

**ACTON CONSERVATION TRUST Ω
GAEBEL CR MONITORING REPORT**

1. Property name: Gaebel land CR
2. Location (street address): 6 Piper Road (Rear), Acton
3. Date of inspection: April 28, 2016
4. Date of last CR inspection: June 30, 2015, July 9, 2015
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; 7 years.
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 for a mutually convenient time to inspect the boundaries.

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. Using an iron bar and shovel Dave Hardt was able to locate the bound, expose and paint it. We surrounded it with rocks. Continuing west along parcel A we observed that the western end that was heavily covered with Virginia Creeper last year had been nicely cleared by the trail stewards. We identified a spike in the pavement adjacent to the garage. It had been painted gray, and we re-painted it orange. We observed new orange stakes on each side of the asphalt. The Town's intention is to jackhammer out the asphalt and build a stone wall with extension to naturalize the CR. The northern border of parcel A is a stone wall,

which starts about 60 feet from Piper Road.

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. We did not find the stone bound inside the disassembled formerly intersecting stone walls as the overgrowth and collapsed wall obscured it. We observed raspberry bushes, multiflora rose, and asters. We continued north and found the stone bound near the wood pile; further north we arrived at the trail leading to 12 Piper Road. We did not observe yard waste this year as in previous years.

We continued north to the stone bound painted white on the border with 16 Piper Road. We passed the stake with orange flag and continued to the unmarked corner of the property. At the stone wall we turned northwest past a gap in the stone wall. We observed lily of the valley on the CR'd land. We continued along this wall to the iron pipe boundary marker at the northwest corner near a large tree.

Next we traversed south along the unmarked western boundary of the CR. If the abutting parcel is sold for development, boundary markers will be imperative. We observed vinca growing on the CR'd land as well as barberry, American yew, and euonymus. We also saw money plant and blooming myrtle near the trail.

We continued until we reached the iron pipe at the corner in a hilly area. We walked Southeast to the square granite marker; we turned northeast to the corner formed by another stone bound just below the cistern on the hill. We continued southeast to the spike in the asphalt and continued southeast and returned to the start at the Town-owned easement.

(Note to the Conservation Commission regarding their CR on parcel C, owned by the Watson's at 6 Piper Road.: We observed the owners at 6 Piper Road put in black chain link fence along the length of the CR'd Parcel C. The Conservation Commission, as holders of the CR, may want to follow up with the landowner to discuss what is and isn't permitted on CR'd land.)

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

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

There had been concern that the board fence along the northern margin of parcel A may be on parcel A. On closer observation it appears that it's not on the CR'd land. We did not see any violations.

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, Virginia Creeper, bittersweet, multiflora rose, lily of the valley, euonymus, vinca etc. which will take over if not removed.

20. Names of monitoring team members:

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

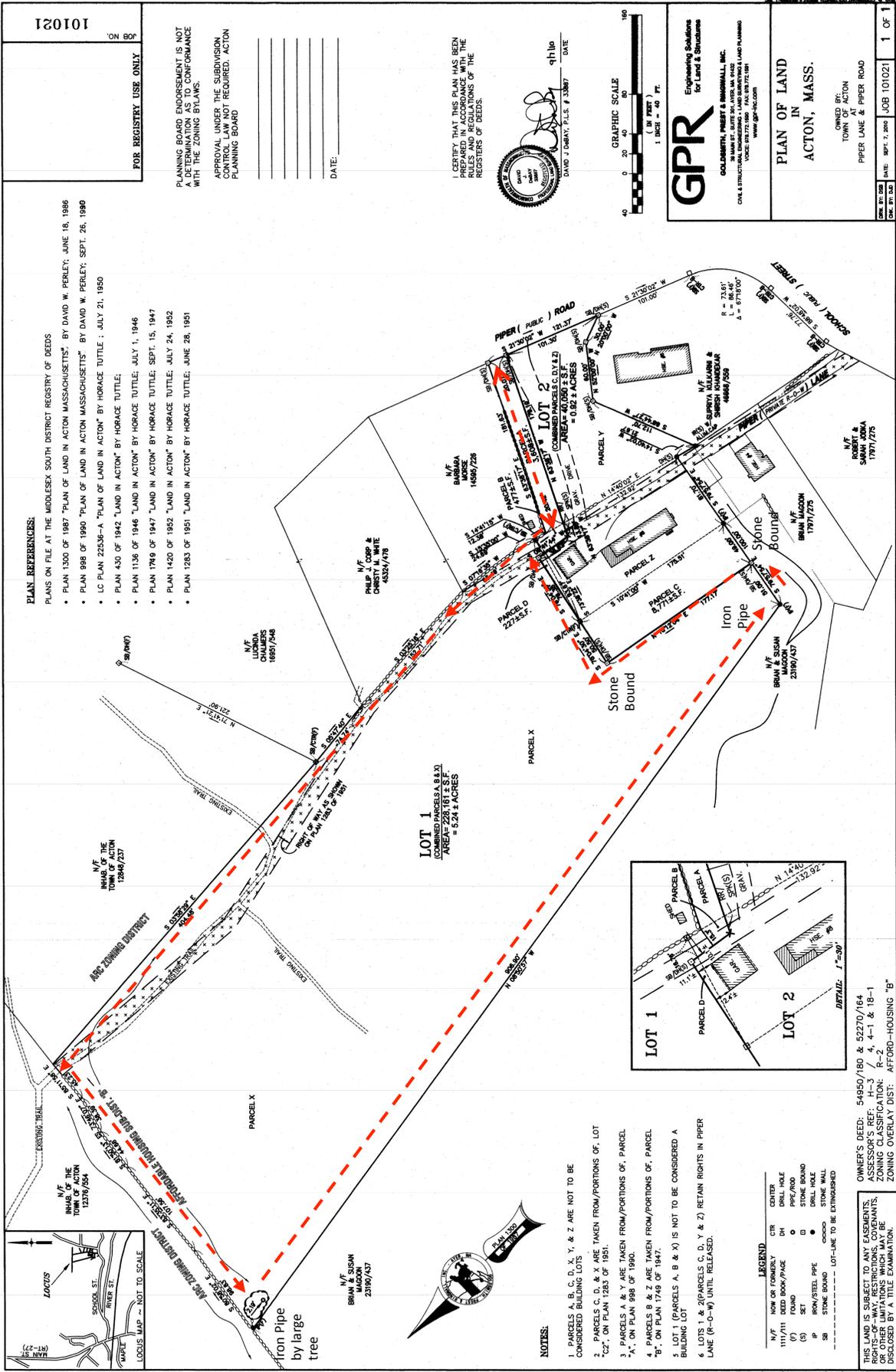
Time spent on property: April 28, 2016: 1.5 hour

Inspection team leader:

David Hardt



Gaebel CR Route of Walk 4/28/2016



PLAN REFERENCES:

- PLANS ON FILE AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
- PLAN 1300 OF 1987 "PLAN OF LAND IN ACTION MASSACHUSETTS" BY DAVID W. PERLEY, JUNE 18, 1986
- PLAN 986 OF 1990 "PLAN OF LAND IN ACTION MASSACHUSETTS" BY DAVID W. PERLEY, SEPT. 26, 1990
- LC PLAN 22536-A "PLAN OF LAND IN ACTION" BY HORACE TUTTLE, JULY 21, 1950
- PLAN 430 OF 1942 "LAND IN ACTION" BY HORACE TUTTLE;
- PLAN 1136 OF 1946 "LAND IN ACTION" BY HORACE TUTTLE; JULY 1, 1946
- PLAN 1749 OF 1947 "LAND IN ACTION" BY HORACE TUTTLE; SEPT. 15, 1947
- PLAN 1420 OF 1952 "LAND IN ACTION" BY HORACE TUTTLE; JULY 24, 1952
- PLAN 1283 OF 1951 "LAND IN ACTION" BY HORACE TUTTLE; JUNE 28, 1951

FOR REGISTRY USE ONLY

101021
JOB NO.

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

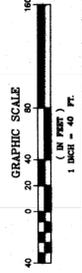
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. ACTION PLANNING BOARD

DATE: _____

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



DAVID J. ORSINI, P.L.S. 4/16/16 DATE



GPR
Engineering Solutions
for Land & Structures

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**PLAN OF LAND
IN
ACTION, MASS.**

TOWN OF ACTON
PPER LANE & PAPER ROAD

DATE: SEP. 1, 2015 JOB: 101021 1 OF 1

NOTES:

- PARCELS A, B, C, D, Y, & Z ARE NOT TO BE CONSIDERED BUILDING LOTS
- PARCELS C, D, & X ARE TAKEN FROM PORTIONS OF LOT 1. SEE PLAN 1420 OF 1951.
- PARCELS A & Y ARE TAKEN FROM PORTIONS OF PARCEL "A", ON PLAN 986 OF 1990.
- PARCELS B & Z ARE TAKEN FROM PORTIONS OF PARCEL "B", ON PLAN 1749 OF 1947.
- LOT 1 (PARCELS A, B & X) IS NOT TO BE CONSIDERED A BUILDING LOT
- LOTS 1 & 2 (PARCELS C, D, Y, & Z) RETAIN RIGHTS IN PAPER LANE (R-0-W) UNTIL RELEASED.

LEGEND

N/F	NEW OR FORMERLY	CTR	CENTER
1111/111	DEED BOOK/PAGE	DH	DRILL HOLE
(F)	FOUND	D	PIPE/POD
(S)	SET	SB	STONE BOUND
SP	SPRINKLER PIPE	SW	STONE WALL
SI	STONE ISLAND	---	LOT-LINE TO BE EXTINGUISHED

THIS LAND IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

OWNER'S DEED: 54950/180 & 52270/184
ASSESSOR'S REF: H-3 / 4, 4-1 & 18-1
ZONING CLASSIFICATION: R-2
ZONING OVERLAY DIST: AFFORD-HOUSING "B"