

ACTON CONSERVATION TRUST
and
SUDBURY VALLEY TRUSTEES
CR MONITORING REPORT

1. Property name: Caouette CR
2. Location (street address): 90 Martin Street, Acton, MA
3. Date of inspection: May 1, 2016
4. Date of last inspection: June 25, 2015
5. Size in acres: 8.503 acres
6. Year conservation restriction recorded: September 10, 2013
7. Owner name: Town of Acton
8. Owner address: 472 Main St., Acton, MA 01720
9. Length of present ownership (years, months): December 7, 2010 or 5.5 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, accompanied us.
12. 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; Fran Portante represented the Town of Acton for Tom Tidman. Also, contacted in advance was Laura Mattei, SVT Director of Stewardship and Jesse Koyen, SVT MassLIFT Americorps Land Stewardship coordinator. (Susan also invited neighboring farmer Paul Simeone who did (not) accompany the inspection team.) SVT's Laura and Jesse, and ACT CR Committee Member, Sue Kennedy were not available.
13. Details of your inspection
David Hardt, Fran Portante, and Susan Mitchell-Hardt met at the Town-owned right of way at 90 Martin Street. We found the stone bound with drill hole, flush with the ground bounding the easement on the east. We did not find the iron pipe bounding it on the west. A row of trees formed the boundary line. We proceeded east to the site of the iron pipe (not there); from the site we walked north; we proceeded to the iron pipe before the perpendicular stone wall at which we turned northeast. (We walked along the border of the field planted with winter rye

changed from wheat last year).

We walked north to the bridge, crossing the stream to the larger field. (The larger field to be planted with vine crops.) We proceeded counter-clockwise around the boundary of the property as shown on the enclosed map. We followed the electric fence running along the pond boundary. (As shown on the map the actual route included the “Bike Path Area” since this comprises the open fields and traditional stone wall bounds.

At the border of the Bike Path Area, the CR boundary transects the open field and was easy to inspect from this route. There is a flush stone bound in the field as shown on the attached route map defining the Bike Path borders, but we were unable to find it; however, Paul did have a photograph of it taken last summer soon after it was installed (attached). [Paul questioned what fraction of the land was purchased with CP funds, which area was purchased with donated funds, and whether the boundaries were established. This information is not contained in the Town Meeting Vote/Motion, the CR, nor the Baseline Documentation Report.]

We also observed a new stone bound in the yard of 6 Stow Street as shown on the inspection route map placed to more clearly define the Bike Path Area before Bike Path construction begins. While this is not on the ACT monitored land, it may be an issue when the Bike Path construction begins.

We then continued counterclockwise around the field and returned back to the bridge retracing our steps back to the beginning of the walk. No encroachments were found.

14. Present use of restricted property:

Agriculture, conservation, passive recreation, and education.

15. Possible violations of the terms of the conservation restriction:

We observed new fencing at the rear of 6 Stow Street. We observed the stone bound is set in the lawn inside the fence.

16. Present use of abutting properties:

Residential, Assabet River Rail Trail/Recreation; an abutting CR'd 4 acre property has been conserved for the purposes of agriculture and/or in a natural, scenic and underdeveloped condition for conservation purposes including for habitat for wildlife, scenic beauty of the land, and for protection of water quality of the Mill Pond and related groundwater.

17. Examples of uses permitted by the terms of the restriction which have taken place since the last inspection:

Passive recreation, agriculture.

18. Describe any rare or unusual plant or sign thereof:

None noted

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

The condition of the property is good. It was suggested that signage continues to be needed at the town owned easement near 90 Martin St. identifying the Caouette CR as well a marker to show the boundary between the Caouette CR abutting privately owned land with CR at 90 Martin St. (That CR is held by the Town of Acton Conservation Commission).

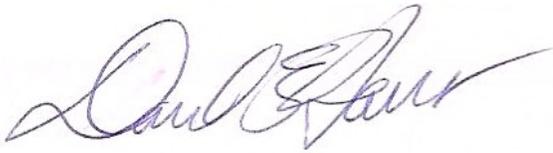
Paul Simeone commented that he's concerned about spraying crops near the Bike Path Area in case it wafts on someone. Last summer Paul took a photo of a newly installed bound at #53 (shown in Caouette CR Baseline Photographs) that has been placed in the pumpkin field where he farms. The Inspection Team was unable to find it.

20. Names of monitoring team members:

David Hardt (ACT), Fran Portante, (Natural Resources, Town of Acton), Susan Mitchell-Hardt (ACT)

21. Time spent on property: 90 minutes

22. Inspection team leader: David Hardt (Acton Conservation Trust)



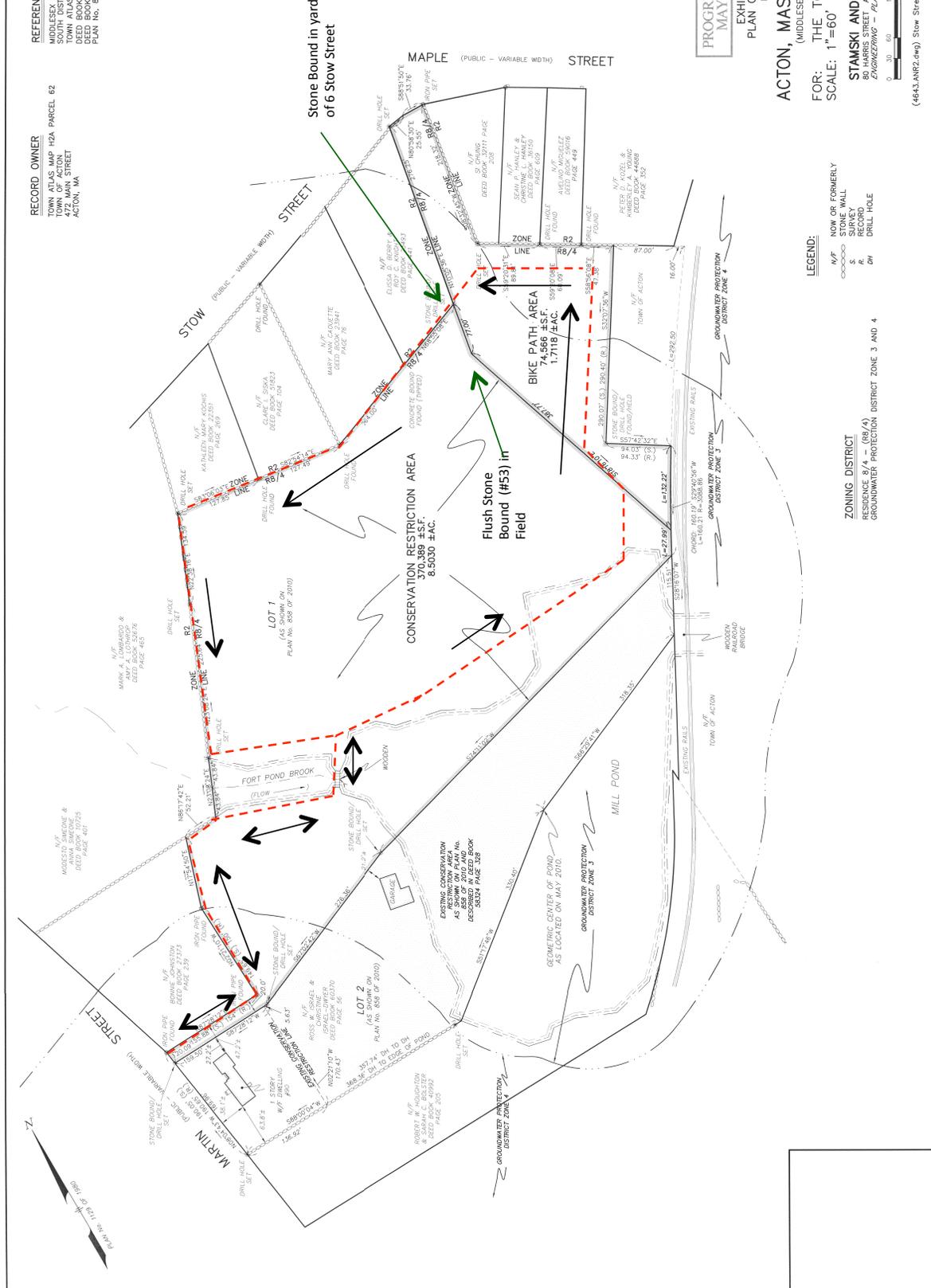
Date sent: 6/1/16

Attachments:

- Route of Monitoring Walk on Survey Map
- Photo of Stone Bound in Field
- Photo of Stone Bound at rear of 6 Stow Street

RECORD OWNER
 TOWN ATLAS MAP H2A PARCEL 62
 TOWN OF ACTON,
 SOUTH STREET
 ACTON, MA

REFERENCE
 MIDDLESEX REGISTRY OF DEEDS
 SOUTH DISTRICT
 TOWN ATLAS MAP H2A PARCEL 62
 TOWN OF ACTON,
 SOUTH STREET
 DEED BOOK 58002 PAGE 381
 PLAN No. 858 OF 2010



PROGRESS PRINT
 MAY 24, 2013
 EXHIBIT A
 IN
 PLAN OF LAND

ACTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)
 FOR: THE TOWN OF ACTON
 SCALE: 1"=60' MAY 22, 2013
STAMSKI AND McNARY, INC.
 ENGINEERING - PLANNING - SURVEYING

LEGEND:
 NOW OR FORMERLY
 N/F STONE WALL
 RECORD
 R DRILL HOLE
 ZONING DISTRICT
 RESIDENCE #1/4 = (R8/4)
 GROUNDWATER PROTECTION DISTRICT ZONE 3 AND 4



(4643.ANR2.dwg) Stow Street & Martin Street SM-4643



Flush Stone Bound in Field (Photo by Paul Simeone, Summer 2015)



Stone Bound in rear of 6 Stow Street