

The Damon Property

Forest Legacy: Southern Monadnock Plateau, Tract 2



Frost Rd, Ashby, MA

Owner: Town of Ashby

Manager: Ashby Conservation Commission

Deed recorded: 10/28/2010

Monitored: 09/22/2016

Report prepared by: Benjamin Engel, DCR

Report date: 10/05/2016



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Massachusetts Forest Legacy Program Conservation Restriction Monitoring Form

Forest Legacy Program Use Only	
Follow-up visit needed?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Date: _____

CR Name: Damon lot (fee) Date(s) Monitored: 09/22/2016 Time spent: 1.75 hours

Monitor(s) name and affiliation: Benjamin Engel, DCR

Address: 355 West Boylston St, Clinton, MA

Phone: 508-792-7714 Email: benjamin.engel@state.ma.us

Name of landowner: Town of Ashby Was the property transferred / sold? Yes No

Preferred contact Letter: c/o Conservation Commission, 895 Main St, Ashby, MA 01431

Phone: _____ Email: Cathy Kristofferson, ckmail@verizon.net

Was landowner contacted prior to visit? Yes No* Was landowner present for monitoring visit? Yes No

Did the landowner relay any information about past management or planned improvements? Yes* No

Did the landowner have any questions regarding the FSP or CR? Yes* No

*Please describe: Cathy Kristofferson of the Ashby Conservation Commission attended the visit with me, wherein we walked all passable portions of the property boundary and a portion of the interior of the property.



What are the present uses of the CR property? (check all that apply)

- | | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Forest Management | <input checked="" type="checkbox"/> Water Supply Protection | <input checked="" type="checkbox"/> Wildlife / Habitat Management | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Non-Forest Uses | <input type="checkbox"/> Research / Education | <input type="checkbox"/> Industrial / Commercial / Residential | <input type="checkbox"/> Other |

Please describe how the property is being used. Are these uses active? What actions support these uses?

This property was harvested for timber last in 2002, well before the property was acquired in 2010. There is a Forest Stewardship Plan on file that runs from 2011-2020. This is not an active use of the property. This property protects the adjacent wetland and provides important wildlife habitat and protection. This is the desired primary use of the property. There is some possibility and interest in constructing a recreational trail somewhere on the property.

Did you observe any human caused alterations to the CR property? (check all that apply)

- | | | | |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> Improvements / Maintenance | <input checked="" type="checkbox"/> New Structure | <input checked="" type="checkbox"/> Dumping / Storage | <input type="checkbox"/> Clearing |
| <input type="checkbox"/> Vegetation Management | <input type="checkbox"/> Construction of Roads / Paths | <input type="checkbox"/> Excavation / Filling | <input type="checkbox"/> Other |

Please describe, include extent, location description and GPS points if possible:

There are several structures associated with 149 Frost Rd that are located in the old road grade that forms the north and east boundary of this property. None appear new, and in fact some seem quite old and permanent. They are nearly or completely limited to the old road grade, and so to avoid conflict with the abutter, the property boundary could be considered to be the inside (south side) of the road, ceding use of the old road to the abutter for those portions near the house. There is some minor dumping associated with that same abutter, but it is fairly minimal and could be cleaned up easily.

Did you discuss any of these changes with the landowner?

Yes* No Cathy spoke with the abutter, who was very friendly. An additional conversation

*Please describe: should take place with the landowner before eventually marking the boundaries.

When walking the boundary, did you observe any area where adjacent property usage abuts the property line?

Yes* No

*Please describe:

The only noted encroachments were with 149 Frost Rd, as noted above. At the NE property corner along the old road, the abutter to the south has located a table with a sign on it to keep out trespassers (see photo). Additionally, the lawn for 75 Frost Rd comes very close to the boundary, but the boundary here is walled and the landowner works for the town of Ashby, making encroachment here unlikely.

Did you observe any natural alterations to the CR property? (check all that apply)

Fire Flooding Erosion Vegetation Invasive Species Storm Damage Other

Please describe, include extent, location description and GPS points if possible:

Increased beaver activity on the property has caused the level of the water in the swamp to rise above the levels that were noted in the earlier records. Despite a dry summer, this property was still quite wet in areas indicated on the map and beyond.

Did you contact the DCR Service Forester to discuss the FSP? Yes No Forester did not respond

Did the Service Forester indicate that any amendments to the FSP, cutting plans, or cost share practices were filed for this property within the last year?

FSP plan is current, running from 2011-2020.

Are cutting / forest management activities in compliance with the FSP recommendations? Yes No

Please describe:

No forest management is currently planned.

Final Observations:

Did you observe anything that should be reassessed during the next monitoring visit?

Yes* No

Did you observe any alterations that need to be reviewed to determine compliance with the CR?

Yes* No

*Please describe below

Comments (use additional page if necessary):

Please see attached.

Attachments Included: aerial photo ground photos maps illustrations additional pages other

Signature: _____ Date: _____

Notes and comments:

The Damon property was acquired by the Town of Ashby on October 28, 2010. It was a fee property acquisition as part of the 2007 Forest Legacy Southern Monadnock Plateau project, of which it is tract 2. It was purchased from the estate of David Damon. At the time of the purchase, there was an appraisal, as well as a Forest Stewardship Plan by foresters Richard Valcourt Sr. and Jr., but there was not a baseline document created. The Forest Legacy program does not require the creation of baseline documents for fee property acquisitions. Parts of the appraisal are included in this report, as well as the complete Forest Stewardship Plan, which is current from 2011 through 2020.

The property was walked by Benjamin Engel, DCR Forest Legacy Conservation Restriction Stewardship Assistant, and Cathy Kristofferson of the Ashby Conservation Commission on September 22, 2016. It was a seasonable and sunny early fall day. We walked the entirety of the boundary of the property, except where the southern boundary was too wet to traverse. In this portion of the property, we walked around the perimeter of the swamp, bringing us into the interior of the property.

The northern boundary is approximately 260 ft of frontage on the south side of Frost Rd, not far east from its intersection with New Ipswich Rd. Continuing clockwise, the property diverges SE from Frost Rd along the grade of an old abandoned town road. This road grade, which is easily followed, forms the remainder of the north boundary and curves to form the east boundary of the property. The south boundary is a straight line connecting the SE and SW corners of the property. At the SE corner, the corner is marked by an iron pin at the end of a stone wall that heads south away from the property along the old road. There is a stone bound that is approximately halfway along the south boundary, east of the large swamp. There is only a small portion of the south boundary to the west of the swamp, but the boundary is a stone wall in this section. A wall continues north from the SW boundary corner, following the entire W boundary to its intersection with Frost Rd. There are several small jogs and bends in this boundary, but they are all walled.

The FSP indicates that firewood was harvested from the property in the 1980s and that a shelterwood harvest was done in 2002. The property boundary was roughly flagged for the creation of the Forest Stewardship Plan in 2010. A local Boy Scout put up Ashby Conservation Commission markers along the west walled boundary, and the small walled portion of the south boundary near the SW corner of the property. Beavers have been active in the swamp that extends into the SW portion of the property. The water level has been raised from when the property was acquired, although a particularly dry summer left the water somewhat receded at the time of our visit. Heron nests were also spotted south of the property in the swamp. There is a large sign along Frost Rd that reads, "Damon Property, Owned by the Town of Ashby, Managed and Monitored by the Ashby Conservation Commission."

During our visit, we did identify some encroachment where the old road diverges from Frost Rd in the area of 149 Frost Rd. Sheds, many appearing quite old, occupy much of the old road grade

behind the house. For the most part, this is limited to the old road and down not extend over the edge of the graded plateau. In this area, it would be easiest to accept the south side of the old road as the property boundary to avoid conflict with the abutter. The property line should be posted, however, and should be done in conjunction with open communication with the abutter. The abutter was briefly spoken with by Cathy, and seemed friendly. There was some minor dumping and/or encroachment beyond the line, but could be easily rectified. The remainder of the N/E boundary could be very easily marked/posted, and it would be worthwhile to do so. The south boundary would prove difficult to mark, and is likely a lower priority boundary.

The desired or potential future of the property may include the creation of recreational walking trails. It would be relatively easy to construct a trail along the old road grade that forms the N/E boundary, assuming that was amenable to the abutters. It should be noted that a "Keep Out" sign was posted on a wooden table in the middle of the old road at the SE property corner. Relations with this landowner should be taken into consideration before creating a trail on the old road. The most desirable location/destination for a trail would be the swamp in the SW portion of the property. There is great potential for wildlife viewing in this spot, and it is quite scenic.

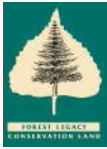


Massachusetts Forest Legacy Program

Conservation Restriction

Photo Log

Photo #	Date	Cardinal Direction	Waypoint # / Coordinates	Location Description	Description of Photo
1	9/22/16	ESE	1	Where N/E boundary diverges from Frost Rd	Looking E down property line (abandoned road) showing abutter's house (149 Frost)
2		E	2	Just SE of WP1	Chair and other debris on conservation property. Boundary is the plateau in the left of the photo
3		N	2	Same as above	Looking north from same point at small structures on old road grade that forms the boundary
4		W	3	Standing on road grade that forms boundary, behind abutter's house	Looking W, with conservation property to the left, showing shed and dumped pots and other items near/on the boundary
5		ESE	3	Same as above	Looking E along property boundary, which is well defined by the old road and stone wall to right. Boundary could be agreed upon as walled S side of road in this area
6		ESE	4	Along E/N boundary on old road	Looking SE at typical stretch of old road boundary, with stone walls on either side (property to the right)
7		S	5	Along E/N boundary	Deer stand on conservation property
8		NE	6	South portion of E boundary along old road	Looking north, with property to left, showing less defined portion of old road, with stone wall on E side
9		S	7	Just north of SE corner, along old road boundary	Looking S at table with Keep Out sign where the old road enters other property. Property corner is at the end of the wall in the right of the photo (see photo 10)
10		SE	8	SE corner of property	Pink flagged metal pin marking SE corner at the end/start of a stone wall, looking E at old road and Keep Out table



Massachusetts Forest Legacy Program

Conservation Restriction

Photo Log

Photo #	Date	Cardinal Direction	Waypoint # / Coordinates	Location Description	Description of Photo
11	9/22/16	E	9	Along S boundary in the SE part of the property	View of thick mountain laurel understory typical of this part of the property. Looking E along approximate boundary
12		WNW	10	Just W of WP9	View of black gum swamp in south part of the property, from approximate boundary
13		WNW	11	Middle of S property boundary	Located pink flagging likely marking the property boundary, looking W along the line towards the swamp
14		N	12	E edge of swamp in the SW corner of the property	Stone bound with metal rod marking property boundary, just E of beginning of swamp
15		S	13	Northern extent of large swamp that extends into property in SW corner	Looking south into large swamp/beaver meadow on the property.
16		SE	14	Along S boundary just E of SW corner	Looking E towards swamp from stone wall forming part of the south boundary from SW corner to swamp (property to left of wall)
17		W	14	Same as above	Looking W towards SW corner from S boundary wall (property to right)
18		NE	15	Just E of WP14, where wall meets swamp near SW corner	Looking N into property from end of wall at swamp, showing Ashby Con Comm sign on tree
19		SE	15	Same as above	Looking SE over the large swamp. Property is in approximately the left 1/3 of the photo across the swamp
20		N	16	SW property corner	Wall intersection at SW corner of property. Property is beyond the near wall, and to the right of the wall leading N along the W side of the property



Massachusetts Forest Legacy Program

Conservation Restriction

Photo Log

Photo #	Date	Cardinal Direction	Waypoint # / Coordinates	Location Description	Description of Photo
21	9/22/16	N	17	Along W boundary wall, about 1/3 of the way N from the corner	View of walled jog in the W boundary
22		N	18	Just N of WP17, along W boundary wall	Slight bend in W boundary wall
23		N	19	Along W boundary wall, about 2/3 of the way N from the corner	Small jog in W boundary wall, showing Ashby CC marker on tree to the right
24		ESE	20	Just N of WP19, along W boundary wall	Iron pin just north of small wall jog in the W boundary. Uncertain the meaning of the pin
25		NE	21	Just N of WPs 19 and 20	Wide portion of W boundary wall, showing Ashby CC sign on property, and cleared portion of abutter's land on the left (75 Frost Rd)
26		SE	22	NW corner of property, along Frost Rd	Looking SE onto property from NW property corner at wall intersection along Frost Rd
27		SE	23	Just E of NW boundary corner along Frost Rd	Looking SE onto property from Frost Rd at Damon Property, Ashby Con Comm sign
28		E	24	Just E of WPs 22 and 23, along Frost Rd	Looking E along Frost Rd and the majority of property's road frontage. Similar to photo in initial appraisal
29		E	25	Just W of WP, along Frost Rd where N/E boundary old road diverges	Showing E portion of the frontage on Frost Rd, where old road forming property boundary diverges to the south



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

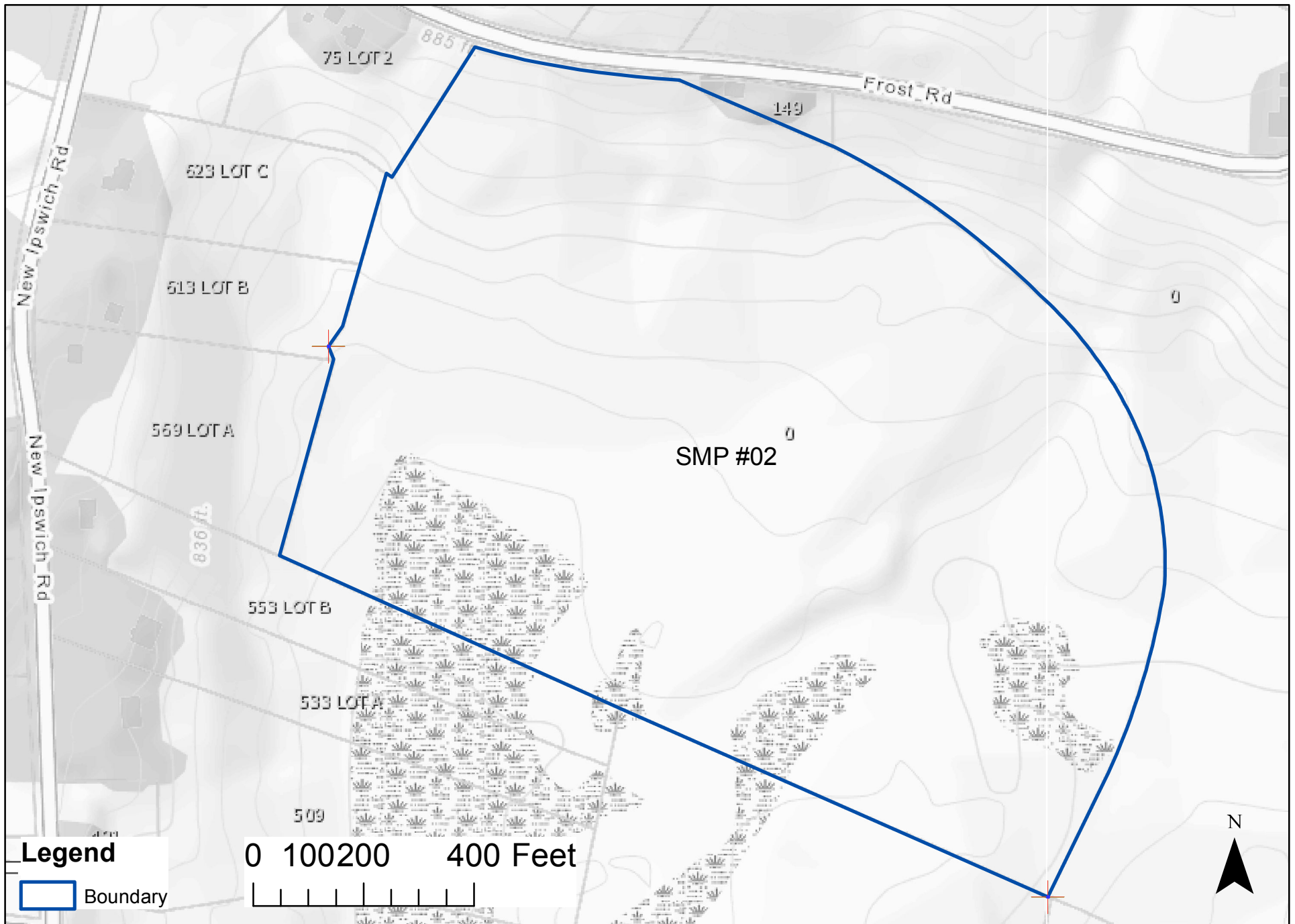


Photo 28

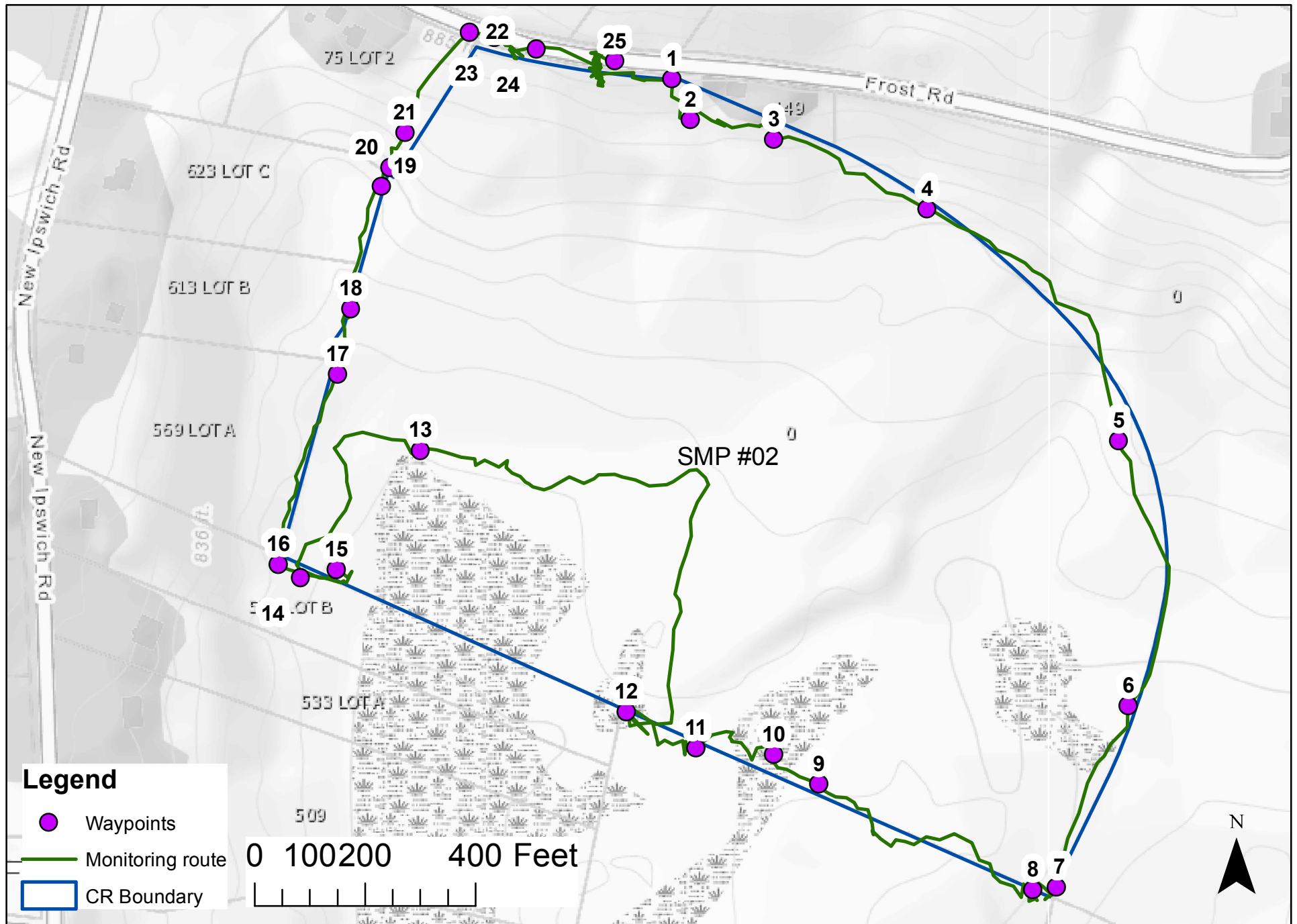


Photo 29

Damon lot (Southern Monadnock Plateau, Tract 2)



Damon lot (SMP #2) - Monitoring Visit 09/22/2016



REAL PROPERTY APPRAISAL

30± Acres of Vacant Land

OWNED BY:

Estate of Mary A. & David H. Damon
149 Piper Road
Ashby, MA 01431

LOCATED AT:

Frost Road
Town of Ashby
Middlesex County, Massachusetts

PREPARED FOR:

Mr. Alan Ewald
Ashby Land Trust
Ashby, MA

PREPARED BY:

Jay E. Closser, Senior Advisor
LandVest, Inc.
445 Tully Road
Orange, MA 01364-9641

REPORT DATE:

June 21, 2010

EFFECTIVE VALUATION DATE:

June 9, 2010

FORESTRY LEGACY IDENTIFICATION:

Tract# _____

SUMMARY OF SALIENT FACTS

Location:	Frost Road, Ashby (Middlesex County), MA, Massachusetts
Owner of Record:	Estate of Mary A. and David H. Damon
Property:	The "Larger Parcel" consists 30.00± acres
Deed Reference:	<i>Mary and David Damon:</i> Deed Book 3025, Page 552; (South Middlesex County District Registry of Deeds, see Appendix 1)
Date of Appraisal:	April 13, 2010
<u>Fair Market Value:</u>	
Total:	\$170,000
Property Rights Appraised:	All rights, title, and interests in the property owned by <i>the Estate of Mary A. and David H. Damon</i> believed to contain 30± acres as of June 9, 2010, the date of the most recent inspection of the property. My valuation is subject to all outstanding easements, encumbrances, and restrictions, if any, of record.
<u>Highest and Best Use:</u>	A single acreage lot
Zoning:	Ashby: RA zone - 80,000 square foot lots; 200 feet of frontage
Frontage:	Total: 260± linear feet on Frost Road
Water Frontage:	None of significance
Topography:	Gently to moderately sloping
Wetlands:	Areas in southern portion of property
Floodplain:	None
Amenities:	None
Liabilities:	None

Liabilities:	None
Utilities:	Electric and telephone
Assessor's Maps:	Ashby: Map 3, Parcel 45
Type of Property:	Tract of vacant wooded land

IV. PROPERTY DATA

A. SITE

The subject property is comprised of one parcel on Frost Road in Ashby, MA. The total acreage is about 30± acres, which is the Larger Parcel of this appraisal. The Estate of Mary and David Damon, the owner, does not own abutting property. The subject property has about 260± linear feet of frontage on Frost Road. Frost Road is a town way that in the northeast portion of Ashby. The land is timber land with no open fields.

The terrain of the subject land is gently to moderately sloping. The highest elevations are found along the frontage on Frost Road. The highest elevation is found in the northeast portion of the property at about 885 feet above sea level. The land slopes down in a southerly direction from Frost Road into a wet area on the southern border. The elevation in this area is at about 1,053 feet above sea level in the north, to about 797 feet above sea level on the southern border.

There are a series of woods roads and paths that lead through the wooded portions of the property.

Soils

Based on a review of the U. S. Department of Agriculture Natural Resource Conservation Service (NRCS) soil maps, the majority of the site is comprised of Paxton fine sandy loam soils along the frontage (code 305D on the Site Constraints Plan). These soils are average for timber growth. They have limited potential for farming purposes. In ground septic system placement would be constrained by slow permeability and a high seasonal water table. Bedrock is greater than 60 inches. At about 200 linear feet from the road the Paxton soils give way to Canton fine sandy loam (code 422C). The Canton soils have some potential for farming though it would be constrained by slope. Canton soils are sandy soils that are rapidly permeable and usually conducive to residential development. The soils in the southern portion of the property, in the area of the wetlands are comprised of Hollis soils (code 104), which have a shallow depth of about 10 to 20 inches to bedrock; Whitman sandy loam (code 73B) which is an extremely stony rocky loam; and Ridgebury soils (code 71B) which have a depth of over 60 inches to bedrock. These soils are difficult for in-ground septic placement due to rock, and the case of the Hollis soils, a shallow depth to bedrock. There are also some Canton soils in this area. There is some Freetown muck (code 53A) in the southern portion.

In general the soils are good for timber. Some of the sandy soils are more suitable to in-ground septic placement than the rocky soils, but all of the soils show some limitations for in-ground septic.

Soil Tests

There has been no soil testing on the subject property to my knowledge. Given the size of the subject property and the presence of sandy soils, particularly in the upland areas, I have utilized an extraordinary assumption that, given the size and soil descriptions, that at least one successful percolation and deep hole test could be obtained.

Floodplain

The subject land is not in a designated flood hazard zone.

Deed Restrictions

According to the Title report the property is subject to: (1) a Certificate from the Ashby Assessors, dated December 19, 1928, recorded in Book 5330, Page 241, that the property (known as the Farley Lot with 30 acres) conforms to the requirements of Chapter 61; (2) To a death certificate recorded in Book 53047, Page 258 that states that David H. Damon dies March 22, 2009. There is no probate estate filed at the Middlesex Probate Court. There is no estate tax affidavit filed at the registry that states that his estate does not necessitate a Massachusetts estate tax filing or a federal estate tax filing; and, (3) A Mass-Health Lien dated December 2, 2008 against David H. Damon recorded in Book 52065, Page 336.

The Chapter 61 certificate, item (1) in the preceding paragraph, is in place to state that the property qualified for the program back in 1928. The property is not currently classified under Chapter 61. It appears that the lien has no impact on the utility of the subject property or its value. The second item refers to a necessary estate filing that establishes that the Damon Estate is not subject to estate taxes in Massachusetts. It appears that it is unlikely that the estate would be subject to estate taxes. The third item is a lien that was placed on the property to cover the cost of medical treatment. I have not found out the amount of this lien. It will have no impact on the utility or value of the subject property. It may decrease the amount that the property owners will receive at the closing. I have assumed that these encumbrances have no impact on the value or utility of the property. If this is found to be untrue it could have implications regarding the value conclusion in this appraisal.

National Heritage Endangered Species Program

According to the maps of the Massachusetts Division of Fisheries and Wildlife (Natural Heritage Endangered Species Program), the location of the subject property is not within an estimated habitat of rare wildlife/priority habitat of rare species.

Utilities

Utility poles with both electric and telephone services are located along Frost Road. Water and sewer is private in the neighborhood.

Timber

The owners have a Forestry Management Plan that was prepared in 2010 by Richard Valcourt and Richard Valcourt, Jr. Richard Valcourt has Massachusetts Forester License #277. The management plan states that about 30+ acres are devoted to timberland. The management plan also shows frontage of about 260 linear feet on Frost Road. The plan shows three primary stands of timber on the property:

Stewardship Stand 1 - 19 acres

This is a red oak stand of good quality along with beech, red maple, sugar maple, and ash as well as scattered hemlock. In 2002-2003 small stands of trees were removed and this stand has developed into a stand of almost pure oak. The understory has seedlings and saplings of red oak, red maple and beech. There is considerable Mountain Laurel throughout the property but it has been topped off in many cases and is waning, according to Mr. Valcourt. The plan is to allow this stand to grow freely without interruption and to become a stand of old growth oak over time.

Stewardship Stand 2 - 8 acres

Stand 2 has a mixture of red maple and mixed hardwood, as well as yellow birch, White ash, hemlock with scattered red spruce and black gum trees. This stand has been influenced by beaver activity. Several areas are bogs. The site has a high moisture content. The topography consists of lower land running along the banks of the stream. The soil is well drained loamy sand. The plan is to allow this stand to grow freely without interruption and to become a stand of old growth over

to grow freely without interruption and to become a stand of old growth over time. Primary uses in this area would be recreational, wildlife, and bio-diversity. This stand abuts a large wetland area to the south which is excellent wildlife habitat.

Stewardship Stand 3 - 3 acres

This is a white pine and mixed hardwood stand. Red Maple is the predominant species. A small amount of cutting was done about 25 years ago. The stand appears to be overgrown pasture. The under-story is Mountain Laurel which is deterring access and limiting under-story growth. The terrain is flat and adjacent to wetlands on the north and west sides. The plan is to allow this stand to grow freely without interruption and to become a stand of old growth over time. Primary uses in this area would be recreational, wildlife, and bio-diversity.

Based on the Forestry Stewardship Plan and my observations while inspecting the property, there appears to be little merchantable at present. Therefore there is little timber value on the property at this time.

The major stewardship considerations are the maintenance of existing trails and the development of a vista point looking over the wetlands to the south. A multiple use trail system could be developed utilizing the existing trails with special consideration for the beaver activity. Nesting boxes for bats would enhance wildlife in the area (*Please refer to appendix 1 for the Forestry Management Plan*).

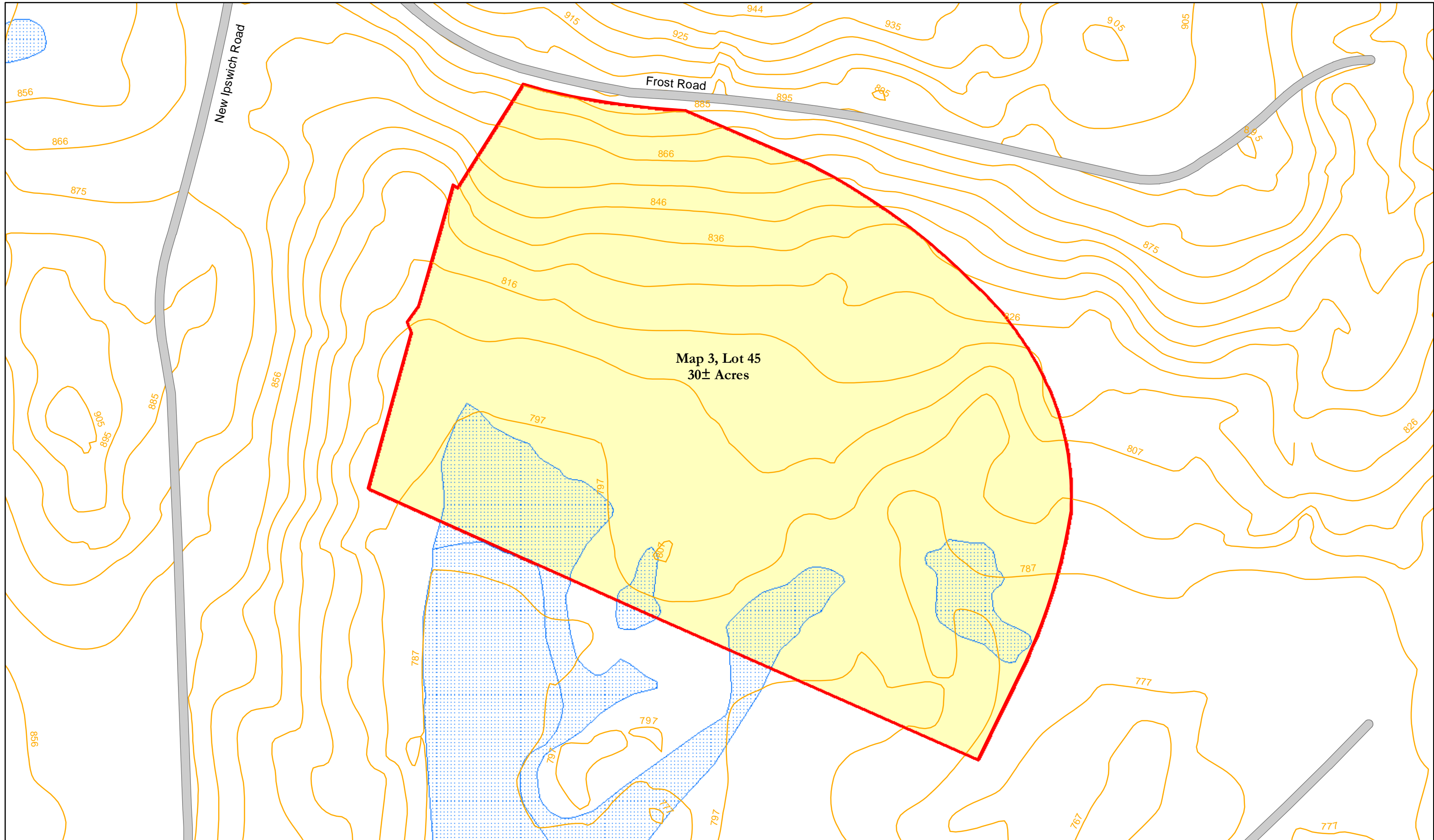
Mineral Deposits

There are no mineral deposits of value on the subject property to my knowledge.

B. IMPROVEMENTS/FIXTURES

The subject property has no improvements.

Please refer to the Base Map, Orthophotograph, Site constraints Map, and Photographs of the subject property on the following pages.



- Legend**
- Damon Property
 - 3 Meter Contours
 - Wetlands
 - Open Water

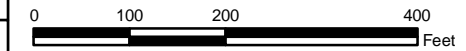
Damon Property
Ashby, Massachusetts

Project Number: 8855

Date: June 8, 2010

This plan is conceptual only and is not represented as an engineered plan.

Scale: 1" = 200'



LandVest
Ten Post Office Square, Boston, MA 02109

Base Plan





Legend
[Red Outline] Damon Property
[Blue Area] Wetlands

Damon Property
Ashby, Massachusetts

Project Number: 8855

Date: June 8, 2010

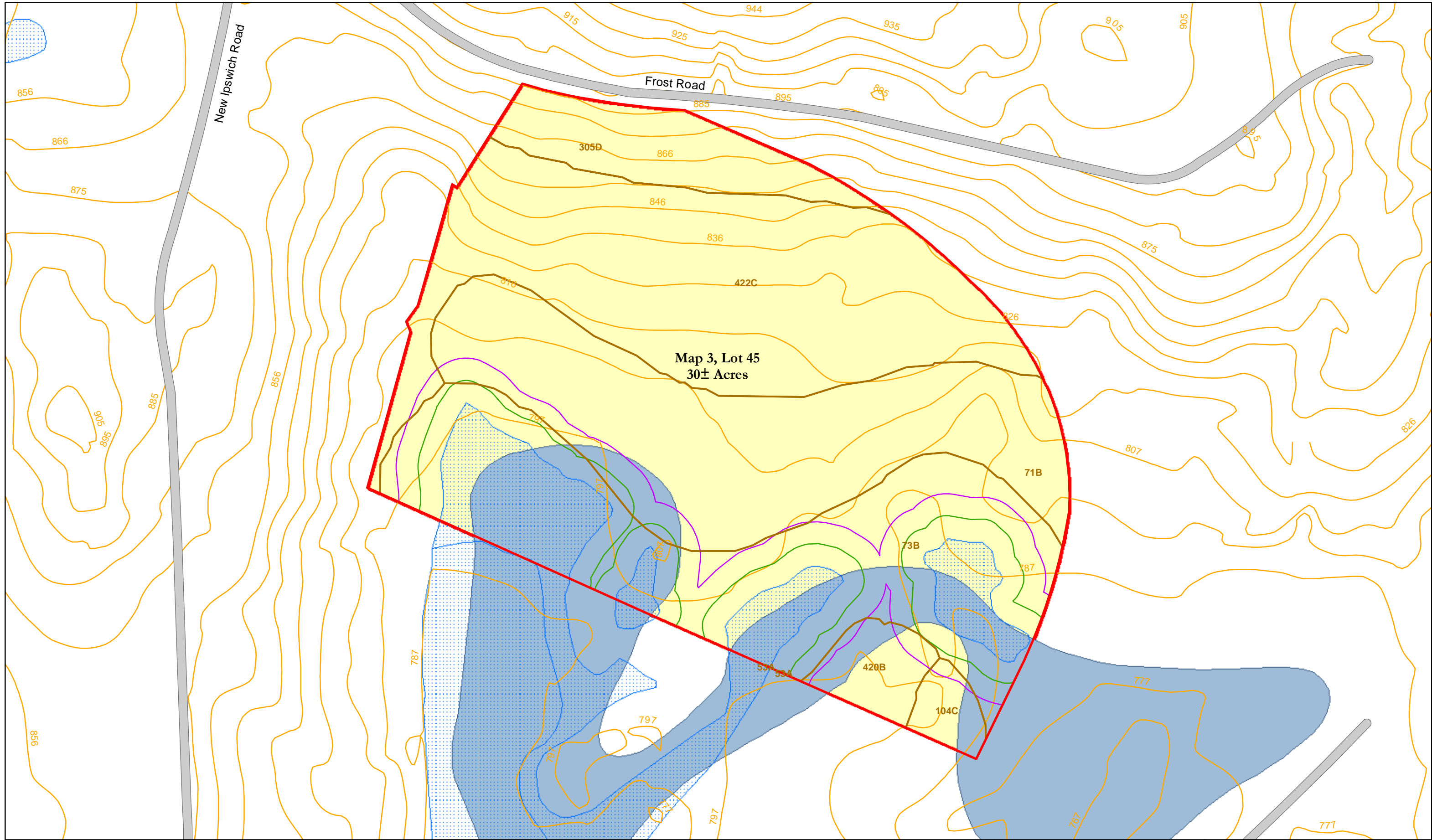
This plan is conceptual only and is not represented as an engineered plan.

Scale: 1" = 200'
0 100 200 400 Feet

LandVest
Ten Post Office Square, Boston, MA 02109

Base Plan
Orthophotograph





- Legend**
- ▬ Damon Property
 - ▬ 3 Meter Contours
 - Wetlands
 - Open Water
 - 50' Wetlands Buffer
 - 100' Wetlands Buffer
 - 100 Year Flood ZOne
 - Soil Type Boundaries

Damon Property
Ashby, Massachusetts

Project Number: 8855

Date: June 8, 2010

This plan is conceptual only and is not represented as an engineered plan.

Scale: 1" = 200'

LandVest
Ten Post Office Square, Boston, MA 02109

Site Analysis Plan



Photographs:

- (1) Interior view in southwestern portion (Jay E. Closser 6-9-2010)



- (2) Subject property frontage on Frost Road looking east (Jay E. Closser 6-9-2010)



- (3) Old logging road into the property looking southeast (Jay E. Closser 6-9-2010)



- (4) Interior tree stand – mixed hardwoods in southeastern portion (Jay E Closser 6-9-2010)



(5) Tree stand in central portion of the property (Jay E. Closser 6-9-2010)



(6) Tree stand and Mountain Laurels in west central portion (Jay E. Closser 6-9-2010)



C. USE HISTORY AND RENTAL HISTORY

The property has been used for timber purposes for many years. The current owners bought the property as an investment for timber and possible development purposes.

The property is not currently leased nor has it been in recent years.

D. SALES HISTORY

The subject property was acquired by David H. Damon in 1901 as shown in Deed Book 3025, Page 552 (recorded in the South Middlesex County Registry of Deeds in Cambridge, MA). The consideration was nominal.

Since the purchase the owners have harvested some of the timber as discussed above. There have been no sales out of the property since it was acquired in 1901.

The original sale in 1901 has no bearing on the property's current value.

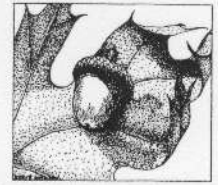
Hazardous or Toxic Conditions

I am not aware of any hazardous or toxic materials on the subject property, although I am not qualified to detect these substances.



FOREST MANAGEMENT PLAN

Submitted to: Massachusetts Department of Conservation and Recreation
For enrollment in CH61/61A/61B and/or Forest Stewardship Program



CHECK-OFFS

CH61 cert. <input type="checkbox"/> recert. <input type="checkbox"/> amend <input type="checkbox"/>	CH61A cert. <input type="checkbox"/> recert. <input type="checkbox"/> amend <input type="checkbox"/>	CH61B cert. <input type="checkbox"/> recert. <input type="checkbox"/> amend <input type="checkbox"/>	STWSHP new <input checked="" type="checkbox"/> renew <input type="checkbox"/> Green Cert <input type="checkbox"/> Conservation Rest. <input type="checkbox"/> CR Holder _____	C-S EEA <input type="checkbox"/> Other <input type="checkbox"/> Green Cert <input type="checkbox"/> Conservation Rest. <input type="checkbox"/> CR Holder _____
Plan Change: _____ to _____				

Administrative Box

Case No. _____	Orig. Case No. _____
Owner ID _____	Add. Case No. _____
Date Rec'd _____	Ecoregion _____
Plan Period _____	Topo Name _____
Rare Spp. Hab. _____	River Basin <u>Nashua</u>

OWNER, PROPERTY, and PREPARER INFORMATION

Property Owner(s) Mary A and David H Damon estate, c/o Charles Perna
 Mailing Address 571 Jones Hill Road, Ashby, MA, 01431 Phone 978-386-7769

Property Location: Town(s) Ashby Road(s) Frost

Plan Preparer Richard Valcourt and Richard Valcourt Jr Mass. Forester License # 277
 Mailing Address 70 Baldwinville Road, Phillipston, MA, 01331 Phone 978-249-5546

RECORDS

Assessor's Map No.	Lot/Parcel No.	Deed Book	Deed Page	Total Acres	Ch61/61A 61B Excluded Acres	Ch61/61A 61B Certified Acres	Stewshp Excluded Acres	Stewshp Acres
<u>3</u>	<u>45</u>	<u>see below</u>		<u>30</u>				<u>30</u>
				TOTALS	<u>30</u>			<u>30</u>

Excluded Area Description(s) (if additional space needed, continue on separate paper)

no excluded areas,
 * Mary and David Damon received the Probated will of Howard F. Damon docket #346748 in 1957

HISTORY Year acquired 1957 Year management began 1982

Are boundaries blazed/painted? Yes No Partially

What treatments have been prescribed, but not carried out (last 10 years if plan is a recert.)?

stand no. N/A new treatment _____ reason _____
 (if additional space needed, continue on separate page)

Previous Management Practices (last 10 years)

Stand #	Cutting Plan #	Treatment	Yield	Value	Acres	Date
<u>1</u>	<u>012-169-2</u>	<u>shelterwood</u>	<u>78MBF</u>	<u>\$40,000</u>	<u>20 +/-</u>	<u>2002</u>

Remarks: (if additional space needed, continue on separate page)

Firewood was cut in the 1980's. Boundaries have been located and flagged only to the standards of forestry uses. It is anticipated that the Town of Ashby would purchase this property in fee under the USFS Forest Legacy Program.

Landowner Goals

Please **check** the column that best reflects the importance of the following goals:

Goal	Importance to Me			
	High	Medium	Low	Don't Know
Enhance the Quality/Quantity of Timber Products*			X	
Generate Immediate Income			X	
Generate Long Term Income			X	
Produce Firewood			X	
Defer or Defray Taxes				n/a
Promote Biological Diversity	X			
Enhance Habitat for Birds		X		
Enhance Habitat for Small Animals		X		
Enhance Habitat for Large Animals		X		
Improve Access for Walking/Skiing/Recreation		X		
Maintain or Enhance Privacy			X	
Improve Hunting or Fishing		X		
Preserve or Improve Scenic Beauty	Preserve			
Protect Water Quality	X			
Protect Unique/Special/ Cultural Areas	X			
Attain Green Certification <- NO				
Other: Promote old growth	X			

*This goal must be checked "HIGH" if you are interested in classifying your land under Chapter 61/61A.

In your own words, describe your goals for the property:

Encourage overall forest growth with a view to habitat improvement and limited passive recreation opportunities. Sustaining long term forest health and presenting a model for others in town on "light" management of land.

Stewardship Purpose

By enrolling in the Forest Stewardship Program and following a Stewardship Plan, I understand that I will be joining with many other landowners across the state in a program that promotes ecologically responsible resource management through the following actions and values:

1. Managing sustainably for long-term forest health, productivity, diversity, and quality.
2. Conserving or enhancing water quality, wetlands, soil productivity, carbon sequestration, biodiversity, cultural, historical and aesthetic resources.
3. Following a strategy guided by well-founded silvicultural principles to improve timber quality and quantity when wood products are a goal.
4. Setting high standards for foresters, loggers and other operators as practices are implemented; and minimizing negative impacts.
5. Learning how woodlands benefit and affect surrounding communities, and cooperation with neighboring owners to accomplish mutual goals when practical.

Signature(s): Charles Purman

Date: 2/6/10

Owner(s) (print) D A M O N

(This page will be included with the completed plan.)

Page 2 of 20



Property Overview, Regional Significance, and Management Summary

The Damon property is located in the north central portion of the Town of Ashby fronting on Frost Road and accessed handily from New Ipswich Road, a main road traversing north and south from Rte 119 in the center of Ashby to the bordering state of New Hampshire.

Ashby is a rural residential community with a current population of 3213 ,2006 data, and a land area of 24.2 square miles / 15488 acres the road infrastructure contains 52 miles of gravel and asphalt roads. It has several family owned farms still being owned and operated and several commercial horse operations. It has several large tracts of Willard Brook State Forest and State Division of Fisheries and Wildlife lands within its borders it also has a fair number of parcels classified under the current use programs of chapter 61, 61A and 61B. It has an excellent variation of terrain from low lying flat areas to rolling hills on to Mount Watatic a small mountain on its western border of which the Town played an important role in the recent protection of the Mount Watatic Lands.

Ashby is quickly becoming a bedroom community with limited industrial or commercial lands or operations. The largest land use in the town is residential 60% these factors reinforce the need for protected land such as this parcel This parcel is not in a public water supply area and lies in the Nashua river watershed draining to the south away from Frost Road initially into a large wetland complex on the abutting parcel to Trapfall Brook meandering to Willard Brook to the Squannacook River and eventually to the Nashua river. Invasive exotic vegetative species were not noted on the property, however Bittersweet an Japanese Knot weed , non native species, were observed on the north side of edge of Frost Road directly across from the log landing area on the Damon property. Migration or movement of these species into this property should be monitored. There were no unique historical features observed. The eastern boundary of the property is the old Schoolhouse road an abandoned 2 rod road, that is the entire eastern boundary of the parcel. This feature has a potential to be used for trails to access the property. The Natural Heritage atlas indicated that there were no species recorded or known at his time on the property but the abutting wetland area to the south has a registered Natural Heritrg e wetland species on it , unknown species at this time. (2005 Natural Heritage Atlas, see appendice A). Wild life species that commonly use this parcel are deer, squirrells , chipmunks, fisher cat, owls, hawks, common sond birds and forest dweller non game bird species . The wetland area to the southern boundary shows signs of being a past heron rookery.

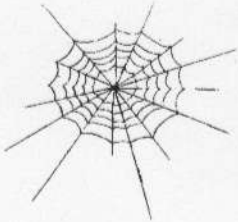
This property is privately owned as of the preparation of this Stewarship Plan however, the potential owner is the Town of Ashby working with the Nashua River Watershed and th USFS Forest Legacy program. to aquire ownership in fee. The the plan was written to the landowner goals provided by the Ashby Conservation Commission.

Owner(s) Damon

Town(s) Ashby

Stewardship Issues

Massachusetts is a small state, but it contains a tremendous variety of ecosystems, plant and animal species, management challenges, and opportunities. This section of your plan will provide background information about the Massachusetts forest landscape as well as issues that might affect your land. **The Stand Descriptions and Management Practices sections of your plan will give more detailed property specific information** on these subjects tailored to your management goals.



Biodiversity: Biological diversity is, in part, a measure of the variety of plants and animals, the communities they form, and the ecological processes (such as water and nutrient cycling) that sustain them. With the recognition that each species has value, individually and as part of its natural community, maintaining biodiversity has become an important resource management goal.

While the biggest threat to biodiversity in Massachusetts is the loss of habitat to development, another threat is the introduction and spread of invasive non-native plants. Non-native invasives like European Buckthorn, Asiatic Bittersweet, and Japanese Honeysuckle spread quickly, crowding out or smothering native species and upsetting and dramatically altering ecosystem structure and function. Once established, invasives are difficult to control and even harder to eradicate. Therefore, vigilance and early intervention are paramount.

Another factor influencing biodiversity in Massachusetts concerns the amount and distribution of forest growth stages. Wildlife biologists have recommended that, for optimal wildlife habitat on a landscape scale, 5-15% of the forest should be in the seedling stage (less than 1" in diameter). Yet we currently have no more than 2-3% early successional stage seedling forest across the state. There is also a shortage of forest with large diameter trees (greater than 20"). See more about how you can manage your land with biodiversity in mind in the "Wildlife" section below. (Also refer to *Managing Forests to Enhance Wildlife Diversity in Massachusetts* and *A Guide to Invasive Plants in Massachusetts* in the binder pockets.)



Rare Species: Rare species include those that are **threatened** (abundant in parts of its range but declining in total numbers, those of **special concern** (any species that has suffered a decline that could threaten the species if left unchecked), and **endangered** (at immediate risk of extinction and probably cannot survive without direct human intervention). Some species are threatened or endangered globally, while others are common globally but rare in Massachusetts.

Of the 2,040 plant and animal species (not including insects) in Massachusetts, 424 are considered rare. About 100 of these rare species are known to occur in woodlands. Most of these are found in wooded wetlands, especially vernal pools. These temporary shallow pools dry up by late summer, but provide crucial breeding habitat for rare salamanders and a host of other unusual forest dwelling invertebrates. Although many species in Massachusetts are adapted to and thrive in recently disturbed forests, rare species are often very sensitive to any changes in their habitat

Indispensable to rare species protection is a set of maps maintained by the Division of Fisheries and Wildlife's Natural Heritage & Endangered Species Program (NHESP) that show current and historic locations of rare species and their habitats. The maps of your property will be compared to these rare species maps and the result indicated on the upper right corner of the front page of the plan. Prior to any

regulated timber harvest, if an occurrence does show on the map, the NHESP will recommend protective measures. Possible measures include restricting logging operations to frozen periods of the year, or keeping logging equipment out of sensitive areas. You might also use information from NHESP to consider implementing management activities to improve the habitat for these special species.



Riparian and Wetlands Areas: Riparian and wetland areas are transition areas between open water features (lakes, ponds, streams, and rivers) and the drier terrestrial ecosystems. More specifically, a **wetland** is an area that has hydric (wet) soils and a unique community of plants that are adapted to live in these wet soils. Wetlands may be adjacent to streams or ponds, or a wetland may be found isolated in an otherwise drier landscape. A **riparian area** is the transition zone between an open water feature and the uplands (see Figure 1). A riparian zone may contain wetlands, but also includes areas with somewhat better drained soils. It is easiest to think of riparian areas as the places where land and water meet.

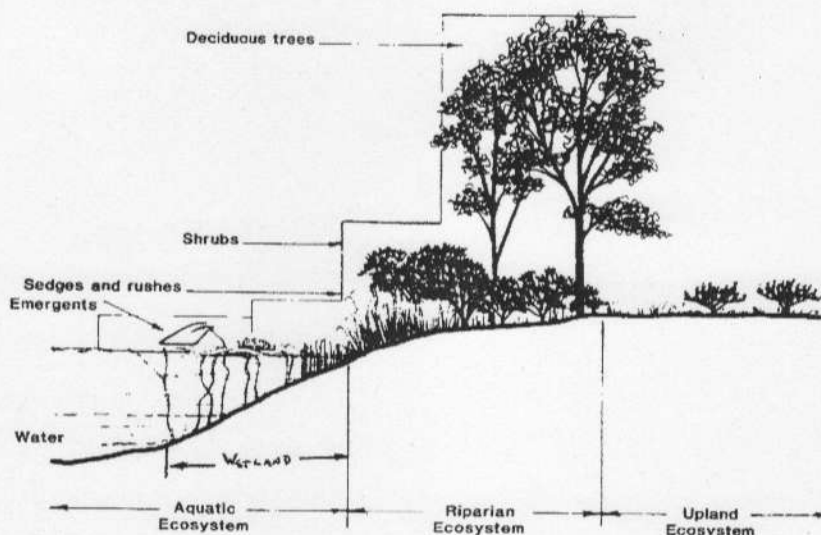


Figure 1: Example of a riparian zone.

The presence of water in riparian and wetland areas make these special places very important. Some of the functions and values that these areas provide are described below:

Filtration: Riparian zones capture and filter out sediment, chemicals and debris before they reach streams, rivers, lakes and drinking water supplies. This helps to keep our drinking water cleaner, and saves communities money by making the need for costly filtration much less likely.

Flood control: By storing water after rainstorms, these areas reduce downstream flooding. Like a sponge, wetland and riparian areas absorb stormwater, then release it slowly over time instead of in one flush.

Critical wildlife habitat: Many birds and mammals need riparian and wetland areas for all or part of their life cycles. These areas provide food and water, cover, and travel corridors. They are often the most important habitat feature in Massachusetts' forests.

Recreational opportunities: Our lakes, rivers, streams, and ponds are often focal points for recreation. We enjoy them when we boat, fish, swim, or just sit and enjoy the view.

In order to protect wetlands and riparian areas and to prevent soil erosion during timber harvesting activities, Massachusetts promotes the use of "Best Management Practices" or BMPs. Maintaining or reestablishing the protective vegetative layer and protecting critical areas are the two rules that underlie these common sense measures. DCR's Massachusetts Forestry Best Practices Manual (included with this plan) details both the legally required and voluntary specifications for log landings, skid trails, water bars, buffer strips, filter strips, harvest timing, and much more.

The two Massachusetts laws that regulate timber harvesting in and around wetlands and riparian areas are the Massachusetts Wetlands Protection Act (CH 131), and the Forest Cutting Practices Act (CH132). Among other things, CH132 requires the filing of a cutting plan and on-site inspection of a harvest operation by a DCR Service Forester to ensure that required BMPs are being followed when a commercial harvest exceeds 25,000 board feet or 50 cords (or combination thereof).



Soil and Water Quality: Forests provide a very effective natural buffer that holds soil in place and protects the purity of our water. The trees, understory vegetation, and the organic material on the forest floor reduce the impact of falling rain, and help to insure that soil will not be carried into our streams and waterways.

To maintain a supply of clean water, forests must be kept as healthy as possible. Forests with a diverse mixture of vigorous trees of different ages and species can better cope with periodic and unpredictable stress such as insect attacks or windstorms.

Timber harvesting must be conducted with the utmost care to ensure that erosion is minimized and that sediment does not enter streams or wetlands. Sediment causes turbidity which degrades water quality and can harm fish and other aquatic life. As long as Best Management Practices (BMPs) are implemented correctly, it is possible to undertake active forest management without harming water quality.



Forest Health: Like individual organisms, forests vary in their overall health. The health of a forest is affected by many factors including weather, soil, insects, diseases, air quality, and human activity. Forest owners do not usually focus on the health of a single tree, but are concerned about catastrophic events such as insect or disease outbreaks that affect so many individual trees that the whole forest community is impacted.

Like our own health, it is easier to prevent forest health problems than to cure them. This preventative approach usually involves two steps. First, it is desirable to maintain or encourage a wide diversity of tree species and age classes within the forest. This diversity makes a forest less susceptible to a single devastating health threat. Second, by thinning out weaker and less desirable trees, well-spaced healthy individual trees are assured enough water and light to thrive. These two steps will result in a forest of vigorously growing trees that is more resistant to environmental stress.



Fire: Most forests in Massachusetts are relatively resistant to catastrophic fire. Historically, Native Americans commonly burned certain forests to improve hunting grounds. In modern times, fires most often result from careless human actions. The risk of an unintentional and damaging fire in your woods could increase as a result of logging activity if the slash (tree tops, branches, and debris) is not treated correctly.

Adherence to the Massachusetts slash law minimizes this risk. Under the law, slash is to be removed from buffer areas near roads, boundaries, and critical areas and lopped close to the ground to speed decay. Well-maintained woods roads are always desirable to provide access should a fire occur.

Depending on the type of fire and the goals of the landowner, fire can also be considered as a management tool to favor certain species of plants and animals. Today the use of prescribed burning is largely restricted to the coast and islands, where it is used to maintain unique natural communities such as sandplain grasslands and pitch pine/scrub oak barrens. However, state land managers are also attempting to bring fire back to many of the fire-adapted communities found elsewhere around the state.



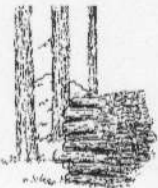
Wildlife Management: Enhancing the wildlife potential of a forested property is a common and important goal for many woodland owners. Sometimes actions can be taken to benefit a particular species of interest (e.g., put up Wood Duck nest boxes). In most cases, recommended management practices can benefit many species, and fall into one of three broad strategies. These are **managing for diversity, protecting existing habitat, and enhancing existing habitat.**

Managing for Diversity – Many species of wildlife need a variety of plant communities to meet their lifecycle requirements. In general, a property that contains a diversity of habitats will support a more varied wildlife population. A thick area of brush and young trees might provide food and cover for grouse and cedar waxwing; a mature stand of oaks provides acorns for foraging deer and turkey; while an open field provides the right food and cover for cottontail rabbits and red fox. It is often possible to create these different habitats on your property through active management. The appropriate mix of habitat types will primarily depend on the composition of the surrounding landscape and your objectives. It may be a good idea to create a brushy area where early successional habitats are rare, but the same practice may be inappropriate in the area's last block of mature forest.

Protecting Existing Habitat – This strategy is commonly associated with managing for rare species or those species that require unique habitat features. These habitat features include vernal pools, springs and seeps, forested wetlands, rock outcrops, snags, den trees, and large blocks of unbroken forest. Some of these features are rare, and they provide the right mix of food, water, and shelter for a particular species or specialized community of wildlife. It is important to recognize their value and protect their function. This usually means not altering the feature and buffering the resource area from potential impacts.

Enhancing Existing Habitat – This strategy falls somewhere between the previous two. One way the wildlife value of a forest can be enhanced is by modifying its structure (number of canopy layers, average tree size, density). Thinning out undesirable trees from around large crowned mast (nut and fruit) trees will allow these trees to grow faster and produce more food. The faster growth will also accelerate the development of a more mature forest structure, which is important for some species. Creating small gaps or forest openings generates groups of seedlings and saplings that provide an additional layer of cover, food, and perch sites.

Each of these three strategies can be applied on a single property. For example, a landowner might want to increase the habitat diversity by reclaiming an old abandoned field. Elsewhere on the property, a stand of young hardwoods might be thinned to reduce competition, while a “no cut” buffer is set up around a vernal pool or other habitat feature. The overview, stand description and management practice sections of this plan will help you understand your woodland within the context of the surrounding landscape and the potential to diversify, protect or enhance wildlife habitat.



Wood Products: If managed wisely, forests can produce a periodic flow of wood products on a sustained basis. Stewardship encompasses finding ways to meet your current needs while protecting the forest’s ecological integrity. In this way, you can harvest timber and generate income without compromising the opportunities of future generations.

Massachusetts forests grow many highly valued species (white pine, red oak, sugar maple, white ash, and black cherry) whose lumber is sold throughout the world. Other lower valued species (hemlock, birch, beech, red maple) are marketed locally or regionally, and become products like pallets, pulpwood, firewood, and lumber. These products and their associated value-added industries contribute between 200 and 300 million dollars annually to the Massachusetts economy.

By growing and selling wood products in a responsible way you are helping to our society’s demand for these goods. Harvesting from sustainably managed woodlands – rather than from unmanaged or poorly managed forest – benefits the public in a multitude of ways. The sale of timber, pulpwood, and firewood also provides periodic income that you can reinvest in the property, increasing its value and helping you meet your long-term goals. Producing wood products helps defray the costs of owning woodland, and helps private landowners keep their forestland undeveloped.



Cultural Resources: Cultural resources are the places containing evidence of people who once lived in the area. Whether a Native American village from 1,700 years ago, or the remains of a farmstead from the 1800’s, these features all tell important and interesting stories about the landscape, and should be protected from damage or loss.

Massachusetts has a long and diverse history of human habitation and use. Native American tribes first took advantage of the natural bounty of this area over 10,000 years ago. Many of these villages were located along the coasts and rivers of the state. The interior woodlands were also used for hunting, traveling, and temporary camps. Signs of these activities are difficult to find in today’s forests. They were obscured by the dramatic landscape impacts brought by European settlers as they swept over the area in the 17th and 18th centuries.

By the middle 1800’s, more than 70% of the forests of Massachusetts had been cleared for crops and pastureland. Houses, barns, wells, fences, mills, and roads were all constructed as woodlands were converted for agricultural production. But when the Erie Canal connected the Midwest with the eastern cities, New England farms were abandoned for the more productive land in the Ohio River valley, and the landscape began to revert to forest. Many of the abandoned buildings were disassembled and moved, but the supporting stonework and other changes to the landscape can be easily seen today.

One particularly ubiquitous legacy of this period is stone walls. Most were constructed between 1810 and 1840 as stone fences (wooden fence rails had become scarce) to enclose sheep within pastures, or to exclude them from croplands and hayfields. Clues to their purpose are found in their construction. Walls that surrounded pasture areas were comprised mostly of large stones, while walls abutting former cropland accumulated many small stones as farmers cleared rocks turned up by their plows. Other cultural features to look for include cellar holes, wells, old roads and even old trash dumps.



Recreation and Aesthetic Considerations: Recreational opportunities and aesthetic quality are the most important values for many forest landowners, and represent valid goals in and of themselves. Removing interfering vegetation can open a vista or highlight a beautiful tree, for example. When a landowner's goals include timber, thoughtful forest management can be used to accomplish silvicultural objectives while also reaching recreational and/or aesthetic objectives. For example, logging trails might be designed to provide a network of cross-country ski trails that lead through a variety of habitats and reveal points of interest.

If aesthetics is a concern and you are planning a timber harvest, obtain a copy of this excellent booklet: *A Guide to Logging Aesthetics: Practical Tips for Loggers, Foresters & Landowners*, by Geoffrey T. Jones, 1993. (Available from the Northeast Regional Agricultural Engineering Service, (607) 255-7654, for \$7). Work closely with your consultant to make sure the aesthetic standards you want are included in the contract and that the logger selected to do the job executes it properly. The time you take to plan ahead of the job will reward you and your family many times over with a fuller enjoyment of your forest, now and well into the future.

Invasive Species Management: Invasive species pose immediate and long-term threats to the woodlands of MA. Defined as a non-native species whose introduction does or is likely to cause economic or environmental harm or harm to human, animal, or plant health, invasives are well-adapted to a variety of environmental conditions, out-compete more desirable native species, and often create monocultures devoid of biological diversity. The websites of the Invasive Plant Atlas of New England, <http://www.invasive.org/>, and the New England Wildflower Society, <http://www.newenglandwildflower.org/>, are excellent sources of information regarding the identification and

management of invasive plants. Some of the common invasive plants found in MA are listed below.

- Oriental Bittersweet (*Celastrus orbiculata*)
- Glossy Buckthorn (*Frangula alnus*)
- Multiflora Rose (*Rosa multiflora*)
- Japanese Barberry (*Berberis thunbergii*)
- Japanese Knotweed (*Fallopia japonica*)
- Autumn Olive (*Eleaagnus umbellata*)

Early detection and the initiation of control methods soon after detection are critical to suppressing the spread of invasive species. Selective application of the proper herbicide is often the most effective control method. See the next section for information on the use of chemicals in forest management activities.



Pesticide Use

Pesticides such as herbicides, insecticides, fungicides, and rodenticides are used to control "pests". A pest is any mammal, bird, invertebrate, plant, fungi, bacteria or virus deemed injurious to humans and/or other mammals, birds, plants, etc. The most common forest management use of a pesticide by woodland owners is the application of herbicide to combat invasive species. MA DCR suggests using a management system(s) that promotes the development and adoption of environmentally friendly no-chemical methods of pest management that strives to avoid the use of chemical pesticides. If chemicals are used, proper equipment and training should be utilized to minimize health and environmental risks. In Massachusetts, the application of pesticides is regulated by the MA Pesticide Control Board. For more information, contact MA Department of Agricultural Resources (MDAR), Pesticide Bureau at (617) 626-1776

On MA Private Lands Group Certification member properties, no chemicals listed in CHEMICAL PESTICIDES IN CERTIFIED FORESTS: INTERPRETATION OF THE FSC PRINCIPLES AND CRITERIA, Forest Stewardship Council, Revised and Approved, July 2002, may be used.

This is your Stewardship Plan. It is based on the goals that you have identified. The final success of your Stewardship Plan will be determined first, by how well you are able to identify and define your goals, and second, by the support you find and the resources you commit to implement each step.

It can be helpful and enjoyable to visit other properties to sample the range of management activities and see the accomplishments of others. This may help you visualize the outcome of alternative management decisions and can either stimulate new ideas or confirm your own personal philosophies. Don't hesitate to express your thoughts, concerns, and ideas. Keep asking questions! Please be involved and enjoy the fact that you are the steward of a very special place.



STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	1	RO	19	11.1"	95	8250 BF 7.2 CORDS	57 RO

This a red oak stand of good quality. The primary associate species in the stand are beech, red maple, sugar maple, and ash with scattered hemlock in the mid to lower strata of the stand. The southern aspect of the stand played a large part in the role of this stand developing into almost pure red oak. This stand had a group selection treatment in 2002-2003, small groups of 3-5 trees were removed, this left the stand in excellent condition for future forest management consideration. This initial entry benefited the stand by creating small opening to start the regeneration of the stand and allowed for sunlight to enter the forest floor stimulating understory advancement. The skid roads created can be used for future entry for silvicultural operations or they can be developed and utilized for multiple use recreational trails i.e. hiking, nature study, snowshoeing, cross country skiing. The terrain is moderately sloped to the south with several seep areas noted. The soils are Ridgebury fine sandy loam along the toe of the slope and Canton fine sandy loam at the top and mid slope both soil types are extremely stony and rocky, they are well suited to growing red oak. The understory contains seedlings and saplings of red oak, red maple, beech, and mountain laurel but presently is showing signs of waning off due to being overtopped. Higher densities of laurel were noted to the southern end of the stand. The desired future condition of the stand is to allow the stand to grow freely without any interruption by silvicultural operations with the eye of possibly becoming an old growth stand. The Primary uses would be recreational, wildlife, and biodiversity.

STEW	2	RM	8	9.5"	90	3125 BF 16.1 CORDS	55 RM
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This is a red maple and mixed hardwood stand. Red maple is the primary species, associates being yellow birch, white ash, and hemlock with scattered red spruce and black gum trees. This stand has been influenced by beaver activity, tree mortality is present or eminent in several areas. There are also several areas present that appear to be bog like, low wetlands with shrub species of spice bush, blueberry, azalea, and small red spruce. The terrain is flat draining to the south. The site has a high moisture content with most sections qualifying as a wetland. The soils are Whitman fine sandy loam generally found on low sites with 0-5% slopes. The desired future condition of the stand is to allow the stand to grow freely without any interruption by silvicultural operations with the eventual possibility of becoming an old growth stand. Primary uses would be recreational, wildlife, and biodiversity. Dead snags should be left standing as den trees. This stand abuts a large wetland area to the south that has excellent wildlife habitat i.e. open water, dead snags, island's of trees and shrub habitat, all highly valuable to wildlife.

STEW	3	WH	3	10.9"	105	8250 BF 15.1 CORDS	58 WP
------	---	----	---	-------	-----	-----------------------	-------

This is a white pine mixed hardwood stand. White pine is the primary overstory species present with scattered large individual hemlock trees. The associate species that are codominant and overtopped within the stand are red maple, beech, black birch, white birch, white ash, and red oak. A small amount of cutting was done 25 + years ago, primarily firewood cutting on the eastern side of the stand. The stand origination appears to be from abandoned pasture being somewhat open grown and was probably actively pastured in the early stages of the stand. This is witnessed by the scattered tree positions and large numbers of dead limbs present on many trees. The understory is mountain laurel which is deterring access, limited to no tree species present in the understory. The terrain is relatively flat and is adjacent to wetlands on the north and west sides. The soils are Hollis-Rock outcrop and Canton fine sandy loam on the eastern portion which is well suited for growing pine as well as hardwood trees. The desired future condition of the stand is to allow the stand to grow freely without any interruption by silvicultural operations with the eventual possibility of becoming an old growth stand. Primary uses would be recreational, wildlife, and biodiversity. Dead Snags should be left standing as den trees.

OBJECTIVE CODE: CH61 = stands classified under CH61/61A/61B STEW= stands not classified under CH61/61A/61B
 STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) Damon

Town(s) ASHBY

MANAGEMENT PRACTICES
to be done within next 10 years

OBJ	STD NO	TYPE	SILVICULTURAL PRESCRIPTION	AC	TO BE REMOVED		TIMING
					BA/AC	TOT VOL	
stew	all		none	30	n/a	n/a	2010 on .

The property boundaries have been located and flagged for the preparation of this plan. The boundaries should be painted and blazed with in the first year and then monitored periodically, every 5 years.

- STEWARDSHIP CONSIDERATIONS

- TRAILS

- The log landing on Frost could be developed into a trail head and small parking area.
- The development of a vista looking off to the south overlooking the large wetland complex could also be considered.
- A Multiple use trail system i.e. nature study, hiking, snow shoeing and cross country skiing trails could be developed using some of the existing skid roads and by also utilizing the old Schoolhouse Road as a Trail. Special considerations could be given to the area with high beaver activity and wetland along the southern boundary.
- Trails could be designed and laid out as a cooperative community project or possibly as an eagle scout program to promote community connection to the parcel

- WILDLIFE

- Retain dead snags for den trees for small mammals and birds.
- Create den trees by girdling low quality course trees.
- Nesting boxes could be installed for bats, wood ducks and owls as the property contains excellent opportunities for there use if made available.
- Create course brush piles for ground nesting and cover wildlife habitat.
- Volumes were determined by using a cumulative tally system and applying and calculating the actual volumes with the USFS short cut formulas
- .Site index was determined by referencing the soils information.
- Continue to monitor forest health review with licensed professional forester

OBJECTIVE CODE: CH61 = Forest Products (for Ch. 61/61A/61B) STEW= Stewardship Program practices
 STD= stand Type= Forest type AC= acre MBF= thousand board feet BA= basal area VOL= volume

Owner(s) Damon

Town(s) Ashby

Locus Map

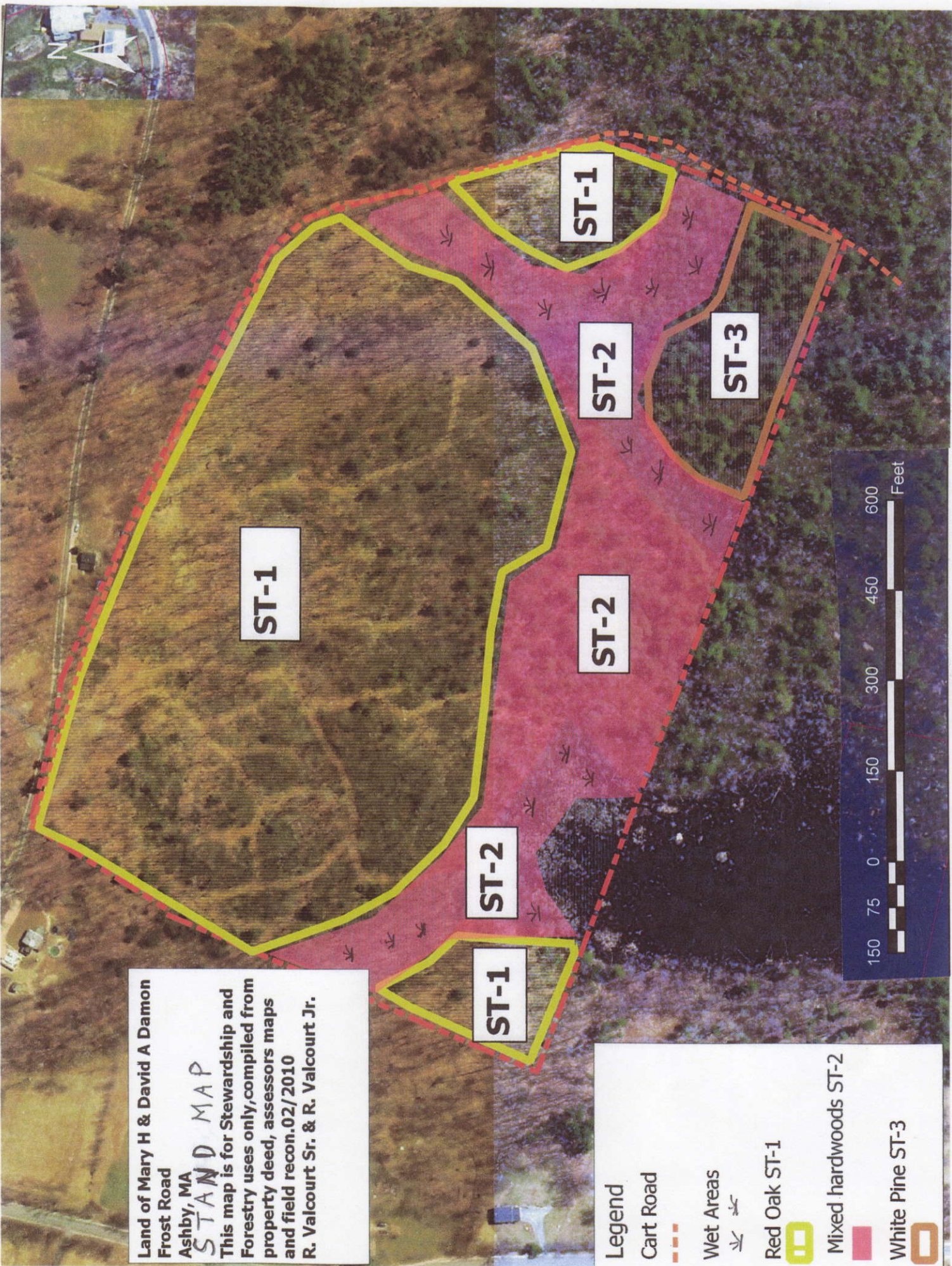
0 0.2 0.4 Miles



Property of:
Mary A & David H Damon
Frost Road
Ashby, MA



 Property line.shp



Land of Mary H & David A Damon
 Frost Road
 Ashby, MA
STAND MAP
 This map is for Stewardship and
 Forestry uses only, compiled from
 property deed, assessors maps
 and field recon. 02/2010
 R. Valcourt Sr. & R. Valcourt Jr.

Legend

Cart Road



Wet Areas



Red Oak ST-1



Mixed hardwoods ST-2



White Pine ST-3



Boundary Map Information



Land of Mary A & David H Damon
 Frost Road
 Ashby MA

Map for Forestry and Stewardship uses only, compiled from deed, assessors map and field recon 02/2010
 RValcourt Sr and R Valcourt Jr.

SEGMENT BEARING DISTANCE

SEGMENT	BEARING	DISTANCE
A	N74W	260'
B	N47W	498'
C	N40W	512'
D	N17W	118'
E	N7E	264'
F	NOE	138'
G	N15E	60'
H	N28E	160'
I	N41E	295'
J	N28E	238'
K	S52E	1523'
L	S34W	365'
M	S17E	18'
N	S63W	33'
O	S40W	72'
P	S29W	262'
Q	N42W	7'
R	S50W	298'

STONE WALL 
 WOODS ROAD 

SCALE 1" = 250'

Signature Page Please check each box that applies.

CH. 61/61A Management Plan I attest that I am familiar with and will be bound by all applicable Federal, State, and Local environmental laws and /or rules and regulations of the Department of Conservation and Recreation. I further understand that in the event that I convey all or any portion of this land during the period of classification, I am under obligation to notify the grantee(s) of all obligations of this plan which become his/hers to perform and will notify the Department of Conservation and Recreation of said change of ownership.

Forest Stewardship Plan. When undertaking management activities, I pledge to abide by the management provisions of this Stewardship Management Plan during the ten year period following approval. I understand that in the event that I convey all or a portion of the land described in this plan during the period of the plan, I will notify the Department of Conservation and Recreation of this change in ownership.

Green Certification. I pledge to abide by the FSC Northeast Regional Standards and MA private lands group certification for a period of five years. To be eligible for Green Certification you must also check the box below.

Tax considerations. I attest that I am the registered owner of this property and have paid any and all applicable taxes, including outstanding balances, on this property.

Signed under the pains of perjury:

Owner(s) Charles Lernas Date 2/24/10

Owner(s) _____ Date _____

I attest that I have prepared this plan in good faith to reflect the landowner's interest.

Plan Preparer Richard Valcourt Jr. Date 02-16-10

I attest that the plan satisfactorily meets the requirements of CH61/61A and/or the Forest Stewardship Program.

Approved, Service Forester _____ Date _____

Approved, Regional Supervisor _____ Date _____

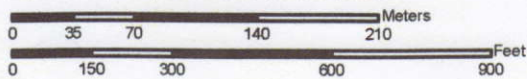
In the event of a change of ownership of all or part of the property, the new owner must file an amended Ch. 61/61A plan within 90 days from the transfer of title to insure continuation of Ch. 61/61A classification.

Owner(s) DAMON Town(s) Ashby

Soil Map—Middlesex County, Massachusetts
(Mary A. & David H. Damon)



Map Scale: 1:4,050 if printed on A size (8.5" x 11") sheet



Forestland Productivity

This table can help forestland owners or managers plan the use of soils for wood crops. It shows the potential productivity of the soils for wood crops.

Potential productivity of merchantable or *common trees* on a soil is expressed as a site index and as a volume number. The *site index* is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands. Commonly grown trees are those that forestland managers generally favor in intermediate or improvement cuttings. They are selected on the basis of growth rate, quality, value, and marketability. More detailed information regarding site index is available in the "National Forestry Manual," which is available in local offices of the Natural Resources Conservation Service or on the Internet.

The *volume of wood fiber*, a number, is the yield likely to be produced by the most important tree species. This number, expressed as cubic feet per acre per year and calculated at the age of culmination of the mean annual increment (CMAI), indicates the amount of fiber produced in a fully stocked, even-aged, unmanaged stand.

Trees to manage are those that are preferred for planting, seeding, or natural regeneration and those that remain in the stand after thinning or partial harvest.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service, National forestry manual.

Report—Forestland Productivity

Forestland Productivity— Middlesex County, Massachusetts				
Map unit symbol and soil name	Potential productivity			Trees to manage
	Common trees	Site Index	Volume of wood fiber	
			<i>Cu ft/ac</i>	
53A—Freetown muck, ponded, 0 to 1 percent slopes				
Freetown, ponded	—	—	—	—
71B—Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony				
Ridgebury	Eastern white pine	63	114	Eastern white pine, White spruce
	Northern red oak	57	43	
	Red spruce	47	100	
	Sugar maple	52	29	

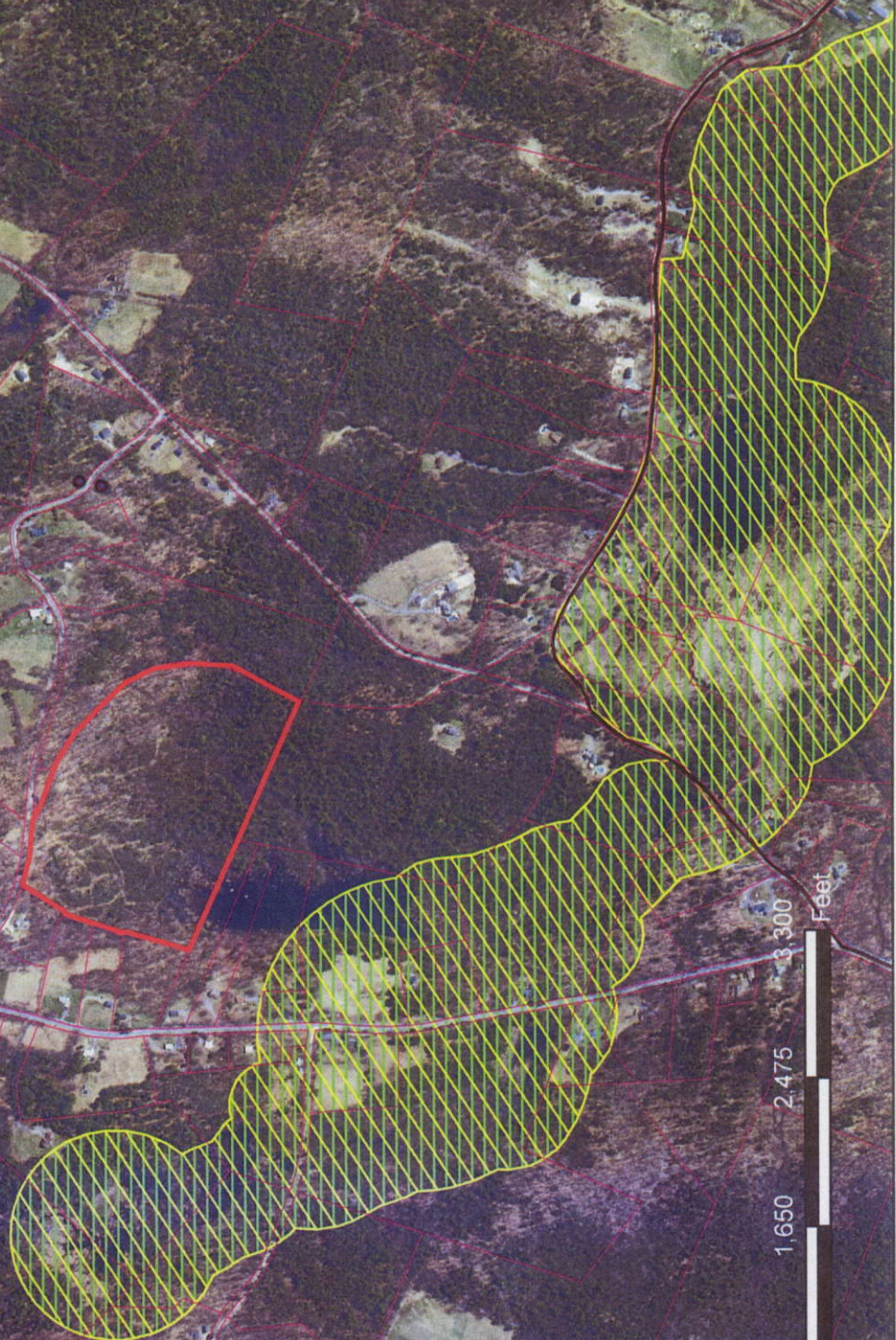
Forestland Productivity— Middlesex County, Massachusetts				
Map unit symbol and soil name	Potential productivity			Trees to manage
	Common trees	Site Index	Volume of wood fiber	
			<i>Cu ft/ac</i>	
73B—Whitman fine sandy loam, 0 to 5 percent slopes, extremely stony				
Whitman	Eastern white pine	56	100	—
	Red maple	55	29	
	Red spruce	44	86	
104C—Hollis-Rock outcrop-Charlton complex, 3 to 15 percent slopes				
Hollis	Eastern white pine	55	86	Eastern white pine
	Northern red oak	47	29	
	Sugar maple	56	29	
Rock outcrop	—	—	—	—
Charlton	Eastern white pine	65	114	Eastern hemlock, Eastern white pine, European larch, Red pine, White spruce
	Northern red oak	65	43	
	Red maple	55	29	
	Red pine	70	129	
	Red spruce	50	114	
	Sugar maple	55	29	
305D—Paxton fine sandy loam, 15 to 25 percent slopes				
Paxton	Eastern white pine	66	114	Eastern white pine, European larch, Norway spruce, Red pine
	Northern red oak	65	43	
	Red pine	67	114	
	Sugar maple	75	43	
420B—Canton fine sandy loam, 3 to 8 percent slopes				
Canton	Eastern white pine	58	100	Eastern white pine, White spruce
	Northern red oak	52	29	
422C—Canton fine sandy loam, 8 to 15 percent slopes, extremely stony				
Canton	Eastern white pine	58	100	Eastern white pine, White spruce
	Northern red oak	52	29	

Data Source Information

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 10, Feb 5, 2010

Natural Heritage Atlas Reference
(2005 NHESP Atlas)

Property of:
Mary A & David H Damon
Frost Road
Ashby, MA



of the Peace, (Official Seal) Middlesex ss, Nov. 26, 1903. 9 h. 50 m. a. m. Recd
& Recorded. Attest, Edwin O. Child, C. J.

Wright Val
to
Damon

Know all Men by these Presents that we, Francis D. Wright of Ashby in County of Middlesex in Commonwealth of Massachusetts and Carrie A. Allen of said Ashby, in consideration of One Dollar and other valuable considerations to us paid by David H. Damon of said Ashby, the receipt whereof is hereby acknowledged do hereby remise, release and forever quitclaim unto the said David H. Damon "a certain parcel of land situated in said Ashby containing thirty acres, more or less, bounded and described as follows: - Beginning at a stake and stones on the south side of the road, near the school house at land now or formerly of Willard Jette; thence easterly and southerly on said road to land now or formerly of Samuel Damon; thence westerly on said last mentioned land and land now or formerly of Percy Gates to land of said Willard Jette; thence northerly on said Jette land to the bound first mentioned". Being all and the same premises described in deed of Sarah E. Farley to Francis W. Wright dated October 12th 1900 and recorded with Middlesex County So. Dist. Deeds in book 2853 on page 202. For our title see Middlesex County Probate Records Estate of said Francis W. Wright late of said Ashby deceased. To Have and To Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said David H. Damon and his heirs and assigns, to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by us or either of us, and that we will and our heirs executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under us or either of us but against none other. And for the consideration aforesaid I, James C. Allen, husband of said Carrie A. Allen do hereby consent to this conveyance on the part of my wife and do hereby release unto the grantee and his heirs and assigns all right of or to both curtesy and homestead in the granted premises, and all other interest therein. In witness whereof we the said Francis D. Wright being unmarried, Carrie A.

Allen and James C. Allen have hereto set our hands and seals this sixteenth day of December in the year one thousand nine hundred and one. Francis D. Wright read Carrie A. Allen read James C. Allen read Signed and sealed in presence of E. A. Hubbard, Commonwealth of Massachusetts, Middlesex ss. December 16th 1901. Then personally appeared the above-named Francis D. Wright, Carrie A. Allen and James C. Allen and acknowledged the foregoing instrument to be their free act and deed, before me, Edwin A. Hubbard, Justice of the Peace. Middlesex ss. Mar 26, 1903. 92. 500m. g. m.
Res'd & Recorded Attest, Edwin O. Childs Reg.

Know all Men by these Presents that I, William Laventure of Fitchburg in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations paid by David H. Damon of Ashby in the County of Middlesex and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said David H. Damon, A certain tract of land situated on the northeasterly side of the State highway leading from Ashby toward Fitchburg in said Ashby, bounded southwesterly by said highway; southeasterly by land now or late of one Sheldon running thereon, thirty-two (32) rods; northeasterly by the north side of the brook, running thereon about twenty six (26) rods, and northwesterly by land of one French; the east line being a continuation of the course indicated by the wall on the opposite side of the road. Being part of the same premises conveyed to me by Richard Clark by deed dated March 12th 1900, and recorded with Middlesex South District Deeds, Book 2804 Page 446. Intending hereby to convey all of the land described in said deed lying on the northeasterly side of said road. To Have and To Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said David H. Damon and his heirs and assigns, to their own use and behoof forever, And I hereby for myself and my heirs, executors and administrators covenant with the grantee and his heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid, and that I will and, heirs, executors and administrators shall

Laventure
to
Damon

5
K
B



2010 00194478

Bk: 55696 Pg: 32 Doc: DEED

Page: 1 of 5 10/28/2010 01:03 PM

Quitclaim Deed

We, Charles Perna, of Ashby, Middlesex County, Massachusetts, Executor of the Estate of Mary A. Damon, pursuant to a Power of Sale, Worcester Probate Court Docket No. 06P3303EP1, and Emily Damon; of Ashby, Middlesex County, Massachusetts, Executrix of the Estate of David H. Damon, pursuant to a Power of Sale, Worcester Probate Court Docket No. 10P2432EA, as tenants in common, (hereinafter, "Grantor")

hereby grant to the Town of Ashby, a Massachusetts municipal corporation with a usual place of business at 895 Main Street, Ashby, MA 01431, acting by and through its Conservation Commission for conservation purposes under c. 40 Section 8C, and its permitted successors and assigns, (hereinafter, "Grantee")

for consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000) paid

with Quitclaim Covenants,

All that certain parcel of land situated in said Ashby containing 30 acres, more or less, bounded and described as follows:

Beginning at a stake and stones on the south side of the road, near the schoolhouse at land now or formerly of Willard Jefts; thence easterly and southerly on said road to land now or formerly of Samuel Damon; thence westerly on said last mentioned land and land now or formerly of Farley Gates to land of said Willard Jefts; thence northerly on said Jefts land to the bound first mentioned.

Being the same premises conveyed to David H. Damon by deed of Francis D. Wright and Carrie A. Allen, dated December 16, 1901 and recorded with Middlesex South District Registry of Deeds in Book 3025, page 552. See also Middlesex Probate Docket No. 346748 and Docket No. 216698.

The Premises is hereby acquired and Dedicated to the Public Forever for the Conservation Purposes of Article 97 of the Amendments to the Massachusetts Constitution and to carry out the purposes of the Forest Legacy Program administered by the United States Forest Service; to retain the Premises predominantly in its natural, scenic, and open condition; to protect and promote the conservation of biological diversity, forests, soils, natural watercourses, ponds, wetlands, water supplies, and wildlife thereon; to protect the natural resources of the Premises; to protect and enhance the natural resource value of abutting and

Frost Road, Ashby, Mass.

nearby conservation areas; to protect the scenic qualities of the open space resources of the Premises; to allow passive recreational use; to allow for sustainable and sound management of the forest resources, and to encourage the long-term professional stewardship of these resources in a manner consistent with Best Management Practices (BMPs) approved by the State of Massachusetts (hereinafter, "State") or State government agencies, applicable local, State and federal law, and in conformance with a Forest Stewardship Plan or Multi-Resource Management Plan approved by the State Forester.

The above purposes are consistent with the open space conservation goals and objectives stated in the Forest Legacy Program established in Section 1217 of Title XII of the Food, Agriculture, Conservation and Trade Act of 1990 (Public Law 101-624; 104 stat. 3359; 16 USC Section 2103(c)), which was created to protect environmentally important private forest lands threatened with conversion to non-forest uses. The Premises is within the Nashua River Greenway Forest Legacy Area, and protection of the Premises will contribute to and implement the purposes described in the Forest Legacy Assessment of Need for the Commonwealth of Massachusetts approved by the Secretary of the U.S. Department of Agriculture (hereinafter, "Secretary") on August 9, 1993, and as described in the Nashua River Greenway Forest Legacy Area "Application for Legacy Area Expansion" approved by the Northeastern Area Director of the USDA Forest Service on June 1, 2001.

The Grantee acknowledges that:

(i) the Premises were acquired with federal funds under the Forest Legacy Program, and that the interest acquired cannot be sold, exchanged, released or otherwise disposed of except in accordance with the Forest Legacy Program grant requirements, and unless the United States is reimbursed the market value of the interest at the time of disposal; provided, however, the Secretary may exercise discretion to consent to such sale, exchange, release or disposition upon the State's tender of equal valued consideration acceptable to the Secretary, or as the Secretary otherwise approves.

(ii) the Grantee is responsible to provide the State the market value of the interest in land as outlined in the preceding paragraph.

(iii) the Grantee shall submit a Forest Stewardship Plan ("Stewardship Plan") for the Premises to the State Forester for approval that is consistent with the above purposes and the provisions of section 5(f) of the Cooperative Forestry Assistance Act of 1978, 16 U.S.C. § 2103a(f), and has been prepared in conformance with the "Directions for the Preparation of the Chapter 61 Forest Management Plans and Forest Stewardship Plans" or such State statutes, regulations and directions in effect at the time of the approval of said Stewardship Plan. Any amendment to or renewal of the Stewardship Plan shall reference this deed and shall set management goals that are consistent with the terms and purposes stated and

referenced herein. The Stewardship Plan shall describe in detail the Grantee's plans for carrying out all activities permitted, including but not limited to forest management, wildlife habitat management, maintenance of woods roads and trails, and non-commercial passive recreational activities on the Premises. A copy of this deed shall accompany the Grantee's application and proposed Stewardship Plan to the State Forester for approval.

(iv) The Stewardship Plan shall be effective for a ten (10) year period and shall be resubmitted once every ten (10) years, together with a copy of this deed, to the State Forester for approval. Each subsequent submittal or any amendment to the Stewardship Plan shall be prepared and submitted by the Grantee for approval by the State Forester as provided above. The 10-year Stewardship Plan may be revised at any time by written amendment, subject to the provisions stated herein.

(v.) the Passive recreational use available to the general public, shall include activities such as hiking, snowshoeing, cross-country skiing, bird watching, nature study or research, and other like non-motorized activities, and trapping, hunting and fishing as otherwise allowed by law, provided that such uses do not materially alter the landscape and are carried out in a reasonable manner that does not impair the purposes of this Deed.

(vi.) if any proposed timber or tree harvesting activity exceeds ten thousand board feet ("MBF") or ten (10) cords of wood during any consecutive twelve (12) month period, notwithstanding the thresholds described in G.L. c 132, s. 44, the Grantee shall submit a Forest Cutting Plan (hereinafter "Cutting Plan") prepared by a Forester licensed in accordance with Massachusetts General Laws. c. 132, s. 50, and 304 CMR 10.00, as amended, for the written approval of the State Forester. The Cutting Plan shall be prepared in compliance with the Massachusetts Forest Cutting Practices Act, G.L. c. 132, ss. 40-46, inclusive, as amended, and associated regulations at 304 CMR 11.00, as amended, shall be in conformance with related State Department of Conservation and Recreation (hereinafter, "DCR") policies, and shall be consistent with the approved Stewardship Plan and the purposes of this Deed. The Cutting Plan shall reference this Deed and the approved Stewardship Plan, and shall be submitted to the State Forester for approval together with a copy of this Deed and the approved Stewardship Plan.

(vii.) commercial timber or tree harvesting is permitted, provided it is conducted in compliance with (a) the purposes of this Deed, (b) the approved Stewardship Plan, (c) the approved Cutting Plan, if required, and (d) prudent and sound forest management practices, using all required Best Management Practices and, to the extent possible, the recommended guidelines pursuant to the Massachusetts Forestry Best Management Practices Manual (Kittredge and Parker, 1996) and subsequent versions as may be approved by the State DCR.

Executed as a sealed instrument this 29th day of October, 2010

Charles Perna
CHARLES PERNA, Executor of the Estate of Mary A. Damon

Emily Damon
EMILY DAMON, Executrix of the Estate of David H. Damon

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 29th day of October, 2010, then personally appeared before me the above-named CHARLES PERNA, Executor, who proved to me through satisfactory evidence of identification, which was personal knowledge a Massachusetts driver's license, to be the person whose name is signed on the foregoing document, and acknowledged to me that he signed it voluntarily, as Executor for the stated purpose.

Kathleen Donnell
Notary Public
My commission expires: 12/5/14

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 29th day of October, 2010, then personally appeared the above-named EMILY DAMON, Executrix, who proved to me through satisfactory evidence of identification, which was personal knowledge a Massachusetts driver's license, to be the person whose name is signed on the foregoing document, and acknowledged to me that she signed it voluntarily, as Executrix for the stated purpose.

Kathleen Donnell
Notary Public
My commission expires: 12/5/14

ACCEPTANCE

The undersigned Conservation Commission hereby accepts the foregoing deed pursuant to the authority granted to it by G.L. c. 40 Section 8C.

Executed this 15TH day of September, 2010

Town of Ashby
Conservation Commission

George A. Bauman

George A. Bauman, Chairman

Robert Leary

Robert Leary

Roberta Flashman

Roberta Flashman

Cathy Kristofferson

Cathy Kristofferson

Approved
Town of Ashby
Board of Selectmen

Peter McMurray

Peter McMurray

Daniel Meunier

Daniel Meunier

Joseph Casey

Joseph Casey

A TRUE COPY
ATTEST:

Lorraine Pease

Town Clerk, Lorraine Pease

