

**Town of Hubbardston Application to the  
Local Acquisitions for Natural Diversity (LAND)**

<b><u>Application Component</u></b>	<b><u>Page Number</u></b>
Project Description .....	2
Application .....	3
Project Notification Form .....	9
Project Budget .....	12
Draft Warrant Article .....	13
MA Historic Commission Notification .....	14
Property Map .....	15

## PROJECT DESCRIPTION

Abutting the beautiful Mt. Jefferson Conservation Area in Hubbardston, Ma lie seven individual parcels of land that comprise the 67 acre Malone Road property. Consisting of mixed woodland, open fields, wetlands, steep cliffs, several trails and exceptional views, the acquisition of this ecologically diverse property for the town of Hubbardston would be a natural and valuable extension of the conservation area.

Hubbardston purchased the Mt. Jefferson Conservation Area in 2002 with a Self-Help Grant, a conservation restriction purchased by the former Metropolitan District Commission (MDC) and town funds. Residents treasured the beauty, recreational and agricultural value of the area, while the MDC was concerned about preserving water quality in the Ware watershed. According to a recent survey<sup>1</sup>, most residents deem preserving our exceptional open spaces, rural atmosphere and associated recreational activities of the town to be a high priority. The Malone Road land lies within the Natty Pond Brook sub-basin of the Ware River Watershed, an integral part of the Quabbin Reservoir system that provides drinking water for millions of people in the metropolitan Boston area. It also abuts a 40 acre land locked parcel of woodland that shares frontage on Natty Pond. Preserving Malone Road would have the added benefit of effectively permanently preserving this additional 40 acres.

The property is almost entirely surrounded by other conservation land. (See Hubbardston Open Space and Land Protection Priority Map) The Mt. Jefferson Conservation Area lies to the west and abuts the Hubbardston/Templeton State Forest, making up about 1000 acres of protected land and hundreds of acres of undeveloped private parcels. DCR protected watershed land lies to the south, east and north. The Malone Road parcels represent an island of unprotected land in a protected greenway of over two thousand acres. Virtually the whole area is shown on the NHESP maps as core habitat BM518 (See Malone Road Project Map) NHESP states that "Conservation of the relatively small remaining areas of unprotected land within this Core Habitat is desirable to help ensure the long-term protection of the rare species found here." Natty Pond is designated as Priority Habitat and the endangered American Bittern has been repeatedly seen here in the last two years. The land's connectivity to large areas of unfragmented forestland means that it provides an important wildlife corridor for other larger species known to inhabit Hubbardston such as bear and moose. Maintaining the open fields on the property would not only preserve valuable agricultural land but would also protect early-successional habitat that is considered to be so important for wildlife in Massachusetts. The forty acres of protected fields on the Mt. Jefferson property have become home to a growing population of bobolinks and woodcock. An abutting farm consists of approximately 20 more acres of open fields. These three areas combined provide an excellent area of Upland Habitat.

The recreational value of the Malone Road property is exceptional. The land has several existing trails. Some lead to a rocky cliff that overlook Natty Pond below and afford a 180 degree unspoiled view of Mt. Wachusett and its surrounding hillsides. There is at least one cave on this cliff that the Hubbardston Historical Commission believes was used by Native Americans or other early settlers of this region. Several of the trails link directly with the trail system that has been developed in the Mt. Jefferson Conservation Area and the Hubbardston/Templeton State Forest. (See Mt. Jefferson and Hubbardston/Templeton State Forest Trail Map) Other trails lead towards lesser known DCR trails on watershed property. (See Hubbardston Trail Inventory Map) A major connection is along Malone Rd. which is a dirt road that actually ends at the beginning of the property and turns into a cart path that then leads on to New Templeton Rd, incorporating several trail connections. The area is a favorite place for local hunters who are well aware of the value of its wildlife habitat.

The development pressure on the property is high. Consisting of seven individual parcels, there are at least six ANR lots and, with further investment in roads, a developer could substantially increase that number. Development of this ecologically diverse land would not only destroy an area of significant natural beauty and recreational value, but would also substantially decrease the wild and unspoiled nature of the Mt. Jefferson Conservation Area. Preservation of this parcel would protect important water resources, priority wildlife habitat and exceptional recreational resources while preserving and restoring important working farmland.

It is the intent of the town to vote to purchase the property at a fall town meeting. Funding from the North Quabbin Regional Landscape Partnership has already been received and funding from other private foundations can be expected to be received from August through March. The balance of the money that is not received from grants, fundraising or donations will be funded over a period of years by borrowing against Community Preservation Act funds.

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<sup>1</sup> Open Space and Recreation Plan Survey 2006

COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS  
DIVISION OF CONSERVATION SERVICES  
**Due Tuesday, July 31, 2007 by 3:00 PM**

**CONSERVATION LAND ACQUISITION PROGRAMS  
APPLICATION FORM – FY08 ANNUAL GRANT ROUND  
Massachusetts Self-Help Program & Federal Land and Water Conservation Fund**

**1. Applicant Information**

**Municipality or State Agency Department Name:** Town of Hubbardston  
**Project Name:** Malone Road **Project Acreage:** 67.47 acres

**Present Ownership Information**

**Name:** Andrew S and Nancy Oleson  
**Address:** PO Box 143  
Princeton, Ma 01541

Assessor's Sheet Number: 5	Lot Number: 11
5	12
5	13
5	7
5	7A
2	58
2	58A
County: Worcester	Watershed: Chicopee
Latitude & Longitude at Main Entrance:	42°29.572'N 72°01.976'W
Congressional District: First	Zip Code: 01452

**2. Grant Program Preference**

Municipal applicants must state if the application is for funding through the Self-Help Program and/or the Land & Water Conservation Fund program; please check off the appropriate box below. Municipal projects may be considered for funding under both the federal LWCF program and the Self-Help Program (indicate this by checking off both boxes below as “yes”) – but can only be approved for funding through one of the programs. EOEEA reserves the right to fund a municipal project from the program source it deems most appropriate and most beneficial to the overall needs of the Secretariat should the applicant apply to both state and federal grant programs.

**Would you like to use this application to apply for a Self-Help Program Grant?**

**Yes**

**Municipal Applicants applying for a federal LWCF grant:** Please note that the federal grant program has a 50% reimbursement rate. This is a separate source of funding and your community, if successful, can only receive a Self-Help grant or a LWCF grant, not both. Would you like to use this application to apply for a LWCF grant?

**Note: To be eligible for LWCF assistance applicants must complete and submit Attachment B.**

**No**

### 3. Acquisition Details:

DCS calculates the grant award based on the total project cost based on the approved appraised value, or actual purchase price, *whichever is less*. The maximum grant award available is \$500,000.00. The reimbursement rate is available online.

Policy Change Now in Effect: DCS cannot reimburse for lands purchased prior to the start date on a state standard contract, in accordance with state procurement law. Therefore, DCS can no longer issue permission to proceed on an acquisition prior to project selection. The community must not purchase the land until a state standard contract is signed by both EOEEA and the community.

Total Project Cost:	\$440,000
Self-Help Reimbursement Rate (confirmed with DCS):	66%
LWCF only applicants use 50%	
Grant Request:	\$ 290,400

Negotiated Sale:	<b>Yes</b>
Do you have a Purchase and Sales Agreement or Agreed Price?	<b>Yes</b>
If yes, Amount:	\$465,000
Is Clear Title available?	<b>Yes</b>
If no, is an eminent domain taking anticipated?	<b>N/A</b>
If yes, proposed pro tanto award amount:	<b>N/A</b>

Note that if clear title is not available, the applicant may decide to acquire the property by a friendly taking (eminent domain) process to clear the title. It is best to know if there is a potential title problem as soon as possible since this can complicate the acquisition process.

#### *Appraisal Report #1*

Valuation: \$440,000

Appraiser: Andrew Van Hazinga, The Foster Company

Valuation Date: July 2, 2007

***Please note: if your project is selected for federal funding, the appraisal must be upgraded to the federal appraisal standards (“Yellow Book”) found at [www.usdoj.gov/enrd/land-ack/yb2001.pdf](http://www.usdoj.gov/enrd/land-ack/yb2001.pdf).***

#### **Attach a one page description of the proposed project budget including:**

- a. The source of all local funding including donations, and the Community Preservation Act.
- b. Description of the details of any donation, if applicable. Such funds should be gifted to the community and earmarked for the project.
- c. Description of any other sources of funding including federal, state, municipal or nonprofit organizations. List these partners and describe their contribution. Not all sources of state and federal funds are compatible with every DCS grant program.
- d. How will the grant reimbursement funds be reinvested, i.e. applied to any outstanding loans for the project, to establish a maintenance fund, or for a subsequent conservation land acquisition?

#### 4. Project Description

Describe purpose of acquisition and proposed use in a *one page attachment*. Use the Conservation Land Acquisition Project Rating System as an outline for the description to ensure the maximum score possible for your Project. Focus on the Community Planning, Project Quality and Partnership aspects of the Rating System and not the Demographic score since that is calculated by DCS. Describe the natural resource values and importance to the community's overall conservation goals as described in the rating system. Be sure to include information on water resources, green infrastructure, biodiversity and resource protection, intended use of the property, the level of threat from adverse development and joint or cooperative efforts with other agencies or organizations. Include a schedule for this project. **Provide a USGS topographic map with an outline of the Project boundary. Include the location, ownership and acreage of other public or quasi-public open space abutting, or close to, the Project on the topographic map (see Recommended Attachment #2).**

Access to the Property: Does Property have frontage on a street? **Yes**

If *yes*, list name of street(s): Malone Rd.

If *no*, describe how the public can access the property through adjacent landholdings. Grant funds are used to purchase land for conservation and public passive recreational use. Properties that do not have suitable access cannot be considered for funding.

Zoning, Present Use, and Past Use(s) of the Property. Note that if contamination is suspected, funding will be contingent upon proper mediation of the site, as determined through a Site Assessment, and the appraiser(s) should also address the issue in their evaluation.

Residential zoning. Present Use is vacant land with one abandoned house. Past use was residential.

Are there Buildings or Structures on the Property? **Yes**

If *yes*, list each one estimating value and current use, as well as intended use should this project be funded. The Self-Help Program is intended to preserve undeveloped land, not to purchase buildings. If the building is not to be used for conservation purposes, it is not eligible for grant funding and its value should be deleted from the subject property.

Abandoned house valued at \$0 to be removed upon acquisition of property

Shed valued at \$0 to be removed upon acquisition of property

Shed valued at \$0 to be removed upon acquisition of property

#### 5. Municipal Open Space and Recreation Plan and the Statewide Comprehensive Outdoor Recreation Plan

Describe how your Project meets the recommendations in your current Open Space and Recreation Plan and cite the page number references to your plan. If we already have a copy of your plan, there is no need to submit another copy. Comment on how the project meets the regional demand for recreation based on the *Statewide Comprehensive Outdoor Recreation Plan (SCORP)*: "Inferred Need for New Recreational Areas" under Chapter 5: The Regional Perspective. <http://www.mass.gov/envir/dcs/global/publications.htm>.

The Hubbardston Open Space Plan says that "the town strives to achieve a healthful balance between conservation and protection of open space resources and residential and commercial growth, thereby enhancing and protecting the quality of life for the residents who value and treasure Hubbardston's forests, fields, clean water, and fresh air." (pg 5) A Land Protection Priority Map "that prioritizes and delineates the parcels that are considered to be of primary importance for future protection efforts was developed. This will enable Hubbardston to be proactive and selective in its future conservation efforts." (pg 7) The Malone Rd property was

given a high priority for protection on this map because it had all five of the desired properties “1) relatively large size; 2) their proximity to existing protected tracts of land; 3) the fact that they are under single ownership; 4) working land value, e.g. farms; 5) scenic views.” (pg 55)

A survey sent to residents in preparation for developing the plan shows resident support for preserving open space “Given that the overwhelming majority of survey respondents stated that they live in Hubbardston because of its rural atmosphere and large tracts of undeveloped land, it is not surprising that the majority also support protecting the town’s natural resources. While respondents indicated that it is considered important to preserve open space for recreation, 68% also value wildlife habitat protection, 65% would like to see farmland protection, and 61% say that conservation and water protection are important. (pg 67)

The beauty of the area is noted. “Less known because of its seclusion on private property, but no less beautiful, is the view of Mt. Wachusett from the cliffs above Natty Pond. (pg 23)

Hubbardston residents’ desires are noted “Hubbardston residents often express their desire to live in a community with some undeveloped fields, woods, and ponds.” ( pg 19) and the recent 2005 survey showed “Hubbardston residents listed with frequency the use of open space for hiking, horseback-riding, canoeing, bicycling, cross-country skiing, nature study, and hunting and fishing.” (pg28)

The property is important for water quality protection. “Most of Hubbardston—the Ware River Watershed--has been designated as an Outstanding Resource Waters region because waters for both Quabbin and Wachusett Reservoirs originate here. These waters are considered exceptional for their socio-economic, recreational, ecological and/or aesthetic values. They are valued for their high drinking water quality and have more stringent protection requirements than other waters; no lowering of water quality is permissible.” (pg30)

“With careful planning, it is possible to plan suitable location of new development while preserving critical parcels of land.” (pg 65)

“There is a need to work with landowners to connect existing trails through land acquisition/easements or appropriate zoning bylaws.” (p66)

According to the SCORP report 43% of the residents of Central Massachusetts like to hike compared to 30.8% of residents throughout the rest of the state. A high percentage also enjoy picnicking and watching wildlife. They have expressed dissatisfaction with the availability of trails and greenways and also with the preservation of agricultural land and wildlife conservation land. Residents feel the most need for more hiking facilities, agricultural land and protecting the water quality of rivers, streams and ponds. The conservation of Malone Road will identify all three of these needs, expand the existing trail system within Hubbardston, protect an important greenway corridor, restore fields to active agricultural use, and help protect the water quality of Natty Pond and the Canesto Brook while providing an excellent location for picnicking and watching wildlife.

## **6. Town Meeting or City Council Approval.**

Submit certified copy of the vote, or draft language. Vote must conform to sample vote language criteria, available online from DCS.

Does your project have an affirmative town meeting vote or city council approval? **No**

If not, what is the date for the vote? Prior to December 31<sup>st</sup>, 2007 – date not yet set by Board of Selectmen.

### 7. Commonwealth Capital Application

Communities may submit their FY06 Commonwealth Capital Score or may submit for a score using the FY 06 criteria if they have not done so before (for more information see [http://www.mass.gov/?pageID=ocdterminal&L=2&L0=Home&L1=Commonwealth+Capital&sid=Eocd&b=terminalcontent&f=ocdfrotpage\\_commonwealthcapital&csid=Eocd](http://www.mass.gov/?pageID=ocdterminal&L=2&L0=Home&L1=Commonwealth+Capital&sid=Eocd&b=terminalcontent&f=ocdfrotpage_commonwealthcapital&csid=Eocd))

Have you applied for a Commonwealth Capital Score? We will submit by August 31<sup>st</sup>.  
FY06 Commonwealth Capital Score: 59

### 8. Signatures

**Attach community’s legal authority to apply for the grant, and the Chief Executive Officer’s legal authorization to execute contracts.** This is a resolution, motion or similar action that has been duly adopted or passed as an official act of the community’s governing body which authorizes the filing of the application, including all understandings and assurances contained therein.

By \_\_\_\_\_  
Chief Executive Officer

Matthew Castriotta Date: \_\_\_\_\_  
Type Official's Name

**Conservation Commission Members** (Other town agencies or boards are not eligible for Self-Help funds.)

Signature	Printed Name	Address
	chair	

### 9. Project Manager

**Attach authorization from the Chief Executive Officer identifying the individual named below who acts as the official representative of the community in connection with this application.** The Project Manager will coordinate all aspects of the acquisition: from application to reimbursement should the application be successful. Ideal candidate will have access to the city or town’s Chief Executive Officer, Conservation Commission, Municipal Counsel, and Municipal Treasurer.

Name:  
Affiliation with Municipality:

Debra A. Roussel  
Town Administrator

Address at City or Town Hall:

PO Box 7A  
Hubbardston, Ma 01452

Daytime Phone Number:

978-928-1403

Fax Number:

978-928-3392

E-mail address:

"Debra A Roussel" <hubbadmin@charterinternet.com>

Date Prepared:

July 19<sup>th</sup>, 2007



APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128

**PROJECT NOTIFICATION FORM**

Project Name: Malone Rd

Location / Address: 21 Malone Rd  
City / Town: Hubbardston, Ma 01452

Project Proponent  
Name: Town of Hubbardston  
Address: PO Box 7A  
City/Town/Zip/Telephone: Hubbardston, Ma 01452 978-928-1403

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<u>Agency Name</u>	<u>Type of License or funding (specify)</u>
Division of Conservation Services	Massachusetts Self Help Program

**Project Description (narrative):**

Abutting the beautiful Mt. Jefferson Conservation Area in Hubbardston, Ma lie seven individual parcels of land that comprise the 67 acre Malone Rd property. Consisting of mixed woodland, open fields, wetlands, steep cliffs, several trails and exceptional views, the acquisition of this ecologically diverse property for the town of Hubbardston would be a natural and valuable extension of the conservation area.

Hubbardston purchased the Mt. Jefferson Conservation Area in 2002 with a Self-Help Grant, a conservation restriction purchased by the former Metropolitan District Commission (MDC) and town funds. Residents treasured the beauty, recreational and agricultural value of the area, while the MDC was concerned about preserving water quality in the Ware watershed. According to a recent survey<sup>2</sup>, most residents deem preserving our exceptional open spaces, rural atmosphere and associated recreational activities of the town to be a high priority. The Malone Rd land lies within the Natty Pond Brook sub-basin of the Ware River Watershed, an integral part of the Quabbin Reservoir system that provides drinking water for millions of people in the metropolitan Boston area. It also abuts a 40 acre land locked parcel of woodland that shares frontage on Natty Pond. Preserving Malone Rd would have the added benefit of effectively permanently preserving this additional 40 acres.

The property is almost entirely surrounded by other conservation land. The Mt. Jefferson Conservation Area lies to the west and abuts the Hubbardston/Templeton State Forest, making up about 1000 acres of protected land and hundreds of acres of undeveloped private parcels. DCR protected watershed land lies to the south, east and north. The Malone Rd parcels represent an island of unprotected land in a greenway of several thousand acres. Virtually the whole area is shown on the NHESP maps as core habitat BM518 NHESP states that "Conservation of the relatively small remaining areas of unprotected land within this Core Habitat is desirable to help ensure the long-term protection of the rare species found here." Natty Pond is designated as Priority Habitat and the endangered American Bittern has been repeatedly seen here

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<sup>2</sup> Open Space and Recreation Plan Survey 2006

in the last two years. The land's connectivity to large areas of unfragmented forestland means that it provides an important wildlife corridor for other larger species known to inhabit Hubbardston such as bear and moose. Maintaining the open fields on the property would not only preserve valuable agricultural land but would also protect early-successional habitat that is considered to be so important for wildlife in Massachusetts. The forty acres of protected fields on the Mt. Jefferson property have become home to a growing population of bobolinks and woodcock. An abutting farm consists of approximately 20 more acres of open fields. These three areas combined provide an excellent area of Upland Habitat.

The recreational value of the Malone Rd property is exceptional. The land has several existing trails. Some lead to a rocky cliff that overlook Natty Pond below and afford a 180 degree unspoiled view of Mt. Wachusett and its surrounding hillsides. There is at least one cave on this cliff that the Hubbardston Historical Commission believes was used by Native Americans or other early settlers of this region. Several of the trails link directly with the trail system that has been developed in the Mt. Jefferson Conservation Area and the Hubbardston/Templeton State Forest. Other trails lead towards lesser known DCR trails on watershed property. A major connection is along Malone Rd. which is a dirt road that actually ends at the beginning of the property and turns into a cart path that then leads on to New Templeton Rd, incorporating several trail connections. The area is a favorite place for local hunters who are well aware of the value of its wildlife habitat.

The development pressure on the property is high. Consisting of seven individual parcels, there are at least six ANR lots and, with further investment in roads, a developer could substantially increase that number. Development of this ecologically diverse land would not only destroy an area of significant natural beauty and recreational value, but would also substantially decrease the wild and unspoiled nature of the Mt. Jefferson Conservation Area. Preservation of this parcel would protect important water resources, priority wildlife habitat and exceptional recreational resources while preserving and restoring important working farmland.

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

There are three buildings on the property: a house and two sheds. The house is in extreme disrepair and has not been lived in for over ten years. The appraisal for the Self-Help Grant gave it no value and considered it detrimental to the property. The sheds are in poor condition. It is the town's intention to demolish all three structures once the land is acquired

**Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

No

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

No

5/31/96 (Effective 7/1/93) - corrected 950 CMR – 275

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH  
APPENDIX A (continued)

**To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.**

There is at least one cave on a cliff face that the Hubbardston Historical Commission considers may have been inhabited by Native Americans or early settlers.

**What is the total acreage of the project area?**

Woodland	49.47 acres	Productive Resources:	
Wetland	5.00 acres	Agriculture	0 acres
Floodplain	0.00 acres	Forestry	0 acres
Open space	11.00 acres	Mining/Extraction	0 acres
Developed	2.00 acres	Total Project Acreage	67.47 acres

**What is the acreage of the proposed new construction?**

N/A

**What is the present land use of the project area?**

Open Space

**Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.**

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

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Signature of Person submitting this form: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Jassy M. Bratko

Address: 28 High St

City/Town/Zip: Hubbardston, Ma 01452

Telephone: 978-928-5646

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

7/1/93

950 CMR - 276

# MALONE ROAD BUDGET

**Organization Name: Town of Hubbardston, Open Space Committee**

**FEDERAL ID# 04-6001187**

**FISCAL YEAR END: JUNE 30, 2008**

EXPENSES	AMOUNT	% OF TOTAL BUDGET
Purchase Price	\$465,000	
Appraisal/Legal costs	\$10,000	
Total Cost	\$475,000	
Appraised Value	\$440,000	
<b>FUNDING SOURCES</b>		
Self Help Grant	\$290,400	61.00%
CPA Match	\$30,000	6.30%
Fields Pond Foundation Inc.	\$15,000	3.00%
William P. Wharton Trust	\$10,000	2.00%
Bafflin Foundation	\$15,000	3.00%
Davis Conservation Foundation	\$15,000	3.00%
N Quabbin Regional Landscape Partnership	\$4,000	0.80%
Total Funded	\$379,400	79.10%
Balance Needed	\$95,600	

Balance of \$95,600.00

- revenue from Mt. Jefferson forestry harvest
- borrowing against 2008 CPA funds and beyond pending approval of CPC Committee and town meeting
- fundraising - direct appeal letters, sponsored events

**HOW WILL GRANT FUNDS BE REINVESTED?**

The grant funds will be used to reimburse the town for purchasing the conservation land.

## DRAFT WARRANT ARTICLE

Article \_\_: To see if the Town will vote to raise and appropriate or appropriate by borrowing or by transfer from available funds the sum of \$465,000.00 or any other sum of money, and will authorize the Board of Selectmen to acquire by gift, negotiated purchase or eminent domain, on such terms and conditions as the Selectmen shall deem appropriate, a fee interest in 67.47 acres of land, more or less, owned by Andrew S. Olesin and Nancy Olesin as described on Assessor's Map 5, Parcel 7; Assessor's Map 5, Parcel 7A; Assessor's Map 5, Parcel 11; Assessor's Map 5, Parcel 12; Assessor's Map 5, Parcel 13; Assessor's Map 2, Parcel 58 and Assessor's Map 2, Parcel 58A, known as the Malone Road Property, said fee to be owned by the Town, to be managed and controlled by the Conservation Commission of the Town in accordance with Massachusetts General Laws Chapter 40, Section 8C, as it may be amended, for conservation and passive recreation purposes; and to meet said appropriation and to complete said acquisition including the payment of any and all costs incidental and related thereto, the Treasurer, with the approval of the Board of Selectmen, shall be authorized to borrow \$465,000.00 or any other sum of money in accordance with Massachusetts General Laws Chapter 44 and/or 44B, the Community Preservation Act, or any other enabling authority; and the Conservation Commission, with the approval of the Board of Selectmen, shall be authorized to file on behalf of the Town any and all applications deemed necessary under the Community Preservation Act, the Self-Help Act (Chapter 132A, Section 11) or the provisions of any other program governed by federal or state statute under which this conservation acquisition may be eligible for funding; and the Conservation Commission, with the approval of the Board of Selectmen, shall be authorized to enter into all agreements and execute any and all instruments, including the conveyance of a perpetual conservation restriction in accordance with Massachusetts General Laws Chapter 184 as required by Section 12(a) of Chapter 44B or Chapter 293, Section 10 of the Acts of 1998, as amended, as may be necessary on behalf of the Town to effect said acquisition, or take any other action relative thereto.

319806/HUBB/0001

Secretary of the Commonwealth  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125-3314

July 9, 2007

Dear Secretary Galvin,

The Town of Hubbardston is actively seeking to purchase 67.47 acres of land that abuts our Mt. Jefferson Conservation Area. We are applying for a Self Help Grant in the July, 2007 round. Per the grant requirements we are asking that the Massachusetts Historical Commission reviews the project and gives its input.

As requested, I am enclosing a copy of the Project Notification Form, a USGS locus map that shows the boundaries of the property, a more detailed Malone Rd Project Map and pictures of the buildings on the property. Please note in the project description that there is at least one cave on the cliff portion of the land overlooking Natty Pond that the Hubbardston Historical Commission believes may have been used by Native Americans or other early settlers of this region. Apart from this historical significance, conserving the Malone Rd property would link the Mt. Jefferson Conservation Area and the Hubbardston/Templeton State Forest to other conserved lands owned by the former Metropolitan District Commission. Almost the entire parcel is listed as core habitat by the Natural Heritage and Endangered Species Program. The Malone Rd parcel represents an island of unprotected land in a protected greenway of well over a thousand acres. The development pressure on this land is high as it consists of at least 6 ANR lots.

Please address your review to:-  
Mr. Robert O'Connor  
Director, Division of Conservation Services  
100 Cambridge St, Suite 900  
Boston, Ma 02144

If you are able to do this before our application deadline of July 20<sup>th</sup> I would also appreciate a copy of the review letter be sent to me so that I can include it in our grant application package:-

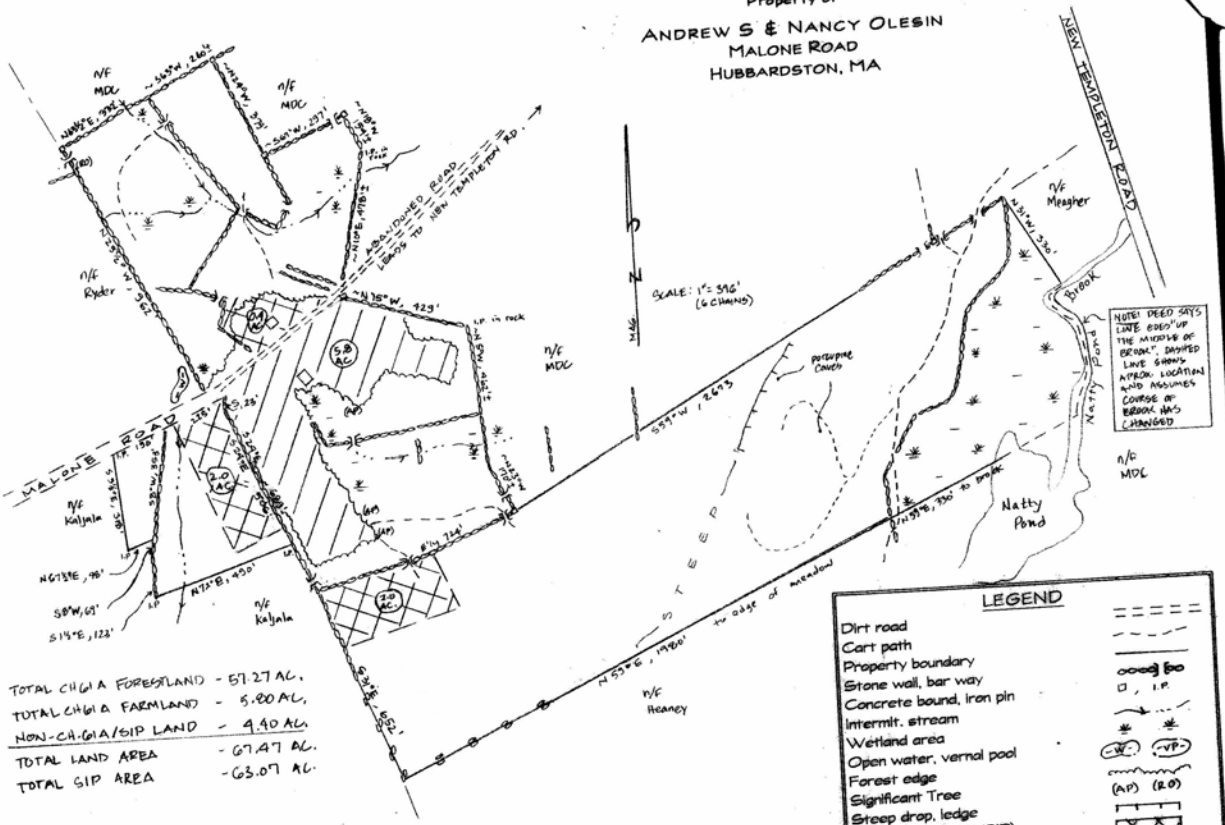
Jassy Bratko  
28 High St  
Hubbardston, Ma 01452

Sincerely,

Jassy Bratko  
Hubbardston Open Space Committee

# BOUNDARY & PHYSICAL FEATURE MAP

Property of  
**ANDREW S & NANCY OLESIN**  
 MALONE ROAD  
 HUBBARDSTON, MA



NOTE: DEED SAYS THE MIDDLE OF BROOK. SHIPPED LINES SHOWS ADEQUATE LOCATION AND ASSUMES COURSE OF BROOK HAS CHANGED

TOTAL CH/GIA FORESTLAND - 57.27 AC.  
 TOTAL CH/GIA FARMLAND - 5.80 AC.  
 NON-CH/GIA/SIP LAND - 9.90 AC.  
 TOTAL LAND AREA - 67.97 AC.  
 TOTAL SIP AREA - 63.07 AC.

LEGEND	
Dirt road	---
Cart path	---
Property boundary	---
Stone wall, bar way	o o o o
Concrete bound, iron pin	□, I.P.
Intermitt. stream	~
Wetland area	~*
Open water, vernal pool	(W) - (VP)
Forest edge	~
Significant Tree	(A.P) (R.O)
Steep drop, ledge	▧
Excluded (Ch.GIA/SIP)	▨
Excluded (Agricultural Land)	▩

Prepared by: Roger Plourde Jr., C.F., 6/00  
 Source: Deed description (b.21003, p.170-176)  
 S/00 forest inventory, aerial photos,  
 MDC survey maps, assessor's map

**BROAD ARROW FORESTRY**  
 Post Office Box 62  
 Worcester, MA 01602  
 508.792.2414