

Groener Land CR Monitoring Report 2016
ACTON CONSERVATION TRUST
CR MONITORING REPORT

1. Property name: Groener CR
2. Location (street address): 193 Nagog Hill Road, Acton
3. Date of inspection: May 8, 2016
4. Date of last inspection: October 7, 2015
5. Size in acres: 12.506 acres
6. Year conservation restriction recorded: 2014
7. Owner name: Town of Acton
8. Owner address: 472 Main St., Acton, MA 01720
9. Length of present ownership (years, months): 9 years ago in Sept. 2007.
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, accompanied us.

Identify how notice of visit was given or permission obtained:

Susan Mitchell-Hardt, President, Acton Conservation Trust (ACT), emailed and called ahead to Tom Tidman, Town of Acton Director of Natural Resources, to schedule a walk of the property for a mutually convenient time. Fran Portante, Natural Resources CR Coordinator, represented the Town of Acton for Tom Tidman. Dave Hardt, Clerk of ACT, and member of the ACT CR Committee, was also a member of the Inspection Team.

Describe the details of your inspection (where you walked, etc.)

The Inspection Team proceeded east down the driveway at 191 Nagog Hill Road to the concrete bound with drill hole at the boundary with the house lot at 191 Nagog Hill Road and the CR. We observed a faded pink flag on a tree near the concrete bound. Dave replaced it with a new one.

We headed east through wetlands to the second (orange) rebar with blue flag. We didn't find it immediately as it was much farther north of the pool house than we had expected. It was near a single tree trunk with a stump.

We continued east uphill through the oak/pine forest to the interior corner of the CR and found a faded orange stake (repainted it orange) by the new stone bound and faded flag (added a new one).

We turned south and walked toward the old cart path marked by a 3 1/2' wood stake. No encroachments were observed. We continued south as far as the stone wall (see plan) and found the red stake and pink flag marking this corner of the property. No encroachments were observed in any directions

Since the other borders of the property are either Town-owned or highly wet private land, we did not inspect the rest of the borders this year, and retraced our path back to the starting point at the culvert.

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

13. Note any possible violations of the terms of the conservation restriction (be as specific as possible): None.

14. Present use of abutting properties (including the owner's unrestricted lands): Conservation, passive recreation, residential.

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

16. Describe any rare or unusual plant or sign thereof: None noted.

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

There are a number of striking rock formations on the CR'd land.

The Town might consider creating a trail from Nagog Conservation Area through the CR'd land that would celebrate these interesting stone formations and also avoid the wetlands.

Buckthorn, bittersweet, and multiflora rose are proliferating in many areas.

18. Names of monitoring team members:

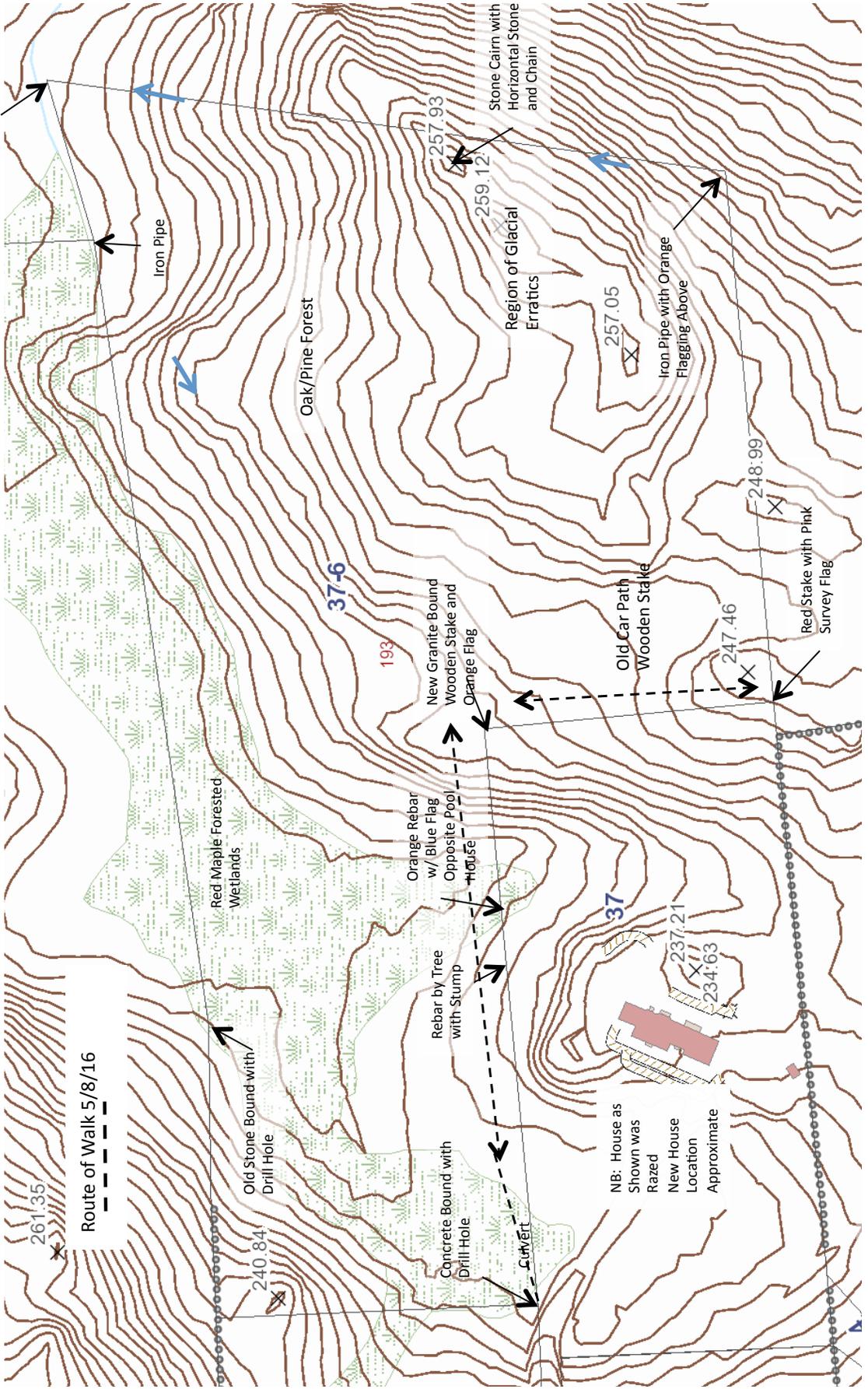
David Hardt and Susan Mitchell-Hardt (Acton Conservation Trust), and Fran Portante (Town of Acton, Natural Resources)

Time spent on property: 1 hour

Inspection team leader: Dave Hardt

Signature  _____

Date sent: June 1, 2016



Stone Bound with Drill Hole and Pink Flag

Iron Pipe

Oak/Pine Forest

37.6

193

New Granite Bound Wooden Stake and Orange Flag

Orange Rebar w/ Blue Flag Opposite Pool House

Rebar by Tree with Stump

Concrete Bound with Drill Hole

Stone Cairn with Horizontal Stone and Chain

257.93

259.12

Region of Glacial Erratics

257.05

Iron Pipe with Orange Flagging Above

Old Car Path Wooden Stake

247.46

248.99

Red Stake with Pink Survey Flag

37

237.21

234.63

NB: House as Shown was Razed New House Location Approximate

Route of Walk 5/8/16

Old Stone Bound with Drill Hole

240.84

261.35

