

Rattlesnake Gutter Trust Monitoring - RGT-Owned Property Form

1. Property Name: Long Hill Natural Area

Year: 2016

2. Date of Monitoring: November 10, 2016

Recommendations from last year's monitoring:

Review Bourke encroachment with Franklin County Land Trust when walking land with FLT for CR with FLT

3. Monitors:

Brooke Thomas and Ken Kahn

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

At 10:00 am Met at Camp Road entrance to LHNA. Walked northeasterly into LHNA to boundary with Tilman Wolf. Walked up boundary to Wolf shed encroachment. Approximately 1/3 of Wolf shed encroaches onto RGT land. Then returned to Camp Rd. and walked northerly down Camp Rd to RGT land on easterly side of Camp Road on Leverett Pond. Then cleared access path on Leverett Pond land of brush to make it easily passible from Camp Road to Leverett Pond. Then walked northerly to right of way or road heading westerly from Camp Rd. and noted driveways over "westerly road". Met with abutter tenant of 60 Camp Rd and then owner Mary Ryan Thorpe at her home across Camp Rd. Discussed driveway onto LHNA land At 2:00 pm met with abutter Paul Bourke and viewed his continued construction vehicle encroachment and boundary line issues. Bourke agreed to solution he pay \$5,000 + surveying costs for approximately 1/2 acre of land of RGT along his boundary with no frontage on Long Hill Rd + and a limited easement over RGT land to get to purchased land and Bourke Land for tree removal and trimming purposes only. "Agreement" was subject to RGT board approval and RGT lawyer's opinion that sale appropriate.

5. Action Items requiring attention:

Brooke has talked to Tilman and expected Tilman will move encroaching shed off of RGT land by summer of 2017. Kahn contaced Attorney Donna MacNichol and emailed background documents to her for her review for possible agreement.

6. List any problems with monitoring map or photos:

None observed.

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

Natural

Human Made

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None Observed:

None Observed:

Similar to that shown in 2015 monitoring report. Construction vehicle on Bourke land near NE corner of Bourke land extending several feet onto RGT land. Blue boundary tape from prior year remained on land marking most of RGT boundary with Bourke. Noted bench "Remembering Laurel Kahn" placed and installed by RGT in her memory at top of LHNA with opened view over pond to Church Steeple and Town Hall and hills beyond, very peaceful and much appreciated by Ken Kahn.

8. Monitoring recommendations for next year:

Continue to review Tilman Wolf encroachment for resolution and Bourke encroachments for purchase progress or other resolution.

Stewardship Plan for Upcoming Year:

9. Last Year's Stewardship Plan / Goals / Accomplishments:

Continue or complete CR with Franklin Land Trust and resolve encroachment by Bourke. Confirm removal of Wolf shed. Review driveways over road or right of way westerly from Camp Road to confirm that all abutters using driveway have deeded rights of way as it now appears.

10. Last Year's Actual Costs 0.00

11. Goals, planned activities to meet those Stewardship goals and timeline for the coming year:

Complete CR with Franklin Land Trust or make progress towards that goal. Resolve encroachments by Bourke and Wolf.

12. Anticipated costs (both on-going and for this next year):

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Rough expectation for resolution of easement by land sale, if possible, \$2,000.

Signed:

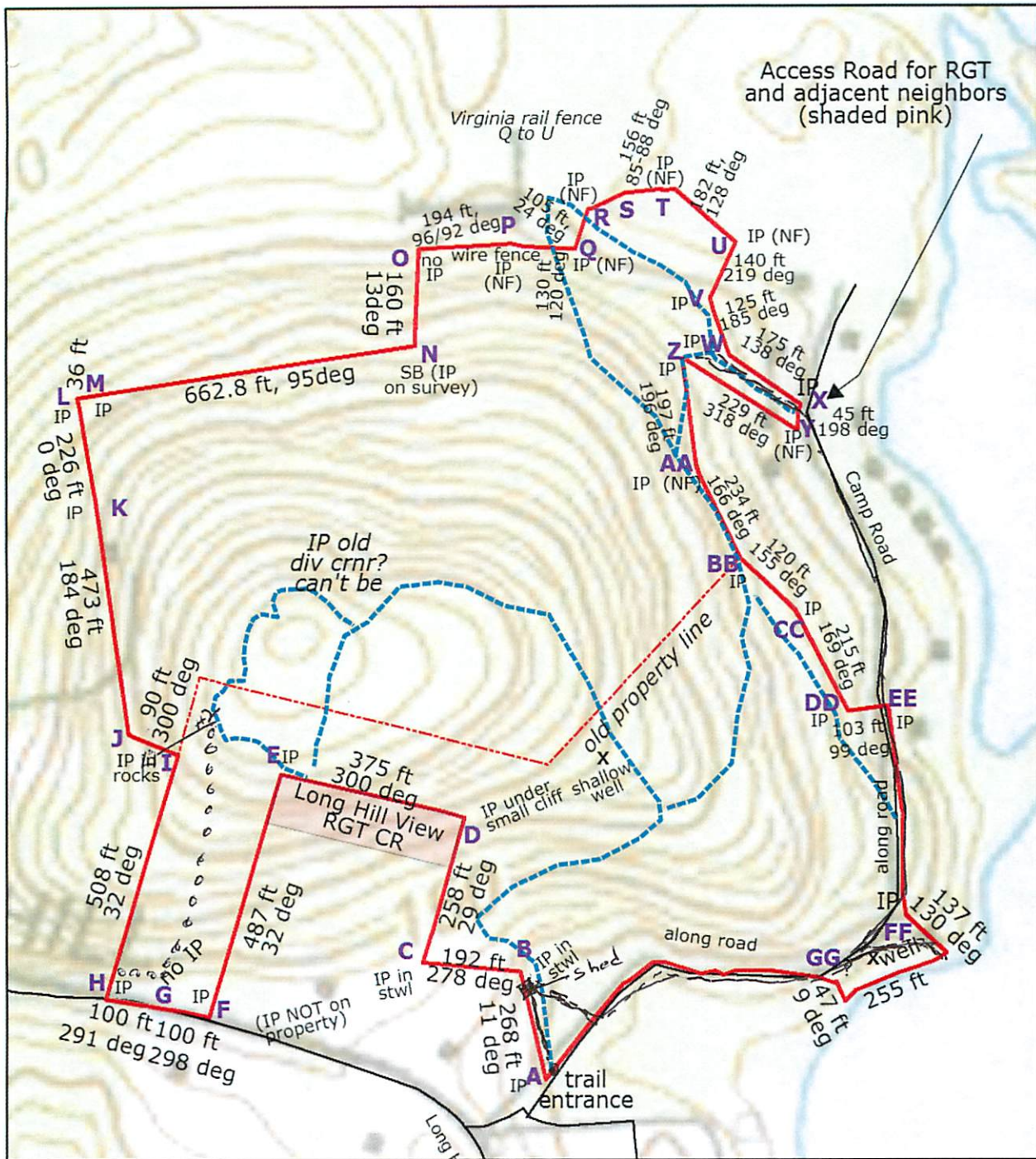


Date Signed: December 16, 2016

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.
 - 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.

Long Hill Natural Area Map for Monitoring



black line is monitoring walk described in #4 in front

#2 Bunks walk

A-EE corner-names used in boundary list (excel) photo list (word) and Nov 2012 annotated surveys and unannotated deed 2836, p.218

IP(NF) = iron pin (not found). However, 3-blazed corners were found except GG
 Lines marked with yellow paint. Corners yellow 3-dot.

As with all monitoring maps, this is a schematic drawing, not to be used for legal purposes.
 See PB 78, p 5 (west side) and unregistered Welch survey (east side) 10/10/2016

