



**Dunstable Rural Land Trust**  
1070 Main Street  
Dunstable, MA 01827

# Dunstable Rural Land Trust

D.R.L.T. News

Issue No. 22

April 2018

## DUNSTABLE RURAL LAND TRUST

### Report of the Trustees

April 2018

### Report of the Trustees

This "Report of the Trustees" focuses on the progress made on the McLoon property. This property was bequeathed to the Dunstable Rural Land Trust by Mrs. Olive F. McLoon. As noted in the April 2017 Newsletter, the Trust had many issues to resolve regarding this property, including ownership interests held by heirs from other countries. The identity of the heirs has now been ascertained and an estimate of the interest held by these heirs has been determined.

The Trust and David Lucas (legal counsel for the Estate of Ronald McLoon), have made great strides to resolve many of the issues the Trust faces, we are happy to report those issues which have not been completely resolved are in the process of being resolved. Junk and old equipment have been removed eliminating much of the eye sore once associated with the property.

### *In Memoriam*

Dr. William Reid Pepin Jr.  
Nona Georges  
Richard P. Henry, Jr.  
Col. Robert J. Irzyk  
Sgt. Alexander Dalida  
David G. Sweet, Sr.  
Dr. Michael Nelson  
Brett Alexander Tully



We have also made progress with the cleanup of the house at the corner of Main and Thorndike Streets, although much more work is necessary. Our progress would not have been possible without the assistance of the Estate's legal counsel. To date, the Trust has expended approximately \$80,000 to pay prior outstanding bills, make improvements to 59 Main Street as well as the overall cleanup. (This property was recently condemned by the Town of Dunstable and Nashoba Board of Health as uninhabitable; part of the myriad of issues arising from circumstances in place prior to the bequest to the Trust.)

The Trust expects to resolve many of the above matters in the near future and proceed with the disposition of parts of the property to allow the Trust to fulfill the wishes of Olive F. McLoon to permanently protect the property in perpetuity. The Trust is currently drafting limited preservation restrictions on 59 Main Street in an attempt to retain, at least in part, the unique character of this house.

As the Trust does not have the resources to continue to hold, nor be a landlord, it is anticipated that two homes on the land bequeathed to the DRLT will need to be sold in order to acquire the cash required to buy out the McLoon heirs for their portion of the property. The Trust is currently in the process of selling three (3) other parcels currently held by the Trust, which will remain permanently protected from development after the sale, as well as selling some timber from the McLoon property as part of the funding sources.

(Continued on Page 2)

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Through a grant provided by the Oliver S. and Jennie R. Donaldson Charitable Trust, the Trust is embarking on restoration of the historic barn, a process that could take more than a year. The initial grant will fund the rebuilding of the overall structure, including flooring and siding. A second phase will be to paint the building, replace of the existing roof, and finally replacing the cupola and thoroughly clean the barn inside. The Trust plans to apply for a second grant to fully or partially complete the second phase of this project.

As the progress at the McLoon property becomes visible we have been approached concerning the Trust's plans for its long-term uses. The Trust has had inquiries including educational, farmers market, community gardens, public functions as well as an interest in caring for and housing of animals. The trustees would appreciate input from community members as to your thoughts for the long-term use of the property keeping in mind the current character and preservation of the scenic entrance to the Town of Dunstable.

The number and amount of donations to the Trust continues to grow each year indicating community wide support of the efforts of the Dunstable Rural Land Trust. The Trust has been very fortunate to receive annual donations of support from Patrick McLampy and Priscilla Lawrence; many of our projects would not be possible without their generous support.

The Trust received (2) parcels of land, as donations, during this past year.

Joseph and Linda Maguire donated approximately 18 acres as part of the Bear Hill Subdivision as Open Space off Hollis Street in July 2017

In December 2017, the Trust received a donation of approximately six (6) acres of land on Main Street, abutting Lovewell Pond at the Nashua NH line. The donation of land previously owned by the Gregg family was made possible by a gift from Marcus and Mary Hermansen desiring to preserve property in their backyard.

The Trust is currently in the process of accepting a Conservation Restriction on approximately 11.47 acres on High Street referred to as Kendall Cranberry Bog. The property owned by the Town of Dunstable was recently acquired from Richard and Kathleen Henry.

Anticipating the future, the Trust has established an endowment fund principally from donations and memorial gifts received. The Board determined that this step needed to be taken as planning for the future is as important, if not more so, than what we accomplish currently on an annual basis.

The Trust lost a long-term trustee and donor this past year. Judy Larter moved to New York to be closer to her family and she is sorely missed on the Board. Judy did not simply sell her property and move, she first planned to and did permanently protect her property in perpetuity by placing a conservation restriction on the approximately fifty (50) acres on Main Street (adjoining other Larter family property previously protected in perpetuity). As with any Board, some members will jump in to help at the mere suggestion that help is needed. Judy was that type of Board member. The Board wishes Judy the best in her new home.



The Board wishes to thank the residents of Dunstable and surrounding communities for their continued support. Together the donors and the Dunstable Rural Land Trust have been able to permanently protect in excess of 1,000 acres in perpetuity, principally in Dunstable with minor holdings in Groton, Pepperell and Dracut.

Trustees of the Dunstable Rural Land Trust  
April 2018

**Septemberfest—2017**  
**October 7th at the DRLT Wildlife Refuge**  
*Bryan Windmiller of Grassroots Wildlife Conservation*



Great weather—  
 Good turnout!

Judy Lisk, Box Turtle Expert, is tracking Box Turtles in Dunstable.



**Visit us at [www.drlt.org](http://www.drlt.org)**



**Maps  
 Trails  
 History**



**DRLT Board of Directors**

- Robert E. Kennedy, President
  - David E. Tully, Treasurer
  - Robert Ricardelli, Secretary
  - Elaine Basbanes
  - Alan E. Chaney
  - Anne L. Davis
  - Aina Pallis
  - Brian Reynolds
  - John C. Thompson
  - Peter J. Georges, Honorary Trustee
  - George E. Tully, Sr\*, Honorary Trustee
- \*Deceased

***Thank you to our Members!***

DRLT Director Anne Davis' striking black & white photographs of Dunstable were featured in our 2018 calendar. We raised \$2,000 for the Trust with their sale.

Thank you to Jeff & Justin Pallis of DS Graphics in Lowell who printed the calendar. Thanks also to the Library, the General Store, Rose of Sharon, The Farmhouse Café, The Tully Farm Dairy, West Auto Repair and the Directors who helped with sales.

**Dunstable Rural Land Trust**

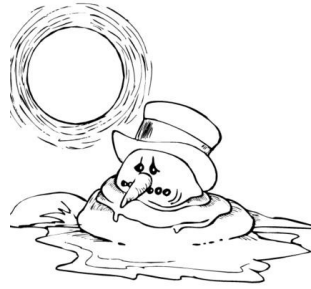
1070 Main Street Dunstable, MA 01827

[www.drlt.org](http://www.drlt.org)

*Newsletter Produced by Grace Jeanes  
 Edited by Elaine Basbanes*

**Winterfest—2018**  
**CANCELLED Again**  
*3 Years in a row!*

Please join us next year at the Dunstable Rural Land Trust property at 1074 Main Street. Date to be announced, possibly held in February .



**Winterfest 2019**  
 TBD



**Mark your Calendars!**

**Monday Morning Walks**

May 7th, 14th & 21st

Each week we'll explore a different DRLT or Town of Dunstable Conservation Area. There will be opportunities to walk a pre-existing trail or to blaze a new one.

We'll leave town hall *promptly* at 9 a.m.



**Septemberfest**

Stay tuned for more info.



**Why Trees Are Being Cut on DRLT's Land**

The harvest is designed to:

- Enhance wildlife habitat by creating a variety of vegetation types and age classes to provide food and cover.
- Maintain long-term aesthetics by ensuring that trees have enough room to grow, and by removing unhealthy or trees at risk of being damaged by the elements, or disease.
- Increase the productivity of the forest for growing timber products by removing crowded, unhealthy, and mature trees to provide space for the remaining trees and encourage regeneration of the forest.
- Generate income for the operation of DRLT's mission of promoting the preservation of the natural character of the town.

*Reference: Beaver Brook Association*

*These pools that, though in forests, still reflect  
 The total sky almost without defect,  
 And like the flowers beside them, chill and shiver,  
 Will like the flowers beside them soon be gone,  
 And yet not out by any brook or river,  
 But up by roots to bring dark foliage on.  
 The trees that have it in their pent-up buds  
 To darken nature and be summer woods --  
 Let them think twice before they use their powers  
 To blot out and drink up and sweep away  
 These flowery waters and these watery flowers  
 From snow that melted only yesterday.*

Spring Pools by Robert Frost  
 1874 - 1963

**Thank you to all who help to keep the DRLT properties clean by picking up trash.**

**GRANGE EARTH DAY CLEANUP**  
**April 15th-22nd**



This year the Dunstable Grange is again sponsoring this program. Please help us clean up the roadsides from April 15th-22nd The bags are available for pick at Town Hall, in the lobby of the Library and Tully Farm Dairy. If

everyone does just a little bit we can make a BIG difference to our roadways. If you can't do a street, cleaning in front of your own home is a great help! The Highway Dept. will pick up the bags if they are left on the side of the road.

Thank you!

## A Quick Guide to the Porcupine

Quills are actually modified hairs, hollow and barbed at the tip.

They are mostly active at night and prefer to hide high in a tree or in a den during the day.



Predators mostly avoid them, except the fisher, which flips them to expose the tender, quill-free belly.

### Winter Signs

In winter, porcupines eat primarily evergreen needles and the inner bark of trees, so a tree with branches stripped of their bark is often a sign of a porcupine in the area.

### Prickly Projectiles?

Porcupines can't "shoot" their quills. When threatened, they puff up and swing their spiny tails. Their quills have hooked, backward-facing barbs on the end that become embedded in flesh on contact. The hollow quills absorb water and expand, becoming even harder to remove. Seek medical care immediately if you or a pet are quilled.

## A Quick Guide to the Eastern Meadowlark

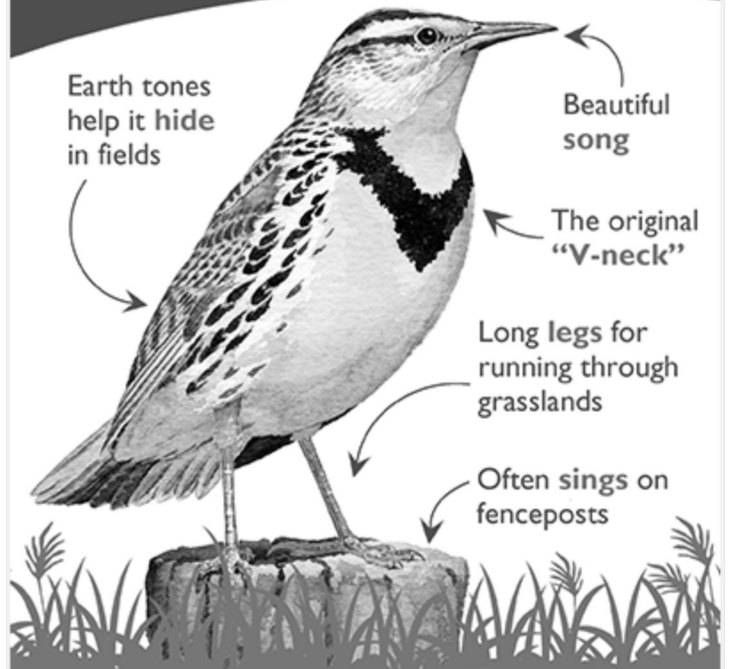
Earth tones help it hide in fields

Beautiful song

The original "V-neck"

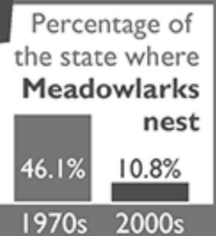
Long legs for running through grasslands

Often sings on fenceposts



### A Farmland Bird in Trouble

Since 1966, their numbers have dropped by about **10% every year.**



### How to Help

Protect farmland habitat by...

Keeping farms in your community

Farming with birds in mind

Buying local, sustainable produce

Reference: <https://www.massaudubon.org>

*Writing in his classic book, Walden, about the ties between people and nature, Henry David Thoreau says,*

*"Our village life would stagnate if it were not for the unexplored forests and meadows which surround it."*

***Bloodroot (Sanguinaria canadensis)***

***Flowering time: April***

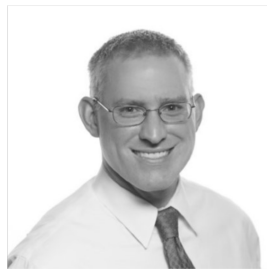
***Habitat: Rich woodlands.***

Bloodroot (*Sanguinaria canadensis*) is one of the earliest wildflowers to emerge from the ground in spring. Like crocuses, they open their petals only in sunlight and then drop them after being fertilized. In a wonderful mutualistic relationship, bloodroots depend upon ants for seed dispersal. Later in the summer as the seed pods open and drop the seed, ants are attracted to them for their fleshy eliasome or outer coating. After carrying off seeds to their nest, ants consume the coating and then discard the seeds, leaving them dispersed in the leaf litter to germinate next year, at some distance from their parent.

<http://www.grownativemass.org>



**Annual Meeting Guest Speaker  
David R. Lucas, Esquire**



In his capacity of Executor of the Estate of Ronald H. McLoon, Attorney David Lucas has been representing the estate's heirs and working with the DRLT to address the issues regarding the McLoon bequest to the DRLT. We are honored that Attorney Lucas will join us at our April 25th annual meeting as guest speaker to discuss the McLoon property as well as other matters that arise in handling probate and litigation issues.

Attorney Lucas, after graduating from Suffolk University Law School and Syracuse University, began his career working with his father, Robert F. Lucas (Nigro, Pettepit & Lucas, LLP) in Wakefield MA. In 2013, he opened his own practice in his hometown of Melrose, where he specializes in probate, trust and business litigation.

Attorney Lucas is Special Litigation Counsel for the City of Melrose as well as an Executive Board Member of the Middlesex Bar Association. He was a gubernatorial appointee as Public Administrator for Middlesex County where he oversees the estates of the deceased with no heirs. He is also a past member of the Melrose Planning Board.

Attorney Lucas is also very committed to his community, serving on several not-for-profit boards including a non-profit elderly housing complex and the Melrose High School Permanent Scholarship Fund. He also devotes much of his free time to a variety of local youth and families activities including a mock trial coach, basketball coach, and a children's church educator.

Attorney Lucas doesn't just play lawyer in real life. He also appeared in the 2018 John Curran film "Chappaquidick", where he played one of Senator Ted Kennedy's lawyers.

We look forward to having Attorney Lucas join as at our annual meeting.

*Dedicated to the preservation  
of the rural character of Dunstable*

**The Annual Meeting is open to  
ALL Members & Friends!**

**On Wednesday, April 25th  
at the Nashua Country Club  
25 Fairway Street, Nashua, NH**

6:00 – 7:00 PM – Cocktail Hour – Cash Bar  
Cheese & Crackers  
Fresh Fruit & Vegetable Crudités  
7:00 P.M. Dinner

Guest Speaker David R. Lucas, Esq.  
*Executor of the Estate of Ronald H. McLoon*  
\$45.00 per person

You do not have to be a member to attend the dinner.  
Come and find out more about the DRLT.

**Dinner Menu  
SOUP**

Cream of Broccoli and Cheddar

**SALAD**

Mixed Greens with Mandarin Oranges, Pecans, & Red Onion  
Orange Vinaigrette dressing

**ENTRÉE**

Bacon Wrapped Filet with Crispy Onion Fries  
Duchess Potato  
Maple Glazed Carrots

or

Haddock Oscar with Shrimp & Béarnaise Sauce  
Duchess Potato  
Asparagus

**DESSERT**

Apple Crisp with Vanilla Ice Cream  
Sticky Rolls  
Coffee



**Dinner Reservations** (Please write # in box): \$ \_\_\_\_\_ enclosed for \_\_\_\_\_ dinners at \$45 each.  
Please return your reservation no later than April 20<sup>th</sup> to:

Filet

Haddock

**David E. Tully, DRLT  
1070 Main Street  
Dunstable, MA 01827**

**2018 ANNUAL MEMBERSHIP**

**Membership  
makes a  
difference!**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

Annual Individual/Family Membership \$25

I would like to make an additional contribution of \$ \_\_\_\_\_ to support land preservation in Dunstable.

**Total Enclosed \$** \_\_\_\_\_

The Dunstable Rural Land Trust is a 501 (c) (3) public charity. Gifts are tax-deductible to the fullest extent of the law. Thank you for your support.

Remember, you will not save the Dunstable woods and wetlands, broad vistas and country roads for your children and grandchildren by doing NOTHING. Instead, please join us and become a member today!

**Please return FORM with check made payable to: DRLT**

Please Send to: David E. Tully,  
DRLT  
1070 Main Street  
Dunstable, MA 01827

**PLEASE RENEW YOUR MEMBERSHIP!**



**PLEASE JOIN US!**



**Dunstable Rural Land Trust**  
1070 Main Street  
Dunstable, MA 01827



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**Please Visit our website – [www.drilt.org](http://www.drilt.org)**