METACOMET
LAND TRUST

Annual Meeting and Program
Wednesday, May 18, 2016
6:30 p.m. Annual Meeting
7:00 p.m. Program
at
Mass Audubon's Stony Brook Wildlife Sanctuary
108 North Street, Norfolk, MA 02056

Crowdsourcing the conservation and restoration of pollinator diversity
with
Robert J. Gegar, head of Worcester Polytechnic Institute's *Pollinator Neuroecology and Conservation Laboratory*

Robert Gegar is Assistant Professor of Biology and Biotechnology at WPI where he runs the Gegar Lab that " investigates brain-behavior relationships in pollinating insects, with particular focus on the cognitive processes and brain structures that underlie foraging and the role of such processes in the evolution and maintenance of floral complexity. "

Join us for a fascinating look at the special pollinator systems around us!

Light refreshments will be provided.

Our Mission

The Metacomet Land Trust is a non-profit conservation organization dedated to the protection of open space and natural resources in the communities of South Central Massachusetts."

Mission statement approved in 1999 and re-affirmed April 25, 2002

The Metacomet Land Trust, PO Box 231, Franklin MA 02038
1-888-298-7284 *www.metacometlandtrust.org*

2015 ANNUAL REPORT

President's Message

Dear Members and Friends,

Celebrate your land! Whether you are a private land owner or one who partakes of the rich and varied public lands in our area, celebrate your good fortune! Get outside, take a deep breath, listen to the birdsong, feel the wind on your face and be grateful!

At the heart of any and all land preservation and of this very special land trust is a person or persons who had the germ of an idea that undeveloped land – from ordinary habitat to special places – needs protection and they made it their mission to save that natural space for the enjoyment of future generations.

It is amazing to me that we accomplish so much every year! The Metacomet Land Trust board of directors is an all-volunteer board. Sure, we contract with experts and consultants as we need to. But the decision-making, policy-making, management and day-to-day details that come through our virtual door every day are handled by dedicated volunteers who want to see us succeed and thrive in an environment increasingly under pressure from forces so much bigger then we are.

Thank you for your dedication, interest and support. Please visit our new web site for ideas on how you can be more involved and to learn more about our ongoing projects!

In conservation,

Lisa Mosczynski
President

Visit our new web site at www.metacometlandtrust.org
Find us on Facebook!

2016 ANNUAL MEETING AGENDA

6:30 p.m.

I. Meeting called to order
II. 2015 Annual Meeting Minutes Accepted
III. 2015 Annual Report and Financial Statement Accepted
IV. Election of Board of Directors
V. Motions regarding the disposition of property
VI. Awards Presentation
VII. Adjourn

Minutes of the 2015 Annual Meeting of Metacomet Land Trust

April 9, 2015
Sutton Town Hall, Sutton, MA

The business portion of the meeting was called to order at 6:53 pm with a quorum present and 4 proxy votes counted.

A motion was made to accept the minutes of the 2014 annual meeting. Motion was made by Tom Bik, 2nd by Shirley Mosczynski and motion carried.

A motion was made to accept the 2015 annual report including the financial statement. Motion was made by Tom Bik, 2nd by Shirley Mosczynski and motion carried.

There are currently 3 openings on the board of directors but there were no nominations. Five board members were up for re-election and Kyle Pribish, Tom Bik, Paul Knapik and Mike Penko were re-elected by unanimous vote.

As there was no new business the meeting was adjourned at 6:56 p.m. with a motion by Tom Bik, 2nd by Shirley Mosczynski.

After the business meeting there was an award presentation with recognition given to MLT founding members Larry Rettman and Tom Bik for their years of service and commitment to conservation. The Town of Sutton was recognized for their commitment to green energy. Town of Sutton selectman Mike Chizy was awarded MLT's "Community Spirit Award" for his years of service and commitment to conservation.

Following the award presentation the featured speaker was Greg Goodfellow, Invasive Pest Outreach Coordinator for the Massachusetts Department of Agriculture, who spoke on invasive pests including the Asian Longhorn Beetle and Emerald Ash Borer.

Respectfully submitted,
Laurie Salmon
Secretary

Charles River Meadowlands

In early 2015 Alan Earls, former chairman of The Town of Franklin Open Space Committee, appeared before the Metacomet Land Trust to present a concept for conservation project described as the "Charles River Meadowlands". In the town of Franklin, the Army Corps of Engineers owns and manages 465 acres along with an additional 334 acres in Bellingham and 52 acres in Medway. Earls proposed that commencing in Franklin and expanding outwards these holdings can become a regional epicenter for passive recreation including hiking, walking, cross-country skiing, fishing, canoeing, kayaking and nature study.

The Metacomet Land Trust Board of Directors voted to support the "Charles River Meadowlands" initiative that would serve to both highlight protected local natural resources in the region by increasing recreational opportunities while simultaneously guaranteeing public access and awareness. We continue to look forward to supporting this project in any way we can and to celebrating its future success.

Metacomet Land Trust, Inc.
Balance Sheet
As of December 31, 2015

	Dec 31, 15
ASSETS	
Current Assets	
Checking/Savings	
10000 · Operating Checking #5493	4,165.85
10100 · Money Market Account #4609	91,764.97
10105 · CR Protection Endowment #2311	25,097.59
10107 · MLT- CD #1294	10,046.03
10110 · SNETT Special Projects #5492	1,272.20
10115 · Lake Manchaug Projects #6119	3,614.70
10120 · Upton Project Fund #6620	2,702.80
Total Checking/Savings	138,664.14
Accounts Receivable	
11000 · Lease Fees Receivable	340.00
Total Accounts Receivable	340.00
Other Current Assets	
14000 · Prepaid Expenses	2,225.93
Total Other Current Assets	2,225.93
Total Current Assets	141,230.07
Fixed Assets	
15100 · Equipment	9,562.56
15900 · Accumulated Depreciation	-9,562.56
16500 · Land/Affordable House Lots	341,707.00
16900 · Land Open Space	1,560,292.00
Total Fixed Assets	1,901,999.00
TOTAL ASSETS	**2,043,229.07**
LIABILITIES & EQUITY	
Equity	
39000 · Unrestricted Funds-001	1,050.00
39005 · Retained Earnings	53,088.58
39200 · Unrestricted Funds-002	104,504.37
39300 · Temporarily Restricted	23,057.22
39400 · Permanently Restricted	1,851,527.05
Net Income	10,001.85
Total Equity	2,043,229.07
TOTAL LIABILITIES & EQUITY	**2,043,229.07**

Metacomet Land Trust Board of Directors

The Metacomet Land Trust is governed by a Board of Directors elected by our members to three year terms. Our Board of Directors includes representatives from towns throughout the service area, each of whom brings years of experience in local conservation and planning. You are welcome at all Board meetings; please email us to receive advance notice. Board members frequently assist communities and private land owners with conservation easements, other land preservation projects, workshops and educational events.

Members of the Board of Directors serve three year terms. Current members are:

President - Lisa Mosczynski, Douglas	(term expires 2017)
Vice-President - Kyle Pribish, Norfolk	(term expires 2018)
Treasurer - Susan Speers, Franklin	(term expires 2016)*
Secretary -	(term expires 2017)
Nicholas Bik, Blackstone	(term expires 2016)*
Tom Bik, Blackstone	(term expires 2018)
Larry Rettman, Franklin	(term expires 2017)
Russell Holden, Uxbridge	(term expires 2016)*
Patrice Murphy, Mendon	(term expires 2018)
Patricia Nedoroscik, Sutton	(term expires 2016)*
Mike Penko, Upton	(term expires 2018)
Paul Knapik, Uxbridge	(term expires 2018)
Anne Hanscom, Uxbridge	(term expires 2017)

Four positions are currently open. Please consider volunteering! The Board of Directors encourages you to be an active member of the organization, sharing your skills by assisting with site visits and annual inspections of our properties, helping with programs or suggesting programs or topics which would be of interest to our members. Please contact us and let us know how you can help!

* Members with terms expiring.

Upcoming Events!

Earth Day – Friday, April 22nd We urge you to make Earth Day every day!

Mine Brook Area Cleanup and Walk Planned in Franklin

Metacomet Land Trust will sponsor a trail walk and cleanup of the town open space near Mine Brook in Franklin in cooperation with the Charles River Meadowland Initiative, the Charles River Watershed Association and the Town of Franklin Earth Day celebration. Everyone is welcome; families with young children please email metacometlt@gmail.com for more information about conditions.

Saturday, April 30th from 10:30 a.m. to Noon / Rain or Shine!
42 Pond Street, Franklin

PROPERTIES IN WHICH METACOMET LAND TRUST HOLDS AN INTEREST

As of December, 2015

LAND: Our total open land acreage currently stands at 386 acres.

- 10.5 acres off Dawn Marie Circle, Franklin: conservation land.
- 41.8 acres off Lincoln Street, Franklin: within Franklin Woods open space subdivision.
- 1.75 acres, Coronation Drive, Franklin: outdoor classroom used by Kennedy Elementary School. Dedicated to Alfred S. Ferguson in May 2000.
- 3.2 acres, Central Turnpike, Sutton: conservation area.
- 130 acres, Hopp Brook Conservation Area, Mendon Street, Blackstone: The land trust owns extensive woodland for open space and trails originally donated by Doris Daniels King in 1998. A permanent conservation restriction to the Mass Department of Fish and Game controls the use of the vast majority of this property and allows for future construction of an educational center and office. A three acre lot to the south on Mendon Street is owned by the land trust and not included in the Conservation Restriction.
- 126.9 acres off Chase Road in Sutton and Millbury: conservation land donated by Mr. Henry Boria.
- 6.5 acres on Putnam Hill Road, Sutton, donated by James and Marina Gvazdauskas, January 2001: conservation area.
- 9 acres on Manchaug Road in Sutton, donated by Otco, Inc. in November, 2001: conservation land.
- 6 acres off Manchaug Road in Sutton, donated by John & Donna Couture, 2002: conservation land
- 12.8 acres known as the Reid Memorial Conservation Area, on Daniels Street in Franklin, a bequest from Mr. Arthur D. Nelson to honor his wife, Gwendolyn Reid Nelson
- 9 acres on Manchaug Road in Sutton donated by Robert Ferragamo and Gretchen Richards 2010.
- ½ interest in land off Putnam Hill Road in Sutton consisting of 6 acres donated by Robert Nunnemacher
- ½ interest in land off Mendon Road in Sutton consisting of 14 acres donated by Marie Linder

CONSERVATION RESTRICTIONS: total acreage under permanent restriction is 337.98 acres

Note that these properties are **privately owned** and their future development is restricted according to their agreements with Metacomet and the Commonwealth.

- 27 acres at the Hancock Christmas Tree Farm, 508 Hancock Street, Wrentham, donated by Bill and Joyce Marland
- 11.7 acres on Charles River, off Plymouth Road, Bellingham: owned by the Bellingham Conservation Commission
- 62 acres, Chestnut Street, Upton: owned by the Bernat family
- 27 acres, Fox Fire Farm, Hazel Street, Uxbridge, owned by the Hanscom family
- 35 acres, Dan Griffiths property, Sutton, now owned by the Vincequere family
- 13.6 acres, Laurel Brook, New England Forestry Foundation, Uxbridge
- 14 acres, Shirley Smith property, Mendon
- 147 acres Muddy Brook North, Muddy Brook South & Meadow Brook Uplands, Mendon
- 4.7 acres across from Mass Audubon's Stony Brook Wildlife Sanctuary and donated by Mass Audubon in 2015, Norfolk

7 AFFORDABLE HOUSING PROPERTIES: House lots in Franklin owned by Metacomet Land Trust and leased to owners of affordable homes on each parcel, total acreage 4.8 acres: 61 Lewis Street, 195 School Street, 891 Lincoln Street, 608 Maple Street, 4 Rolling Ridge Road, 809 Summer Street and 813 Summer Street

* * *

Metacomet News and Notes

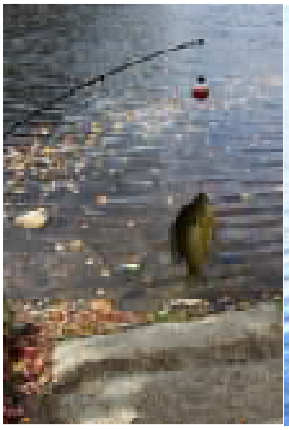
Education and Outreach

Members of the Education and Outreach Committee continued to partner with Kathryn Parent of the Department of Conservation and Recreation assisting at the Friday morning "Story Hour" programs throughout the summer at River Bend Farm in Uxbridge. For the 7th consecutive year board members Patricia Nedoroscik and Laurie Salmon coordinated with Ms. Parent to create and deliver age appropriate environment focused workshops.

These fun-filled hours have reached over a thousand children, their parents and grandparents over the years with the message of how inter-connected our fragile ecosystems are.

From birdseed ornaments and butterfly masks to tree slice necklaces, our coordinators continue to generate enthusiasm and excitement in young people as they help them learn about the amazing earth around them. Thank you, Pat, Laurie and Kathryn for your continued dedication to teaching and training our youngest environmentalists!

Watch our website and e-newsletters for information on the 2016 programs. If you would like to help create and produce programs like this, please send an e-mail to metacometlt@gmail.com today!



Board member Tom Bik led tours of the Blackstone Gorge on behalf of MLT and on a cold, windy morning last October he and Kathryn Parent of the Department of Conservation and Recreation offered a fishing lesson at the Blackstone Gorge (located in the Blackstone Gorge State Park) to hardy souls from local families. The fish in the river actually did bite and one happy girl landed one! Blackstone Gorge State Park includes land in both Massachusetts and Rhode Island. Metacomet was instrumental in the preservation of the Gorge in 1992.

We also helped River Bend Farm in Uxbridge celebrate its 20th anniversary in June where we had many young conservationists come by our display table!

Stewardship

Board Member Nick Bik with a giant white pine in Mendon.

Metacomet holds conservation restrictions (CRs) on 10 properties in 6 towns. In accordance with the terms of the CRs, all of these properties were visited and inspected in 2015 to ensure that the property was being protected according to the wishes of their owners (past and present).

The trust hired Massachusetts Audubon to prepare a baseline report for the Pearson Farm conservation restriction in Mendon. This report will guide future stewards so they can make sure the property is maintained for the conservation purposes described in the restriction.

MLT also hired a forester to prepare an updated forest management plan for the Hop Brook Preserve in Blackstone. The 10 year plan proposes converting several acres of forest to early successional habitat and selective logging on about 35 acres of the 130 acre property. The primary goal of the logging is habitat improvement. The plan also includes construction of a driveway, public parking area, and trail system. The plan is under review by the Massachusetts Division of Fish and Wildlife and is expected to be finalized by May of 2016.

To join the Stewardship Committee please contact Mike Penko at mpenko@charter.net

We're here to help. If you are a landowner looking to preserve and protect your property, please give us a call and we'll be glad to work with you. We can partner with you, suggest where you can find professionals and resources to guide you and answer questions you might have.

If you're a community activist who knows of special property that should be protected in the towns we work in, please give us a call. We are happy to have a conversation to determine the best way we might work together!

We serve the towns of: Bellingham, Blackstone, Douglas, Franklin, Hopedale, Mendon, Millbury, Millville, Norfolk, Northbridge, Upton, Uxbridge, Sutton and Wrentham.

Help us continue our conservation work for the next generation!

Have you renewed your membership for 2016? Your dues and donations help us to continue our work of land preservation, conservation, and environmental education.

To join or renew your membership in the land trust, please fill in below and mail to Metacomet Land Trust, P.O. Box 231, Franklin, MA 02038

Friend	$ 25.00	_____
Steward	$ 50.00	_____
Naturalist	$ 100.00	_____
Forester	$ 250.00	_____
Protector	$ 500.00	_____
Other		_____

I would like to make an additional gift to the Metacomet Land Trust. Please apply my gift towards:

The Erik Anderberg Stewardship fund _____ As needed _____

Other (please specify) _____

NAME(S):_____

ADDRESS: _____

TELEPHONE _____ EMAIL:_____

Proxy Vote:
If you are not able to attend the annual meeting, you may fill out and return this portion as your proxy ballot. This will count toward the required quorum of 20 voting members or 20% of all dues paying members (whichever is larger). Your proxy instructs Lisa Mosczynski, President, or Kyle Pribish, Vice President, to act on your behalf.

METACOMET LAND TRUST 2016 ANNUAL MEETING MEMBER PROXY

I authorize MLT Board President Lisa Mosczynski or Vice President Kyle Pribish to exercise my vote at the 2016 Annual Meeting for the ELECTION OF BOARD MEMBERS, APPROVAL OF 2015 MEETING MINUTES, APPROVAL OF THE 2016 ANNUAL REPORT and any MOTIONS that come before membership.

NAME: _____

DATE: _____

Please mail your proxy to Metacomet Land Trust, PO Box 231, Franklin, MA 02038 to arrive no later than **Friday, May 13, 2016**.

Resolutions recommended by the Board of Directors for action by the general membership

MOTION Pertaining to 813 Summer Street, Franklin, MA

Preamble: Seeing that the ground lease on Metacomet Land Trust (MLT) property at 813 Summer Street in Franklin, MA (Property) has been declared to be in default and that MLT wishes to maintain the Property as affordable housing stock, the MLT members give the MLT President the authority to:

1. Negotiate with any persons claiming an interest in the property, including the lessees and any leinholders, and with the Franklin Housing Authority (FHA) or any other governmental instrumentality or nonprofit interested in acquiring the Property and preserving it as affordable housing stock;

2. Effectuate a transfer of the Property, including both the fee interest currently owned by MLT and the leasehold estate under the ground lease, to the FHA or another governmental instrumentality or nonprofit committed to preserving the Property as affordable housing stock; and

3. Execute any documents, such as a deed, a termination of ground lease and/or a restrictive covenant relating to the status of the status of the Property as an affordable housing unit that the President deems necessary or appropriate for the consummation of the transaction described herein.

Be it further resolved that all acts, actions or agreements undertaken prior to the adoption of this motion with respect to the subject matter herein by Lisa Mosczynski or any of the representatives of MLT are hereby ratified, confirmed and adopted.

MOTION Pertaining to 195 School Street, Franklin, MA

Preamble: Metacomet Land Trust (MLT) has previously stated its goal to divest of the affordable housing program while maintaining the permanent affordability of the units. The owners of 195 School Street are asking the Trust for permission to refinance their mortgage based on ownership of the land as well as the house and have an urgent deadline to avoid foreclosure.

In the interest of our goal to divest of units strategically as the opportunity arises while maintaining permanent affordability, the MLT members hereby authorize the President to negotiate a new ownership structure for 195 School Street in Franklin that will:

1. Result in the termination of the existing ground lease for 195 School Street and conveyance of MLT's underlying interest in the land to the owners of 195 School street; provided, however, that such conveyance will be subject to a permanent deed rider is substantively similar to the form of deed rider used by MA DHCD in its Local Initiatives Program (LIP) and containing substantively identical permanent affordability restrictions, which restrictions will be based on the owners' current equity in 195 School Street pursuant to the existing ground lease plus any additional equity attributable to the payment by the owners to MLT for MLT's underlying interest in the land;

2. Provide for enforcement and resale lottery responsibility to be given to either MA DHCD and/or the Franklin Affordable Housing Trust, and

3. Include the condition that the owners will provide a payment to Metacomet and/or the Franklin Affordable Housing Trust to recognize the original public investment in the housing program, through either a cash payment or the refinancing through their lender. The amount of the desired repayment should be at least the appraised value of the land (currently $9,000) but our representatives are authorized to request a higher figure.

In connection with the foregoing, MLT's President will have the authority to:

1. Negotiate with all potential parties to the transaction (including without limitation the owners of 195 School Street, their lender, the Town of Franklin, MA DHCD, the Franklin Affordable Housing Trust or the attorneys or agents of any of the foregoing) or to authorize other representatives of MLT to negotiate upon her behalf; and

2. Effectuate the transaction and to execute any documents, such as a deed, a termination of ground lease and/or a restrictive covenant relating to the status of the property as an affordable housing unit, that she deems necessary or appropriate for the consummation of the transaction described herein.

Further, that if the proposed transaction is not consummated and the lender of the owners of 195 School Street forecloses on their ground lease, the MLT members give the MLT President the authority to

1. Negotiate with any persons claiming an interest in the property, including the lessees and any leinholders, and with the Franklin Housing Authority (FHA) or any other governmental instrumentality or nonprofit interested in acquiring the Property and preserving it as affordable housing stock;

2. Effectuate a transfer of the Property, including both the fee interest currently owned by MLT and the leasehold estate under the ground lease, to the FHA or another governmental instrumentality or nonprofit committed to preserving the Property as affordable housing stock; and

3. Execute any documents, such as a deed, a termination of ground lease and/or a restrictive covenant relating to the status of the status of the Property as an affordable housing unit that the President deems necessary or appropriate for the consummation of the transaction described herein.

Move further that all acts, actions or agreements undertaken prior to the adoption of this motion with respect to the subject matter herein by Lisa Mosczynski or any of the representatives of MLT are hereby ratified, confirmed and adopted.