METACOMET LAND TRUST

The Metacomet Land Trust is a 501 (c) 3 non-profit organization dedicated to the protection of open space and natural resources in South Central Massachusetts. Metacomet proudly serves the communities of Bellingham, Blackstone, Douglas, Franklin, Hopedale, Mendon, Millbury, Millville, Norfolk, Northbridge, Sutton, Upton, Uxbridge, Webster, and Wrentham

**Please Join Us for Our Annual Meeting on Thursday, May 21, 2026**
**at 6:30 at the Sutton High School Auditorium at 383 Boston Road in Sutton.**

**The business meeting will be followed at 7:00 pm by a program on**
**The Importance of Our Land and Water Nexus**
**presented by Stefanie Covino, Executive Director of the Blackstone Watershed Collaborative**

**The program is free and open to the public**
**The High School is handicap accessible**

## 2026 Annual Meeting Agenda

I. Meeting Called to Order
II. 2025 Annual Meeting Minutes
III. 2026 Annual Report, Treasurer's Report and Financial Statement
IV. Election of Directors to the Board
V. Adjourn

**Proxy Vote:**

**If you are not able to join the annual meeting**, please fill out and return this portion as your proxy. 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 Russell Holden, Vice President, to act on your behalf.

METACOMET LAND TRUST 2026 ANNUAL MEETING MEMBER PROXY. I authorize MLT Board President Lisa Mosczynski or Vice President Russell Holden to exercise my vote at the 2026 Annual Meeting for the ELECTION OF BOARD MEMBERS, APPROVAL OF 2025 MEETING MINUTES, APPROVAL OF THE 2026 ANNUAL REPORT, and any MOTIONS that come before the membership.

NAME: _____ DATE: _____

SIGNATURE:: _____

Please mail your proxy to Metacomet Land Trust, PO Box 231, Franklin, MA 02038 to arrive no later than **Wednesday May 14, 2026**. You may also simply photograph the signed form and email the photo to **info@metacometlandtrust.org**.

***We Love Where We Live – And We Know You Do, Too!***

## President's Message

Dear Members and Friends,

I challenge you to read this exciting message so that you are prepared to help us to get to where we need to go. Are you ready?

Our dedicated board members invested time and energy working with our consultants to plan for our sustained future. Here are the resulting goals I want to share with you:

Goal #1: Protect more land and enhance the stewardship of the land that we have in our care

As a land trust, our most essential work is the protection of land. At a time of rapid development in our region, we regularly feel the pressure of "now or never" when potential opportunities emerge to potentially protect land. We will continue to actively engage in conversations with landowners, municipalities, and partners about protection options and help to advance those conversations at every opportunity. At the same time, we have obligations to the lands we already have in our care to develop and implement plans for their stewardship.

Goal #2: Grow the community that values stewardship of land and natural resources

The continuation of our work is predicated on having a community of people who appreciate and value land and natural resources. This community then becomes the base from which our future volunteers, board members, and donors can be drawn.

Goal #3: Be more sustainable as an organization

As we prepare to celebrate our 40th anniversary in 2028, we are thinking about what it takes for us to thrive in our fifth decade and beyond. This means investing in ourselves as an organization, building up our human and financial capacity.

We have outlined the many steps we need to take to accomplish these goals. One thing is abundantly clear: we need everyone's help. We'll be talking to our donors and funders, recruiting volunteers, having hard conversations with our families and friends and asking YOU to play a greater role in growing your land trust.

Our path to success is clear. Please help us grow our community and save more land. Yours in conservation,

Lisa Mosczynski, President

Metacomet Land Trust

## Our Annual Meeting is on Thursday, May 21, 2026

The Metacomet Land Trust will hold its annual meeting on Thursday, May 21, 2026, at the Sutton High School auditorium at 383 Boston Road in Sutton. We will start at 6:30 pm with a business meeting and the presentation of Community Spirit awards.

This will be followed at 7:00 pm by our guest speaker, Stefanie Covino, Executive Director of the Blackstone Watershed Collaborative, who discuss the importance of our land and water nexus. She will describe how the work of the Collaborative and Metacomet Land Trust is critical to the overall health of the communities where Metacomet works including Bellingham, Blackstone, Douglas, Franklin, Hopedale, Mendon, Millbury, Millville, Northbridge, Sutton, Upton, Uxbridge and Wrentham in south Central Massachusetts.

We will also play a quick round of watershed trivia! Please join us as we all strive to know our watershed better. For more information, go to www.metacometlandtrust.org.

***We Love Where We Live – And We Know You Do, Too!***

## 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.

| | | |
|---|---|---|
| **President** - Lisa Mosczynski, Douglas | | (term expires 2026) * |
| **Vice-President** - Russell Holden, Uxbridge | | (term expires 2028) |
| **Treasurer** - Susan Speers, Franklin | | (term expires 2028) |
| **Secretary** - Tom Bik, Blackstone | | (term expires 2027) ** |
| Kelly Phelan - Franklin | | (term expires 2028) |
| Larry Rettman - Franklin | (resigned) | (term expires 2026)* ** |
| Peg Rothwell, Hopedale | | (term expires 2027) |
| Patrice Murphy, Mendon | | (term expires 2027) |
| Barbara McNamee, Northbridge | | (term expires 2028) |
| Michael Rodriguez | | (term expires 2026)* |
| Mike Penko, Upton | | (term expires 2027) |
| Christine Scott, Upton | | (term expires 2028) |
| Ann Hanscom, Uxbridge | | (term expires 2026)* |

* Members' terms expiring, ** Founding Board Members
There are two open seats on the Board

## Help us grow!

We have identified four committees that are crucial to building our capacity as an organization. All committees are chaired by a board member and will meet virtually or in person as needed. Can you contribute some of your time and expertise?

**Fundraising** - Help us raise money for operational expenses and special projects. Creative "asks" are appreciated!

**Activities** - Work to develop programs that are nature-based and that will introduce more people to our properties. There are lots of ideas to implement!

**Communications** - This involves everything from our e-newsletter to social media. Enjoy using Canva to create event graphics? Lots of interface with activities and fundraising!

**Stewardship** - If you're a "boots on the ground" guy or gal, this committee is for you! Join in to post property boundaries, clean trails or document special features among other things!

Send an email with your interest to info@metacometlandtrust.org

### How To Reach Us at The Metacomet Land Trust

**Call us** at 508-271-7131

**Email:** info@metacometlandtrust.org

**Website:** www.MetacometLandTrust.org

**Facebook:** https://www.facebook.com/MetacometLandTrust/

**Subscribe to our newsletter for the latest Metacomet news and events.**

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## 2025 Annual Meeting Minutes

The 2025 Annual Meeting was held on Thursday, June 26, 2025, at the Upton Community Center. Having a quorum present, the meeting was called to order by President Lisa Mosczynski at 6:35 p.m. Lisa welcomed the audience and recited the organization's mission. A motion was made by Tom Bik and seconded by Larry Rettman to accept the 2024 Annual Meeting Minutes. Motion passed. A motion was made by Russell Holden and seconded by Ann Hanscom to accept the 2025 Annual Report, Treasurer's Report and Financial Statement. Motion was approved.

The meeting's business then moved to the election of Directors to the Board. Russell Holden, Susan Speers, Kelly Phelan, Barbara McNamee and Christine Scott were all nominated for re-election. A motion to elect the slate was made by Tom Bik and seconded by Ann Hanscom. The motion passed unanimously. There were no nominations from the floor for empty board seats.

A motion to adjourn was made by Larry Rettman and seconded by Tom Bik. The motion passed and the meeting concluded at 6:48 p.m.

Respectfully submitted,

Lisa Mosczynski,
Annual Meeting Secretary

## Treasurer's Report for the Calendar Year 2025

2025 and 2026 will go down as two of the most active years in MLT's financial history! We ended 2025 with two major fundraising projects underway, multiple stewardship and planning work is underway or completed, as well as the gift of land in Hopedale recorded in October. All of these good works kept everyone on their toes, including your Treasurer!

On the Balance Sheet, our special purpose accounts ("Temporarily Restricted Funds)" are distributed between individual CDs and, savings accounts as well asand the Money Market account. The state grants for the Wrentham and Upton conservation projects are paid out on a reimbursement basis and will be received later this year. More detail can be provided at the Annual Meeting or by email to me or Lisa at susan.speers@metacometlandtrust.org and lisa.mosczynski@metacometlandtrust.org.

In 2026, our major expenses will be for the two major conservation projects. Looking ahead to next year, MLT will again have higher operating expenses in 2027 due to the state requirement for a financial review when a charity rises above a set level of cash donations, including the Commonwealth's grants for land projects.

Metacomet's charitable returns to the IRS and the Massachusetts Attorney General's office are available upon request and at the Candid Charity portal.

Susan Speers, Treasurer

April 2026

# Treasurer's Report for the Calendar Year 2025

## Metacomet Land Trust, Inc.
## Statement of Financial Position
### As of December 31, 2025

| ASSETS | Total |
|---|---|
| Current Assets | |
| Bank Accounts | |
| Unrestricted Operating Checking Account | $ 2,727 |
| Money Market Account | $ 229,843 |
| Special Purpose Savings Accounts | |
| Bonner Property Fund | $ 3,939 |
| CR Protection Endowment Certificates of Deposit (4) | $ 27,937 |
| Lake Manchaug Projects | $ 1,320 |
| Total Bank Accounts | $ 265,766 |
| Accounts Receivable | |
| Lease Fees Receivable | |
| Total Accounts Receivable | $ - |
| Other Current Assets | |
| CR Stewardship Investment Account | $ 28,861 |
| Undeposited Funds | $ 328 |
| Prepaid Expenses | $ 3,377 |
| Total Other Current Assets | $ 32,565 |
| Total Current Assets | $ 298,331 |
| Fixed Assets | |
| Permanently Restricted Land | $ 3,065,984 |
| Permanently Restricted Affordable House Lots | $ 328,807 |
| Unrestricted Open Space (3 parcels) | $ 109,100 |
| Total Fixed Assets | $ 3,503,891 |
| | |
| TOTAL ASSETS | $ 3,802,222 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | $ - |
| Total Current Liabilities | $ - |
| Total Liabilities | $ - |
| Equity | |
| Accumulated Funds (Retained Earnings) | $ 275,439 |
| Unrestricted Land | $ 109,100 |
| Temporarily Restricted Funds | $ 73,279 |
| Permanently Restricted Land | $ 3,065,984 |
| Net Revenue | $ 138,916.17 |
| Total Equity | $ 3,662,718 |
| | |
| TOTAL LIABILITIES AND EQUITY | $ 3,662,718 |

Financials are unaudited results for the calendar year 2025

***We Love Where We Live – And We Know You Do, Too!***

## Thank you to our partners and donors!

Greater Worcester Community Foundation
Land Trust Alliance
Mass Audubon
Sudbury Valley Trustees
The Nature Conservancy
Deborah Eliason, Esq.
The Town of Mendon
The Town of Wrentham
Commonwealth of Massachusetts
BW Research
Wrentham Cooperative Bank
Philip Jordan, Esq.
Friends of Upton State Forest
Rushford & Sons Brewhouse
New England Mountain Bike Association
White Barn Farm

## Help us continue our conservation work for the next generation!

Have you renewed your membership for 2026? **Membership dues are $25 for a calendar year**. 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 | _____ | Forester | $ 250.00 | _____ |
| Steward | $ 50.00 | _____ | Protector | $ 500.00 | _____ |
| Naturalist | $ 100.00 | _____ | Other | | _____ |

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

NAME(S):_____

ADDRESS: _____

TELEPHONE_____ EMAIL:_____

Yes! I am interested in volunteering! _____

Check out our Website: www.MetacometLandTrust.org. You can renew online!

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## Stewardship Report

Since Spring of 2020, Metacomet Land Trust has had the goal of visiting all of our fee-owned parcels annually, during which we observe changing land conditions, verify borders and check for any property misuse. About one third of MLTs 27 fee parcels were visited in 2025. Metacomet directors visited all properties protected by conservation restrictions (CR) as part of our yearly CR monitoring program.

We have also begun documenting the biodiversity we find along the way using the app iNaturalist. During FY 26, 5 observers at our properties recorded 66 previously undocumented new species. Our efforts in this regard can be explored by clicking on the link here: https://www.inaturalist.org/projects/metacomet-biodiversity-adventure.

On Earth Day, thanks to a matching donation, MLT raised $3,295 for trail improvements on our properties. The funds were used to purchase and install a Vermont Timber Frame trail kiosk at the Stevens Pond Preserve in Sutton. Construction of a boardwalk at Stevens Pond is also planned.

MLT received a grant from the national Land Trust Alliance to mark boundaries at the Stevens Pond Preserve and adjacent Duvall Road CR. A contract has been awarded and the work is expected to be completed by August, 2026.

MLT also received a grant from the Land Trust Alliance to evaluate our CR and fee land stewardship programs. Our goal is to improve our stewardship and apply for Terafirma insurance to better protect CRs by 2027 and fee properties by 2028.

MLT hired a contractor to prepare the CR Baseline Documentation Report (BDR) for the new (2025) Oak and Wall Preserve CR in Mendon. Late in 2025 MLT and the Sudbury Valley Trustees began work on a BDR for the Forest Heights Forest Reserve Project in Upton. The BDR is expected to be completed by June, 2026.

The town of Mendon applied for and received a $100,000 MassTrails grant for the Maple Farm Wildlife Preserve and Muddy Brook North Conservation Area. MLT holds CRs on these properties. The project will expand Mendon's trail network by creating 4 miles of new trails. The project will build trails, boardwalks, and a scenic platform that are ADA-accessible for youth, seniors, and mobility impaired residents. The trails will meander through different ecosystems, and provide access to the Maple Farm Preserve from the nearby Miscoe Hill Middle School and Henry P. Clough Elementary School. Parking to access the Maple Farm Preserve will be provided at the adjacent Shirely Smith CR. MLT is also working with the Hopedale Conservation Commission to access Maple Farm Preserve trails from the Pinecrest II Conservation Area off Moore Road in Hopedale.

On November 2nd, 2025, we completed the placement of large format signs along the border of the Maple Farm property at 109 North Avenue in Mendon, MA, and along the utility easement that bifurcates it. Signs were placed approximately every 100 feet.

## Conservation Report

MLT was very pleased to receive a donation of 6.4 acres in Hopedale by Jen Weaver-Heim and Bridget Weaver. Known as Weaver Woods, the property is forested with mature trees and features boundary and interior stone walls, bedrock outcrops, and a productive vernal pool.

MLT recorded a conservation restriction (CR) on nearly 200 acres in Mendon. Named the Oak and Wall Farm Preserve, this habitat protection project preserves a portion of the Denton family's historic farm. It is a cooperative effort between Metacomet, the Town of Mendon (which co-holds the restriction), The Nature Conservancy and Mass Audubon. Funding to purchase the CR was provided by the Mendon Community Preservation Act fund, a LAND grant from the Commonwealth, the Nature Conservancy, and the Mass Audubon Catalyst Fund.

Late in 2024, MLT received two Forest Reserve Grants from the Massachusetts Division of Conservation Services. These grants will fund purchase of CRs to preserve forest land in Upton and Wrentham. Both projects are expected to close by June 30, 2026.

The Upton project, known as Forest Heights, will preserve a 104 acre parcel off North Steet. The Sudbury Valley Trustees and MLT raised more than $620,000 to purchase a CR from the town. The CR will ensure that the land remains forested and accessible to the public in perpetuity. Forest Heights will remain town-owned under the custody of the Upton Conservation Commission.

In Wrentham, Metacomet will purchase two lots (totaling 2.5 acres) on Beach St. from the Raymond Family, and the Raymond Family will donate a Conservation Restriction over the adjacent 13.5 acres of woods behind the White Barn Farm farmstand. A total of 16 acres will be permanently protected from development and remain as open space with public access. MLT's grant is being matched by Wrentham's Community Preservation Act funds and additional fundraising is ongoing.

Metacomet Land Trust currently owns 659 acres of conservation land and holds 14 conservation restrictions on 656 acres. The Trust also monitors a conservation restriction held by the Town of Mendon, co-owns 20 acres in Sutton with the Massachusetts Division of Conservation and Recreation Commonwealth, and owns 6 affordable housing lots in Franklin. Properties conserved by Metacomet are located in Bellingham, Blackstone, Franklin, Hopedale, Mendon, Milford, Millville, Millbury, Medfield, Northbridge, Norfolk, Sutton, Upton, Uxbridge, and Wrentham.

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