

THE DUNSTABLE RURAL LAND TRUST

FORTY YEARS OF PRESERVATION AND CONSERVATION



1974 - 2014

David E. Tully

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A Note From the Author

Being raised on the Tully Farm in Dunstable, I am proud to be a life-long resident of our beautiful town.

As a graduate from Lowell High School and Bentley School of Accounting and Finance, I have practiced as a Certified Public Accountant in Nashua, New Hampshire for 45+ years. As a CPA, I have had the pleasure of working with a variety of organizations as either a trustee or director including the Nashua Trust Company, Nashua Memorial Hospital, Beaver Brook Association, the Morgan Babcock Scholarship Foundation, Nashua Development Company. I have also served as Treasurer and Selectman of Dunstable, as well as a member of the Greater Lowell Technical High School Committee for over twenty-five years.

Being involved with the Dunstable Civic Associates and the Dunstable Rural Land Trust since its inception in 1974, I have witnessed its remarkable accomplishments. Having an interest in history, (I previously penned the "*Tully Farms History 2000*") I felt it only fitting to document the history of this organization over the past 40 years.

I would like to thank those individuals who helped complete this "History of the Dunstable Rural Land Trust - Forty Years of Preservation and Conservation" including trustees, friends and family members who helped organize and compile this information.

I would also especially thank Vivian Thompson, my Office Administrator/Accountant for the many hours and days contributed to organize and finalize this publication.

My deepest appreciation also to Denise Hurt for her contribution of pictures included in these pages, many of which appear in the *Flora and Fauna* and *Wild Birds and Beasts* sections.

The success of the Dunstable Rural Land Trust is a testament to the commitment and efforts of the initial founders to preserve and protect the rural character of the Town of Dunstable (Robert E. Kennedy, George E. Tully, Sr., Peter J. Georges, Alan E. Chaney and W. Reid Pepin).

I sincerely hope that future generations will enjoy the benefits of the hard work of the many individuals and families who have contributed to the success of the DRLT.

Also, a special "Thank You" to my wife Mabel for working with me since the Dunstable Civic Associates was formed in 1974.

David E. Tully
June 2014

**Our thanks to the following individuals whose photos and maps
appear in these pages:**

Mary Guarino

Laura Tully-Rothman

Debbie Sherwood

Denise Hurt

Emily Antonelli Ray

David & Coral Webber

Boy Scout Troop #28

Judith K. Larter

Leah Basbanes

Mabel Tully

Sandra Tully-Devlin

Joseph Roscillo

Janet Fontaine

Stephanie Tully

Robert and Mae Hopke

Anne L. Davis

Robert E. Kennedy

Cheryl Mann





(Stone moved from Flat Rock Hill Quarry 2012)

Our deepest appreciation and thanks to Jessica Williams, Jeff Pallis, and Justin Pallis
of
D S Graphics
for providing our annual calendar and publishing of this history

LETTER FROM THE TRUSTEES

Dear Friends,

The trustees of the Dunstable Rural Land Trust are extremely appreciative of all of the people and organizations that have supported the mission of the Trust through contributions of cash, property, and/or efforts to make the DRLT the well respected and successful entity that it is today.

Since 1974, the Dunstable Civic Associates and the Dunstable Rural Land Trust have strived to carry out the mission of *preserving and protecting the rural character of the Town of Dunstable*. We feel that this goal has been and continues to be fulfilled as the DRLT presently holds in excess of 800 acres and holds easements on approximately 115 acres. Most of the property acquired has been donated by individuals and families wishing to preserve their family property that in some instances has been in the family for generations. We extend our most heartfelt thanks to those families that believe in and support the DRLT.

Looking back over the past 40 years, the accomplishments of the Trust have been greater than ever envisioned in 1974. On August 19, 2000, the DRLT was awarded the Community Citizen Award by the Dunstable Grange No. 31 at its Annual Grange Fair (see Addendum A). Today, the trust is debt-free; approximately 95% of all donations received are used to:

1. Maintain and preserve the properties held,
2. Aid landowners with easements through financial assistance, or
3. Purchase additional properties.

On the 40th anniversary of the DRLT, we now look forward to the next forty years.

The trustees thank you for your past support, and look forward to working with you in the future to continue the mission of the Trust.

Sincerely,

Trustees of the Dunstable Rural Land Trust
April 2014

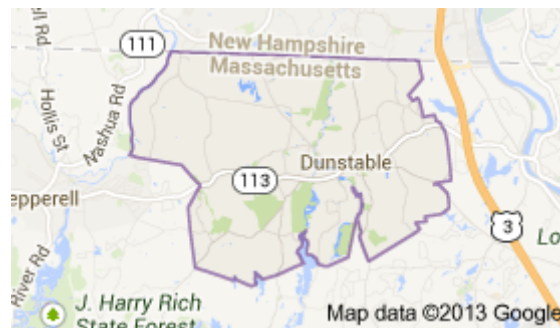


Dunstable Boy Scout Troop #28

INTRODUCTION

For the past forty years, the Dunstable Rural Land Trust (The Trust) (DRLT) has worked to preserve and protect the rural character of the Town of Dunstable.

Dunstable, located in Middlesex County in the Commonwealth of Massachusetts, is a rural community positioned just south of the Nashua, New Hampshire border. Dunstable is also bordered by Hollis, New Hampshire at its northwest edge, Pepperell, Massachusetts to the west, Tyngsborough, Massachusetts to the east and Groton, Massachusetts to the south. The Town encompasses just under 17 square miles, is approximately 34 miles from Boston, 25 miles from Fitchburg, Massachusetts, and 235 miles from New York City.



The population of the Town of Dunstable as recorded in the 1975 census was 1,534, an increase of 214 people over the 1970 census. Today, the population is approximately 3,000 people.

The terrain of Dunstable is dotted with hills of 200 to 300 feet in elevation. The soil is a sandy loam type with some droughty soil in central and southern portions of the Town. Soil along Lake Massapoag is a muck and peat combination usually associated with shores and banks of streams and rivers. The elevation of the Town Hall is approximately 225 feet above mean sea level.

The Town of Dunstable is governed by a Board of Selectmen and Town Meeting form of government.

The DRLT was established in August of 1987 under Internal Revenue Code of 1986 Section 501(c) (3) as a not for profit organization. It was the outgrowth of the former Dunstable Civic Associates (DCA) that was organized in 1974 to purchase land that borders Main and Fletcher Streets, a former mink farm and later a large scale gravel removal operation.

The mission of the Dunstable Rural Land Trust is to preserve and protect the rural character of the Town of Dunstable and to preserve the Town's open space. This includes the purchase of parcels of real estate, the acceptance of real property donations, and the acceptance as holder of conservation easements or similar restrictions to protect, in perpetuity, the properties encumbered.

As a part of this mission, the Trust has in the past paid and continues to pay a portion of landowners' costs incurred to protect their properties.

The DRLT and its predecessor, the Dunstable Civic Associates, have changed and grown through a combination of hard work, dedication, and personal contributions of time and effort from numerous volunteers as well as financial support from the community. The efforts and accomplishments have been made possible by a broad contingent of Dunstable residents as well as donations from individuals in neighboring communities.

The following pages provide an overview of the formation of the DRLT, and detail the Trust's accomplishments to date.



View of Lower Pond from Winterfest Site

DUNSTABLE RURAL LAND TRUST WILDLIFE REFUGE

The initial impetus for the Dunstable Civic Associates (DCA) was to protect approximately 170 acres bordering Fletcher and Main Streets, extending to within a few hundred feet of the Nashua, New Hampshire/Dunstable, Massachusetts border. This property was owned by Blanchard Hill Farms, Inc. and operated by John Kenny of Dunstable. For many years, the property was used to raise mink (the slaughterhouse was removed in 1987). It later became the site of a large gravel and sand removal operation.

BLANCHARD HILL FARMS, INC. PARCELS



Used with permission of NELSP

The property across Main Street was operated by Mr. and Mrs. Kenny as a local ski area. Blanchard Hill Ski Area was "The Place" where many young people, not only from Dunstable but also from many of the surrounding communities, would enjoy skiing at an affordable price. To this day, many people will say, "do you remember when we used to ski at Blanchard Hill?" By today's

standards, the hill would be too small; but, in its day, it provided many fun hours of recreation for the young people of the community.

Located across the street from the Ski Area, was the former mink farm property which later became a gravel operation. (Today, the largest pond on the Trust's Main and Fletcher Street property was created by the removal of large amounts of sand and gravel.)

During the 1960's and 1970's, the issue of gravel removal was the same in most area towns. Dunstable seemed more intent than other communities to limit the removal of sand and gravel, partly due to the major negative impact that it had not only on the property from which the resource was being removed, but also on the properties in the immediate area of the gravel removal operation.

Additionally, the town's roads were neither built to withstand the constant heavy truck travel, nor wide enough to allow for safe passage. The Town of Dunstable expended a considerable amount of time, effort, and money fighting the Blanchard

Hill operation through the Massachusetts Court system. At that time, gravel was worth approximately 5¢ to 15¢ per yard.

The Town of Dunstable, over a period of several years, through its Board of Selectmen (including Robert Kennedy and George Tully), the Conservation Commission (including Alan Chaney), the Planning Board (including Alan Chaney and Peter Georges), the Finance Committee (including Reid Pepin), the Board of Appeals, and other town boards fought the removal of gravel in such large commercial quantities as was being excavated from the Fletcher Street/Main Street operation, as well as that of a neighboring parcel. These five individuals worked closely with James E. Shaw, who served the Town of Dunstable as Town Counsel from 1954-1958, 1963-1966 and 1968 until his death in 1974.

This group began recruiting others with the same goal -- to end gravel removal from this property to prevent further ecological damage to it and surrounding properties. (Unfortunately, a common problem both in 1974 as well as today in small communities like Dunstable, is that there are only so many individuals willing to serve in Town Government -- and these people are generally the same individuals who would be willing to take on such an undertaking.)



Robert E. Kennedy



George E. Tully



Alan E. Chaney

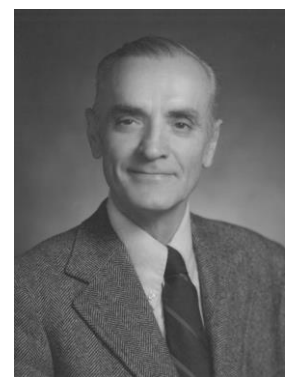


Peter J. Georges



W. Reid Pepin

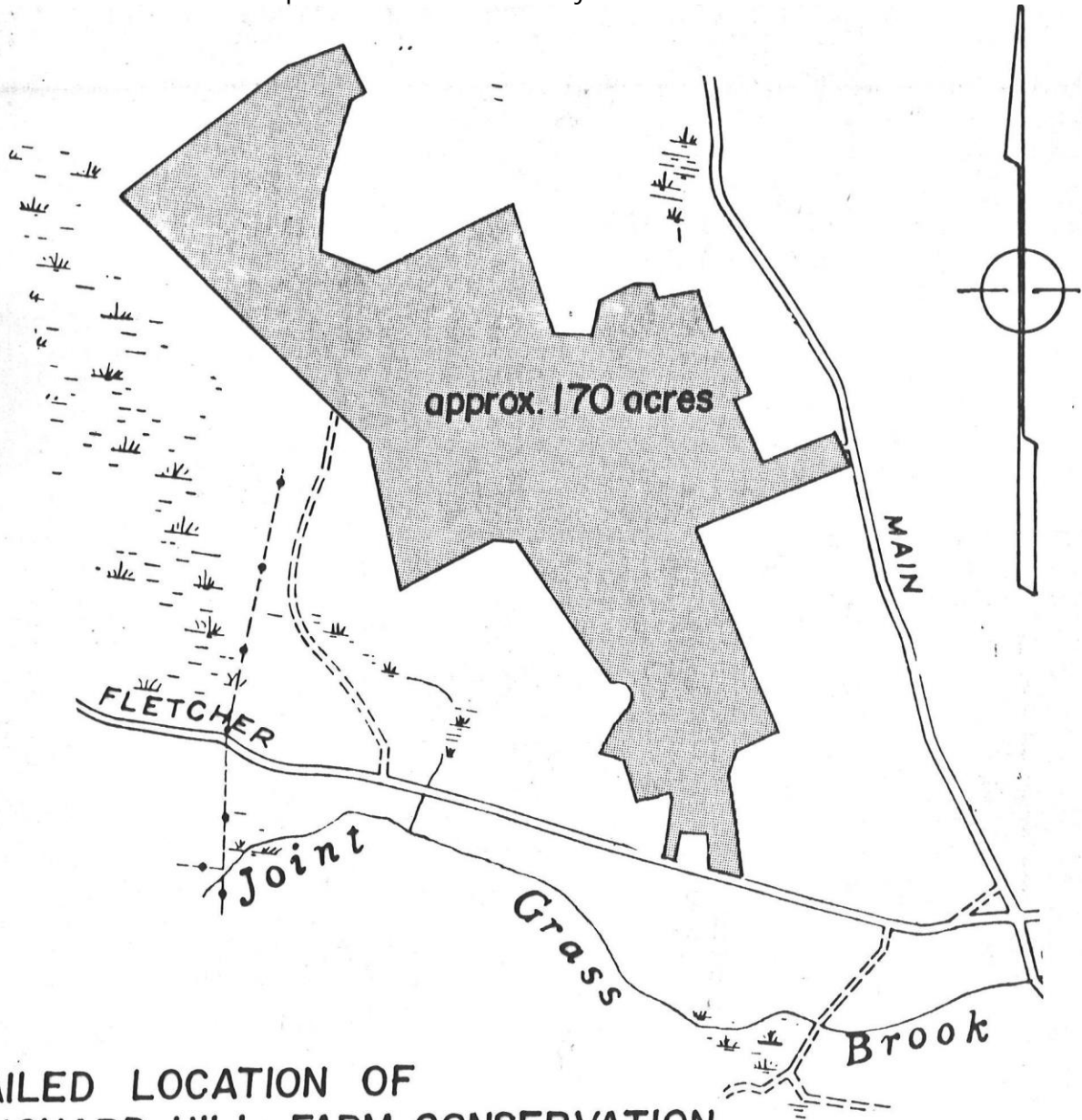
Attorney Shaw was instrumental in working with this group (comprised of Dunstable residents) in the establishment of the Dunstable Civic Associates (DCA). The goal of the DCA was to acquire the Blanchard Hill property to curtail the gravel removal operation. Peter J. Georges, not only a Planning Board member but also a local real estate agent, worked with the DCA to broker an agreement to purchase the property from Blanchard Hill Farms, Inc. Several individuals involved had the potential of a conflict of interest by wearing several hats; some being abutters, several being elected Town officials, some simply interested in the effort to halt the gravel removal operations.



James E. Shaw

Attorney Shaw was very aware of the appearance of a conflict of interest. He too could be considered to have a possible conflict, as he was both Town Counsel and

one of the individuals interested in stopping the gravel removal operation through a possible purchase of the property from Blanchard Hill Farms, Inc. Attorney Shaw addressed the possible appearance of a conflict of interest by commenting that "the Commonwealth cannot put the entire Town in jail."



DETAILED LOCATION OF
BLANCHARD HILL FARM CONSERVATION
AND RECREATION PARK



MAP PREPARED BY (NMAC) JAN 1976



1976 View of Lower Pond (facing North)



1976 View of Lower Pond (facing South)

The purchase was finalized on July 12, 1974 at a cost of \$126,557.50 (approximately \$750 per acre) without permanent financing in place. The DCA obtained initial financing from a variety of sources, including mortgages from Union National Bank of Lowell, MA, Blanchard Hill Farms, Inc., Peter J. Georges, Indian Head National Bank of Nashua, New Hampshire, and Lowell Five Cent Savings Bank. The Lowell Five Cent Savings Bank provided permanent financing on July 24, 1978.

Mr. Georges, as commission for his efforts in brokering the sale, took title to two parcels of land on Main Street, one having a very small camp-type building on it and the other a vacant parcel of land which had served as the entrance to the gravel pit until the property was sold.

Sadly, Attorney Shaw passed away shortly before the DCA actually took title to the property. Upon Attorney Shaw's passing, the Town of Dunstable retained the services of Bowmar and Larkin of Ayer, Massachusetts as its Town Counsel. Attorney Richard Larkin also became involved with the Dunstable Civic Associates and continues as counsel to this day to both the Town of Dunstable and the Dunstable Rural Land Trust.



Attorney Richard Larkin



In order to pay the mortgage and fund the other costs associated with the Blanchard Hill property, 25 to 30 individuals contributed \$16 each month to the DCA. Some individuals contributed for a short time,

but most (generally residents of Dunstable) contributed until the mortgage was paid in full in 1986.

As with any long term commitment, there were times when a member found that they wanted or needed to discontinue their monthly contribution. When this happened, another person would come forward, repay the departing member, and continue the monthly contribution to the DCA.

1976 View of Lower Pond
(Facing west)
created by gravel removal

The initial founding members of the DCA who funded the acquisition and carrying costs until the mortgage was paid in full in 1986 were:

Alan E. Chaney	Robert E. Kennedy
Calvin and Linda Chase	Edward A. Larter
Theresa A. Clark	Margaret O. Larter
Frank G. Clark	Robert E. Larter
Frank G. Cover	Vasilas and Joanna Lavrakas
Mary Cover	Mary P. McEachern
Peter J. and Nona Georges	Philip S. Nyman
Hugh Gregg	W. Reid Pepin
David R. Hardman	Ruth Riopelle
William J. Hoare III	Charles W. Tully, Sr.
Richard and Virginia Holt	David E. and Mabel E. Tully
A. Donald Kennedy	George E. (Sr.) and June L. Tully
	George E. Tully, Jr.

The initial investment from the above individuals was \$200, with monthly payments made from 1974 until 1986, at which time the mortgage was paid in full and the property transferred to the Dunstable Rural Land Trust.

The following individuals were also initial contributing members of the Dunstable Civic Associates at its inception:

Harold Blackie, Jr.	Mildred L. Martin
Edward Bourgue	William R. Murray
Alfred Gladstone	James Urban
Herman R. Kurrelmyer, III	Janet Waldman
John W. Larson	Gerald R. Wallace

FLETCHER STREET PARCELS

Not long after the Blanchard Hill purchase, the DCA agreed to acquire two additional parcels on Fletcher Street from an unrelated owner (Richard Robinson) for \$22,000. These parcels had been previously purchased from Blanchard Hill Farms, Inc. for sale as single-family house lots. (An artesian well had been placed on the property in anticipation of development of the parcels prior to the DCA purchase. It is believed that the well was capped and is still operational.)

These parcels, the Blanchard Hill and two Fletcher Street parcels, have consistently been referred to as the "DCA parcels".



Pictures of the Lower Pond (1985) from Fletcher Street Property

The Dunstable Civic Associates attempted to sell the DCA parcels to the Town of Dunstable Conservation Commission. An article was brought before the 1977 Annual Town Meeting to authorize the Dunstable Conservation Commission to purchase the 170 acre parcel from the DCA for \$200,000 (\$66,000 from the Town of Dunstable and \$134,000 of grants from the Commonwealth of Massachusetts). W. Reid Pepin, one of the original members of the Dunstable Civic Associates and a member of the Town of Dunstable Finance Committee, was the main spokesperson for the DCA.

The motion was passed by the majority of the voters with 199 yes and 116 no votes; however, since a 2/3 vote was required, the motion failed by a scant 16 votes.

ARTICLE 23. VOTED AGAINST: Authorizing and directing the Conservation Commission to purchase or take by eminent domain on behalf of the Town, for all purposes included in Section 8C of Chapter 40 of the General Laws, as it now reads or may be amended, the parcels or parcels of land situated between Main and Fletcher Streets containing approximately 170 acres and now owned by the Dunstable Civic Associates, and that the Town appropriate therefor the sum of \$200,000.00 and that to meet such appropriation, the sum of \$25,404.26 be transferred from the "Overlay Reserve Fund" and the remainder thereof be borrowed under the provisions of Chapter 44, Section 7 (3) by issuing notes of the Town, and that the Town be authorized to apply for any funds that may be available for the reimbursement of any part or all of said purchase, under Chapter 132A, Section 11, Public Laws 88-578, or otherwise, and to enter into any agreements or contracts required therefor.

Meeting adjourned at 11:00 P.M.

With the article not passing, and interim financing being only for the short-term, acquiring permanent financing became a necessity to pay off the debts incurred for the purchase of the DCA parcels (Blanchard Hill and Richard Robinson purchases). With no easy solution readily available, Peter Georges was again brought into the equation because of his knowledge, expertise, and familiarity with bankers in the City of Lowell.



Mr. Georges made arrangements to meet with Gerald R. Wallace (left), President of the Lowell Five Cent Savings Bank. After several meetings and discussions, permanent financing was made available through the Lowell Five.

For the permanent financing to occur, certain major issues needed to be overcome. First, the bank required personal guarantees from the organizers. George E. Tully, Sr. and Robert E. Kennedy agreed to personally guarantee the entire debt of \$165,000.



The second major issue was the reluctance of the bank to lend funds to purchase vacant land. This requirement was solved by creative efforts to demonstrate that there was in fact a building on the property (albeit a long-abandoned "mink-house"). As the shell of a building met the requirements needed, the mink-house remained as collateral until the debt was paid in full.

While some deemed the building a detriment, its value was considered at least equal to the outstanding debt. In hindsight, the DCA was fortunate that the bank examiners never wanted to see the collateral for the note!

The next, and probably most critical issue to address once the mortgage was in place was to ascertain how the group would pay the mortgage?



View of back side of Lower Pond created by Beaver Dam (1989)

After lengthy consideration of the various options available to the Dunstable Civic Associates, it became apparent that the DCA needed to sell gravel -- ironically the

very reason the group purchased the property in the first place -- to halt the gravel operation.

The Dunstable Civic Associates applied for and was granted permission from the Town of Dunstable to remove sand and gravel from the approximately ten acre parcel located at the Nashua, New Hampshire/Dunstable, Massachusetts line. One of the stipulations required by the Town was that no trucks would be permitted to move gravel over the town roads. As this property adjoined an existing operating gravel pit on Route 111A (Groton Road in Nashua), the DCA was able to overcome that obstacle.

There was, however, negative backlash from some residents of Dunstable who felt if Blanchard Hill should not remove gravel then neither should the group that worked to stop the John Kenny/Blanchard Hill gravel removal operation. John Kenny also got into the fray to prevent the DCA from doing what he felt he had been forced not to do.

John Kenny and Blanchard Hill Farms, Inc. filed a petition in Middlesex Superior Court to prevent the Dunstable Civic Associates from removing gravel from the site. Attorney Philip S. Nyman representing the DCA, in his folksy manner and dress, addressed the Court in his opening argument, "Your honor, let me tell you what this case is about." Although not the way cases are normally presented, it obviously worked.



Philip S. Nyman
Att Philip S. Nyman

Prolonged court proceedings initiated by Blanchard Hills centered on whether the Dunstable Civic Associates should be allowed to remove gravel, even though Blanchard Hill Farm had done the same thing for several years. The Court ruled that Blanchard Hill Farms, Inc. had sold the premises, receiving full value. As Blanchard Hill had hauled gravel from the same premises for a number of years, their attempt to prevent the DCA from removing gravel from the same premises was held to be without a valid purpose. The judge stated "it is a matter of in whose pocket the change is jingling."

The Dunstable Civic Associates entered into a contract with Ferd Construction of Nashua, New Hampshire who agreed to purchase gravel at 48¢ per yard (50¢ less 2¢ to cross the abutter's property) from the Nashua end of the property.

The DCA gravel removal operations continued for several years, removing approximately 350,000 cubic yards of gravel, creating what is now called the "Upper Pond." (The DRLT has never named this pond nor the original pond dug by

Blanchard Hill, which is often referred to as Kenny's Pond or the Fletcher Street Pond.)



The sale of gravel covered only part of the carrying costs of the property including mortgage payments, real estate taxes, and insurance. During those times when the sale of gravel was slow, but expenses remained constant, Treasurer George Tully would ask members, (and many times family members) to buy an additional share. This meant that instead of paying \$16 each month, a monthly

View of Upper Pond (1989) after DCA gravel removal completed
payment of \$31 was required, (a \$1 discount was granted for agreeing to pay for two shares).

The combination of proceeds from gravel sales and monthly member contributions culminated with the debt being paid in full in 1986. With the property free of debt, the directors began the process of winding up the affairs of the Dunstable Civic Associates and permanently protecting the DCA parcels (Blanchard Hill and Robinson).



Upper Pond (2013)

The first discussion related to the money from the monthly payments made by contributing members toward the DCA's expenses. During the period from the acquisition of the property through the mortgage being paid in full (1974 through 1986) contributions from these members totaled \$110,000. The officers of DCA felt that in fairness to these families, they should be reimbursed for their contributions.

Included as Addendum "B" is a copy of the actual "*Dunstable Civic Associates - Report of the Board of Directors dated May 7, 1987*" that describes the winding up of the affairs of the DCA. This document outlined the steps necessary to retain the property for its intended purpose. It also delineated the requirements to complete the process, to:

- (1) subdivide and carve out one 6.3 acre house lot on Main Street to be sold to raise funds necessary to repay the DCA member contributions,
- (2) return member contributions,
- (3) permanently protect the rural character of the parcel, and

(4) remove the mink house

R.G. Bramley & Company of Nashua, New Hampshire was engaged to prepare an appraisal of the property. The Bramley appraisal valued the 6.3 acre house lot at \$90,000. David and Mabel Tully purchased this parcel for \$110,000, allowing for the repayment of DCA member contributions.

With the role of the DCA ending, the establishment of a new entity was required. The Dunstable Rural Land Trust (DRLT) was incorporated and granted its tax-exempt status on August 20, 1987 with its purpose being to acquire the undeveloped Blanchard Hill and Robinson parcels and to preserve and protect this land in perpetuity.

As part of the process of contributing the parcels held to the DRLT, another appraisal of the entire property (Blanchard Hill and the Robinson lots) was required, both before and after imposition of a conservation restriction.

R. G. Bramley & Company appraised the entire property (165.05 acres) at a total value \$715,000. The conservation easement, valued at \$550,000 was donated to the Town of Dunstable; the residual value (the land), appraised at \$165,000, and was transferred to the DRLT.

Each member of the DCA received cash equal to his/her invested cash and, in accordance with IRS regulations, allowed a charitable deduction on his/her individual income tax return equal to his/her proportionate share of the appraised value of the easement.

Looking forward, the DRLT began to devote its efforts to the acquisition of various parcels abutting the current land holdings.



View of Upper Pond from Main Trail (2013)

BROX PARCEL

The Brox parcels located near the Nashua, New Hampshire border and adjoining the original DCA parcel, were acquired from Brox Industries (CMI Leasing, Inc. of Dracut, MA.) on November 13, 1997.

The property, encompassing slightly in excess of 100 acres, was another depleted gravel pit. Brox had initially hoped to develop this property into a golf course, but found the costs prohibitive due to the extent of prior gravel removal. The DRLT negotiated the purchase with Steve Brox, President of Brox Industries, Inc., who was interested and willing to assist the Trust with preservation of this parcel.

The DRLT was again faced with the dilemma of another potential purchase with very little money in the bank to fund the purchase. Fortunately, Steve Brox was committed to land conservation and preservation and offered to finance the entire purchase price of \$100,000.

In a historical milestone for the DRLT, the note was paid in full in less than three years on February 1, 2000 using the following sources of funding:

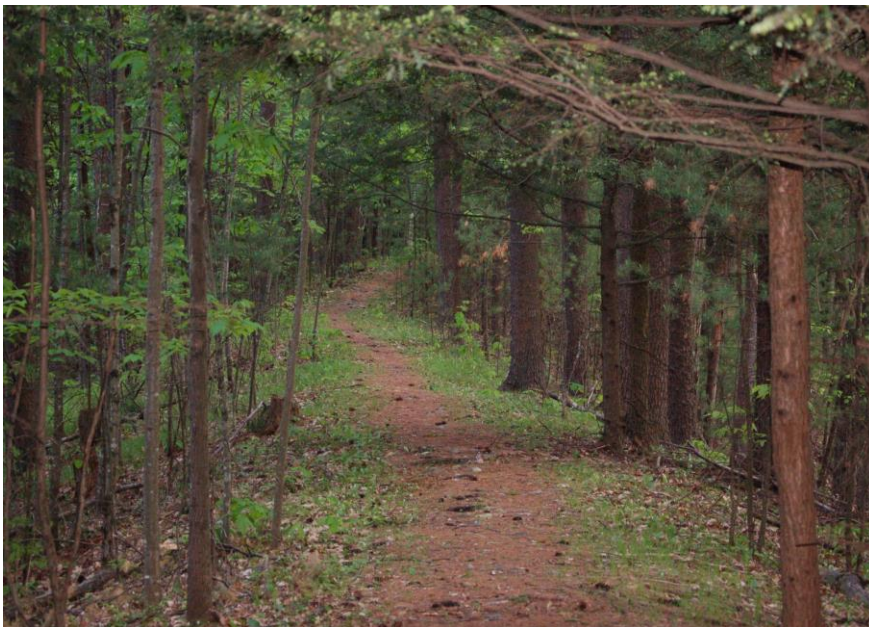
- (a) cash on hand of \$25,000 which included proceeds from the sale of timber from other DCA parcels;
- (b) donations from trustees totaling \$15,000; and
- (c) donations from Dunstable residents totaling \$60,000



View of Upper Pond (2013) from Brox parcel

HUGH AND CATHRINE GREGG PARCELS

In late fall of 2001, Mrs. Catherine Gregg spoke with George Tully Sr. regarding preserving some of the Gregg land in Dunstable that adjoined the DRLT properties. The Gregg properties also adjoined the Trust's Brox parcels at the Nashua, New Hampshire and Dunstable, Massachusetts border. The Greggs were concerned about preservation of the natural state of the environment.



Hugh Gregg was a former Governor of New Hampshire, serving from 1953 to 1955; he was the youngest person ever elected to that office.

Mr. Gregg walked daily on the trails he had established on the Gregg *properties* as well as the DRLT trails. During his walks, he enjoyed observing the progress the beavers would make

on their dams. (Beaver dams have been a major problem for many large parcels in Dunstable.)

Trail along esker¹ on Gregg Woods.

Usually, during the hours when he would not meet anyone on the trails, another interested neighbor concerned with the flooding and damage caused by the beavers would often break the dams to allow the water to flow.

Quite often this neighbor would also walk the property later in the day only to meet Mr. Gregg. Mr. Gregg's constant question whenever the two should meet was, "Do

¹ An **esker** is a long, winding ridge of stratified sand and gravel, examples of which occur in glaciated and formerly glaciated regions. Eskers are frequently several kilometers long and, because of their peculiar uniform shape, are somewhat like railway embankments.

you know who breaks the beaver dam?" The neighbor's response was always, "I don't know." Mr. Gregg obviously knew differently.

One day both Mr. Gregg and the neighbor changed their schedules. The neighbor left late to remove the dam, and coincidentally, Mr. Gregg left early for his daily walk. The neighbor, walking out carrying a rake and shovel with his clothes covered in mud, was surprised when he ran into Mr. Gregg. Mr. Gregg, as always, asked, "Do you know what happened to the beaver dam?" They both laughed and kept walking.



Beaver hard at work

Sometime later, Mr. and Mrs. Gregg invited the trustees to meet with them at their home. During the visit, Mr. Gregg took the group on a tour of the entire 60 acres located in Dunstable. For some of the trustees, this was the first time they had ever stepped foot on this property. During the tour, Mr. Gregg explained that there were three separate parcels; he explained what they would like to see happen with this unique land.

After completing the walk and returning to the Gregg's home, Mrs. Gregg shared that she and Mr. Gregg had a predicament, as she wanted to donate one 20 acre parcel but Mr. Gregg wished to donate a different parcel. Mrs. Gregg said that she and Hugh solved their impasse by agreeing to donate both parcels to the DRLT. The

trustees were overjoyed by the generous and exceptional opportunity to receive such an ecologically significant gift.

During this meeting in the Gregg's kitchen, Mrs. Gregg eloquently expressed the wishes of the Gregg family in making this donation:

"To protect what little open space there is in our area for all to enjoy, including not only the human race, but the wild birds and beasts."

The property had been surveyed and markers placed by Pete Smith, (a good friend of Mr. Gregg's), dividing the Dunstable property into three separate parcels, each containing approximately 20 acres. The Dunstable land, with approximately 800-900 feet of road frontage, had a town assessed value of \$780,000. With such a value, it would be beyond the limited resources of the DRLT to ever purchase the property.

The Trust, through Richard Larkin and attorney Jeff Davis of Nashua (representing the Gregg family) worked and finalized an agreement on April 13, 2002, detailing the terms of the easement that would protect the property primarily in its natural state in perpetuity. As part of the agreement, the DRLT agreed to a permanent conservation restriction on the property including an agreement (a) not to remove any timber from the property for a period of ten years, (b) no hunting, and (c) no residential building. To this date, no timber has been removed. The only change to the property since the Trust's acquisition is the increased number of people who are now enjoying this property on a daily basis.

This property offers unique qualities, as it has never had any gravel or timber removed for as far back as anyone can remember. The property is in what would be considered a "natural state" of growth and decay as the forest has aged, died, and rejuvenated itself.

During the walk that day with Mr. Gregg, he told the group about a farmer who was struck and killed by lightning sometime between 1915 and 1918, and he stated that was a stone marker indicating the spot where it had occurred.



Several years later while clearing some brush from one of the trails, David Tully located the stone marker. The stone marker is located in what would have been the middle of the hayfield. At that time, the Swallow family of Dunstable (ancestors to the Clara Swallow Davis, Archer Davis and Clifton Davis families) owned the land and operated a farm.

To this date, we have been unable to determine whether the person killed was a member of the Swallow family or a farm hand. Since old records did not necessarily indicate how a person died, it has not been possible to ascertain who, when, or whether there was, in fact, such a death. But, the stone marker located in an area which would have been at one time in the middle of a field, indicates that something did happen at that location.

After Mr. Gregg's death in September 2003, Mrs. Gregg remained at the family residence for approximately three years. Contemplating her relocation, Mrs. Gregg contacted the Dunstable Rural Land Trust expressing her desire to maintain the property in its natural state allowing some use of the property, yet preserving the character that the Gregg family had enjoyed.

The DRLT began working with the Gregg family to protect the remaining 20 acres in Dunstable. This transaction was much more complicated than the first two parcels. Although the Trust wished to acquire the property, because of the road frontage and potential for multiple homes, the DRLT would be unable to fund such a purchase. After discussions with Mrs. Gregg and her son, Cy Gregg, an arrangement was reached in which the Trust agreed to (1) assume an obligation of approximately \$40,000 in engineering fees, and (2) to purchase the development rights to six acres on Main Street in Dunstable for \$100,000.

The transaction was completed on April 21, 2006, preserving in perpetuity, the Gregg family's property in Dunstable and enlarging the DRLT holdings without the need to secure financing or launching a capital campaign. The transaction also required the cooperation of Denis and Deborah Gleeson, who were attempting to purchase the

Gregg homestead, in addition to the land in Nashua and some land in Dunstable, while working to obtain approvals to construct a school on the Nashua property. The Gleeson's succeeded in purchasing the Gregg property located in Nashua, where they have built *The Nature of Things Academy* and the remaining six acres in Dunstable.



With the acquisition of the third Gregg parcel, the Trust received approximately 14 acres of backland in Dunstable as reimbursement for the legal and engineering fees that had been paid by the DRLT. The development rights to the six acres (an open field) in Dunstable, adjoining the Gregg home, provide that no permanent structures (e.g. homes) can be constructed on this parcel. As a result of this transaction, the entire Gregg property located in Dunstable (approximately 60 acres) has been permanently protected, while allowing the Gleeson's to use the open field as part of their school.



The Trust and the Gleeson's currently have an agreement which allows the Nature of Things Academy to use the extensive trail system on the Gregg and other DRLT properties as part of its school. The Academy recently opened a trail directly from the school to the upper pond. The Trust



and Gleeson's provide cross insurance coverage to protect both parties; this informal arrangement is beneficial to both the DRLT and the Nature of Things Academy. The School has an outdoor campus and classroom, and the Dunstable Rural Land Trust has a neighbor who cares for and utilizes the beauty and utility of the Trust properties.

A "Tree Line Maintenance Agreement" between the Trust and Mr. and Mrs. Gleeson provides for assessments, every ten years, of the tree growth and the affect of the DRLT trees sheltering the Nature of Things Academy, as solar power is an integral part of the operations of the school.



Gregg Woods Dedication



Cy, Joyce, Catherine, and Judd Gregg

The Trustees held a dedication ceremony of "Gregg Woods" on October 6, 2007 honoring the family of Hugh and Catherine Gregg for their contributions to the Dunstable Rural Land Trust. Their gift provided permanent preservation of vital property, preserving the rural character of one of the entrances to Dunstable at the Nashua, New Hampshire/ Dunstable, Massachusetts border on Main Street. The Trust was honored to have four Gregg family members in attendance, including Catherine Gregg, Cy and Joyce Gregg, and (Senator) Judd Gregg.

Dunstable Rural Land Trust trustee, Alan Chaney, speaking at the event said;

"The love that comes from donating land to a person's community is like the love of a person's family. It transcends time and is completely unselfish. It holds that we are responsible for the land's well being long after we are gone. This feeling for land is one of the saving graces of New England. We have an example here today."

William B. Moeller, a member of the DRLT, a



Dr. William B. Moeller

member of Dunstable Conservation Commission, a Professor at the University of Massachusetts at Lowell, MA and an expert on environmental issues, spoke about the evolution of the eskers that dominate the Gregg properties. These eskers created by the glaciers are mines of gravel. He also spoke about the natural unique characteristics of the property. The property remains in its most natural state -- if a tree falls, it remains there in its state of natural decay and returning back to nature as intended.



Barbara Spacek, an artist from Amherst, New Hampshire, created a picture depicting the "Old Oak Tree," with Hugh and Catherine Gregg walking their dog. This picture was presented to Mrs. Gregg from the Trust by Robert Kennedy, President of the Dunstable Rural Land Trust.

HAMPSHIRE NEWS

Gregg family honored

October 7, 2007 - Page B1

for land donation

◆ **In Massachusetts:** The 60 acres was part of the Gregg family's land that straddled the border with New Hampshire.

By SUZANNE BATES
Sunday News Correspondent

The Gregg family was honored yesterday by members of the Dunstable Rural Land Trust in Dunstable, Mass., for their donation of 60 acres of land for conservation.

The ceremony was a tribute to Cay Gregg and her late husband, former New Hampshire Gov. Hugh Gregg, and their love of the land where they lived for more than 50 years. The Greggs' sons, Cy Gregg and Republican U.S. Sen. Judd Gregg, were also at the ceremony.

Cay Gregg moved away from the land in 2005, two years after Gov. Gregg died.

The Greggs were committed to keeping the prime real estate, which is worth millions of dollars, undeveloped.

"That is how Hugh would have wanted it," Mrs. Gregg said.

Hugh Gregg was on the first Dunstable conservation board when it was founded in 1974.

The Gregg family owned more than 130 acres of land straddling the New Hampshire-Massachusetts border. The land on the New Hampshire side, includ-

ing the Greggs' home, was sold to a school devoted to outdoor learning. All of the land on the Massachusetts side of the border has now been donated to the trust. A permanent conservation restriction has been placed on the property, which prevents the possibility of future development.

"We could never have bought this land, not in a million years," said David Tully, a member of the trust.

Mrs. Gregg said she had many "wonderful" memories of the land.

"As I drove down I thought, 'Now you must not cry' because this is a part of where I brought the children up," she said.

"There is one hill over there that was absolutely bare, and now it is covered by trees. They would stand on the hill and say 'hello,' and the echo would come back. Little things like that, you see, that are very much a part of the 63 years that Hugh and I were married."

Mrs. Gregg was also presented with an etching of an oak tree, done by Amherst artist Barbara Space. The tree stands at the edge of the Gregg property line and was one they frequently walked to.

Mrs. Gregg given etching of tree on the property Donation

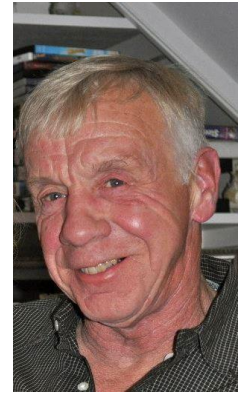
Continued From Page B1

► See Donation, Page B6

ROBBINS FARM REALTY TRUST PARCEL

This property was owned for many years by the Howard Robbins family of Nashua. It was sold to the Robbins Farm Realty Trust (Kenneth Tully) who, in 1998, donated 38.86 acres of this parcel to the DRLT as part of the Robbins Farm subdivision on Hollis Street.

This land connected the Brox parcel to the two George and June Tully parcels (5.59 and 50.00 acres) referred to below.



Kenneth A. Tully

GEORGE E. AND JUNE L. TULLY PARCELS



George E. Sr. and June L. Tully

Three separate contributions were made to the Trust by George and June Tully.

The first contribution occurred on December 27, 1988, comprised of 3.7 acres located at Salmon Brook adjacent to the railroad bed (The Red Line).

The second donation of 5.59 acres occurred on April 24, 1999. This parcel was donated for the purpose of connecting property owned by the DRLT (the Robbins Farm 38.86 acres), the Brox parcel and the initial purchase from Blanchard Hill.

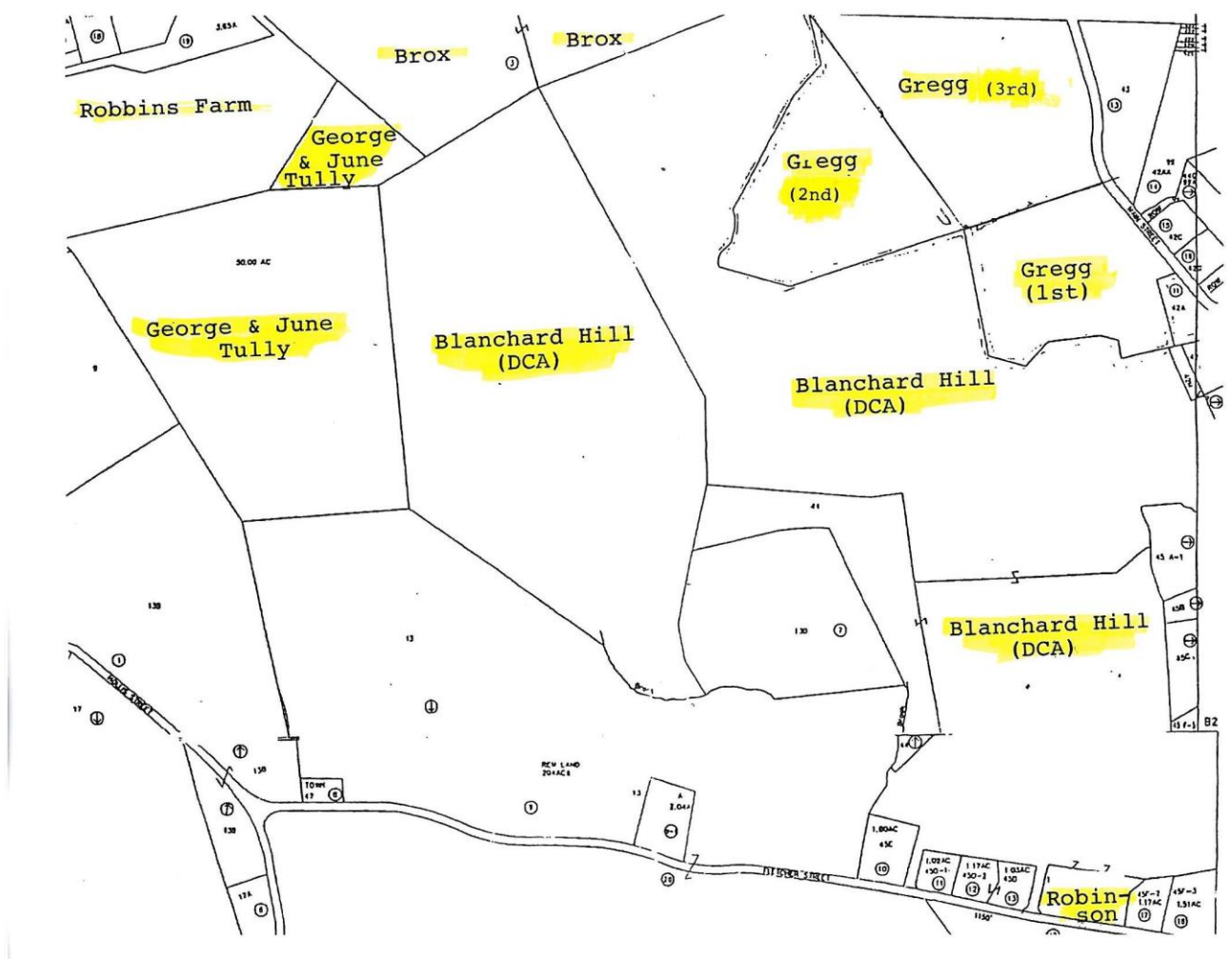
Mr. and Mrs. Tully's third gift donated in 2008 comprised over 100 acres in three separate parcels:

- 50 acres adjoining the parcels held by the DRLT which enabled the Trust to enlarge its trail system
- 33 acres at River Street, Dunstable/East Street, Pepperell
- 28.82 acres on Dan Parker Road, Groton

The 50 acres, located behind the Tully Farm on Fletcher and Hollis Streets, enlarged the Trust's Wildlife Refuge, bringing the total DRLT holdings in that one parcel to approximately 412 acres. The property was gifted pursuant to a Timber Cutting Agreement with the stipulation that George Tully would have two years to remove

the timber in accordance with an approved cutting plan as required by generally accepted forestry practices. Next to farming, lumber growth and harvesting was a second passion of George Tully.

This property contains a combination of hard wood and pine and is bordered by both swamp and high ground. There is an existing logging road on the property. As of the writing of this History, the Trustees are working on a plan to incorporate the existing DRLT trail system of the Dunstable Rural Land Trust Wildlife Refuge into this property.



Property comprising the Dunstable Rural Land Trust Wildlife Refuge



THE WILDLIFE REFUGE TRAIL SYSTEM



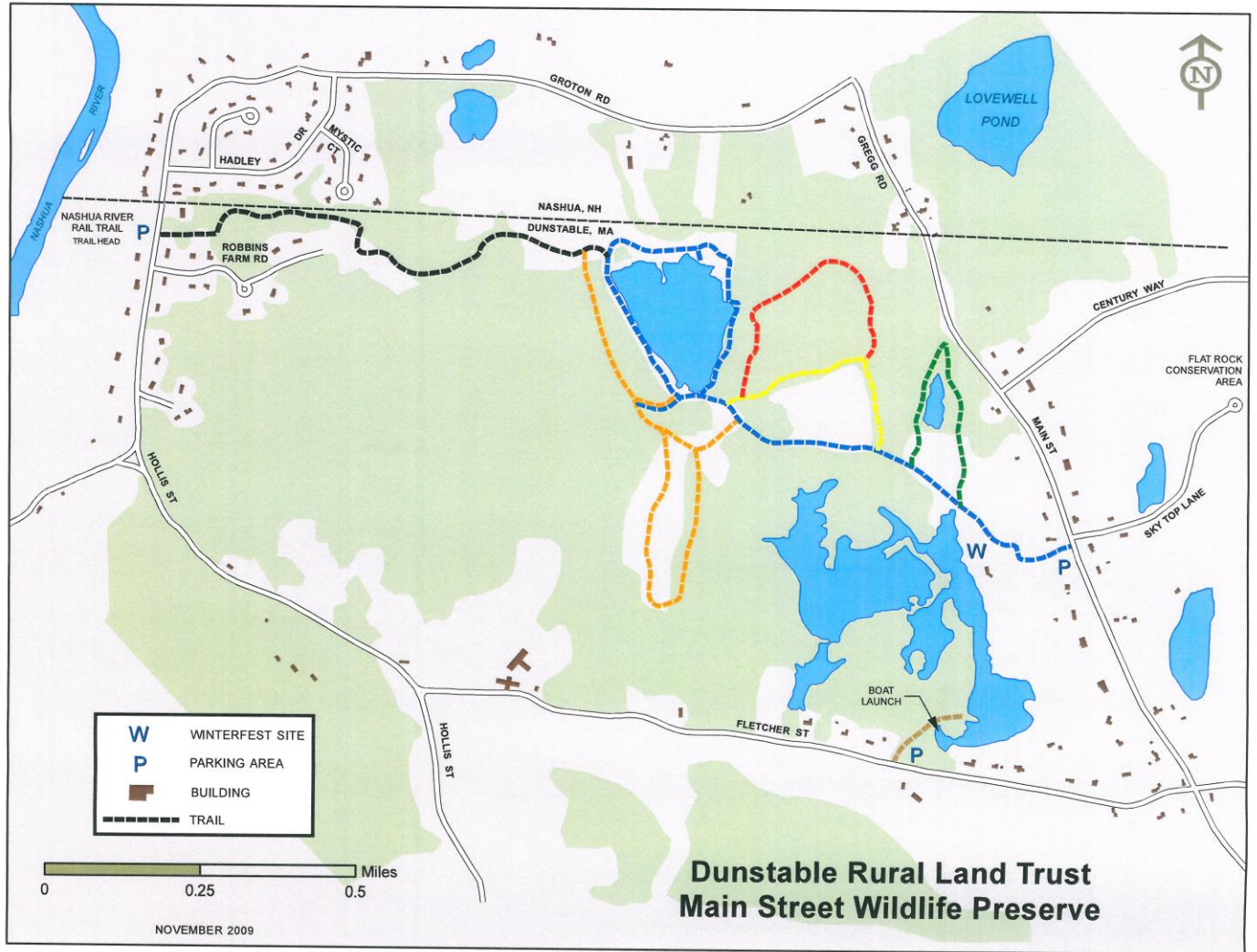
The trail system began in earnest after a December 1991 snow storm that knocked down many hardwood trees on what is now the main trail from Main Street. It took several months of weekend chain saw work to remove the downed trees and brush. Since that time, the trails have been continually maintained. As of this writing, over 5 1/2 miles of trail system exist within the DRLT Refuge; the trails are maintained by trustees and volunteers.

Many people enjoy the trails on a daily basis. Recently a gentleman walking his dogs conveyed his appreciation, saying to a Trustee "*Thank you for this property*". Many individuals and families share this sentiment.

Over a period of years, the Boy Scouts have completed several projects on the property including building trails, building and installing bat houses throughout the property, and most recently replacing a bridge that was deemed unsafe.



TRAIL MAP



Nov 09

**DUNSTABLE RURAL LAND TRUST WILDLIFE PRESERVE, MAIN STREET
TRAIL DESCRIPTIONS**

Trails are marked with the metal DRLT trail marker, 4" circle white background with green pine tree, hiker, kayak and fish. The color of the trail is a painted circle or square on a tree 6 feet above ground.

MAIN STREET TRAIL

BLUE TRAIL this trail begins at the parking area of the entrance to the DRLT Wildlife Preserve at 1076 Main Street. The trail utilizes the original road which provided access to the property. The trail passes a home on the left and proceeds past the "Winterfest" site. The trail goes along the edge of a field on the right where views of the ends of the eskers are visible. Proceed over a culvert with a babbling brook. The trail bends to the left along a field. The trail goes up a slight rise and continues across a second culvert to the southern edge of the upper pond. At this point one may go around the pond in either direction.

ESKER TRAIL

GREEN TRAIL This trail is accessed from the blue trail near the "Winterfest" site. Proceed across the field to the opening in the stone wall to the right of the large oak tree at the top of the steep banking. This is the beginning of the esker, which is a long, narrow ridge of coarse gravel deposited by a stream flowing in the ice-walled valley or tunnel in a decaying glacial ice sheet. The trail goes along the near esker for several hundred yards and reverses direction onto the far esker. The trail is highlighted by very tall hemlock trees, a white birch tree and views of the bog to the left and the brook to the right. At the end of the esker the trail goes to the left and down another steep bank. The trail then goes across the field to rejoin the Blue Trail via the Black Trail.

TULLY WOODS TRAIL

ORANGE TRAIL This trail is accessed from the blue trail in the clearing South of the upper pond and also from the blue trail at the North end of the upper pond. From the South the trail crosses over a brook and through a clearing before entering the woods onto an old logging road. Go left at the fork. (Note: The right at the fork is a short by pass and rejoins the orange trail.) The trail continues along a wooded logging trail and at the fork takes a right into the old gravel pit. The trail goes up and down several small hills and then continues to the North end of the upper pond and rejoins the blue trail.

ROBBINS FARM TRAIL

BLACK TRAIL This trail is accessed from the orange trail at the North end of the upper pond. It begins on the dirt road used to remove the gravel through the gravel pit. The trail continues thru a wooded area and then open fields. The trail enters the woods and is marked on both sides by dead trees along the sides. The trail passes over two wooden bridges and ends on Hollis Street near the parking lot for the Nashua River Rail Trail. (Note" The black trail can be very wet in the spring.

GREGG WOODS YELLOW TRAIL From the South this trail is accessed on the right from the blue trail just beyond the culvert and brook. The trail begins between the end of the stone wall and the brook, turns left and follows the stone wall just inside the tree line. Towards the upper end the trail jogs to the left onto the old logging road. Note the large white pine tree leaning at an angle. After several hundred yards there is an opening in the stone wall on the left. This is a great place to stop and sit on the wall which overlooks the field. The trail continues to a junction at the next opening in the stone wall on the left. A left turn thru the wall and down the slope rejoins the Blue trail. A turn to right joins the northern end of the Red trail.

GREGG WOODS RED TRAIL From the South this trail is accessed on the right from the yellow trail at the northeast corner of the middle field. The trail follows the original old logging road. There are three logging roads, all on the right of this trail, which are not part of the DRLT trail system. Please stay on the main trail. Soon this trail divides and rejoins itself in several hundred yards. The trail to the left goes up and down a few hills and then rejoins the main trail. The other trail goes down an incline and across a wooden bridge and the other trail joins from the left. The trail then winds around to the left, goes up an incline and comes out to the yellow trail.

SHORTCUT TRAIL

BLUE/ORANGE TRAIL This trail is a shortcut or bypass between the blue trail and the orange trail. It is accessed on the left from the blue trail on the southwest end of the upper pond. The trail passes through the tree line and then along an area of scrub pine in the sandpit and joins the orange trail.

FLETCHER STREET TRAIL

BROWN TRAIL – This trail is accessed from Fletcher Street and provides access to the ponds where non motorized boats, canoes and kayaks may be launched;

GRANTS RECEIVED

In 2004, the DRLT applied for and received a grant from the Massachusetts Department of Agriculture to reclaim approximately 30 acres contiguous to the main trail of the DRLT Wildlife Refuge. Funding was received annually from 2004 to 2006 to restore this once open space that had become overgrown. By reclaiming this space, the DRLT has witnessed a resurgence of certain species of birds and animals which had diminished as the open space became overgrown. In a recent visit to this area by a Newton, Massachusetts public school class, the students counted a total of over 70 different species of birds during its short visit.

A stipulation of the grant required that the property be maintained to prevent re-growth as well as provide a wildlife habitat for various species. The property is maintained and cleared each year with the question -- when to perform the annual maintenance. Because of the varied habitat, the Trust must determine when to clear -- not too early to disturb the nesting birds -- and not too late to allow some growth for other species before winter sets in.

A portion of the property cleared under this grant contained about five acres that had been used as a cornfield by Bill Hall (Sr.) of Nashua in the 1950's and 1960's. About five years after the initial clearing, a small clump of roses appeared, apparently the seeds brought in by Bill Hall when he dumped manure for his cornfield. No one could determine what the roses were called. Ethel Tully Farmer named them "Grammy's Roses." For lack of any better description, they are still referred to as "Grammy's Roses."



ADDITIONAL ACQUISITIONS

Over a period of almost twenty years, the Trust has acquired numerous parcels, although not contiguous, that share the same purpose ... *"to protect and preserve the rural character of the Town of Dunstable."*

LUPIEN/TATTERSALL PROPERTY

In September of 1994, the DRLT purchased a parcel of land comprised of 17 3/4 acres, approximately 6-7 acres of which are located on Pleasant Street at Unquetynasset Brook in Dunstable, and 10 plus acres, in Pepperell, MA. The property was purchased from the Estate of Edmond D. Lupien and the Grace E. Tattersall Trust; prior to that the property was owned by George M. and Blanche B. Chambers of Pepperell, MA. This parcel adjoins the Larter Farm (Elm Haven Dairy) on Hollis Street, Dunstable, which is preserved by a Commonwealth of Massachusetts Agricultural Preservation Restriction (APR).

ALAN E. CHANEY PARCEL

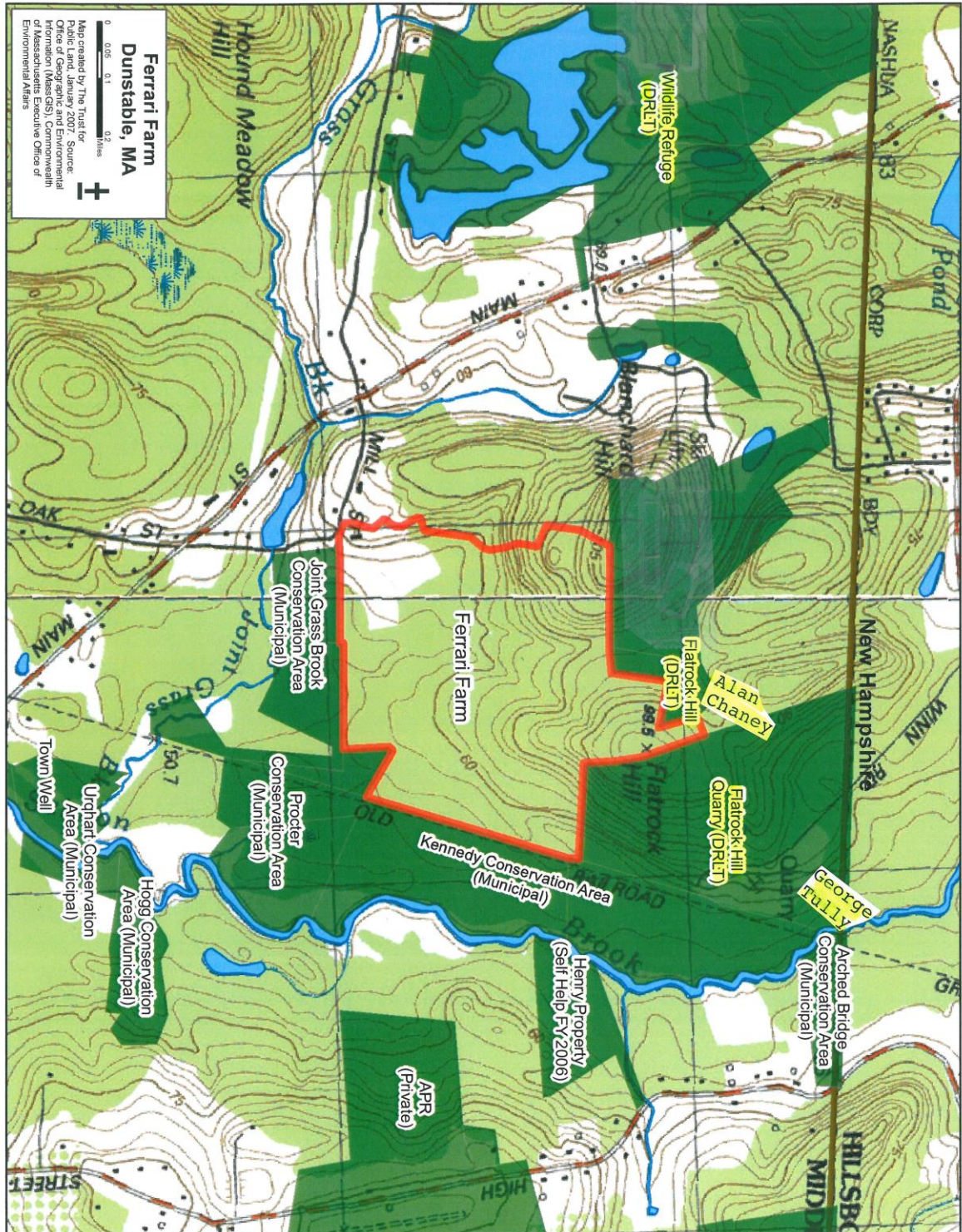
Alan Chaney donated a five acre parcel located near Flat Rock Hill to the Trust in 1994. Although not directly connected to the quarry parcel, this parcel later become part of a larger area (Ferrari) that is now entirely protected.

In 2007, the Town of Dunstable negotiated to purchase approximately 150 acres from Charles and Joan Ferrari for \$2,500,000. With this purchase, the Flat Rock Hill Quarry parcel, the Chaney property, the first George E. Tully (Sr.) parcel, and the Ferrari properties were now connected as one large parcel of protected land, although ownership is different.



Alan Chaney

The DRLT contributed \$62,500 toward the Ferrari purchase from a town-wide fundraiser undertaken by the Trust. This fundraiser demonstrated the commitment of the residents of Dunstable to preserve and protect the rural character of the town.



HUGH R. MCGOVERN PARCEL (MEMORIAL TO GEORGE R. MCGOVERN, SR.)



George R. McGovern, Sr.

The property, comprised of 14 acres, was donated in 1994 as a memorial to George R McGovern Sr., who passed away in 1974. Mr. McGovern came to Dunstable with his wife Susan McGovern in 1946, purchased "The McGovern Farm" on Main Street where they raised their family. This land located on Unquetynasset Meadow on Groton Street is a picturesque spot surrounded by large stands of pine trees with Unquetynasset Brook flowing through.

The McGovern family's love of the Town of Dunstable, love for the land, and the desire to permanently recognize the McGovern family efforts were the impetus for Hugh and Roberta McGovern's gift in his father's name.

The Trust is committed to installing a permanent marker in the name of George R. McGovern, Sr. on this property once a suitable marker is located.



KENNETH A. TULLY - MILL BROOK PARCEL

In October 1995, in conjunction with the development of the Mill Brook parcel on Main Street, Ken Tully donated 7.24 acres to the DRLT. This property abuts Salmon Brook and the Boston and Maine railroad (The Red Line).



View of Joint Grass Brook/Salmon Brook

WARREN AND SUSAN SHAW ALLGROVE PARCEL



This property, also located on Unquetynasset Brook on Groton Road, encompasses approximately 15 acres and abuts similar property held by the Town of Dunstable Conservation Commission. This property was owned previously by Attorney James Shaw, father of Susan Allgrove. Although not specifically named as such, the gift was donated to the DRLT in her father's honor, for his many years of service to the Town of Dunstable and his efforts to establish the Dunstable Civic Associates.

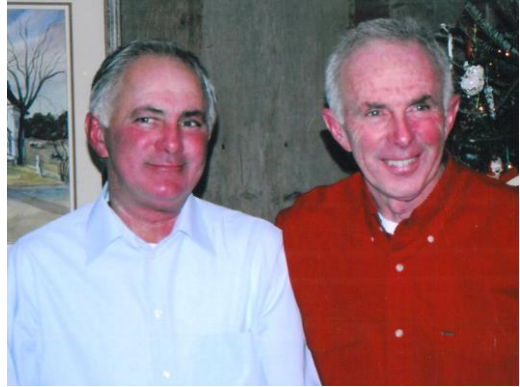
Warren and Susan Shaw Allgrove

RANDOLPH PARCEL

The DRLT received a donation from David J. and R. Juanita Randolph in December 1996, consisting of .156 acres (6,800 sq. ft.) with frontage on Sweet's Pond (off of Main Street).

KENNETH A. TULLY / HUGH E. MCGOVERN / GEORGE R. MCGOVERN, JR. PROPERTY

This property, referred to as the "Horse Hill Development", contains 38.15 acres deeded to the DRLT as part of an agreement to allow construction of several homes on what was once owned by the Cambridge, Massachusetts YMCA. The above three individuals pooled resources and purchased an extensive parcel of land including several thousand feet of road frontage along Groton Street, School Street and Hall Street. This land is adjacent to the Wood and Matson properties. It also abuts property the Saab Horse Hill property described below.



George R. and Hugh E. McGovern



FLAT ROCK HILL QUARRY

The Flat Rock Hill Quarry parcel is located on the Boston and Maine ("The Red Line") railroad bed at the Nashua, New Hampshire/Dunstable, Massachusetts border, accessed via High Street.



1989 View of Salmon Brook shaded by gravel and trees

George E. and June L. Tully initially donated a 3.7 acre parcel on the railroad bed adjoining Salmon Brook on December 27, 1988. At the time of the donation, this property contained a heavy timber crop of pine trees and an extensive and high gravel component; the location and height acted as a natural barrier to keep the water of Salmon Brook cool as it traveled from Dunstable to Nashua. During the time the DRLT owned this parcel, the timber was illegally harvested on more than one occasion, with the culprit(s) never located.

To the east, the property abuts a one-time quarry that had been abandoned approximately 75 to 100 years ago. This property was left as though someday the quarry would reopen. A pond, largely filled with granite, remains on the property and large pieces of granite remain in place as cut.

The quarry was formerly owned by Packy Winn of Nashua. It was sold to the Tamposi Family of Nashua (doing business as Buckmeadow Realty) who turned the property into a gravel removal operation in 1983. The Town of Dunstable required Tamposi to deposit funds (performance bond) to guarantee restoration upon completion of the gravel operation. This operation continued for several years until the major pockets of gravel were primarily depleted.



1989 view of Arch Bridge from Flat Rock Quarry property

Shortly after the Tamposi gravel operation ended, a development known as Federal Hill (off Ridge Road in Nashua), began construction. As with any home development project, the need for sand and gravel was of first priority. The developer (Rogers Development Company) acquired what was considered to be the depleted gravel pit from the Tamposi Family and began to excavate whatever and wherever it could. As part of the housing development operation, Rogers Development removed the remaining logs and gravel on the DRLT property that once shaded Salmon Brook. Without its buffer from the sun, the area had no ability to return to its natural state.

The DRLT brought legal proceedings against the developer and the Town of Dunstable in 1997 for allowing this egregious destruction of DRLT property. The Town of Dunstable Conservation Commission issued an Enforcement Order under the Massachusetts Wetlands Protection Act (Act) against Rogers Development Company for alleged "*extensive alterations of land within 100 feet of wetlands, including removal of material and placement of materials in various areas within the jurisdiction and protection of the Act and the Bylaws.*"

After lengthy litigation, the developer agreed to turn the property over to the Dunstable Rural Land Trust in settlement of all claims by the Town and the Trust. With this agreement, the DRLT acquired 86 acres from Rogers Development Company in lieu of further litigation. This property, as of this writing, remains as an un-reclaimed former gravel pit as the restoration costs are too great for the Trust to accomplish.

The DRLT negotiated an agreement in 2003 with the Tamposi Family and the Town of Dunstable to release the performance bond, transferring the funds which totaled \$29,625 to the Trust. The DRLT has since used these funds to further the Trust's mission by purchasing additional land and by aiding Dunstable land owners to permanently protect their properties.

There are other protected properties in this immediate area that either connect directly to or across from the railroad bed and encompass approximately 80 acres owned by the Town of Dunstable or the Town of Dunstable Conservation Commission. These parcels include properties formerly owned by A. Donald Kennedy and Philip S. Nyman as well as approximately 34 acres acquired by the Town as "Tax Title" properties.

Recently, the Trust removed several stones from the quarry property to provide benches at the Wildlife Refuge (one is at the site of the Annual Winterfest).



Another of these stones has been placed at the corner of Main and Depot Streets. This stone is within 500 feet of the railroad bed that was once used to transport the quarry stone during its years of operation -- a fitting place for a piece of history. Strange as it may seem, 75 to 100 years of forgotten Dunstable history came to light through the efforts of an organization established to preserve and protect the rural character of Dunstable.

TWENTY ASSOCIATES PARCEL

Although not directly connected, the Trust was able to purchase a small parcel from the Twenty Associates of Nashua, NH. Twenty Associates is a small group of Nashua business people who, over time, had acquired parcels of land located in Nashua, NH and Dunstable, MA. The Dunstable parcel was mainly land-locked and of little value except for its conservation purposes. Today this parcel connects to the Kennedy parcels, the Town of Dunstable/Carter property, and the Saab property on Danforth Road.

ROBERT AND CLAIRE KENNEDY PARCELS



On November 17, 2006, Robert Kennedy and his wife Claire donated three (3) parcels encompassing approximately twelve acres of forestland on Hardy Street to the Trust. The property abuts the Dunstable Conservation Commission land and is adjacent to the Nashua, NH boundary.

Claire and Bob Kennedy

WAYNE MATSON AND GEORGE AND SYLVIA WOOD PARCELS

These two landowners held adjoining properties consisting of 45 and 38 acres respectively on Hall Street, both being unexpected gifts to the Trust. Richard Larkin, attorney for the DRLT, was instrumental in putting these two parcels together and working with both families to arrange the donations. Mr. Larkin had a prior acquaintance with the Matson family through their sons' sports activities, in his position as a coach, as well as with his involvement with the Boy Scouts.



Wayne Matson



The Wood Family

Access to both of these parcels is from under the power lines that cross near the Dunstable/Groton Town line on Hall Street. The parcels are extremely difficult to walk, but perfect land to be preserved by the DRLT.

To gain necessary temporary access before any transfer of the Matson property could be made, the DRLT approached Hugh McGovern, an abutter, to request a temporary easement across his property. Mr. McGovern, willing to assist in the protection of this property, agreed to the request and Attorney Larkin prepared and executed the necessary documents. The Matson parcel was appraised at \$420,000. The donation was completed on December 27, 2006.



Richard Larkin searching for boundaries on the Matson and Wood parcels.

The Wood parcel was more complicated with owners being both local and out of the country. Once the agreement was reached and title transferred, the Trust became a 75% owner. The remaining 25% owner was never reached and to this date, there have never been any issues relating to the minority ownership, or any correspondence from this owner. The Wood parcel, appraised at \$880,000, was transferred on March 13, 2007.

An abandoned burned-out quarry, similar to the one referred to above as the Flat Rock Hill Quarry parcel, exists on these parcels. Remnants of the loading docks and station are still present, as is the railroad spur line to the Nashua-Acton rail line.



Beaver Dam (2007) located on Matson/Wood Parcel

LOUIS SAAB PROPERTIES

Horse Hill Property

The property was acquired many years ago by Louis Saab, a very successful attorney and real estate investor from Lowell, MA who had acquired the property from Cornelius Kiernan, a former Massachusetts judge and political figure. This property abuts the Horse Hill Development referred to above. This parcel was completely "land locked" until its purchase by the DRLT.

Over a period of several years, the Trust made attempts to contact and negotiate with Mr. Saab about a possible purchase to no avail.

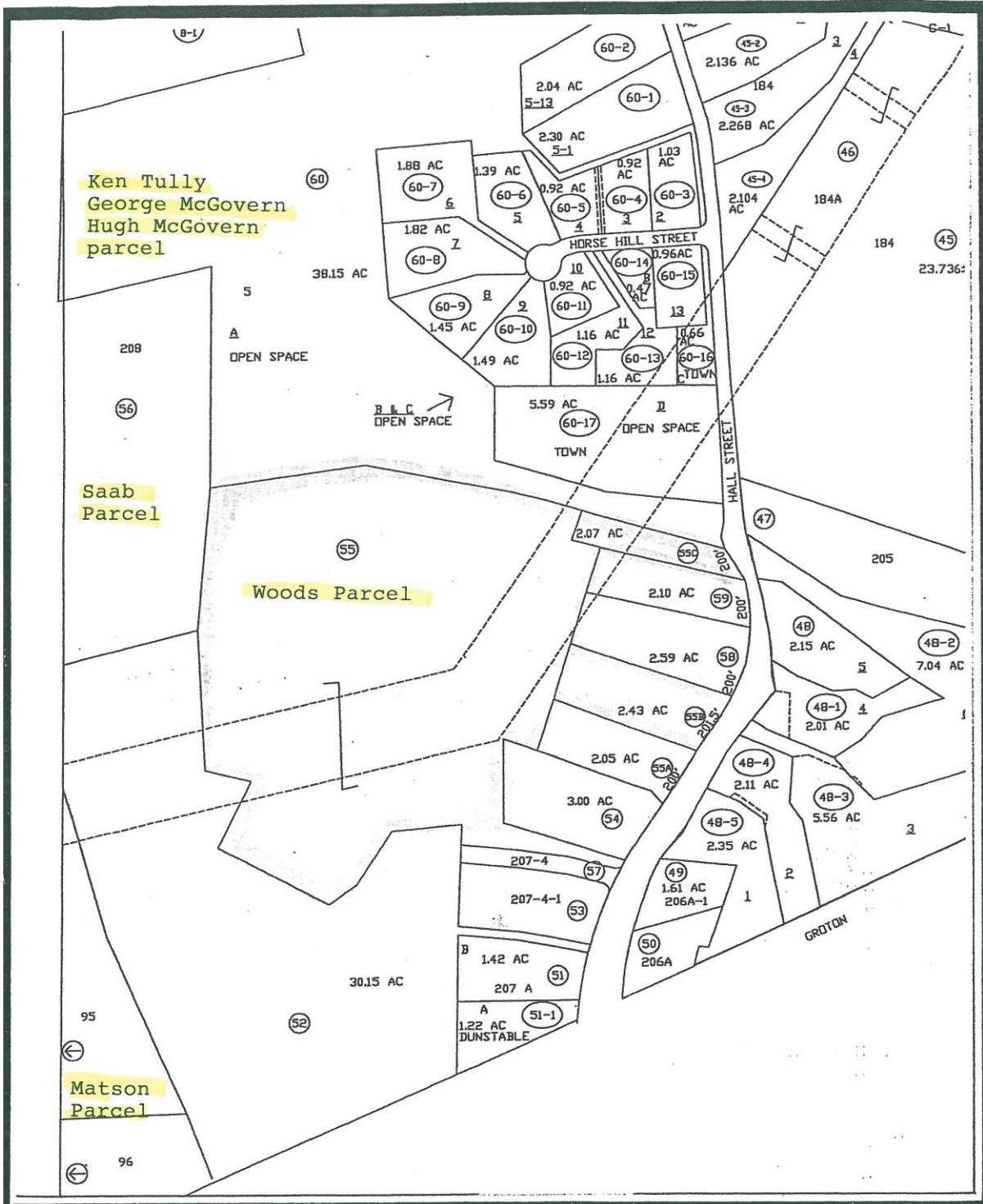
In November 2009, Peter Georges informed the Trust that he was acting as a Consultant to Louis Saab, not in his capacity as trustee of the DRLT regarding a potential purchase. In May of 2010, Mr. Georges presented an offer to the Board to purchase the 18 acres for \$90,000. The Trustees took no action on the offer.



James P Hall
2011.

In a surprising turn of events, Louis Saab died suddenly of a heart attack. David Tully and Attorney James Hall conversed several times about what could possibly happen to the Horse Hill property. David Tully presented an offer to Mr. Hall in which the DRLT would pay \$36,000 or \$2,000 per acre and close as soon as possible. The executors of the Estate of Louis Saab accepted the offer and a check was immediately issued to Attorney James Hall, as escrow agent. The check was held for a period of several months pending approval of the State Court. The approval and transfer occurred on October 6,





Danforth Road Property

In addition to the Horse Hill property, Mr. Saab owned another land-locked parcel on Danforth Road which contained twenty-four acres in Dunstable. Executors of the Saab Estate initially considered this property to be a valuable addition to its adjoining property in Tyngsborough, MA. After considerable investigation and discussion with Dunstable Town officials, it was determined that access through Tyngsboro would not enable them to construct houses in the Town of Dunstable. Thus, the land became almost worthless for development purposes.

Working with Attorney James Hall, the DRLT offered \$10,000 to purchase this property, contingent on the agreement of the Saab executors that the DRLT be provided an access through their adjoining Tyngsboro land. This was a contingency that was neither well received nor accepted, and the contingency was removed. The Trust purchased the land-locked property for \$10,000 on May 7, 2012.

Although this land would appear to be "land-locked" at first glance, the property actually abuts the Carter property in Dunstable that was recently purchased by the Town of Dunstable. The DRLT contributed \$30,000 to assist the Town in its purchase of the Carter property. This contribution made by the Trust to the Town of Dunstable was provided by a donation received by the DRLT from the Estate of Arline Fitch of Nashua, New Hampshire.



Arline M. and Edward P. Fitch



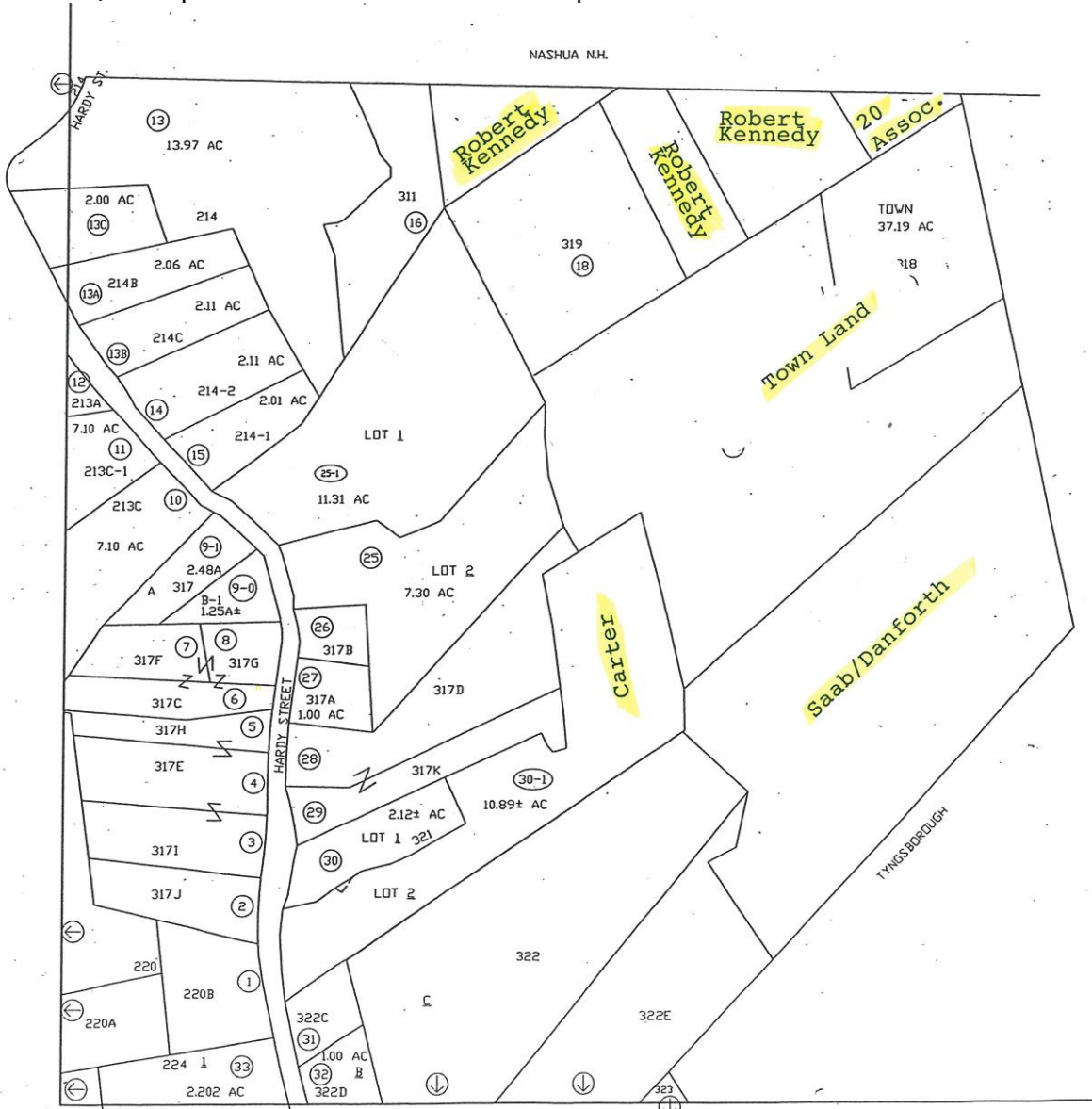
In a letter to the DRLT, Mrs. Fitch's daughters wrote:

"...the bequest represents her love of Dunstable, its people and its land. Both Mr. and Mrs. Fitch were deeply interested in land preservation in the area, and she became committed to the goals and ideals of the Dunstable Rural Land Trust."

THE DUNSTABLE RURAL LAND TRUST - FORTY YEARS OF PRESERVATION & CONSERVATION

Several years prior to this bequest, Mrs. Fitch attended the DRLT's Annual Winterfest. In her 80's at that time, she said that "that was her first ever sleigh ride."

The combination of the Kennedy, Carter, Saab, and Twenty Associates properties provided a sizeable area off of Hardy Street/Danforth Road (Tyngsborough end of Dunstable) with protection from future development.





RUSSELL AND SHIRLEY TOBEY PARCEL

Under the terms of the Russell Tobey's will, the Tobey home will be sold with the proceeds funding a scholarship to be administered by the Town of Dunstable for the benefit of graduating Dunstable seniors.



Russell and Shirley Tobey

The remaining land containing approximately 7.24 acres was bequeathed to the DRLT and will be open to the public once a small parking area is constructed.

This property abuts the Sears property (which is subject to a permanent conservation restriction referred on page 54 held by the Trust). It is the intent of the DRLT and the Sears family that a small walking trail be established in the near future connecting the Sears and Tobey parcels.



ASSISTANCE PROVIDED BY THE DRLT

In keeping with its mission, the DRLT has assisted in other ways to protect and preserve open space including the following:

- 1990: Assisted the Town of Dunstable Conservation Commission in acquiring the Helen Hogg property (27 acres - High Street) abutting Salmon Brook. The Trust used funds received as donations made in memory of A. Donald Kennedy in the amount of \$5,000.
- 1997: Assisted the Commonwealth of Massachusetts to obtain an Agricultural Preservation Restriction (approximately 110 acres) on the Larter Farm on Hollis Street. Although the Trust did not expend funds for these transactions, the directors were involved with providing information and assistance to the Larter family as well as to the Commonwealth of Massachusetts during this process.
- 2001: Held a "Historic Easement" on the Dunstable Town Hall for the Town while it developed plans and implemented restoration of the building.
- 2007: Assisted the Town of Dunstable with the acquisition of the Ferrari property located on Mill Street. The Trust pledged and contributed \$62,500 to the Town that it received from a successful fundraising effort. The DRLT, the Town and Trust for Public Land (TPL) undertook the endeavor to acquire this property.
- 2012: Contributed \$25,000 plus engineering costs to the Town of Dunstable towards the purchase of the Best property, located at the intersection of Main and Lowell Streets.





EASEMENTS HELD BY THE DRLT

The DRLT currently holds and monitors conservation easements (restrictions) on five different parcels totaling 115.86 acres. Four of these easements are located in Dunstable and one is located in the Town of Dracut.

These five properties are subject to conservation restrictions are as follows:

Paul Staples Easement

This easement, executed on December 30, 1991, encompasses 10.06 acres located on Pond Street, Dunstable. This restriction was given for the purposes of the protection of the natural habitats, including a beaver pond and a great blue heron rookery. This easement was a part of a much larger package that included property in Dunstable (Farnsworth/Fitch property) and Tyngsborough. This easement enhanced the Massachusetts Fisheries and Wildlife effort to acquire neighboring properties.



Paul and Joanna Staples

David R. Hardman Easement

This easement, executed on December 28, 2009, consists of 14.33 acres located on Main Street, Dunstable. The property has for many years and continues to be operated as a "Cut Your Own Christmas Tree Farm." Preservation of this property enhances the protection of a very picturesque pond located on the premises. A small brook running through this property, often blocked by beaver dams, runs into Salmon Brook referred to above under the Flat Rock Hill Quarry parcels.



David R. Hardman



Hardman Christmas Tree Farm (2013)

David F. and Permelia S. Sears Easement

This easement, executed on December 30, 2009, encompasses 15 acres on High Street, Dunstable is referred to as the "Sears Woods" parcel. The primary purpose of this easement is to prevent any use of the premise that significantly impairs or interferes with the scenic, woodland, and conservation values of the property. The property, entirely surrounded by stone walls, has been referred to for generations as "The Punkin Yard." Punkin Yard is bounded by High, Thorndike, Forest and Main Streets. The name came from the fields of pumpkins grown there in the 18th and 19th centuries.

The property included under this easement as well as that included under the Hardman easement above, abut the "McGovern Home Farm" (one of only two remaining active dairy and cattle farms in Dunstable).



Dr. James Leavit - James Churchill- (
Stoddard Stoddard

James C. Stoddard Easement

This easement, executed on June 5, 2006 encompasses 32.01 acres is located on Main and Fletcher Streets in Dunstable. The property covered by this easement is a wooded white pine forest surrounded by a large vegetated wetland bordering Joint Grass Brook and tributary intermittent streams. The property adjoins a five-lot subdivision on Main Street, and is also part of another 99 acre parcel with the same qualities. This property, like many others within the Town of Dunstable, contains several beaver dams.

Stoddard and son
James C. Stoddard

Dracut Conservation Restriction

The Dracut (Massachusetts) Conservation Restriction, executed on September 10, 2003, encompasses 44.46 acres on Marsh Hill Road abutting a golf course. The property is required to be maintained as open space and allows the public to utilize the land for passive conservation and recreation purposes, such as hiking, walking or use of nature trails.

Attorney James Hall, representing the Town of Dracut, was instrumental in the development of this conservation restriction and person responsible for the Dunstable Rural Land Trust becoming the holder of this easement. Mr. Hall was well acquainted with the DRLT and its past successes and was confident in its ability to monitor and enforce the conservation restrictions.

DUNSTABLE CIVIC TRUST

The Dunstable Rural Land Trust formed the Dunstable Civic Trust, (DCT), a Section 501(c) (3) not-for-profit organization on January 3, 2002. The DCT was organized for the purpose of conserving and preserving land and water areas predominately in their natural, scenic, or open condition or in agricultural, farming, or forest use. The Trust was established to encourage, promote, and support such conservation and preservation primarily by means of accepting and holding conservation restrictions and similar interests in real property. The initial purpose was to hold the conservation easements (restrictions) on properties held by the Dunstable Rural Land Trust.

Although the DCT was established by the DRLT for this specific purpose, the Trust does not control the organization. Pursuant to the Trust Indenture, the DRLT may elect only two of the five trustees to ensure independence of the two organizations.

The initial trustees were:

David E. Tully (DRLT)	William B. Moeller
David H. Webber (DRLT)	Robert J. Ricardelli
Joseph T. Maguire, Jr.	

The current trustees of the Dunstable Civic Trust are:

Brian F. Reynolds (DRLT)	Joseph T. Maguire, Jr.
David H. Webber (DRLT)	Alan E. Chase
William B. Moeller	

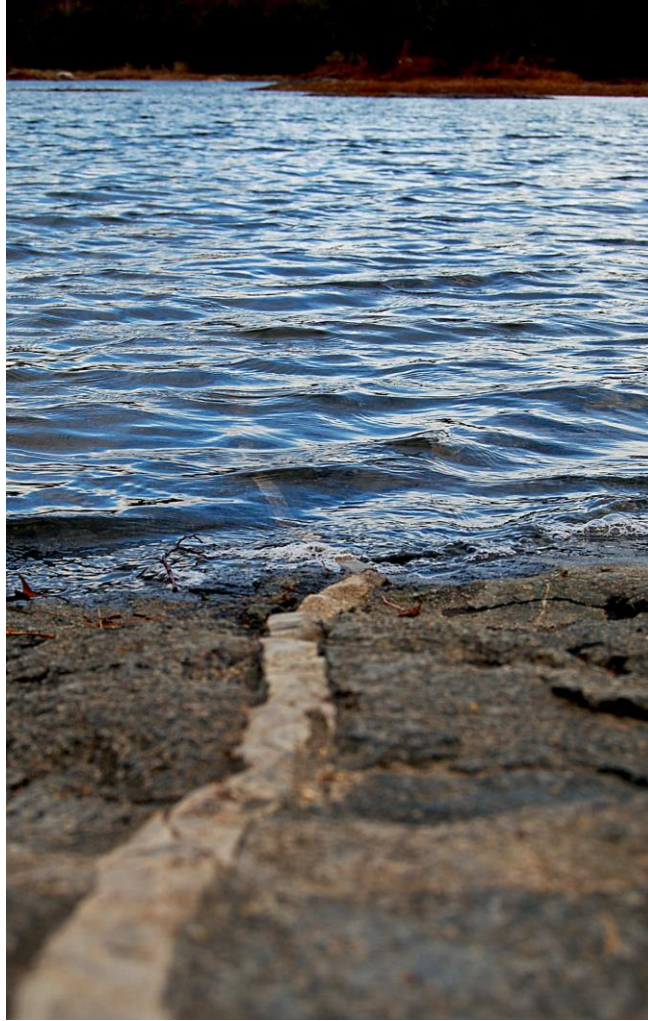
The DCT currently also holds easements on the following properties as an accommodation to the DRLT, (the effect is to allow the landowners continued ownership and use of their property, subject to restrictions contained in the easements.)

- The Margaret O. Larter easement on Main Street, Dunstable, consists of 60 acres of woodland and 15+ acres of open pasture. This property is located across the street from Mrs. Larter's former homestead and was once the home of family-owned Elm Haven Dairy. In 1954 the Elm Haven Dairy moved its operations to Hollis Street. The Hollis Street property of approximately 110 acres is subject to a Massachusetts Agricultural Preservation Restriction.



Margaret O. Larter

- The Dunstable Civic Trust holds an easement on 40 acres of the Gregg property which is part of the Wildlife Refuge. The DCT is currently in the process of finalizing a similar easement on the remaining 20 acres acquired from the Gregg family in 2006.
- The Dunstable Civic Trust and the Dunstable Rural Land Trust are currently in the process of finalizing an easement on the Judith K. Larter parcel on Main Street (approximately 59 acres abutting the Margaret O. Larter property referred to above).



The white line is material that was injected into a crack in the older black stone when all of this was miles below the surface of the globe. The white stone came from a mass of liquefied material that sorted itself as it came pushing its way up from way below and was slowly cooling. In the process of pushing itself up, it cracked the rock above it and oozed in as the crack was being made larger. There are areas in the Town of Dunstable where it pushed itself up into the surrounding, older solid rocks as a big glob that eventually solidified as granite. All of this occurred many miles below what was then surface level and is now at the surface only because of a great deal of geologic activity over many hundreds of millions of years. ²

² Explanation provided by William B. Moeller Ph.D., P.E.. Dr. Moeller is a Professor Emeritus as well as a Civil and Environmental Engineer and is the President of the Dunstable Civic Trust.

PROJECTS CURRENTLY IN PROCESS

MCLOON FARM - MAIN, THORNDIKE AND MAPLE STREETS, DUNSTABLE



In May 2011, Darrell Gilmore of the Dunstable Police Department and liaison for the Town of Dunstable Senior Citizens, representing Olive F. McLoon and her interests, contacted the DRLT to discuss the possibility that the Trust become the future owner of her property. Mr. Gilmore was advised that the Trust did have both the ability and resources for this undertaking, and that the DRLT would be interested in an ownership interest, to protect this property

from potential future development.

Olive F. McLoon

Upon her death in July 2011, the Trust was named as a beneficiary in Mrs. McLoon's will. Under the terms of her will, Ronald McLoon (her son) receives a life estate, with the DRLT being the holder of the remainder interest. The property consists of buildings (two houses and a large colonial barn) and approximately one hundred twenty (120) acres of vacant land located on Main Street at the intersection of Thorndike Street to Maple Street. The "life estate" provides Mr. McLoon ownership of and a right to use the property until his death, with Mr. McLoon responsible for all expenses associated with maintaining the property during his life time.

The DRLT was deeply honored to accept this bequest and carry out the wishes of Mrs. McLoon. The Trust seeks to retain the character of the property as any substantial changes to the use of this property would substantially alter the character at the entrance to the Town of Dunstable from Tyngsborough via Route 113.



McLoon barn as depicted by
artist Millie Turner of Pepperell

The DRLT is committed to expending time and effort, expending funds, incurring debt

and/or disposing of a portion of the property to permanently protect the overall integrity of the entire tract.

JUDITH K. LARTER CONSERVATION EASEMENT



The DRLT is currently working with Dunstable landowner Judith K. Larter to protect and preserve, through a conservation restriction or other similar mechanism, her land on Main Street adjacent to the Larter family home. This process includes engineering and surveys, appraisals and legal work ensuring that the interest of the landowner and the Trust achieve the desired result -- permanent protection of the property in a monitored and enforced manner.

Judith K. Larter

Once completed, this easement encompassing approximately 59 acres, will adjoin the Margaret O. Larter easement referred to on page 54 and pictured on right. This land is directly across Main Street from the "Historical District Meeting House Hill", where the Meeting House Cemetery dating from 1700 includes graves of Revolutionary War soldiers.



The goal of both easements is to maintain and encourage the "protection and enhancement of scenic vistas, a variety of open spaces, retaining agricultural and other undeveloped land important to the character of the community, and maintaining and increasing open space and recreational land uses."



Judith K. Larter Conservation Easement on Main Street adjacent to the Margaret O. Larter Easement
(pictured above)

EVENTS OF THE DRLT

WINTERFEST

On the last Sunday in January, the DRLT annually sponsors "Winterfest" held at the Dunstable Rural Land Trust Wildlife Refuge located at the Main Street entrance. The event, held from 11:00AM to 3:00PM, typically includes horse pulled sleigh rides, ice cutting, ice fishing, skating, and cross country skiing and snowshoeing.



While the attendees are mostly from Dunstable, the event attracts people from miles around; attendance averages 200 to 300 people per year.



There is no charge to attend the event. Program expenses are generally limited to direct costs of the program, all other costs are donated. Eastern Mountain Sports (EMS) donates the use of snow shoes and cross-country skis each year, as well as providing an individual to demonstrate how to use the equipment.



Past programs have included ice cutting demonstrations using "antique ice cutting equipment." For several years, and John Bois of Nashua (left) and John Thompson of Dunstable

(right) demonstrated the art of ice cutting allowing children to actually cut the ice. John Thompson's late father, Les Thompson, worked on the ice cutting prior to John's involvement.



In 2013, attendees were treated to an ice carving demonstration using ice blocks brought in from Brookline Ice Company of Brookline Massachusetts. An owl was carved from the block in recognition of a great horned owl who had been injured and rehabilitated, and then released during Winterfest 2013.

This event would not be possible without the efforts of the Dunstable Boy Scouts. The Boy Scouts and Leaders of Troop #28 have been an invaluable resource starting with the first Winterfest event approximately fifteen years ago. The Scouts arrive long before the event starts and remain long after the event ends, setting up and cleaning up. They serve hot chocolate, soup, cookies and do whatever is needed. They not only supply the manpower, they supply the bulk of the supplies necessary.



Many other people are instrumental in the success of Winterfest, including Mabel Tully, Judith Larter, and Elaine Basbanes who make soup and chowder each year.





SEPTEMBERFEST

Septemberfest programs sponsored by the DRLT from 2008 to 2013 have included "Living with Wolves," (with a live wolf present), "Eyes on Owls," "Birds of Prey," and most recently "Teachers' Creatures." Although these programs have been geared to educate young children, parents seem to enjoy the programs as much as their children. Eastern Mountain Sports (EMS) has provided kayaks each year for another enjoyable activity; kayaks are launched at the upper pond.



Septemberfest programs are also free to all attendees, and the only cost to the DRLT is the fee paid to the program presenter.

NEWSLETTERS

Judy Larter, Elaine Basbanes, Leah Basbanes and Grace Jean create an Annual Newsletter summarizing the activities of the past year and providing information of interest to members and Dunstable residents. It is prepared and distributed prior to the Annual Meeting.

ANNUAL MEETING



The DRLT holds its Annual Meeting at the Nashua Country Club on the fourth Wednesday of April each year. The President and Treasurer report on Trust activities of the past year (with reports by other trustees as required) to keep

the membership informed of Trust activities. Trustees are elected at the Annual Meeting.

THE DUNSTABLE RURAL LAND TRUST - FORTY YEARS OF PRESERVATION & CONSERVATION

On April 23, 2014, the Annual Meeting was held commemorating the 40th Anniversary.





FLORA AND FAUNA FOUND IN THE DRLT



Brown Knapweed



Bottle Gentian



Evening Primrose



Nodding Ladies
Tresses



Crab Apple Tree



Cranberries



Butter and Eggs



Puzzle Ball





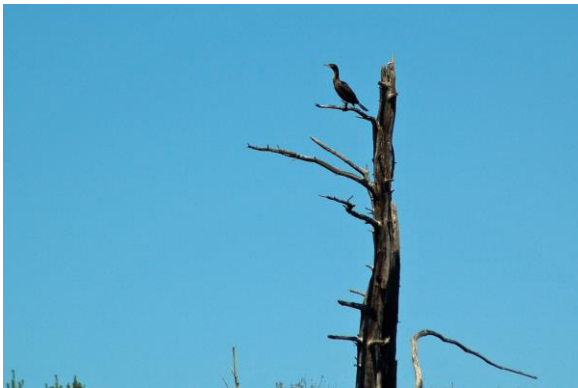
Lady Slippers



Purple Loosestrife



"WILD BIRDS AND BEASTS" FOUND IN THE DRLT









FINANCES

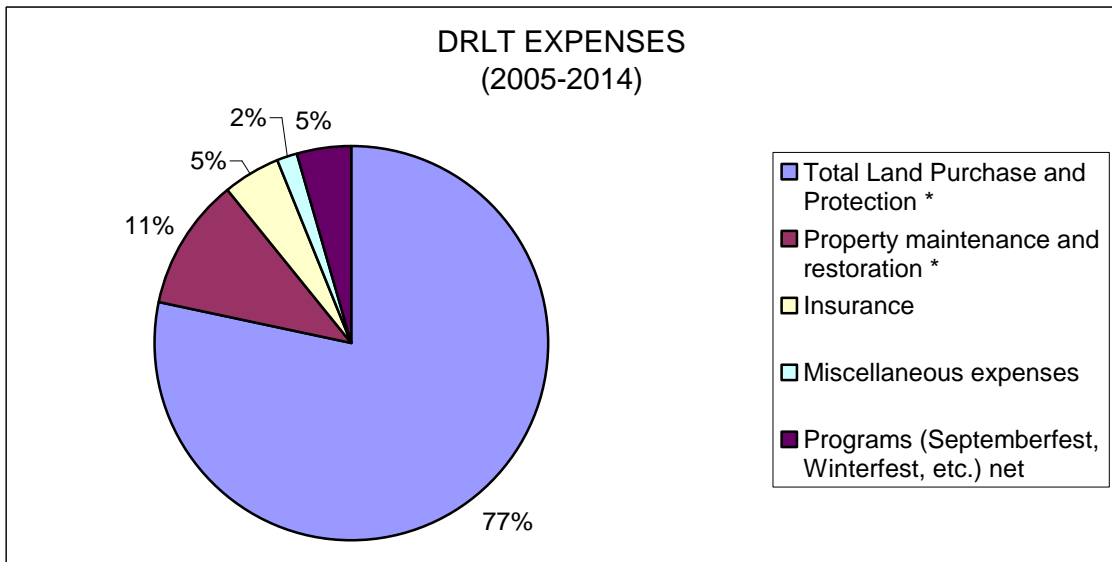
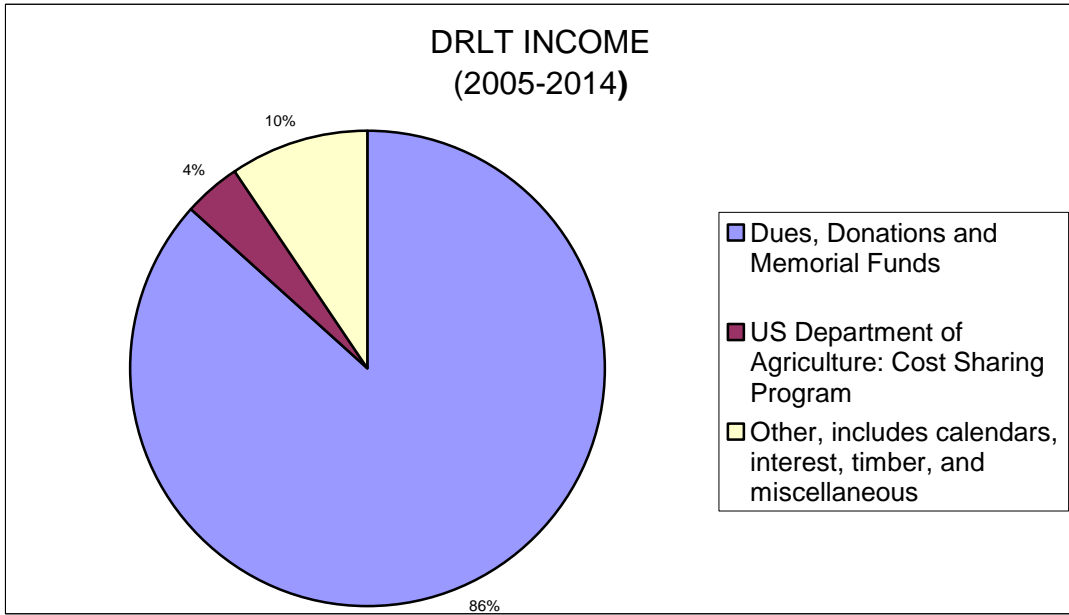
Typically, the DRLT receives approximately \$25,000 to \$30,000 per year from dues, donations, memorial gifts and fundraising, including calendar sales.

Over the preceding ten year period, 86% of all receipts are from the sources listed above; the only other source was the Department of Agriculture (the WHIP Grant) received from 2004 to 2006 (see Grant section).

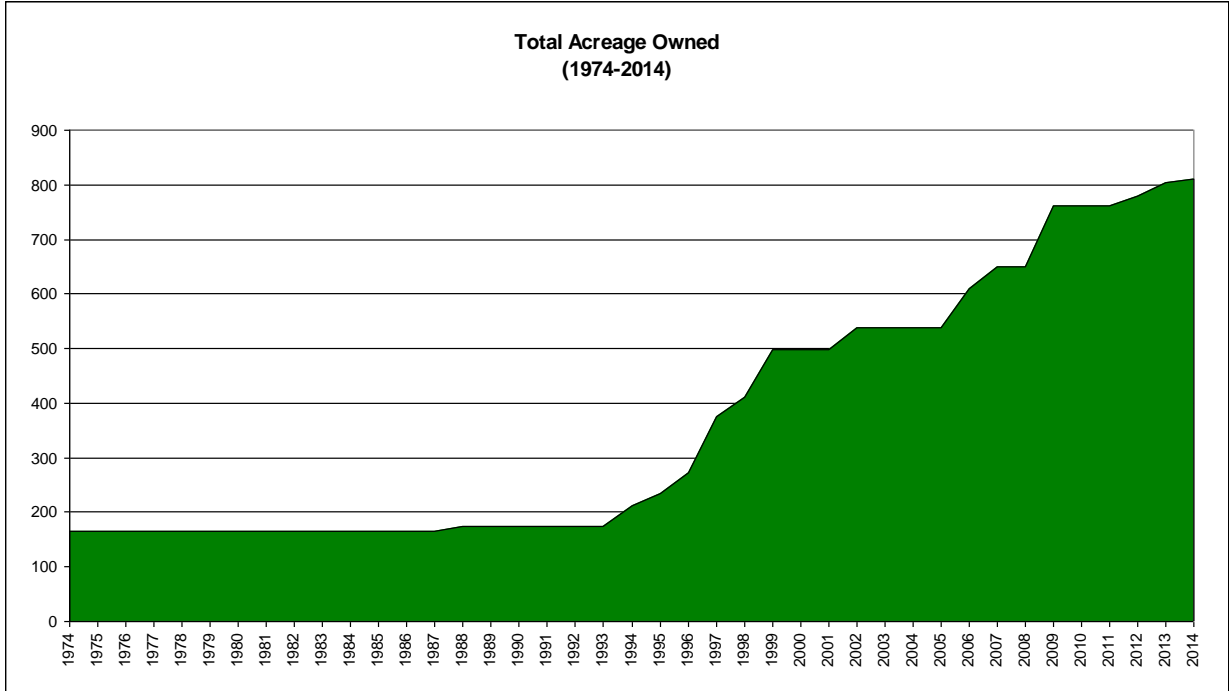
Periodically, the Trust will undertake a timber-cut on certain properties. There is currently one contract in place for the cut of timber on the Woods and Matson parcels located at Horse Hill. The DRLT currently holds a \$5,000 deposit in anticipation of this timber cut scheduled to be completed in 2014. Although timber cuts produce revenue, the cuts are not considered as a source of revenue to be available for operations. All timber harvests are planned based on formalized timber harvesting guidelines.

Operating expenses are generally limited to insurance, property maintenance and professional fees. The amounts paid for professional fees vary greatly depending upon the projects that the Trust may be working on during any particular year, such as property acquisitions and/or easements undertaken. The Trustees donate substantially all administrative costs including office supplies and postage. The overwhelming majority of all receipts are used to preserve and protect land.

The Trust has no outstanding liabilities.



THE DUNSTABLE RURAL LAND TRUST - FORTY YEARS OF PRESERVATION & CONSERVATION



GIFTS RECEIVED BY THE DRLT

Patrick J. Melampy and Priscilla A. Lawrence Fund

In May 2011, the Dunstable Rural Land Trust was the recipient of a generous contribution from town residents, Patrick J. MeLampy and Priscilla A. Lawrence. This donation and subsequent donations made by Mr. MeLampy and Ms. Lawrence, demonstrate their confidence in the mission and accomplishments of the DRLT. At the time of the initial gift, the Trustees released the following note to members via the Trust's website:

"The Dunstable Rural Land Trust recently received a very generous contribution from Patrick J. MeLampy and Priscilla A. Lawrence, for which the Trustees are extremely grateful. To honor the wishes of the donors, the Trustees of the Dunstable Rural Land Trust have voted to restrict the use of the donation to the purchase of land, placement of easements on DRLT properties as well as assisting landowners in protecting their properties through similar restrictions, maintenance of DRLT properties, as well as being available for educational and scientific purposes as outlined in the Dunstable Rural Land Trust Articles and Trust Agreement. The DRLT is extremely appreciative of this donation and expresses our sincerest thanks to Patrick and Priscilla."

In furtherance of the intentions and anticipated uses of this donation, the Trustees have established the "Patrick J. MeLampy and Priscilla A. Lawrence Fund." To date, these funds have aided in the purchase of two parcels of land (Saab properties) and a gift made to the Town of Dunstable to aid in its purchase of the Best Property located at the intersection of Main and Lowell Streets.

The Trustees recently voted to utilize money from this fund in connection with the Judith K. Larter conservation easement process referred to on page 58. It is also anticipated that the fund may be used to assist the Trust in its resolution and ultimate ownership interest in the McLoon property.

Bequests

Bequest Made By Arline Fitch

The DRLT was the recipient of a bequest from the family of Mrs. Arline Fitch, a resident of Nashua, New Hampshire in the amount of \$30,000. (She and her family had previously made a sizeable donation of land at the Tyngsboro/Dunstable town line on

Pond Street.) This bequest was used by the Trust to assist the Town of Dunstable in purchasing the Carter property (see the "Danforth Road Property" on page 49).

Bequest Made By Muriel E. Holmes Trust: April 2014

The Dunstable Rural Land Trust was advised on April 2, 2014 that it is the beneficiary of a bequest from the Estate of Muriel E. Holmes. Muriel and her late husband Arthur Holmes (pictured on right) resided in Dunstable for many years, raising their family on Pond Street. Mr. and Mrs. Holmes had always been very involved with the affairs of the Town of Dunstable. The Trustees of DRLT will determine the most beneficial use of this bequest to insure such expenditure would be in a nature fitting the character of the donor and her family.



Memorial Contributions

The DRLT has been honored to be named as a recipient of memorial contributions for:

Adam Barros	Ruth Martin
Elizabeth (Pike) Brocklebank	Francis May
Ruth Chaney	Michael Nelson
Edward J. Cogey	Richard H. & Marjorie P. Olney
Mildred Dawson	Berit Pepin
Arline Fitch	John & Antoinette Powers
Hugh Gregg	Joseph W. Ricardelli
Muriel E. Holmes	Rena Simmons
Margaret O. Larter	Eugene E. Tully
Lucy Kennedy	June L. Tully
A. Donald Kennedy	Charles W. Tully
Robert & Helen Kennedy	Coral Webber

The DRLT extends our deepest thanks to the families of these individuals who considered the Dunstable Rural Land Trust as a worthy recipient.

Honorary Contribution

David and Marge Kimpton celebrated their 50th wedding anniversary in 2011. At their request, in lieu of gifts, David and Marjorie requested that donations be made to the Trust in their name.

For many years, David Kimpton, as leader of the Dunstable Boy Scouts, conducted tours of the DRLT property for the Dunstable Swallow Union School explaining the changes in the property and its transformation from a one-time gravel pit to the natural beauty the property it is today. He also conducted classes at the school with the Massachusetts Audubon Society in the name of the Trust.

For several years Mr. Kimpton conducted Patriot Day Exercises for students of the Swallow-Union School at the Little Red School House.

FUNDRAISING

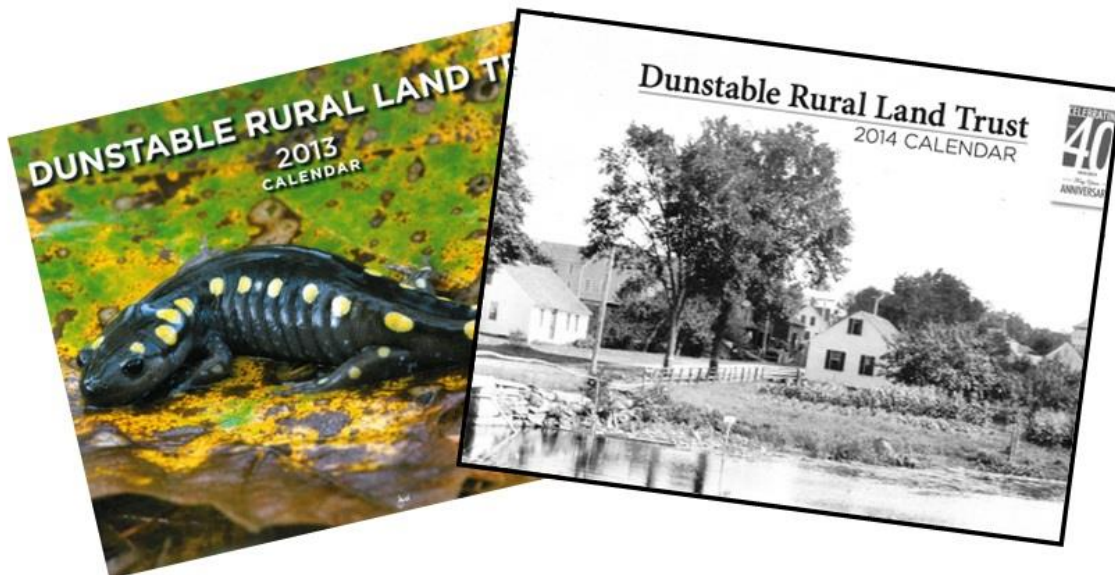
Historically, fundraising efforts have been:

- Annual Fundraising Appeal conducted in November of each year
- Membership Renewal Drive conducted in April of each year
- Sale of the "Dunstable Rural Land Trust Calendar."

In prior years, the DRLT has also participated in Spring Flower sales and garden tours with David Hardman.

Since the inception of the Annual Calendar, its printing and presentation has been donated by Jessica Williams, Justin Pallis, and Jeff Pallis, residents of Dunstable. The 2013 calendar is created with the joint efforts of Mark and Marcy Wilson ("Eyes on Owls" presenters at the 2012 Septemberfest), Jessica Williams, and Justin and Jeff Pallis.

Calendar sales are normally between \$2,000 and \$2,500 per year. Although this may not seem to be a large sum of money, the proceeds for calendar sales are a very integral and continuous funding source for the Trust.



THE PEOPLE OF THE DRLT

Initially, the management of the DRLT was accomplished under the direction of five volunteer trustees. The Trust Instrument requires that all trustees be residents of Dunstable, with each trustee elected for a term of three years with no term limits. Trustees are elected at the DRLT Annual Meetings held in April of each year.

The initial trustees were:

Robert E. Kennedy, President	1987 - present
George E. Tully, Sr., Treasurer ³	1987 - 2009
Alan E. Chaney, Trustee	1987 - present
Peter J. Georges, Trustee	1987 - 2014
W. Reid Pepin, Trustee	1987 - 2005

Since the Trust's inception in 1987, only one trustee, W. Reid Pepin, retired as a Trustee when he and his family relocated to Burlington, Vermont. Mr. Pepin was succeeded by Lisa Dingle who also stepped down because of other time constraints. Although no longer a trustee, Lisa continues to volunteer her time to the DRLT, maintaining the website: (www.drlt.org).

Today, management of the Trust is accomplished under the direction of 11 trustees, who generally meet every other month unless matters arise requiring more frequent meetings. In addition to Messrs. Kennedy, and Chaney named above, current trustees include:

Elaine Basbanes, Trustee	1989 - present
Judith K. Larter, Trustee	1990 - present
Frank G. Cover, Trustee	1991 - present
David H. Webber, Secretary	2000 - present
David E. Tully, Treasurer	2009 - present
Anne L. Davis, Trustee	2010 - present
Robert J. Ricardelli, Trustee	2011 - present
Brian F. Reynolds, Trustee	2013 - present
John C. Thompson, Trustee	2014 - present

³ Honorary Trustee



Peter Georges, Elaine Basbanes, George Tully, Sr., Robert Kennedy

THE DUNSTABLE RURAL LAND TRUST - FORTY YEARS OF PRESERVATION & CONSERVATION



Alan E. Chaney, David H. Webber
Larter



David E. Tully



Judith K.



Brian F. Reynolds



Anne L. Davis



John C. Thompson



Robert J. Ricardelli



Frank G. Cover



George E. Tully, Sr., (left) one of the founding members of the DCA, and Trustee and Treasurer of the DRLT from its inception through 2009, was elected to the position of Honorary Trustee at the April

2009 Annual Meeting. This honor was in appreciation of his invaluable contributions in the establishment of the Dunstable Civic Associates in 1974 and continued dedication, guidance and support of the Trust.

The DRLT, through its trustees, is very cognizant of its public image, reputation, actions and openness. In January of 2000, the trustees adopted a "Conflict of Interest Policy" that requires each trustee to annually sign a statement that such trustee acknowledges the policy and agrees to abide by its terms.

The purpose of this policy is to require any trustee who:

- has a conflict, or
- who may potentially have a conflict, or
- have the appearance of a conflict

in any particular transaction to notify the remaining trustees of such potential conflict.

A determination is then made by the remaining trustees as to whether an actual or potential conflict exists. If such conflict or appearance of conflict exists, the particular trustee is not permitted to participate in any discussions or votes relative to that issue; this policy is and has been strictly adhered to.



June L. Tully

It would be improper not to recognize the contributions of June L. Tully, who from 1974 until her passing in 2008, acted as banker, bookkeeper, and gatekeeper. Her responsibilities and contributions included deposits, bank account reconciling, dues and memberships collection, noting outstanding pledges, paying the bills and organizing and the Annual Meeting. June's contributions were invaluable.

Mabel E. Tully volunteers numerous hours each year by organizing the Annual Dinner and decorating the venue to coincide with the speaker's topic and theme for the event. She also expends a considerable amount of time each January to insure that Winterfest is a success (food, utensils and whatever else is needed). Mabel has also hosted 95% of the Trustee meetings for about the last 25 years. Most notable is her work on the Annual Winterfest by preparing her much appreciated soups, chowder and chili. Mabel's efforts on behalf of the Trust are much appreciated by the trustees, (and even more so by her husband David).



Mabel E. Tully

Addendum A

**Community Citizen Award
from
Dunstable Grange No. 31**



Robert E. Kennedy, George E. Tully, Sr., Peter Georges, David Webber, Alan Chaney, Reid Pepin



Subordinate Grange

Community Citizen Award

Presented to

Dunstable Rural Land Trust

in recognition of outstanding service to this community and mankind. Your dedication and personal involvement are gratefully and sincerely acknowledged by the members of

Dunstable Grange No. 31

Given this 19th day of August, 2000

Charles W. Tully Jr.
Master

Marjorie D. Shea
Lecturer

We extend our personal congratulations and best wishes.

Kermit W. Richardson
Kermit W. Richardson, Master
National Grange

Clyde G. Berry
Clyde G. Berry, Lecturer
National Grange



Addendum B

**Dunstable Civic Associates
Report of the Board of Directors
May 7, 1987**



DUNSTABLE CIVIC ASSOCIATES

REPORT OF BOARD OF DIRECTORS

MAY 7, 1987

Dunstable Civic Associates (DCA) was formed on May 1, 1974, to acquire a parcel of land on the Dunstable-Nashua line containing approximately one hundred seventy (170) acres from Blanchard Hill Farms. The initial purpose of the group was to maintain control over the property, to prevent development and sell the property to the Town of Dunstable for conservation purposes at cost. The proposed sale to the Town was twice rejected by the voters.

The group elected to continue holding the property for its initial purpose; the preservation of open space and the natural beauty and esthetics of the parcel. The costs to purchase and maintain the property were funded from the sale of gravel, timber and members' contributions.

During late 1985 and early 1986, the Board of Directors determined that DCA's purposes for acquiring and maintaining the property had been fulfilled. The Board presented proposals to the members at the annual meeting held on May 6, 1986 as follows:

1. Sale of one house lot on Main Street for \$110,000.
2. Return the contributions.
3. Initiate steps to permanently preserve rural character of the parcel.

The above recommendations were unanimously approved by the members at the 1986 annual meeting; the Board of Directors immediately took steps to implement the wishes of the Dunstable Civic Associates.

1. The Main Street lot was sold on August 5 for \$110,000 and the funds were returned in full to the members. All members received their entire investments made from inception.
2. A conservation easement, prohibiting development of the parcel, was granted to the Town of Dunstable Conservation Commission in December, 1986.
3. Began organizing the Dunstable Rural Land Trust to hold title to the real estate; this trust to be formally organized and adopted at a meeting to be called at a later date.

Page 2

The Board of Directors would like to thank all members of Dunstable Civic Associates for their support, both financial and moral during the group's existence. The transfer of this property to the Dunstable Rural Land Trust will formally end the purpose of the Dunstable Civic Associates. All former DCA members will become charter members of the to be formed trust; it is hoped that all current DCA members will become active in the to be formed land trust.

Sincerely,

Board of Directors
Robert E. Kennedy, President
George E. Tully, Treasurer
Alan E. Chaney, Secretary
Peter J. Georges
Reid W. Pepin

THE DUNSTABLE RURAL LAND TRUST - FORTY YEARS OF PRESERVATION & CONSERVATION

DUNSTABLE CIVIC ASSOCIATES

STATEMENT OF CONDITION

MAY 7, 1987

INVESTMENT

Cash on deposit			\$	97
Cost of property (Note 1):				
Blanchard Hill Farms, Inc.		\$126,557		
SFC Real Estate, Inc.		22,000		
Legal and closing costs		2,727		
Expense of property:				
Interest	\$113,300			
Real estate taxes	21,717			
Appraisals	8,500			
Insurance	7,118			
Annual meeting expense	6,384			
Grid work and topographical maps	1,750			
Other costs and expenses	4,502	163,271		
Total Costs of Property		306,186		
Less: Income		314,652		
Net Cost of Property to Members				(97)
Net Investment			\$	-0-

LIABILITIES

None (Note 2)		\$	-0-
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MEMBERS' INVESTMENT

Members' contributions	\$118,804		
Less: Distribution to members (Note 3)	118,804		
Total Members' Investment			-0-
Total Liabilities and Members' Investment		\$	-0-

THE DUNSTABLE RURAL LAND TRUST - FORTY YEARS OF PRESERVATION & CONSERVATION

DUNSTABLE CIVIC ASSOCIATES

STATEMENT OF RECEIPTS AND DISBURSEMENTS

MAY 1, 1974 THROUGH MAY 7, 1987

<u>CASH BALANCE</u>	<u>May 7, 1986 through May 7, 1987</u>	<u>May 1, 1974 through May 7, 1987</u>	
Beginning of Period	\$ 8,612	\$ -0-	
 <u>RECEIPTS</u>			
Member contributions	\$ -0-	\$118,804	
Annual meeting guests	-0-	1,638	
Reimbursement of real estate tax	498	498	
Interest earned	815	2,881	
Sale of logs	-0-	32,699	
Sale of gravel	-0-	169,072	
Sale of lot - Main Street	<u>110,000</u>	<u>110,000</u>	435,592
Total Receipts	<u>111,313</u> <u>119,925</u>	<u>110,000</u>	<u>435,592</u>
 <u>DISBURSEMENTS</u>			
Purchase of property	-0-	148,557	
Legal and closing costs	-0-	2,727	
Interest	-0-	113,300	
Real estate taxes	2,386	22,215	
Annual meeting expense	1,015	8,022	
Appraisals	2,000	8,500	
Town of Dunstable permits	-0-	665	
Nashoba Board of Health	(175)	-0-	
Bank charges	16	105	
Grid plans and topographical maps	-0-	1,750	
Members' withdrawals	110,961	118,804	
Miscellaneous	355	1,035	
Insurance	780	7,118	
Expense of sale (survey, etc.)	2,490	2,490	
Donations:			
Memorial - Merle Page	<u>207</u>	<u>207</u>	
Total Disbursements	<u>119,828</u>	<u>435,495</u>	
 <u>CASH BALANCE</u>			
End of Period	<u>\$ 97</u>	<u>\$ 97</u>	

Addendum C

**Schedule of Property Acquisitions
(Inception to Date)**



THE DUNSTABLE RURAL LAND TRUST - FORTY YEARS OF PRESERVATION & CONSERVATION

Date Acquired	Dunstable Rural Land Trust Property Listing Property Description	Location	Acreage	Acquired From	DRLT Wildlife Refuge
7/1/1988	Map 6 - Parcel 14	Main and Fletcher Streets	165.00	Dunstable Civic Associates	165.00
12/27/1988	Map 5 - Lot 2-1	Fletcher Street	5.59	George and June Tully	5.59
12/27/1988	Map 15 - Parcel 19	High Street	3.00	George and June Tully	
9/26/1994	Map 07 - Parcel 30	Pleasant Street - Dunstable	6.00	Edmund Lupien Heirs	
9/26/1994	Lowell Road	Pepperell, MA	10.40	Edmund Lupien Heirs	
12/29/1994	Map 10 - Parcel 27	Off Main Street	8.00	Alan Chaney	
12/29/1994	Map 08- Parcels 5 and 6	Groton Street	14.00	Hugh McGovern	
10/2/1995	Map 11 - Parcel 86	Main Street	7.24	Kenneth A. Tully (Mill Brook)	
12/29/1995	Map 8 - Parcel 27	Off Groton Street - Pleasant Street	15.00	Warren and Susan Shaw Allgrove	
12/17/1996	Map 12 - Parcel 40A	Sweets Pond	0.16	David Randolph, Jr.	
12/30/1996	Map 14 - Block 60	Hall Street	38.15	Kenneth A. Tully, Hugh E. and George E. McGovern Jr.	
11/13/1997	Map 5 - Block 6	Main Street/Nashua, NH Line	79.50	CMI Leasing (Brox)	79.50
11/13/1997	Map 5 - Block 3	Main Street/Nashua, NH Line	23.21	CMI Leasing (Brox)	23.21
12/18/1998	Map 1 - Block 18 (Lot 0)	Robbins Farm Road	36.86	Robbins Farm Realty Trust	36.86
10/6/1999	Map 10 - Block 26 - Lot 0	Flat Rock Hill Quarry	86.00	Rodgers Development Company	
2/2/2001	Map 20 - Block 21-0	Off High Street	1.00	Twenty Associates (Labombard)	
4/22/2002	Map 5 - Block 12-1	Main Street	19.05	Catherine and Hugh Gregg	19.05
4/22/2002	Map 5 - Block 12-2	Main Street	19.97	Catherine and Hugh Gregg	19.97
4/21/2006	Map 5 - Block 12-3	Main Street	14.02	Catherine and Hugh Gregg	14.02
4/21/2006	Development Rights to 6 acres	Main Street		Catherine and Hugh Gregg	0.00
11/17/2006	Map 20 - Block 20	Hardy Street	4.00	Robert E. and Claire Kennedy	
11/17/2006	Map 20 - Block 19	Hardy Street	2.87	Robert E. and Claire Kennedy	
11/17/2006	Map 20 - Block 17	Hardy Street	5.00	Robert E. and Claire Kennedy	
12/27/2006	Map 9 - Block 14	Hall Street	45.00	Wayne Matson	
3/13/2007	Map 14 - Block 55	Hall Street	35.45	George and Sylvia Wood	
3/17/2007	Map 14 - Block 55B	Hall Street	2.43	George and Sylvia Wood	
3/17/2007	Map 14 - Block 55C	Hall Street	2.07	George and Sylvia Wood	
12/18/2008	Map 5 - Block 20-0	Hollis Street	50.00	George and June Tully	50.00
12/18/2008	Map 3 - Block 1 (Lot 6)	River Street	11.50	George and June Tully	
12/18/2008	Map 16 - Block 14-0	East Street - Pepperell MA	21.50	George and June Tully	
12/18/2008	Dan Parker Road - Groton MA	Off Kemp Street	28.82	George and June Tully	
10/6/2011	Map 14 56-0 18	Horse Hill	18.00	Estate of Louis M Saab	
5/7/2012	Map 20 - Block 24-0	Danforth Road	24.00	Estate of Louis M Saab	
3/29/2014	Map 17 - Block 121 (Lot 1)	High Street	7.24	Estate of Russell Tobey	
	Total Acreage		<u>810.03</u>		<u>413.20</u>



Addendum D

Letter from Founding Trustee

W. Reid Pepin

on the 40th Anniversary of the DRLT



April 2014

Who would have thought that 40 years ago, 27 people would agree to fund a mortgage on 165 acres in Dunstable, and that their work would have grown today to the protection of 800 acres of open space for recreation of many types. The quality of life in an area with this amenity is only realized when moving to a community without this benefit. You don't realize how fortunate you are to have something like that so close by and accessible until you leave it behind.

It is gratifying to note that the original five board members, with the exception of one who defected to Vermont, are still active and involved. Sincere congratulations to my fellow original board members. George Tully, a true man of the soil, whose love and respect of the land is an inspiration and example to us all. Alan and Bob, who at different times undertook frantic trips to Boston at odd hours to make sure grant applications, permits, and who knows whatever form got to the right desk in Boston under the deadline. Peter, whose intricate knowledge and connections in the financial and real estate committee was an invaluable resource. I still remember your exhortations about the future, Peter, which you spelled out for us: "W-A-T-E-R!"

I miss many things, in particular walking the boundaries with other board members in the early years. Every year, it seemed like the walk got a little longer as more and more properties were added. I wish I could have seen the look on David Tully's face when he came home to see, outside his back window, ski tracks leading down to a very large hole in the ice! Thankfully, the hole did not lead to a board member expiring in the line of duty!

I miss the fellowship of the board and the privilege of spending time on this land trust property. You have provided the town with a lasting legacy that grows more precious with each succeeding generation.

It was an honor and a privilege to serve on this board.

Happy 40th, DLRT!



W. Reid Pepin



Addendum E

Town of Dunstable, MA

Open Space Properties

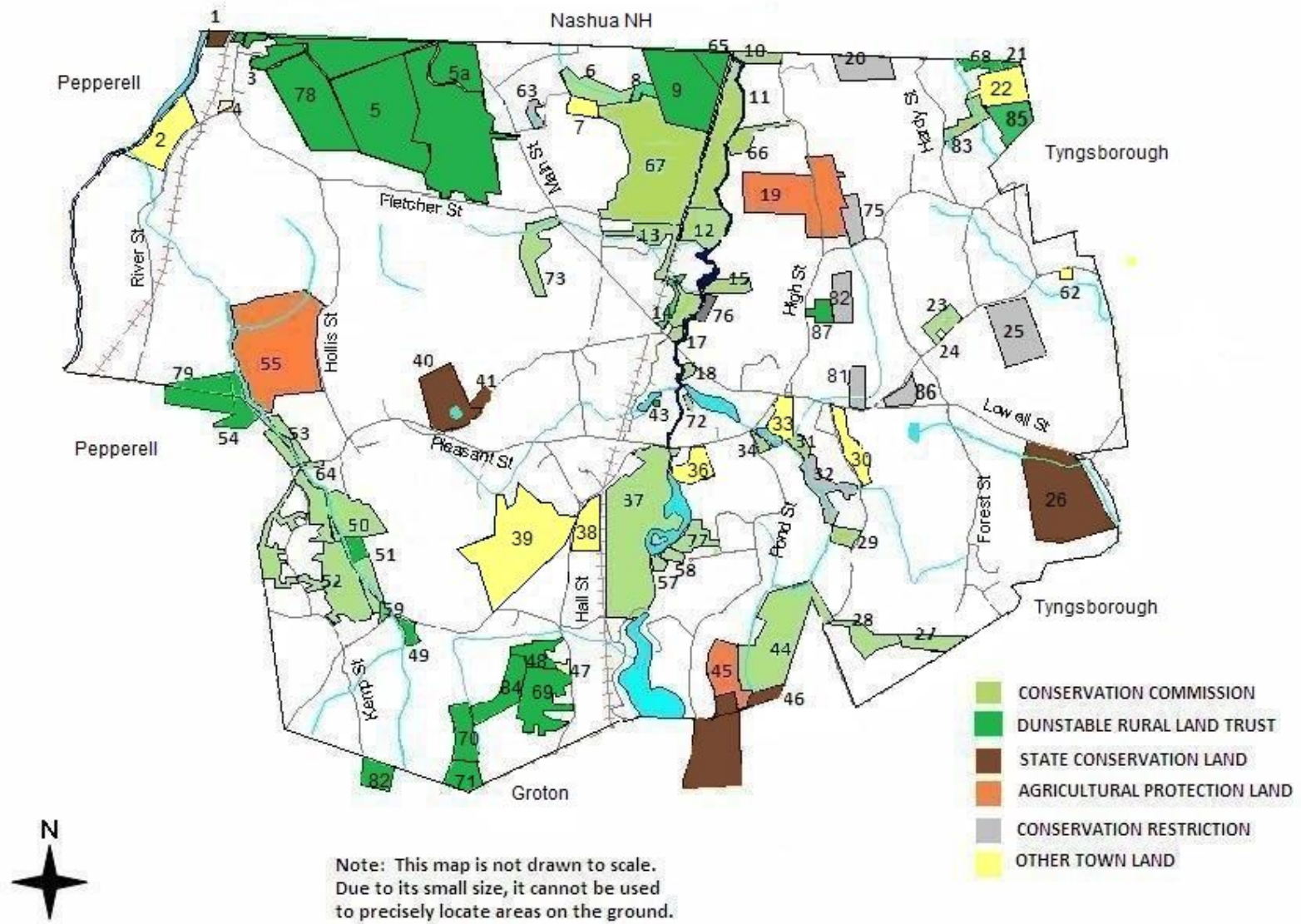
LIST OF OPEN SPACE PROPERTIES IN THE TOWN OF DUNSTABLE

Parcel # on Map	Property Description	Page #	Acres	Parcel # on Map	Property Description	Page #	Acres
1	Nashua River Rail Trail		39.00	44	Farnsworth Wildlife Refuge		94.00
2	River Street Town Land		39.00	45	Staples CR	53	15.00
3	Robbins Farm Open Space	32	36.86	46	Fitch Wildlife Management Area		13.00
4	Blood Cemetery		0.25	47	Horse Hill Field		6.25
5	DRLT Wildlife Preserve	13	307.00	48	Horse Hill Quarry Open Space	42	38.50
5a	Gregg Woods Open Space	25	60.00	49	George R. McGovern, Sr. Open Space (Hugh McGovern)	39	14.00
	(Dunstable Civic Trust holds easement for DRLT)						
6	Blanchard Hill Conservation Area		39.38	50	Unkety Woods Conservation Area		62.00
7	Blanchard Hill		10.89	51	Allgrove Open Space	42	15.00
8	Chaney Open Space	39	8.00	52	Unkety Brook Conservation Area		73.09
9	Flat Rock Hill Quarry Open Space	43	85.00	53	Gardner Conservation Area		3.00
10	Stone Arch Bridge Conservation Area		12.00	54	Lupien Open Space	39	18.00
11	Kennedy Conservation Area		50.00	55	Larter Farm APR		130.00
12	Grater & Proctor Lumber Lots Conservation Area		30.00	56	Rideout Cemetery		0.25
13	Joint Grass Brook Conservation Area		21.00	57	Holmes Conservation Area		5.00
14	Mill Brook Open Space	41	7.25	58	Goldthwaite Conservation Area		1.30
15	Helen Sawyer Hogg Conservation Area		27.00	59	Keyes Meadow Conservation Area		18.00
16	New Town Well Field & Urqhart Conservation Area		18.00	60	Chapman Conservation Area		1.70
17	Sargent Conservation Area		3.00	61	Old Town Well Field and Old Town Scales		1.50
18	Sawyer Conservation Area		5.00	62	Tyngsboro/Dunstable Historical Society		6.00
19	Kennedy APR		83.00	63	Blanchard Hill CR		11.00
20	Skyview Golf Course CR		60.00	64	Craven Conservation Area		2.00
21	Spectacle Hill Open Space (Twenty Associates Parcel)	45	1.00	65	George E. Tully Open Space	32	3.00
22	Gage Town Forest		37.00	66	Amos Kendall Conservation Area		25.20
23	Meeting House Hill Conservation Area		13.48	67	Flat Rock Hill Conservation Area		150.00
24	Meeting House Hill Cemetery		0.50	68	Hardy St Open Space	45	11.87
25	Larter CR (Dunstable Civic Trust)		75.00	69	Woods Open Space	45	39.95
26	Larter Wildlife Management Area		125.00	70	Matson Open Space	45	45.00
27	Bahsler Forest Conservation Area		17.00	71	Groton Land Trust		17.50
28	English Wildlife Refuge		34.00	72	Fox Run Parcels Conservation Area		2.14
29	Biron Conservation Area		10.00	73	Stoddard Conservation Area CR	54	32.01
30	Central Cemetery		24.00	74	Brook St. CR		7.00
31	Bacon Conservation Area		11.30	75	Russell CR		17.86
32	Black Brook CR		25.50	76	Lavrakas CR		10.40
33	Town Common & Fields		15.00	77	Parkhurst St. Conservation Area		16.31
34	Shaw Conservation Area		5.00	78	Tully Farm Open Space	32	55.59
35	Curtis Conservation Area		2.00	79	Off River St Open Space	32	33.09
36	Mixed Use District		28.50	80	Dan Parker Rd. Open Space	32	28.00
37	Spaulding Proctor Reservation		97.00	81	Hardman CR	53	14.30
38	Larter Memorial Field		26.30	82	Sears CR	53	15.00
39	Pierce Town Forest		131.00	83	Howard's Brook Conservation Area		11.00
40	Hauk Swamp Wildlife Management Area		55.00	84	Horse Hill Open Space	47	18.00
41	Beagle Club Wildlife Management Area		6.00	85	Danforth Rd Open Space	49	24.00
42	Swallow Cemetery		0.25	86	Best "Triangle Piece" Town Land		12.04
43	Randolph Open Space	42	0.16	87	Tobey Open Space	51	7.20

Key - Indicates Dunstable Rural Land Trust Holding

Total Acres in Dunstable 2806.67

OPEN SPACE PROPERTIES IN THE TOWN OF DUNSTABLE, MA



Note: This map is not drawn to scale. Due to its small size, it cannot be used to precisely locate areas on the ground.