

**ACTON CONSERVATION TRUST  
MONITORING REPORT**

1. Property name: Kingman CR
2. Location (street address): 65 Esterbrook Rd., Acton, Mass. 01720
3. Dates of Inspection: May 8, 2016
4. Date of last inspection: June 30, 2015
5. Size in acres: 6.4 acres
6. Year conservation restriction recorded: 10/06
7. Owner name: William L. and Nancy D. Kingman
8. Owner address: 65 Esterbrook Rd., Acton, Mass.
9. Length of present ownership: 53 years
10. Is owner the grantor: Yes
11. Did the owner of the property accompany you on the inspection?  
No

- Identify how notice of visit was given or permission obtained:

Susan Mitchell-Hardt, of the Acton Conservation Trust, telephoned the Kingman's to schedule the walk on the property for a mutually convenient time.

12. Describe the details of your inspection (where you walked, etc.): The Inspection Team, Dave Hardt (ACT Clerk), Susan Mitchell-Hardt (ACT President) and Fran Portante, (Town of Acton CR Coordinator), met at the Kingman's home, 65 Esterbrook Road; Bill Kingman greeted the team.

Susan and Dave walked from the Kingman's driveway along Esterbrook Road to the tipped granite bound signifying the boundary of Lot A and the horse farm next door. We then made a visual inspection from that vantage point and saw no encroachments. They returned on Esterbrook Road to the Kingman driveway where Fran, Dave, and Susan walked the opposite direction on Esterbrook Road to the origin of the diagonal line that forms the beginning of the southern boundary of lot C.

(NB: A flat bound should be placed at the diagonal so as not to interfere with mowing. This diagonal meets the stone wall on the southern boundary of Lot C.)

We continued northeast on Esterbrook Road to the stone bound at the corner of the road. Bill accompanied us to approximately this point.

We proceeded into Lot C by walking along the northern border, along the row of pines. Inside Lot C we observed five wooden reels (horse jump materials). Farther from the boundary we observed a collection of blue barrels and two tires (also horse jump materials). Further along the northern boundary we observed a wall of brush on the neighbor's (the Burns) side of the boundary. We crossed Lot C toward the stone wall to examine where the lot line bumps out near the garage structure on Lot B. We retraced our steps back to the boundary created by the row of pines. Along the way we observed buckthorn and barberry...(too early for milkweed seen last June).

We observed the 50' wide drainage easement with bridge as we traversed into wetlands. We found the stone bound at the rear of lot C where the diagonal to Lot B begins. We spray painted it orange in 2015. We sighted back toward Esterbrook Road along the border and saw no encroachments.

We stayed on the diagonal until we got to the intersection of the two stone walls at the rear corners of Lots B and C and saw no encroachments.

We traversed the rear of Lot B (the non-CR land) until reaching the stone wall at the border of lots A and B. We continued to the extreme southern corner of Lot A, which is unmarked. Dave walked to the raised granite bound marking the internal corner of Lot A. Fran and Susan stood directly opposite that bound at the exterior corner of Lot A and spray painted a rock in the stone wall and tied 2 flags nearby to signify an approximation of that bound. Fran found remnants of an old wire fence at the stone wall and clipped it. Along the way to the interior corner of Lot A and beyond we observed partridge berries, fiddlehead and regular ferns.

We then turned toward the front (Esterbrook Rd.) portion of Lot A. We located the stone bound at the mid-point of the white fence at the rear of the pasture and also the bound at the southern corner near the adjacent horse property. Sighting along all property lines, no encroachments were found.

We completed the inspection by walking through the horse pasture in Lot A and inspected along the long border with Lot B. No encroachments were observed, but a large brush pile, neatly arranged as a hedgerow between the pasture and Lot B at the lower end was noted.

13. Present use of restricted property: Conservation and passive recreation with permission of landowner; we observed no livestock (horses) grazing on Lot A today.

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

15. Present use of abutting properties (including the owner's unrestricted lands):  
Residential on two sides; 10 acre horse farm on 3<sup>rd</sup> side.

16. Describe examples of uses permitted by the terms of the restriction which have taken place since the last inspection: Passive recreation; Continued grazing of livestock (horses).

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

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

- The property continues to be well maintained; the fields are mowed and efforts are made to control invasive plants. A concern was expressed that unless the bittersweet and glossy buckthorn are managed, they will crowd out native species such as milkweed and Joe Pye plant.

- The inspection team was very pleased with the improved visibility and access to the property boundaries in early spring and will make this a habit.

- Boundary markers are needed at each of the origins of the two diagonal boundary lines on Esterbrook Road - between Lot B and C and between lots B and A on Esterbrook Road – and one at the southern extreme of lot A as noted above.

19. Names of monitoring team members:

David Hardt (Clerk, ACT), Susan Mitchell-Hardt (Pres., ACT), Fran Portante (Town CR Coordinator).

Inspection team leader: David Hardt



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(Signature)

Date sent: June 1, 2016

Time spent: Approximately, 1 hour, 9:30 AM – 10:30 AM

Attachment: Map with route of inspection walk.

