leach field labeled G15d, do we care? if so metal detector

H. Take photo of H2. Might need metal detector to re-find.

There could be a nice trail on the west side of the stream if LHA trails committee wanted to do it.

Overall: map stone structures and stone walls. At least on Common Land, but ideally on entire property.

## Laurel Hill for Monitoring (October 2013)



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 105, p 61 (houses only) and 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 and 2013 photographs (word doc).