

**Glocester Land Trust Management Plan**  
**for**  
**Prospect Hill Farm Wildlife Preserve**  
(Hawksley Property)

1.0 PROPERTY USE

The property shall be used for passive recreational and natural outdoor educational purposes. Access by the general public shall be allowed and encouraged. Hunting is not allowed for life tenancy of the Hawksley family at the signing of this document but may be allowed on portions of the property at the sole discretion of The Trust after the life tenancy expires.

2.0 ACCESS

The site may be accessed from Chestnut Hill Road, or abutting Glocester Land Trust property, (Hopkins Woodlands) at marked entrances to primary access paths (See topographic map.) Other than vehicles authorized by the Glocester Land Trust, such as fire apparatus, police vehicles, and maintenance vehicles, no motorized or other vehicles are allowed anywhere on the site. The Glocester Land Trust will establish the times during which the property will be open to public use, and may restrict access to certain areas of the property when necessary.

3.0 PROHIBITED ACTIVITIES

The following activities are specifically prohibited:

- Swimming
- Camping
- Fires
- Littering
- Use of sound-broadcasting devices
- Collecting plants, or plant parts, unless authorized by the Glocester Land Trust
- Soil-grading, excavating or removal (except for trail-restoration and maintenance, or public-safety considerations)
- Soil-paving or oiling
- Fabricating or placing of structures of any kind (except property identification signage, informational kiosk and signs, benches and other permitted structures including those needed for footpaths/trails, or to safely allow public access).

4.0 MANAGEMENT ACTIVITIES

4.1 Police Surveillance

The Glocester Police Department shall provide daily police surveillance along all road frontage.

## 4.2 General Surveillance

General surveillance of the site shall be provided at least semi-annually by a person or persons designated by the Trust. General surveillance includes, but is not necessarily limited to, the following:

- Inventory update of plant species, animal species, or other natural features
- Verification of the general health of plant and animal species
- Verification and reporting of fires
- Reporting damage or potential for damage to the property or its natural features
- Reporting violations of site regulations to GLT Chairperson
- Identification and reporting of site-maintenance needs
- Identification of practices that would improve the management function

## 4.3 Scheduling of Activities

Organized activities at the site such as nature walks, botanical field studies, etc., shall be scheduled by the Chairperson of the Trust or by a person designated by the Chairperson.

## 4.4 Fire Control and Regulation

All fires shall be promptly extinguished using methods that will minimize overall damage to vegetation. Fire-control and regulation are the responsibility of state and local fire-protection authorities.

## 4.5 Maintenance

The property shall be maintained as open space. Management and maintenance practices will be designed to insure the continued evolution of the site with emphasis on the protection and propagation of less common forest and wildlife species. Maintenance may include timber-harvesting subject to formal review by the Gloucester Land Trust of its ecological impact in accordance with the overall management plan. The existing fields and pastures may be restored and maintained where appropriate, if in accordance with the overall management plan. Specific maintenance activities are listed below:

### 4.5.1 Litter Removal

Litter is defined as material that does not naturally exist at the site. Naturally occurring materials such as fallen trees, stones, leaves, etc. shall not be included in litter removal activities. Litter removal shall be the responsibility of the Trust and shall be conducted at least twice annually by one or more persons or agencies designated by the Trust.

### 4.5.2 Footpath and Trail Maintenance

Footpaths and trails shall be maintained by persons or agencies designated and supervised by the Trust in a manner consistent with the scenic character of the site, while providing safe public access.

## 5.0 PUBLIC AWARENESS

### 5.1 Informational Leaflet

An informational leaflet shall be published and periodically updated by the Trust. Copies of the leaflet shall be available at the Town Hall and other locations designated by the Trust. The leaflet shall describe the various natural features of the site and shall include a map illustrating the location of the footpaths and noteworthy natural features. A list of prohibited activities shall be included in the leaflet.

### 5.2 Posting and Marking

Informational signs shall be posted at visible locations. These signs shall identify the site and acknowledge financial assistance provided by the State of Rhode Island for acquisition of the property. Public access shall also be acknowledged along with the hours that the site is open. Prohibited activities shall be listed. The site-access point, boundaries, and footpaths shall be clearly marked. The method, design, and materials for all signs and marking shall be compatible with the natural character of the site, shall be approved by the Trust, and shall comply with the Rhode Island Department of Environmental Management requirements.

## 6.0 SPECIES INVENTORY

A breakdown of the general vegetation types will be developed during the development of the Forest Management Plan. A detailed inventory of plant and animal species shall be completed progressively (See Section 7) and shall be continuously updated.

A number of animal species have been observed at the site. A more detailed inventory of these species shall be established. For bird species, this shall consist of surveillance during nesting periods for detection of audible and visible indications of the various species. Nesting areas shall be specifically identified (See Section 7.2). The animal-species inventory shall also be conducted coincidentally with other management activities. If evidence of bird or mammal species of special concern is noted, an attempt shall be made to identify habitat (e.g. nesting areas) requiring special protection.

Various resources shall be utilized for evaluation of wildlife and wildlife habitat. This shall include evaluation of existing soils and vegetation maps available from State and Federal agencies. The Trust shall also solicit the assistance of specialists in plant and wildlife in this effort. This includes, but is not limited to, personnel from the University of Rhode Island College of Natural Resources, naturalists, RIDEM foresters and wildlife specialists, representatives of the Rhode Island Natural Heritage Program, The Rhode Island Audubon Society, The Nature Conservancy, and the Rhode Island Wild Plant Society.

## 7.0 SPECIAL SPECIES-PROTECTION CONSIDERATIONS

### 7.1 Plant Species

A number of plant species that are sensitive to human influence exist at the site. These include, several specimens of Ground hemlock (*Taxus canadensis*) and Hobblebush (*Viburnum alnifolium*) both of which are listed as Rhode Island "Species of Concern". The location and design of footpaths shall be considered in the results of the species inventory (see Section 8.0) so that rare plant species may be observed but not endangered.

## 7.2 Animal Species

The location of footpaths and vista points, as well as general site management practices, shall be such that their effect on wildlife habitat shall be minimized. Human traffic in the vicinity of known or potential feeding and drinking areas shall be minimized. Forest management activities such as cutting or trimming shall require formal review by the Land Trust such that adverse effects on existing wildlife habitat are minimized. Specific forest-management activities may be required in order to enhance habitat for certain species. Particular management emphasis shall be placed on protection and enhancement of habitat. A wide diversity of wetlands, fen, intermittent streams have potential for stream Salamanders e.g. Northern two-lined Salamanders (*Eurycea bislineata*) and Northern Dusky Salamanders (*Desmognathus fuscus*). Advice and assistance from various resources shall be solicited in this regard; this includes, but is not limited to RI DEM, RI Audubon Society, the Seatuck Research Foundation, National Fish and Wildlife Service, and the Nature Conservancy.

## 8.0 MANAGEMENT PLAN SCHEDULE AND PERIODIC REVIEW

The Management Plan consists of a five-year schedule, which includes informing the general public of the existence of the site, establishing a site-maintenance, and surveillance routine, and completing the species inventory, footpaths, and marking/posting. The schedule is illustrated in Figure 1. Information pertaining to the site's biological status, management activities, and management plan schedule shall also be reported at regular meetings of Trust. Reported items may or may not require resolution by the Trust.

At least once every calendar year, the Trust shall meet for a general review of the site's status. At minimum, the following shall be included in the annual review:

- Review of personnel or agencies involved in active management functions
- Update of plant and animal species inventories
- General overview of the natural evolution of the site
- Identification of the problem areas which may require changes in management methods
- Review of the time line for management objectives and determination of new fifth-year objectives

Plan modification shall be only for improvement in protecting the natural evolution of the site.

FIGURE 1 – MANAGEMENT PLAN SCHEDULE

YEAR	2009	2010	2011	2012	2013
	Boundary marking/Complete roadside signs				
	Develop of property Forest Management Plan				
		Update flora and fauna species inventory			
		Investigate trail layout			
			Construct trails		
				Develop brochure	
					Reevaluate plan



THE NATURE CONSERVANCY OF RHODE ISLAND  
159 Waterman Street, Providence, RI 02906

Tel: (401) 331-7110, Fax: (401) 273-4902  
Web: [nature.org/rhodeisland](http://nature.org/rhodeisland)

## Project Information Request

Property owners' full name: Lois and Robert Hawksley  
Owners' address: Orchard Way  
Chepachet, RI 02814

### Property Description:

Town: Gloucester Plat and Lot(s): AP 11 Lot 40 Acres: 48.9

Please describe the physical character of the property, including any buildings or other improvements, access, and natural features:

Oak dominated woodlands are present on the property and have the potential to support Eastern Box Turtle. The property also contains a wide diversity of wetlands, fen, emergent marshlands, seasonally flooded hemlock-mixed hardwood areas and vernal pools have the potential to support numerous sedge and Northern Spring peepers, Northern Redback Salamanders, and the clear streams and intermittent streams have the potential for stream Salamanders.

Great Blue Heron have been present along the shoreline and Osprey feed on the fish as the Reservoir is drawdown for the winter.

Numerous stonewalls run through the property. Level old pasture areas have reverted to first successional forests.

There are no buildings on the property being purchased.

What makes this an important project for your organization?

The Gloucester Land Trust has taken on the task of creating a greenway from Smithfield conservation property on the eastside of Town to State owned properties on the west. This property helps increase the linkage and provide 2800 feet of protected shoreline to Smith and Sayles Reservoir. It also allows a scenic vista to the of the shoreline of another Gloucester Land Trust property. (See attached aerial photograph with highlighted Land Trust properties).

What interest will your organization will be acquiring (e.g. fee, conservation easement) and at what price? The Land Trust is purchasing fee simple deed to the property, 48.9 acres for \$510,000.

Please identify all sources of funding for your organization's purchase:

Amount:	Source:
<u>\$264,720.00</u>	<u>2006 DEM Open Space grant (estimated 1/2 acquisition costs)</u>
<u>\$137,220.00</u>	<u>Glocester Land Trust</u>

What are you requesting from the Nature Conservancy?

\$127,500

Please provide an estimated timeline for your project's completion:

This has been an ongoing project, survey, subdivision, appraisal have been completed. Conservation Easement with RIDEM submitted, sellers have set closing for December 5, 2008.

If the two previous questions do not fully describe the transaction, please describe the entire transaction, including other organizations that will hold back-up enforcement or protection over the property, and the dollar amounts to be paid by those parties.

RIDEM will have conservation easement on property, Town of Glocester is a sovereign entity, Glocester Land Trust is a municipal land trust.

What is your organization's capacity for stewardship? Please mention your organization's existing stewardship responsibilities including: number of properties you monitor, monitoring frequency, entity/person(s) responsible for monitoring, and your reporting procedures.

The Glocester Land Trust holds fee simple ownership of just under 2000 acres, these are broken into 3 major buildout areas, Sprague Farm: 1000 contiguous acres, Steere Hill: 300 acres and Seldom Seen /Garrity: 250 acres. The Land Trust actively seeks and utilizes grants for trail improvement and has done erosion control mitigation on over 6000 feet of trails. The GLT has also utilized USDA funds in the removal of 26 acres of terrestrial invasives in a Wildlife Habitat Improvement Project and conducted prescribed burns with local volunteer fire departments to maintain the openings. (See attached Prospect Hill Management Plan for further information). The Glocester Land Trust is in the process of hiring a part-time property manager starting in 2009.

Environmental Hazards Assessment: The property has been woodlands for over 70 years. There are no underground storage tanks within a 1000-foot radius of the property. (RIGIS verified).

\*Please be advised the Conservancy may require your attorney to insert language into the deed requiring the Conservancy's approval for the property (or interest in the property) to be transferred to another organization.

---

**Please Supply The Nature Conservancy with 2 Copies of the Following:**

Before Closing and ASAP:

1. 501(c)3 certificate
2. Wiring instructions
3. Maps showing property boundaries and property location within town/state (2)
4. Appraisal
5. Purchase and sale contract
6. Draft conservation easement, if applicable
7. Survey: 2 copies, with metes and bounds
8. Environmental Hazards Assessment
9. Title commitment
10. Disclosure Form (provided by TNC)
11. Latest annual report and/or financial records including your organization's stewardship endowment
12. Articles of Incorporation

After Closing, ASAP:

1. Baseline documentation, if a conservation easement
2. Recorded deed

## Lisa Primiano

---

**From:** Michelle Sheehan  
**Sent:** Friday, November 14, 2008 3:42 PM  
**To:** Lisa Primiano  
**Subject:** FFP letter of interest

**Attachments:** FPPLetterFY2009.doc

Lisa,  
Attached is a draft letter of interest for Luchka and Pezza.  
(I believe the program's name has changed to "Farmland Protection Program")  
Luchka: I am waiting to get the date of the appraisal from attorney or from Mike Maynard  
Pezza: I made up a funding scenario based on Salisbury....

Michelle



FPPLetterFY2009.d  
oc (68 KB)

Michelle Sheehan  
Assistant, State Land Conservation and Acquisition Program  
DEM Division of Planning and Development  
(401) 222-2776 x 4436



**RIDEM Land Acquisition Committee  
Meeting Agenda  
November 19, 2008**

**Call to Order**

Reading and approval of the minutes of the meeting of September 17, 2008

**Old Business**

1. **Ballard Property** – 128 acres on Prudence Island. L. Primiano to present. **Action Requested:** Motion to approve a Conservation Easement to Prudence Conservancy in exchange for a \$150,000 funding contribution.
2. **Fargnoli Property** – 13.5 acres in Gloucester. Landlocked parcel abutting Killingly Pond Management Area. Appraised at \$28,000. **Action Requested:** Motion to approve appraisal and negotiations up to \$20,000.
3. **Foster Property** – Cranston near Meshanticut Lake– Landowner would like to merge a portion of our property into his lot. M. Sheehan to present. **Action Requested:** Discussion of potential surplus.
4. **Boulder Brook** – Hopkinton. 289 acres of land – failed subdivision. L. Primiano to present. **Action Requested:** Review meeting with Realty Financial Partners.

**New Business**

1. **Pascoag Reservoir** – Burrillville. 292 acres. Offer to donate the Pascoag Reservoir from Patrick Conley. L. Primiano to present. **Action Requested:** Motion to refer donation to the Upper Dam Association.
2. **Cady Property** – Gloucester. DEM owned property with a house abutting Killingly Pond. House is deteriorating. L. Primiano to present. **Action Requested:** Discussion of DEM interest in the property.

**Other Business**

1. Updates:

Shepard

Government Center

Camp Pastore

Jerimoth Hill

Lots near Boy Scouts – Langford

Smith Property – Coventry. 57 acres of land abutting Carbuncle Pond and Trestle Trail.

**RIDEM Land Acquisition Committee  
Minutes of the Meeting  
September 17, 2008**

**Members Present:** W. Michael Sullivan, Larry Mouradjian, Catherine Sparks, Ken Ayars, Robert Paquette, Lisa Primiano,

**Staff present:** Greg Cassidy, Paul Ricard, Michelle Sheehan

**The meeting was called to order at 1:05 PM.**

On a motion by M. Sullivan, second by C. Sparks, the minutes of the meeting of May 21, 2008 were unanimously approved.

**Old Business**

1. **Peckham** – This 156-acre farm in Tiverton will be selling their development rights to DEM pending a revised P&S. A federal grant through NOAA has recently fallen through and there is a \$100,000 funding gap. L. Primiano requested that the committee approve an additional contribution up to \$100,000 to complete the project. On a motion by M. Sullivan, second by K. Ayars, the LAC voted unanimously to authorize an additional funding of \$100,000.

**New Business**

1. **Britton** – This 103-acre property in Gloucester abuts Durfee Hill. G. Cassidy presented site visit report. After a motion to approve pursuit of appraisal by L. Mouradjian and a second by C. Sparks, M. Sullivan initiated discussion regarding the structure on the property and the possible liability it will present, as well as its possible historic value. Any demolition that takes place should occur with the approval of Historic Preservation and should be carried out so as to preserve the remnant value of the materials. After this discussion the LAC voted unanimously to approve pursuit of appraisal.
2. **Carlow Property** – Deferred
3. **Fagnoli Property** – This landlocked parcel in Gloucester abutting Killingly Pond is assessed at \$26,200. With no legal access its value will most likely come in low. On a motion by M. Sullivan, second by C. Sparks, the LAC voted unanimously to approve pursuit of appraisal.
4. **Thornley Property** – Property in Exeter consisting of 34 acres of former farmland abutting Arcadia off Ten Rod Road. After G. Cassidy presented his site visit report LAC discussed interest in pursuing purchase of development rights or a Conservation Easement. Trailers on the property and the landowners' uncertain future plans were discussed. L. Primiano and staff will get more information and bring back to LAC.
5. **Foster Property** – In Cranston south of Meshanticut Lake. An abutting landowner, Mr. Foster, would like to merge a portion of our property into his lot. He is concerned with the

improper use of DEM property in close proximity to his house. LAC discussed interest in possible surplus of this property or entering into a use agreement with Mr. Foster. M. Sullivan requested a map of other DEM-owned property in the area to get a better idea if there is the possibility of linking them in the future. L. Primiano and staff will obtain map and present at next meeting.

6. **Talbot** – Exeter, 78 acres in the Queen’s River. TNC is requesting use of Federal Highway funds allocated to DEM for this project. More than \$3 million is left in balance of the Federal Highway allocation. On a motion by L. Mouradjian and a second by W. Sullivan, LAC voted unanimously to approve Federal Highway contribution of \$300,000 on the condition that the property will have public access with recreational use, including provision for some hunting.
7. **Algonquin Gas** – 467 acres of back land abutting GWMA in Burrillville. After a brief discussion of DEM’s interest in this parcel and the town of Burrillville’s application for an Open Space Grant for acquisition of the abutting Langford property, M. Sullivan motioned with a second by L. Mouradjian to approve pursuit of this project.

#### **Other Business**

##### 1. Updates:

- **Shepard** – This project is 10 days away from closing
- **Government Center and Camp Pastore** – Brief update. These two projects will close in October. M. Sullivan requested we not grant a CE to TNC on the Camp Pastore property.
- **Jerimoth Hill** – L. Mouradjian requested a confirmation of the timeline between closing and Brown’s occupation of house to ensure that there will be adequate security.
- **Lots near Boy Scouts – Langford** – Discussed above
- **Schartner** – update on project from K. Ayars

2. Brief discussion of LAC’s authority to control the land management decisions of local grants recipients. M. Sullivan suggests that this should be revisited in the future, particularly when the land directly abuts a state management area.

3. Item added to agenda by K. Ayars who asked LAC to consider public outreach on the \$2.5 million Ag land Bond coming up for vote. M. Sullivan suggested a public release of some key points gleaned from the annual report (drafted by M. Sheehan and handed out at meeting). He asked all members to review the report for relevant information.

4. Item added to agenda by P. Ricard who informed LAC that a house lot on Rt 44 near the entrance to GWMA in Gloucester is for sale. On a motion by L. Mouradjian and a second by M. Sullivan, LAC voted unanimously to approve pursuit of appraisal and negotiations.

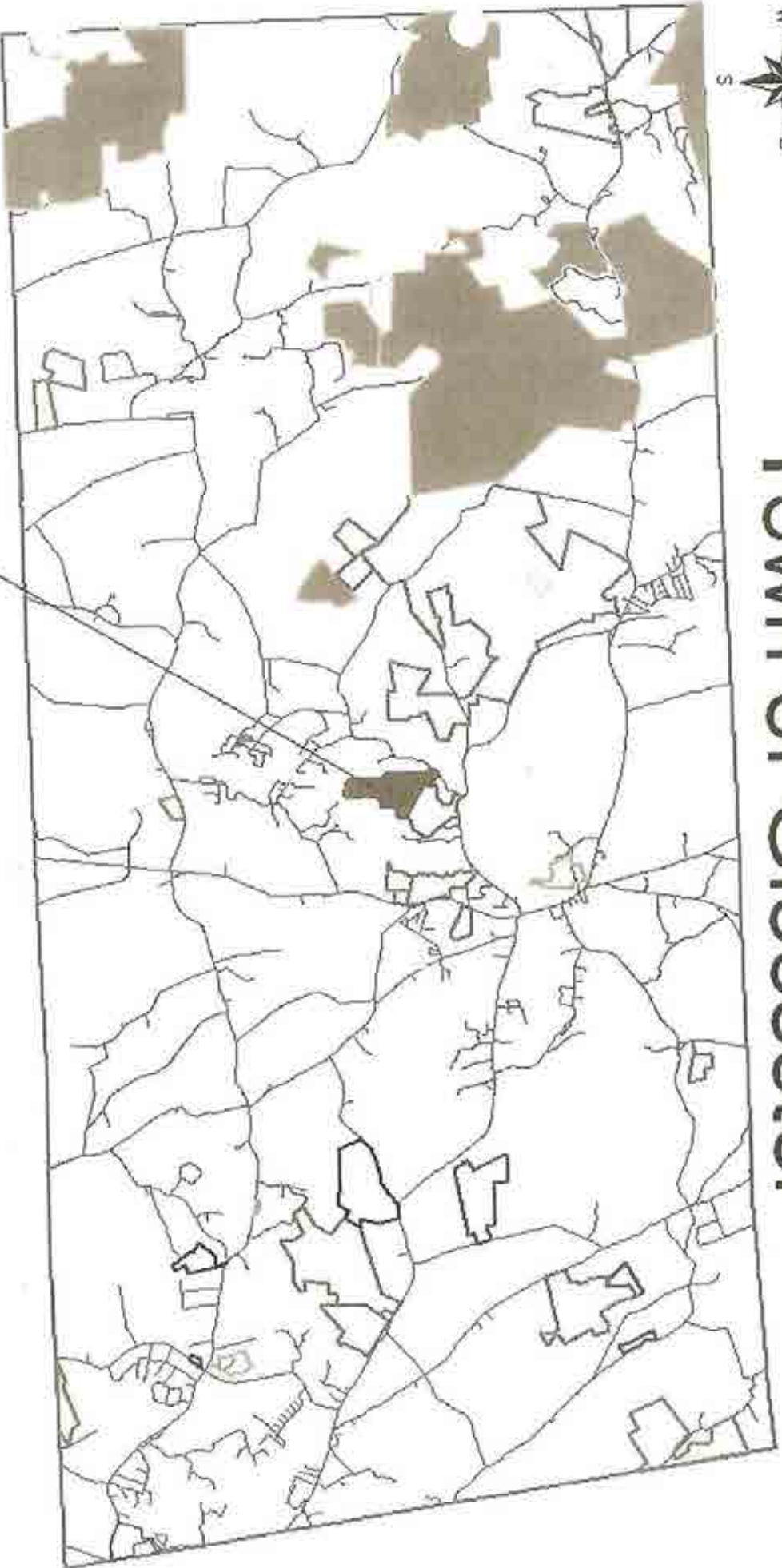
There being no further business, on a motion by M. Sullivan and a second by C. Sparks, the meeting was adjourned at 2:18.

Respectfully submitted,

Michelle Sheehan







# Town of Gloucester



Hawksley Property



-  RIDEM STATE PROPERTY
-  Gloucester Land Trust (fee simple)
-  Audubon Society of RI
-  Town of Gloucester





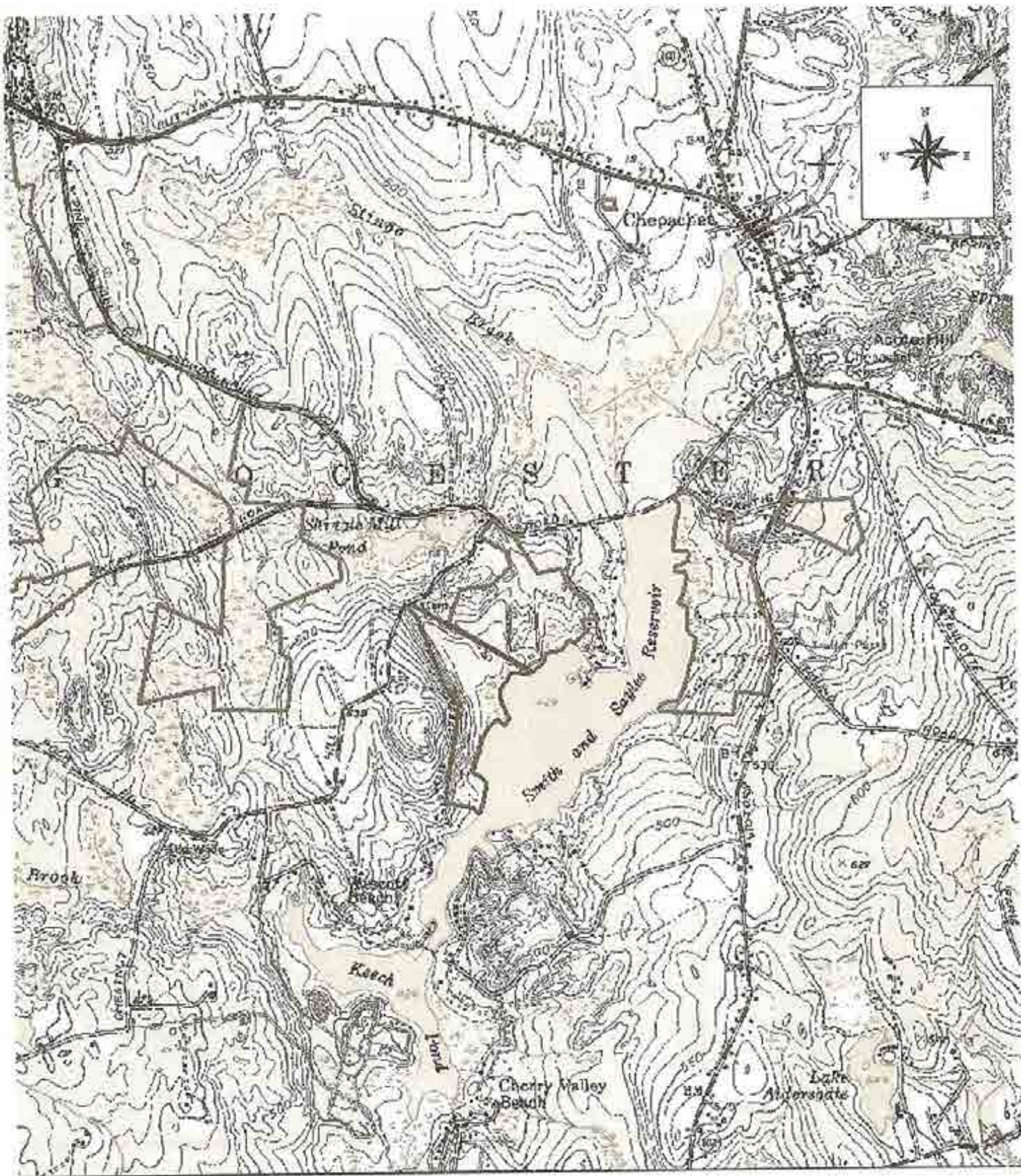


# GLOCESTER LAND TRUST

0 1000 2000 3000 4000 5000 Feet





-  Gloucester Land Trust
-  Hawksley Property



# GLOUCESTER LAND TRUST

0 1000 2000 3000 4000 5000 Feet



-  Gloucester Land Trust
-  Hawksley Property