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Photographs of Site – (Photos taken by Jim Snyder-Grant, December 10th, 2010).

¹ Acton Historical Commission, “Acton-A Second Look,” 1985 (Cover Art)

Baseline Documentation Report

Background Information Parcel C – Conservation Restriction 6 Piper Road, Acton, MA

Current Owner: Town of Acton

Location of Property:

Street Address: 6 Piper Road, (8 Piper Lane).

Municipality: Acton

County: Middlesex

State: Massachusetts

Plate and Parcel Number: H3A, parcels 4 & 4-1, (figure 1).

Property Description:

Acreage: 8,771 sq.ft., (figure 2).

Prior Land Uses: Based on the examination of archived aerial photographs dating back into the 1950's, it appears that this section of South Acton, including much of what is now considered the Great Hill Conservation & Recreation Area, was predominantly used for agricultural purposes, most recently, apple orchards (see figure 4).² Historic evidence shows that all of Great Hill had been cleared prior to 1900, (see photo 1).³ Based on the age of the oldest trees on parcel C, it appears that all agricultural activities ceased in the 1960's.

² Engineering Department Archives, Aerial Photo Series, 1952.

³ Acton Historical Commission "Acton-A Second Look," 1985.

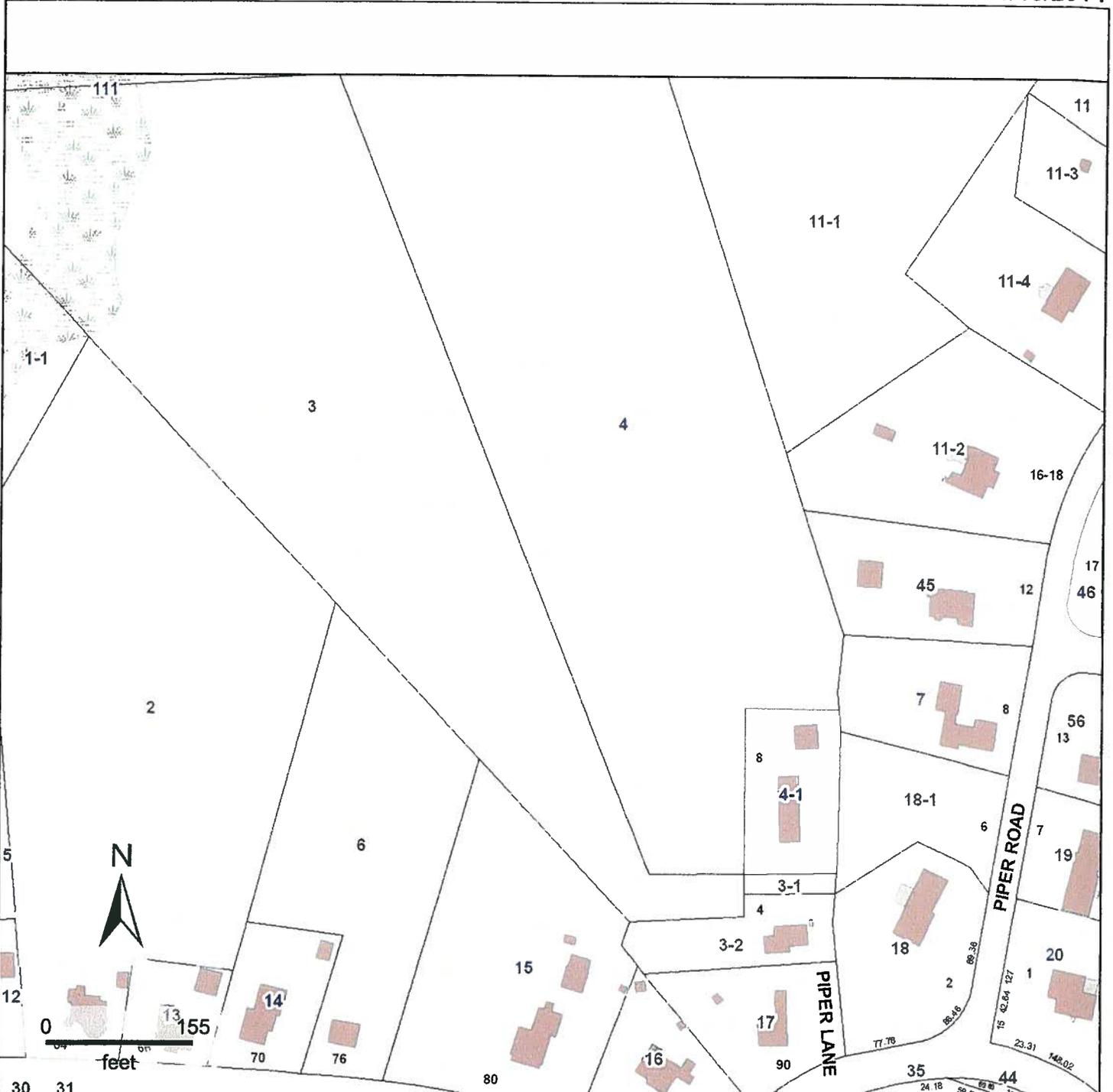


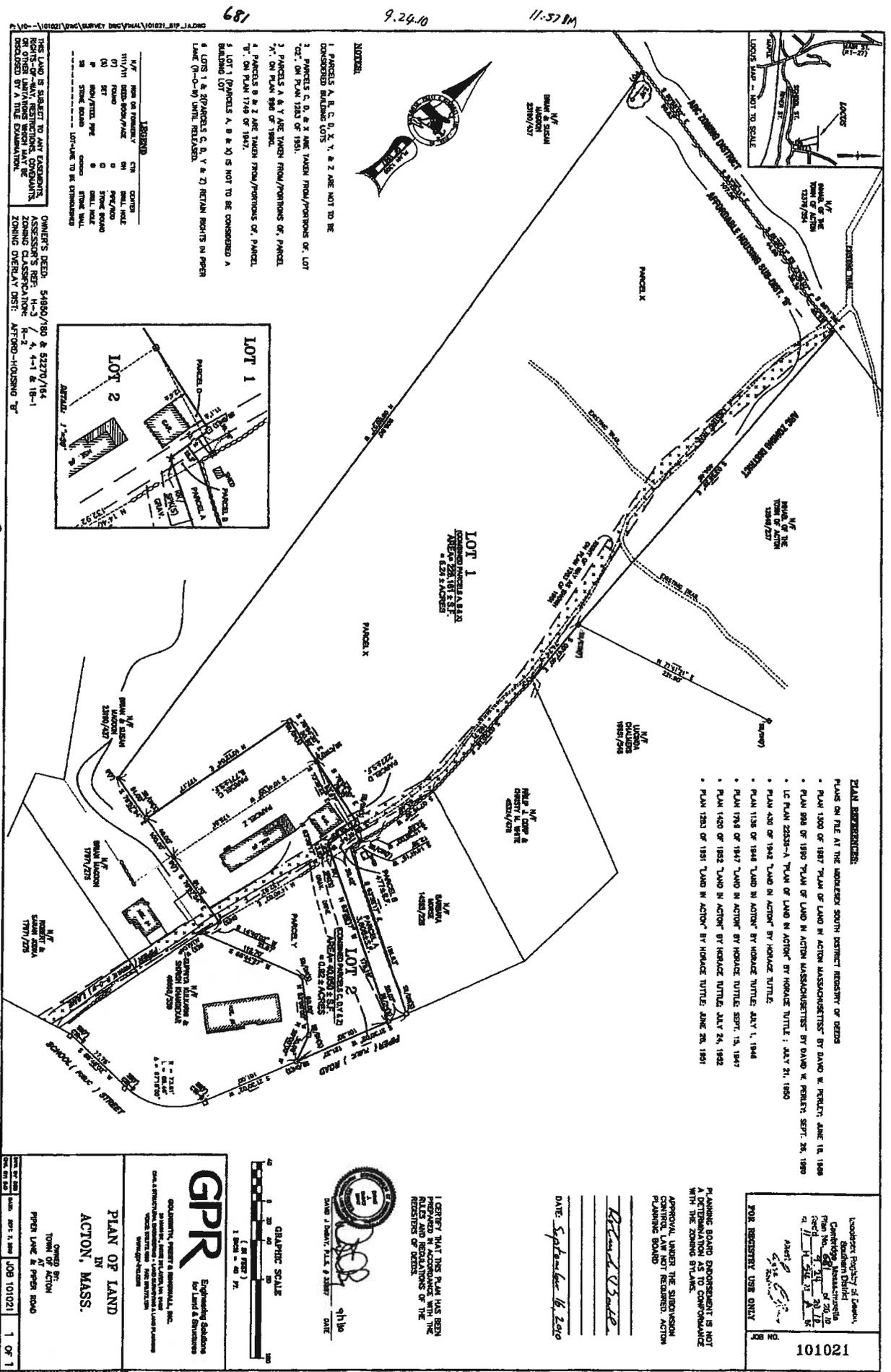
Figure 1.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.

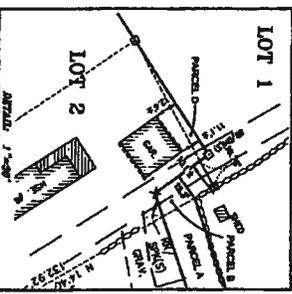




11-57 BM
9.24.0
681



- NOTES:**
1. PARCELS A, B, C, D, X, Y, & Z ARE NOT TO BE CONSIDERED BUILDING LOTS
 2. PARCELS C, D, & Z ARE TAKEN FROM/PORTIONS OF LOT "C", ON PLAN 1283 OF 1981.
 3. PARCELS A & Y ARE TAKEN FROM/PORTIONS OF PARCEL "X", ON PLAN 988 OF 1980.
 4. PARCELS B & Z ARE TAKEN FROM/PORTIONS OF PARCEL "B", ON PLAN 1748 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 PAPER LANE (R-0-0) UNTIL RELEASED.



- DEED REFERENCES:**
- PLANS ON FILE AT THE REGISTER'S SOUTH DISTRICT REGISTER OF DEEDS
 - PLAN 1500 OF 1987 PLAN OF LAND IN ACTION MASSACHUSETTS BY DAVID W. PERLIN, JUNE 18, 1989
 - PLAN 998 OF 1980 PLAN OF LAND IN ACTION MASSACHUSETTS BY DAVID W. PERLIN, SEPT. 28, 1980
 - LC PLAN 22528-A PLAN OF LAND IN ACTION BY HORACE TUTTLE, JULY 21, 1950
 - PLAN 430 OF 1942 LAND IN ACTION BY HORACE TUTTLE
 - PLAN 1135 OF 1948 LAND IN ACTION BY HORACE TUTTLE, JULY 1, 1948
 - PLAN 1748 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 1981 LAND IN ACTION BY HORACE TUTTLE, JUNE 28, 1981

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

OWNER'S DEED: 54980/180 & 52270/154
ASSESSOR'S REF: H-3
ZONING CLASSIFICATION: R-2
ZONING OVERLAY DIST: AFFORD-HOUSING "B"

681

101021

FOR REGISTER USE ONLY

1 OF 1

PLANNING BOARD ENGAGEMENT IS NOT A DETERMINATION AS TO COMPLIANCE WITH THE ZONING BY-LAW.

APPROVAL UNDER THE SUBDIVISION CONTROL ACT IS RESERVED. ACTION PLANNING BOARD

DATE September 16, 2010

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

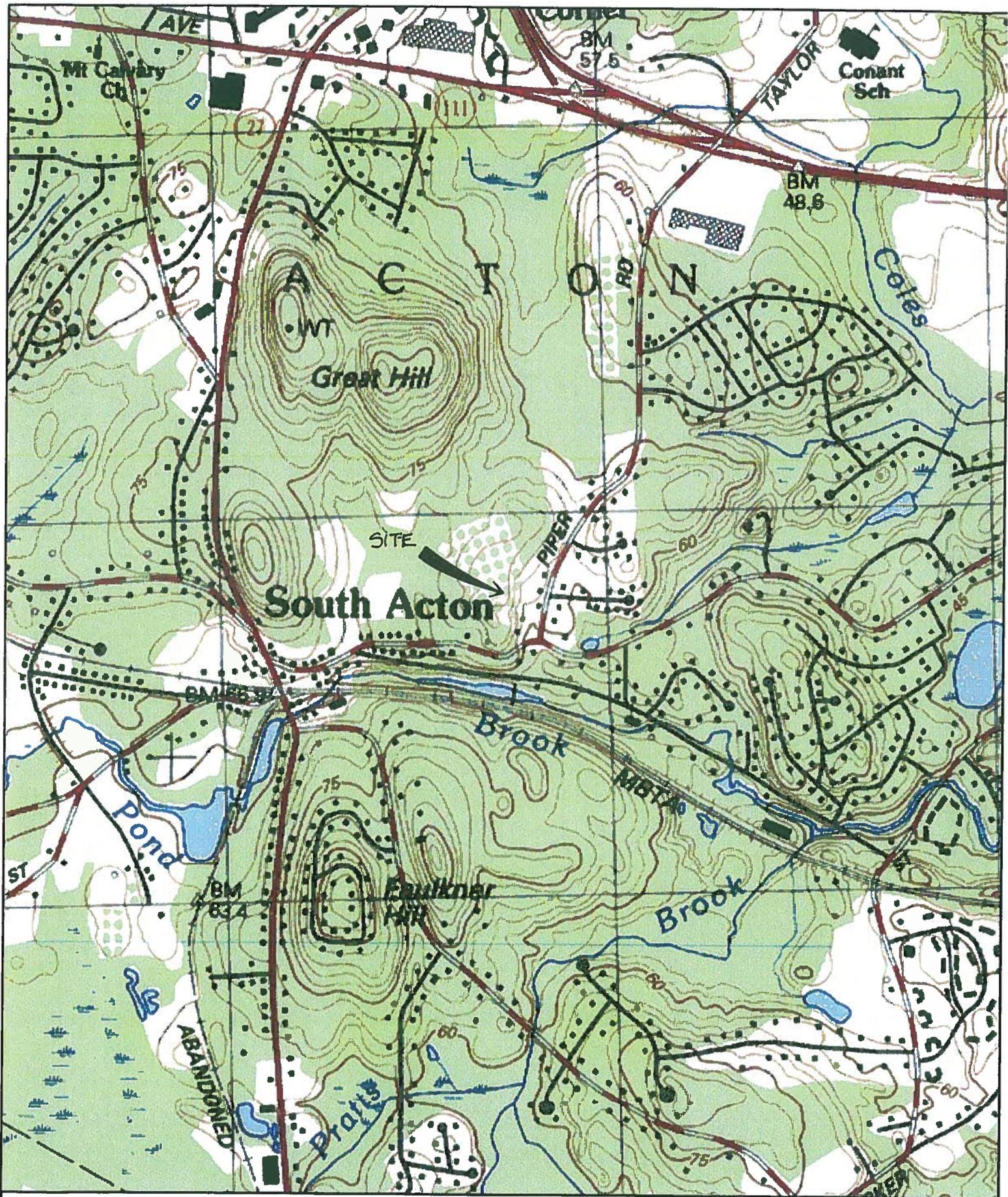
DAVID J. DEAN, PLAN & SURVEY DATE



GPR Engineering Solutions for Land & Structures

PLAN OF LAND IN ACTON, MASS.

OWNED BY: TOWN OF ACTON
PAPER LANE AT PAPER ROAD
JOB 101021



Name: MAYNARD
 Date: 12/15/2010
 Scale: 1 inch equals 1000 feet

Location: 042° 27' 43.2" N 071° 26' 52.4" W

Figure 3.



site

Figure 4.

Current Land Use: Parcel C is presently in a state of early forest succession, with the dominant canopy species being Red Oak, *Quercus rubra*. Evidence of prior agricultural activities are no longer obvious. Parcel C is a sloping hillside oriented in an easterly direction. The hillside is extensively colonized by the non-native species Winged Euonymus, *Euonymus alatus*. White Ash, *Fraxinus americanus*, is also common on the parcel, but shows considerable die-back from 'ash decline'.⁴

Proposed Future Use: It is the intent of the Conservation Restriction, that parcel C remain in a natural state, undeveloped. As previously noted, Winged Euonymus is a non-native State listed invasive species that will continue to expand into the neighboring open space.⁵ Acton's Land Stewardship Committee has established an active and successful program to remove invasives from conservation parcels. It will be necessary to control the spread of Winged Euonymus from parcel C to the abutting Conservation Restricted parcels.

Conservation Values: The conservation value of the 8,771 sq.ft. parcel C as a stand alone lot is limited, however, when combined with the Conservation Restricted Lot 1 (5.25 ac) and the abutting 184 acres of Great Hill Conservation & Recreation Area together create a significant area of protected open space. The existing 2.5 mile trail system through the Great Hill land combined with the future access point from Piper Road through parcel A, establish a significant passive recreation corridor.⁶

Topography: Parcel C rises in elevation in a westerly direction with the lowest elevation being nearest the residence at 6 Piper Lane and climbing approximately 10' to the rear of the parcel, (see figure 5).

Soils and Surficial Geology: The region located on the south and east sides of Great Hill exhibit ground moraine characteristics and are typically composed of unsorted boulders over shallow bedrock, imbedded compact glacial till material, (see figure 8).⁷

⁴ Wessels, Tom., "Reading the Forested Landscape," Countryman Press, Woodstock, VT, 1997.

⁵ Somers, Pam. Massachusetts Invasive Plants, Natural Heritage & Endangered Species Program, 2005.

⁶ Town of Acton, Trail Guide, "Guide to Conservation Lands", third edition 2005.

⁷ Massachusetts Soil Survey, United States Department of Agriculture, Web Soil Survey, National Cooperative Soil Survey, 2010.



site

Figure 6.

Soil Map—Middlesex County, Massachusetts



MAP INFORMATION

Map Scale: 1:1,580 if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:25,000.
 Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 12, Feb 26, 2010

Date(s) aerial images were photographed: 7/28/2003

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

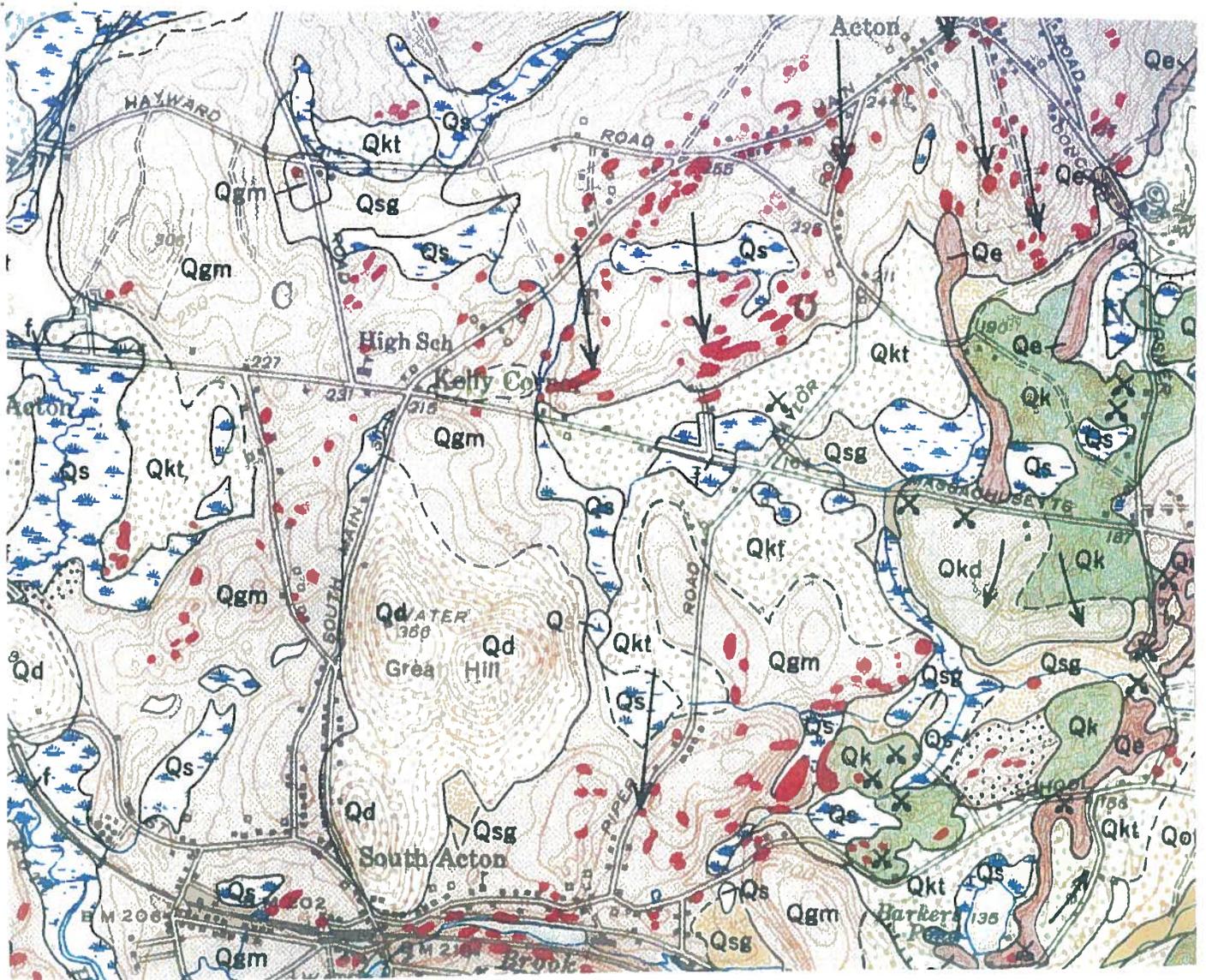
	Area of Interest (AOI)		Very Stony Spot
	Soils		Wet Spot
	Soil Map Units		Other
Special Point Features			
	Blowout		Gully
	Borrow Pit		Short Steep Slope
	Clay Spot		Other
	Closed Depression	Political Features	
	Gravel Pit		Cities
	Gravelly Spot	Water Features	
	Landfill		Oceans
	Lava Flow		Streams and Canals
	Marsh or swamp	Transportation	
	Mine or Quarry		Rails
	Miscellaneous Water		Interstate Highways
	Perennial Water		US Routes
	Rock Outcrop		Major Roads
	Saline Spot		Local Roads
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	Spoil Area		
	Stony Spot		

Figure 7(b)

Map Unit Legend

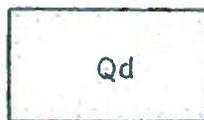
Middlesex County, Massachusetts (MA017)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
407B	Charlton fine sandy loam, 3 to 8 percent slopes, extremely stony	4.4	66.7%
407D	Charlton fine sandy loam, 15 to 25 percent slopes, extremely stony	2.2	33.3%
Totals for Area of Interest		6.5	100.0%

Figure 7(c)



Ground moraine

Broad, relatively thin accumulations of till characterized mostly by gentle, undulatory relief that reflects in a broad measure the shape of the underlying bedrock surface. Locally is hummocky. Composed of unsorted rock fragments of all sizes from minute particles to large boulders. Fragments mostly angular. Stippling indicates thin veneer of sand or gravel



Drumlins

Oval or elongated rounded hills of till. Similar in composition to ground moraine



Bedrock outcrops

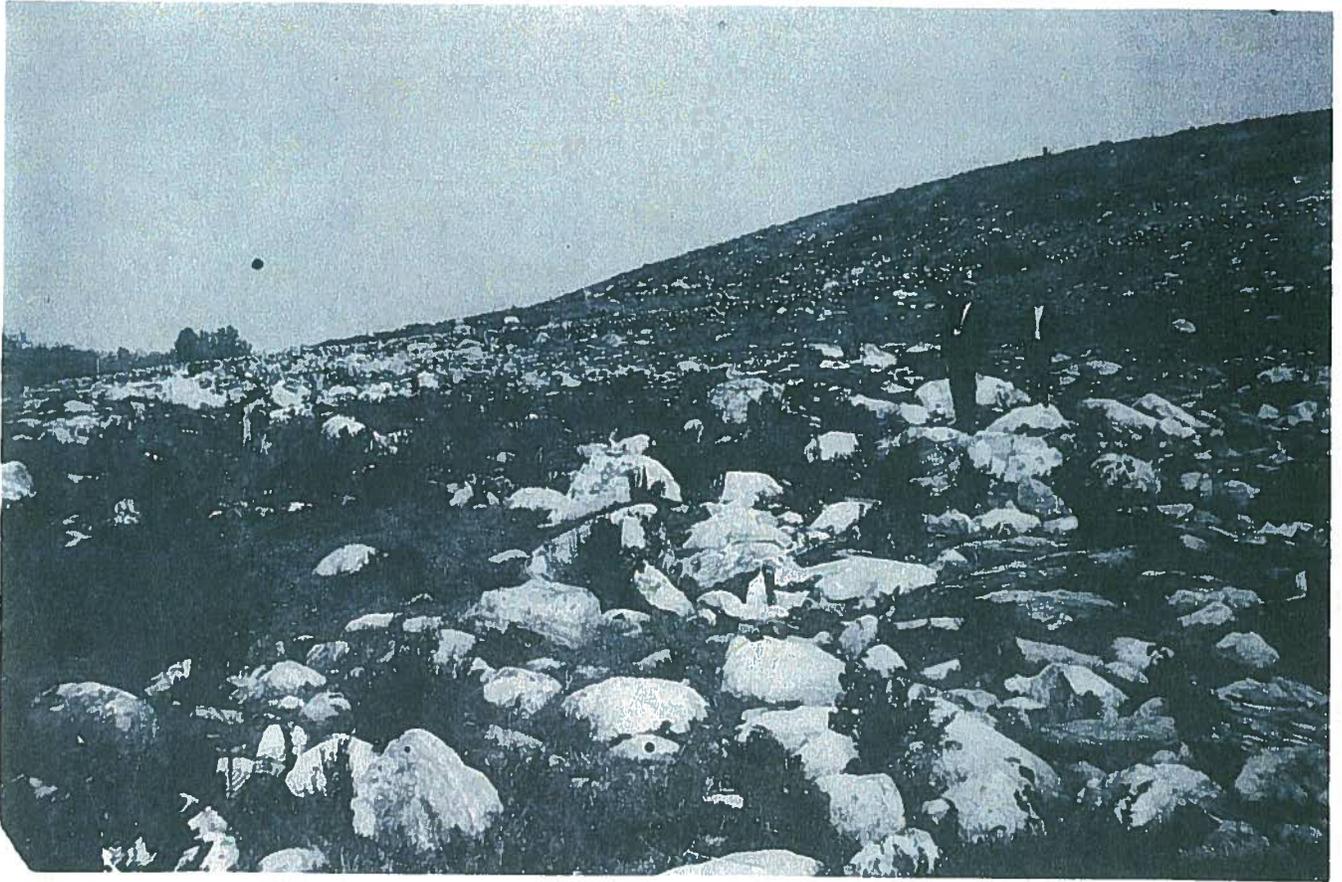
Figure 8.

Wildlife Habitat: The Conservation Restricted open space associated with 6 Piper Road has significant wildlife value. This area represents a successional uplands hardwood forest, with a Red Oak dominated forest canopy with trees approaching fifty to sixty years of age. The understory is dominated by non-native invasive species that will require management activities in the future. Attached is a list of the common species found in parcel C.⁸

Red Oak (*Quercus rubra*)
White Ash (*Fraxinus americana*)
Norway Maple (*Acer platanoides*)
American Elm (*Ulmus americana*)
Black Tupelo (*Nyssa sylvatica*)
Bitternut Hickory (*Carya cordiformis*)
Eastern Red Cedar (*Juniperus virginiana*)
White Pine (*Pinus strobus*)
Winged Euonymus (*Euonymus alatus*)
Glossy Buckthorn (*Rhamnus frangula*)
Oriental Bittersweet (*Celastrus orbiculatus*)
Poison Ivy (*Toxicodendron radicans*)
Pachysandra (*Pachysandra terminalis*)
Periwinkle (*Vinca minor*)

Scenic, Historic, Educational and Recreational Resources: Parcel A provides an important link to Lot 1 from Piper Road and will quickly become a frequently used pedestrian access trail to Great Hill. As a stand alone lot, parcel C has value as a forested open space parcel and provides a visual buffer from the residential units on Piper Lane to the remaining Conservation Restricted land. There is no obvious evidence of previous human activities on parcel C.

⁸ Petrides, George A., "Peterson Field Guide to Eastern Trees," Houghton Mifflin Company, 1988.



This hill has been called Conant Hill, Standpipe Hill, Great Hill. But the names have not changed as much as the appearance in the century between the above picture and those below.



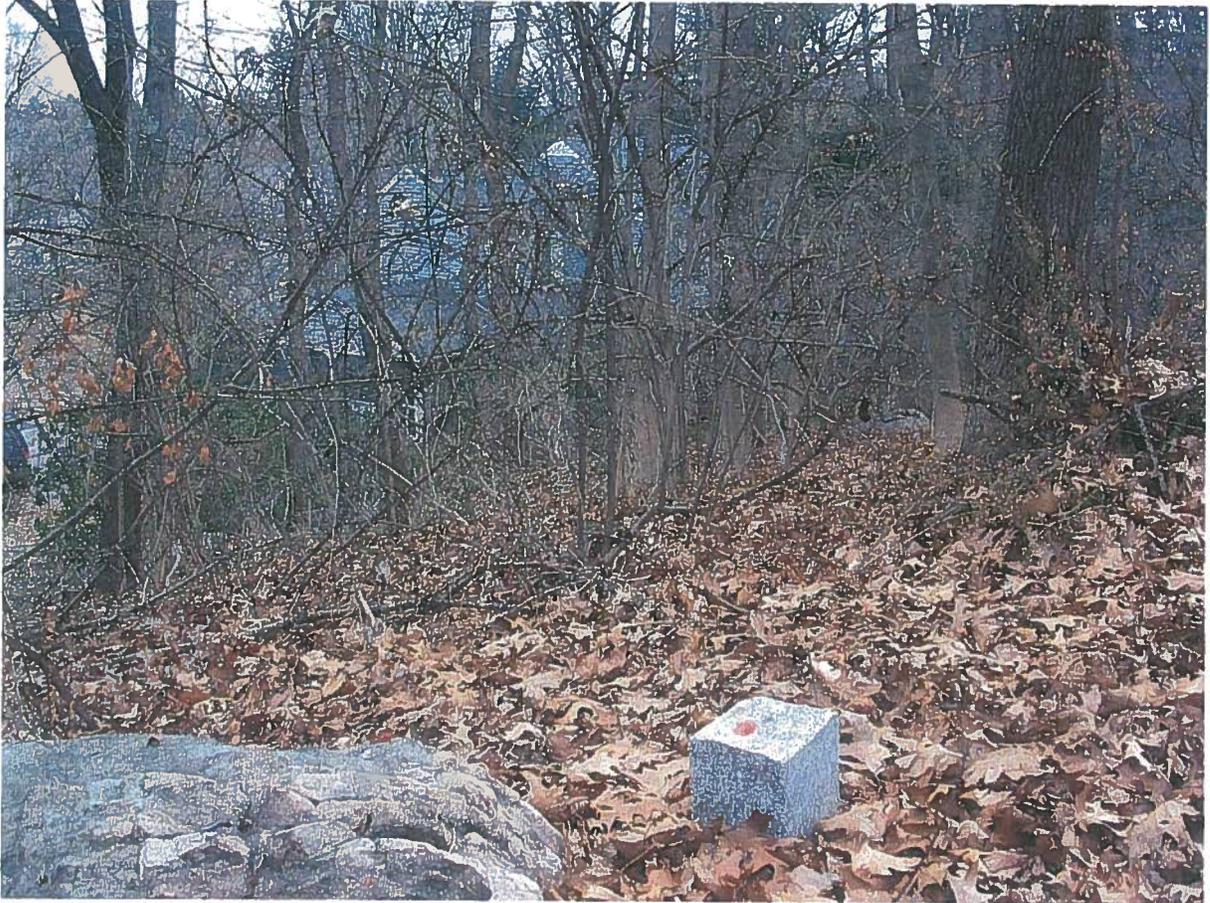
Photograph 1.



NORTHEAST CORNER OF PARCEL LOOKING SOUTH INTO PARCEL 'C'



SOUTHWEST CORNER OF PARCEL 'C' LOOKING NORTH



NORTHWEST CORNER OF PARCEL LOOKING SOUTHEAST TOWARDS HOUSE