

**ACTON CONSERVATION TRUST
GAEBEL CR MONITORING REPORT**

1. Property name: Gaebel land CR
2. Location (street address): 6 Piper Road (Rear), Acton
3. Date of inspection: June 30, 2015, July 9, 2015
4. Date of pre-CR inspection: June 24, 2014
5. Size in acres: 5.24 acres
6. Year conservation restriction recorded: 12/22/14
7. Owner name: Town of Acton
8. Owner address: 472 Main St., Acton, MA 01720
9. Length of present ownership (years, months): Purchased Feb. 2009; 6 years in Feb. 2015
10. Is owner the grantor? Yes
11. Did the owner of the property accompany you on the inspection?
Yes. Fran Portante, Town of Acton CR Coordinator, represented the Town
12. Identify how notice of visit was given or permission obtained

Susan Mitchell-Hardt, Acton Conservation Trust (ACT) scheduled the inspection with Fran Portante, Town of Acton CR Coordinator, Dave Hardt, (ACT), and Sue Kennedy (ACT) for a mutually convenient time to inspect the boundaries. Gerry Gaebel, the former owner of the land, was invited and agreed to join us.

13. Details of the inspection

We began the inspection at the Town owned access point at 6 Piper Road, Parcel A. We identified the site of the two stone bounds on the eastern margin of parcel A. The northern stone bound projects 4"-5" above the ground and is surrounded by poison ivy. The second stone bound was buried by a large mound of dirt from recent landscaping. The team could not dig it out with a cultivator. Dave Hardt will return with an iron bar and shovel and will re-expose and re-paint the bound. (This bound will need to be raised). Continuing west along parcel A we observed the western end was heavily covered with Virginia Creeper with just a small trail in the middle maintained by the Town. (We also observed wild raspberries, milkweed and daisies.) We identified a spike

in the pavement adjacent to the garage and painted it orange, The northern border of parcel A is a stone wall, which starts about 60 feet from Piper Road. Along the middle third of the stone wall, there is a tall painted wood fence to the south of the stone wall, which appears to be on parcel A.

The stone wall corner forming the northwest bound of parcel A was located as was the stone bound across the trail at the northeast corner of the garage on parcel A. The stones in the corner remain disassembled. We did not find the stone bound inside the disassembled formerly intersecting stone walls as the overgrowth and disassembled wall obscured it. We continued west and found the stone bound signifying the western border of the house lot for Parcel Z and the beginning of parcel C. (This bound was covered by pachysandra). We continued west and found the western border of the strip of land designated Parcel C, which is under a CR held by the Town. We walked south and found the square granite marker and painted it orange. It defines the southeast boundary of the CR; we then walked west a short way to find the iron pipe and (sprayed it orange) defining the boundary with 4 Piper Lane.

We re-traced our steps to the disassembled stone wall corner forming the northwest bound of Parcel A. We then proceeded north along the eastern boundary of the property observing the stone wall that forms the boundaries with 8 Piper Road (Morse property), 12 Piper Road (Corp/White property) and 16 Piper Road (Chalmers) property. We located the iron pipe at the northwest corner of 12 Piper Road. In 2014 we observed yard waste on the Town land near this pipe. On June 30 there was no yard waste evident, however, fresh grass clippings were found on July 9, 2015, as noted below. We continued north to the stone bound at the northwest interior corner of 16 Piper Road and the Gaebel CR. We sprayed it orange. No encroachment was observed.

We continued along the trail to the northeast corner of parcel X, which has no formal bound but is identified by the end of a stone wall running from the West, and numerous orange flags at this corner. We then moved west along the northern boundary of the property along the stone wall in an area with very little understory. We found the iron pipe that marks the northwest boundary of parcel X and sprayed it orange. (It is at the base of a large tree and well marked with orange flags.) We looked south along the western border from this point, and did not see any encroachments, but did not walk this border until July 9.

We then retraced our steps back to the 6 Piper Road access on the Great Hill Conservation Area public trail.

Re-Inspection on July 9, 2015

David Hardt and Susan Mitchell-Hardt re-walked the property to mark the iron pipe with orange paint at the southwest corner of parcel X and to inspect the western boundary directly. We walked about 2/3's of the western boundary and then headed east on an existing trail to the eastern boundary. No encroachments were found.

Once at the eastern boundary we headed south toward the entrance at parcel A. At the rear of the 12 Piper Road we observed fresh lawn clippings on parcel X just west of the iron pipe referenced above. (See attached photo)

14. Present use of restricted property: Conservation, passive recreation.

15. Note any possible violations of the terms of the conservation restriction

There is concern that the board fence along the northern margin of parcel A may be on parcel A. The Town should investigate. There is renewed concern about dumping yard waste behind 12 Piper Road.

16. Present use of abutting properties: Residential, and 184 acres of town owned conservation land.

17. Describe examples of uses permitted by the terms of the restriction which have taken place since the last inspection: Passive recreation

18. Describe any rare or unusual plant or sign thereof: Lady slipper, though not seen this time.

19. Additional remarks (particularly as to the present condition of the property).

- The southern stone bound on Parcel A needs to be raised.
- The western boundary is long and unmarked. At present it is not possible to exactly determine where the line is, and we recommend the placement of at least one or two monuments along this bound.
- There is evidence of invasive plants such as Glossy Buckthorn and Virginia Creeper, and bittersweet, etc. which will take over if not removed.

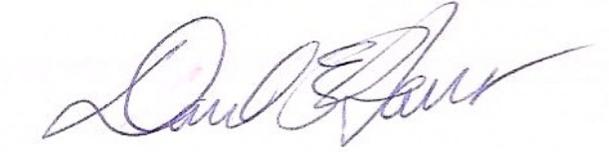
20. Names of monitoring team members:

Dave Hardt (Acton Conservation Trust), Susan Mitchell-Hardt (ACT), Sue Kennedy (ACT), Fran Portante (Town CR Coordinator)

Time spent on property: June 30, 2015: 1.5 hour; July 9, 2015: Susan Mitchell-Hardt and Dave Hardt – 15 minutes.

Inspection team leader:

David Hardt



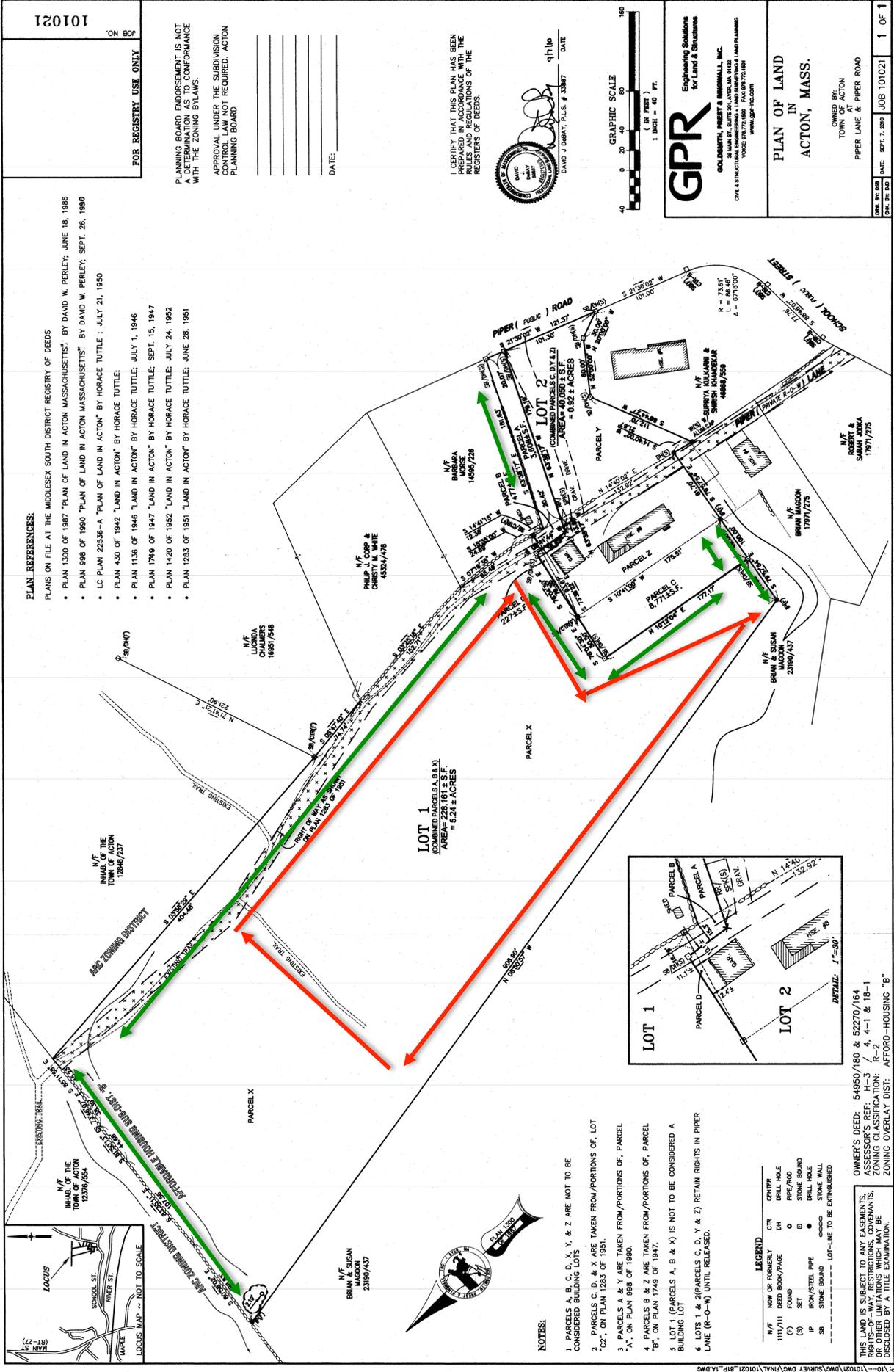
Date sent: August 12, 2015

Attachments:

Map with route of inspection

Photo of yard debris behind 12 Piper Road

Route of Walk 6-30-15 and 7-9-15



PLAN REFERENCES:

- PLANS ON FILE AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
- PLAN 1300 OF 1987 "PLAN OF LAND IN ACTON MASSACHUSETTS" BY DAVID W. PERLEY, JUNE 18, 1986
- PLAN 888 OF 1980 "PLAN OF LAND IN ACTON MASSACHUSETTS" BY DAVID W. PERLEY, SEPT. 26, 1980
- LC PLAN 22536-A "PLAN OF LAND IN ACTON" BY HORACE TUTTLE; JULY 21, 1950
- PLAN 430 OF 1942 "LAND IN ACTON" BY HORACE TUTTLE;
- PLAN 1136 OF 1946 "LAND IN ACTON" BY HORACE TUTTLE; JULY 1, 1946
- PLAN 1789 OF 1947 "LAND IN ACTON" BY HORACE TUTTLE; SEPT. 15, 1947
- PLAN 1420 OF 1952 "LAND IN ACTON" BY HORACE TUTTLE; JULY 24, 1952
- PLAN 1283 OF 1951 "LAND IN ACTON" BY HORACE TUTTLE; JUNE 28, 1951

FOR REGISTRY USE ONLY

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAWS.

APPROVAL UNDER THE SUBDIVISION PLANNING ACT NOT REQUIRED. ACTION PLANNING BOARD

DATE: _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE REGISTERS OF DEEDS.



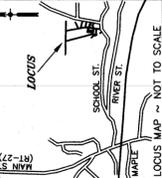
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PLAN OF LAND IN ACTON, MASS.

OWNERS: R. ROBERT & SARAH ADAMA
 AT PIPER LANE & PIPER ROAD

DATE: SEPT. 7, 2007 JOB 101021 1 OF 1



LOCUS MAP ~ NOT TO SCALE



NOTES:

1. PARCELS A, B, C, D, X, Y, & Z ARE NOT TO BE CONSIDERED BUILDING LOTS.
2. PARCELS C, D, & X ARE TAKEN FROM PORTIONS OF LOT "C2", ON PLAN 1283 OF 1951.
3. PARCELS A & Y ARE TAKEN FROM PORTIONS OF PARCEL "A", ON PLAN 898 OF 1980.
4. PARCELS B & Z ARE TAKEN FROM PORTIONS OF PARCEL "B", ON PLAN 1749 OF 1947.
5. LOT 1 (PARCELS A, B & X) IS NOT TO BE CONSIDERED A BUILDING LOT.
6. LOTS 1 & 2 (PARCELS C, D, Y & Z) RETAIN RIGHTS IN PIPER LANE (R-O-W) UNTIL RELEASED.

LEGEND

- N/F NOW OR FORMERLY
- CTR CENTER
- 1111/1111 DEED BOOK/PAGE
- (F) FOUND
- (S) SET
- IP IRON PIPE
- SB STONE BOUND
- LOT-LINE TO BE DETERMINED

OWNER'S DEED: 54950/180 & 52270/164
 ASSASSOR'S REF: 4, 4-1 & 18-1
 ZONING CLASSIFICATION: R-2
 ZONING OVERLAY DIST: AFFORD-HOUSING "B"

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER INTERESTS THAT MAY BE DISCLOSED BY A TITLE EXAMINATION.



Picture Looking West at the Iron Pipe behind 12 Piper Road. Note the pile of fresh grass clippings in the upper center of the picture.