



Hopkinton Area Land Trust

2013 Annual Meeting of Members

David S. Goldman, P.E.

President

Hopkinton Area Land Trust, Inc.

September 29, 2013; 2 – 4 PM Hopkinton Fire Station Conference Room

September 29, 2013

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Why Permanently Protected Space is Important to You

- **A quick tutorial on the value of Open Space**
 1. **Real Estate & Property Values**
 2. **Municipal Taxes & Expenditures**
 3. **Real Estate Development and Property Values**
 4. **Investment vs. Return**



Real Estate & Property Values

- **People and businesses want to locate next to high-quality parks and open spaces. In general, the higher the quality of a park or open space, the greater the demand for property near the park or open space. That demand translates directly into higher property values and greater municipal tax revenues. Research conducted by The Trust for Public Lands, Center for City Park Excellence has found that “excellent” parks and open spaces tend to add 15% to the value of a nearby property. Problematic parks and open spaces, however, can subtract 5% of a home’s value.^{64, 65}**

- ⁶⁴ The Trust for Public Lands, Measuring the Economic value of a City Parks System (2009)
- ⁶⁵ Ernst & Young, Analysis of Secondary Economic Impacts Resulting from Park Expenditures (New York, NY: New Yorkers for Parks, 2003)



Municipal Taxes & Expenditures (1)

- In addition to increasing property tax revenues through increased property values and generating new sales tax revenues from visitors, land conservation saves Commonwealth communities money through avoided costs on expensive infrastructure and other municipal services requested by residentially developed areas such as schools, police, and fire protection, and others. Studies have consequently shown that open space and working lands contribute more in taxes than they require in municipal services. Residential land, however, contributes less in taxes than it receives in municipal services, representing a net loss to local governments. The *national median across 151 communities over 25 years is that for every \$1 paid in local taxes, working land and open space require \$0.35 in services while the average home requires \$1.16 in services.*⁶²

- ⁶² American Farmland Trust, Cost of Community Fact Sheet (Northampton, MA Information Center, 2010)



Municipal Taxes & Expenditures (2)

- Studies in Massachusetts all communities undertaken by the American Farmland Trust confirm these findings. Open space and working farms and forest require an average only \$0.43 in services for every \$1 in tax revenue generated by those lands. Residential land, meanwhile require \$1.10 in services for every \$1 generated in tax Revenue.⁶³
- In a 1999 report and in general terms, current non-residential service costs for Hopkinton are \$0.75 per square foot annual service cost for every \$1 in revenue. Further, the study found that the residential service costs for Hopkinton are \$1.35 in municipal service costs for every \$1 in revenue.⁶⁴ Open space was not studied or mentioned but, the service cost would be lower than non-residential (read commercial/industrial) properties.
- ⁶² American Farmland Trust, Cost of Community Fact Sheet (Northampton, MA Information Center, 2010)
- ⁶³ Ibid
- ⁶⁴ “Organizing for a balanced Fiscal Future: Land Use, Political Culture & Town Finance”, Judi Barrett, June 30, 1999, Community Opportunities Group, Inc., Connery Associates, for the Town of Hopkinton Massachusetts



Real Estate Development and Property Values

- **Open space preservation in Massachusetts also supports economic development by simulating real estate development (and re-development) while boosting property values and thereby increasing municipal tax revenues. Studies have shown that the value of property adjacent to either public or privately owned open space is measurably higher than that of comparable properties without this amenity. The value is even greater when the adjacent open space land is permanently protected.⁵⁷**
- **An academic study that examined the amenity value of proximity to Great Meadow National Wildlife Refuge, located 20 miles west of Boston found that a property located 200 meters (almost 650 feet) closer to the refuge increases the sale price of the average property almost \$2,000.⁵⁸**
- **Another study found that an average home in Lynnfield, Massachusetts is \$34,600 more if located near open space, an increase of 6.7% in property value. This increase in value generates an additional \$415 in town property taxes per house annually.⁵⁹**
- **Local trails are also a highly desirable amenity among homebuyers. Homes near the Minute Bikeway and Nashua River Rail Trail sell in 21 days on average, or 45% faster than other comparable homes and sell closer to their list price.⁶⁰**

- ⁵⁷ US Dept. of Agriculture, Forest Service. Cooperating Across Boundaries: Partnership to Conserve Open Space in Rural America (2006)
- ⁵⁸ Brad C. Neumann, Kevin J. Boyle, and Kathleen P. Bell, "Property Price Effects of a National Wildlife Refuge: Great Meadows National Wildlife Refuge in Massachusetts" (Land Use Policy 26, No. 4, 2009, pp 1011-1019)
- ⁵⁹ Amber Donnelly, "Measuring the Value of Open Space: A Hedonic Study: (Bachelor's thesis, College of the Holy Cross, Worcester, MA 2005)
- ⁶⁰ Craig Della Penna, Home Sales near Two Massachusetts Rail Trails (Northampton, MA: The Murphys Realtors, Inc. 2006)



Investment vs. Return

- **The Trust for Public Land conducted an economic analysis of the return on the Commonwealth investment (read CPA) in land conservation through a variety of state funding programs and found that for every \$1 invested in land conservation returned \$4 in natural goods and services in Massachusetts**



Conclusions Why Permanently Protected Space is Important to You

- **Lower or stable real estate taxes**
- **Higher value of homes adjacent to open spaces and trails**
- **Quicker sales of homes adjacent to open space and trails.**
- **Maintenance of the rural character of Hopkinton**



Who We Are

- The Hopkinton Area Land Trust is a Federal 501(c)(3), State Chapter 180, Not-for-Profit Corporation, incorporated in 1995
- Membership and Volunteer organization
- Currently governed by a nine member, dedicated, board of directors (two original directors still serve since we were founded in 1995)
- Many members, friends, supporters, and donors in the Hopkinton and surrounding area



Officers and Directors

- **Officers**

- ***David S. Goldman, PE, President***
- ***Edwin Brohm, Treasurer***
- ***Mary C. O'Brien Pratt, Secretary & Clerk***

- **Directors**

1. ***David S. Goldman, PE, Chairman and Director for Land Acquisition & CRs (Founding Member)***
2. ***Edwin Brohm, Treasurer, Director for Grants and Newsletter Editor***
3. ***Mary C. Pratt, Clerk (Founding Member)***
4. ***Brian Garrett, Director for Fund Raising***
5. ***Jeff Furber, Director for Stewardship***
6. ***Gail Clifford, Director for Scholarship***
7. ***Beth Rohlf, Director for Trails***
8. ***Mavis O'Leary, Director for Community Relations***
9. ***Kenneth Parker, Director at Large***



Who We Aren't

- **HALT is NOT the Hopkinton Open Space Commission (OSPC)**
 - OSPC is supported by Hopkinton Tax Dollars from the Community Preservation Committee
- **Community Preservation Committee**
 - Overseer of the tax monies collected from Hopkinton Taxes and partially matched by the State
- ***There is a mistaken perception that the Hopkinton Area Land Trust is a part of the Town (Hopkinton Open Space Commission) and supported by tax dollars***



Our Vision

**Provide a continuous trail
around the entire town.**

**A “Green Necklace” if
you will.**



What We Do

- **Acquire and protect open space in and around Hopkinton**
- **Accept the donation of land, Conservation Restrictions, money and other assets**
- **Develop trails, often working with local scouting organizations (Eagle and Gold, public service projects)**
- **Promote conservation and passive recreation**
- **Educate the public on land preservation and conservation issues**
- **Award college scholarships to conservation-minded Hopkinton students**



What We've Accomplished

- **Approximately 1000 acres of open space owned or under conservation restriction (or in process)**
- **Miles of trails that are actively used by the community**
- **Applied for seven and won six grants for trail development, trail signage and trail repairs**
- **Dozens of \$250 scholarships awarded**
- **Nurtured a growing endowment**
- **Geocaching Program on trails and properties**
- **Increased Trust awareness through newsletters, articles, events and a web site**



Properties and CRs

• Properties

- Wiley Woods*√
- Brook Hollow*√
- Deer Run/Brickhill*√
- Hopkinton Highlands I*√
 - Zettek Overlook*√
- Hopkinton Highlands II*√√
- Hopkinton Highlands III**
- Spring-Hill I & II*
- Old North Mill I & II*√
- Deneen-Scarlatto* 2013
- Hill Street*
- Clinton Street* Kotob
- Wilson Street, Zettek *
- South Mill Street, Braim Farm*
- **Canterbury Lane****
- **Front Street, Pelquin Estates****
- **Commons/Rocky Woods Rd.*****

• Conservation Easements

- EMC 228 South Street*
- EMC 52 South Street*
- Terry High School Property*
 - Center Trail*√√
- Hopkinton Meadows North St.*√.
- Whitehall Property*√
- Fruit Street Property*√ 2013
- Phipps Woods *√ 2013
- Braden Woods* 2013
- Cameron/WhisperWay*√ 2013
- **Drowne Saddle Hill RD****
- **Brook Hollow DeGozzaldi*****

* Property owned or Conservation Easement
Granted

**Property or Conservation Easement in process

*** On-Hold

√ Denotes a Trust Trail

√ √ Denotes Trail under development



2013 Accomplishments

- Received the Deneen open space transfer of 6.6 acres
- Awaiting Peloquin open space transfer, 16.67 acres and contribution to the endowment fund (\$2K) (in progress)
- Received the Fruit Street Conservation Restriction, joint with SVT, 146 acres and a contribution to the Endowment Fund – (\$5K)
- Received the Phipps Woods Conservation Restriction, 12.27 acres and a contribution to the Endowment Fund – (\$2K pending)
- Received the Braden Woods Conservation Restriction, 7.79 acres and a contribution to the Endowment Fund – (\$2K pending)
- Negotiated the Cameron Woods/Whisper Way Conservation Restriction 132 acres and a contribution to the Endowment Fund – (\$15K pending)
- Continue the transition to an open membership organization
 - Membership is now at 135 members
 - Third annual Meeting
- Increase the number of Geo-caches on trails & Properties



2013 Accomplishments

- Began the Geocache-on-Trails and Properties Program
 - **Whitehall Conservation Area (WCA) (GC34KJH, N 42° 14.142 W 071° 34.298);**
 - **Karl Mighton Trail (KMT) (GC34X6Q, N 42° 13.065 W 071° 28.329);**
 - **Deer Run, Andersen's Trail (DRT) (GC34X5Y, N 42° 14.870 W 071° 29.895).**
 - **Wiley Woods Trail (WWT) (GC3YKRN, N 42° 14.607 W 071° 29.207)**
 - **Douglas Sands Trail (DST), (GC3YKV2, N 42° 14.738 W 071° 32.918)**
 - **Zettek Overlook (A&CZO), (GC4ARF1, N 42° 15.079 W 071° 32.954)**
 - **Hopkinton Center Trail, (HCT), (GC4BJ6D, N 42° 13.158 W 071° 31.619)**
 - **Since August of this year the Trust has had**
 - **Geocache Master – Dr. Michael Babcock**
 - **35 visits to the Whitehall Conservation Area**
 - **33 visits to Deer Run Andersen's Trail**
 - **41 visits to the Karl Mighton Trail**
 - **23 visits to the Wiley Woods Trail**
 - **6 visits to the Sands Trail**
 - **20 visits to the Zettek Overlook**
 - **16 visits to the Center Trail**
 - **174 total visits on all properties and trails**
 - **3 or 4 more caches to be placed in the next few months**



2013 Goals

- Continue to increase Membership - Goal Met
- Continue to increase Endowment - Goal Met
- Continue to increase Awareness - Goal Met
- Recruit a volunteer web master - Goal Not Met
- Form committees (membership, geocaching, stewardship, & website development and maintenance) - Goal Met
- Formalize the Stewardship Program - In Process
- Deploy and maintain 3 to 4 additional Geocaches sites on HALT properties - Goal Met
- Finalize paperwork and trails development on the Highlands II and Peloquin Estates properties - Goal Met
- Update Strategic Plan and Update Work Plan - In Process



2014 Goals

- Continue to increase Membership
- Continue to increase Endowment
- Continue to increase Awareness
- Recruit a volunteer web master
- Form committees (membership, geocaching, stewardship, & website development and maintenance)
- Formalize the Stewardship Program
- Deploy and maintain 3 to 4 additional Geocaches sites on HALT properties
- Finalize paperwork and trails development on the Highlands II and Pelouin Estates properties
- Update Strategic Plan and Update Work Plan



Expectations 2013-2014

- **Finish Cameron/Whisper Way CR; and**
 - **Receive the Endowment** **\$15,000**
- **Receive the Deed to the Peloquin Open Space** **16.2 Ac.**
 - **Receive the Endowment** **\$ 2,000**
- **Receive the Deed to the Austin Powder Open Space** **6.6 Ac.**
- **Receive the Endowment for Phipps Woods CR** **\$ 2,000**
- **Receive the Endowment for Braden Woods CR** **\$ 2,000**
- **Continue Negotiation on Hopkinton Highlands III** **25+ Ac.**
- **Continue Negotiation on Briam Farm Lot 1** **8+/- Ac.**



Financial Condition of the Trust

- Financial Position

– XXXXX5633	Business Blue Checking	\$ 1,304.37
– XXXX0523	Business Money Fund	<u>\$60,043.62*</u>

- *These are Endowment Funds

Total \$61,347.99

Parcel	Location	Subdivision/Donor	Acreage	Total Acreage	Ownership	Conservation Restriction Grantee	Trails	Date Received	Book	Page	Section	
A	Fawn Ridge Road Circle	Deer Run/Brickhill	0.30	0.30	Fee			07/30/2004	43416	139-140	NE	
C	Fawn Ridge Road	Deer Run/Brickhill	12.04	12.34	Fee		Andersen's	01/23/2002	34639	205-210	NE	
C	Greenwood Road	Hopkinton Highlands I	23.47	35.81	Fee	CR/Hop	Lodge to Hopkinton ConComm	Sands	06/07/2004	34524	286-287	NE
BB	Greenwood Road	Hopkinton Highlands I	7.40	43.21	Fee	CR/Hop	Lodge to Hopkinton ConComm		06/07/2004	34524	286-287	NE
D	Greenwood Road	Hopkinton Highlands I	0.36	43.57	Fee	CR/Hop	Lodge to Hopkinton ConComm	Zettek Ovik	06/07/2004	34524	286-287	NE
AA	Greenwood Road	Hopkinton Highlands I	9.55	53.12	Fee	CR/Hop	Lodge to Hopkinton ConComm		06/11/1998	28695	487	NE
A	Overlook Road	Hopkinton Highlands II	31.30	84.42	Fee	CR/Hop	Main CR on entire 70.55 Acres	Future	12/29/2008	52020	396-409	NE
B	Overlook Road	Hopkinton Highlands II	6.93	91.35	Fee	CR/Hop	Eagle Farms to FoW	Future	12/29/2008	52020	410-417	NE
C	Overlook Road	Hopkinton Highlands II	25.17	116.52	Fee	CR/Hop	Water Supply Protection CR	Future	Deed to HALT			NE
H	Overlook Road	Hopkinton Highlands II	1.02	117.54	Fee	CR/Hop	Eagle farms to Board of Health	Future	12/29/2008	52020	419-422	NE
OS-ANR	Overlook Road	Hopkinton Highlands II	6.13	123.67	Fee	CR/Hop	Deed to HALT	Future				NE
0	Cedar Street/Route 85	Hopkinton Highlands III	31.37	155.04	Fee			Future				NE
1	Cross Street	Clott	0.14	155.18	Fee			DeGozzaldi	06/16/2004	43060	240	NE
H	Frankland Rd/Cross St	DeGozzaldi	11.73	166.91	Fee	CR/Hop	Hopkinton ConComm	DeGozzaldi	11/30/2001	34221	553-555	NE
H	Frankland Rd/Cross St	DeGozzaldi	1.84	168.75	Fee	CR/Hop	Hopkinton ConComm	DeGozzaldi	11/30/2001	34221	557-558	NE
D	Frankland Rd	Wiley Woods	15.88	182.79	Fee	CR/SVT	Sudbury Valley Trustees	Wiley	12/30/1997	28035	208-209	NE
0	Hill Street	Erna	5.90	188.69	Fee				07/24/2002	35961	446	SW
0	Spring/Hill Streets	Hill Street Realty/Bemis	35.04	223.73	Fee			Future	09/12/2005	1261 LC	37	SW
0	Wood Street	Whitehall Conservation Ar	11.11	234.84		CR	Town to HALT and FOW	Town	06/17/2009	53008	530-551	SW
A	Wood Street	Whitehall Conservation Ar	13.06	247.90		CR	Town to HALT and FOW	Town	06/17/2009	53008	530-551	SW
1	Pine Acres/Clinton Street	Kotob	9.39	257.29	Fee	CR	Unknown		07/13/2004	43273	569-570	SE
113	Mill Street	Olde North Mill/Roux	31.75	289.04	Fee			Mighton I	07/24/2001	1241 LC	96	SE
114	East Street/Mill Street	Olde North Mill/Terry	20.24	309.28	Fee			Mighton II	12/29/2005	1313 LC	98	SE
J	Scarlata Road	Deneen/Scarlata	5.53	314.81	Fee	CR	Hopkinton ConComm					SE
0	North Street	Hopkinton Meadows	29.47	344.28		CR	Pulte to HALT	Town	06/07/2004	34177	460-475	NW
A	North Street	Hopkinton Meadows	3.07	347.35		CR	Pulte to HALT	Town	06/07/2004	34177	460-475	NW
0	Rocky Woods Road	The Commons	48.34	395.69	Fee	CR	HALT to Home Owner Association	Future?				NW
0	Rocky Woods Road	The Commons	5.63	401.32	Fee	CR	HALT to Home Owner Association	Future?				NW
4	Wilson Street	Zettek	1.44	402.76	Fee				12/28/2000	32189	048-049	NE
5	Wilson Street	Zettek	1.70	404.46	Fee				07/17/2002	33311	003-004	NE
0	Wilson Street	Zettek	5.20	409.66	Fee				07/17/2002	33311	003-004	NE
0	High School	Terry Property	68.36	478.02		CR	Town to HALT	Center	01/06/2004	41738	432	SE
0	Fruit Street	Southboro Rod & Gun	22.88	500.90		CR	Southboro Gun Club to HALT					NW
0	Canterbury Lane	Canterbury	6.38	507.28	Fee	CR	LMPA (Malcolm Page)	Future				NW
1	Canterbury Lane	Canterbury	1.04	508.32	Fee	CR	LMPA (Malcolm Page)	Future				NW
B	228 South Street	Soverign Development	6.25	514.57		CR	Soverign to HALT		12/30/1997	28038	416-430	SW
0	228 South Street	Soverign Development	3.98	518.55		CR	Soverign to HALT		12/30/1997	28038	416-430	SW
0	52 South Street	EMC2	8.00	522.57		CR	EMCC to HALT		02/22/2002	34878	150-164	SW
0	Fruit Street Property	Town of Hopkinton	145.00	667.57		CR	Town to HALT & SVT	Future?				NW
0	Peloquin Estates	Peloquin Estates (Gassett)	16.37	683.94	Fee	CR	Unknown	Future				SE#25 26
0 (A)	Braim Farm 1 (Parcel A)	Braim Farm LLC (Terry)	29.31	713.24	Fee	CR	Unknown	Future	05/11/2010	54664	230-231	SE
1	Braim Farm 2 (Lot 1)	Braim Farm LLC (Terry)	10.51	723.75	Fee	CR	Unknown	Future				SE
	Phipps Woods	Hopkinton	12.27	736.02	CR	CR						
	Braden Woods	Hopkinton	7.79	743.81	CR	CR						
	Cameron/Whisper Way	Hopkinton	132.00	875.81	CR	CR						
	West Main Street	Austin Powder	6.6	882.41	Fee							



In - Progress



On-Hold



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2013 Annual Meeting



September 29, 2013



Back-up



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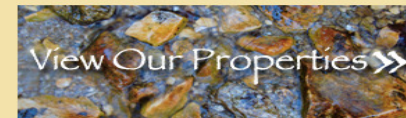
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Hopkinton Highlands



The home of the Douglas Sands Memorial Trail. The trail is reached just behind the large boulder at the entrance to Hopkinton highlands at the intersection of Saddle Hill Road and Greenwood Drive. Parking is provided for three (3) cars on a gravel parking pad. The trail is a brisk walk over hilly terrain looking down into a deep ravine. In addition, there is an unmarked side trail to the top of the Saddle Hill ridge. Down the road at 52 Greenwood Rd. is the Zettek Overlook, affording a spectacular view to the west toward Mt. Wachusett.

Size: 40.8 acres.

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Location	Latitude	Longitude
Parking	42°14'44.32"N	71°32'55.00"W
Start (lower)	42°14'44.71"N	71°32'54.14"W
Bench	42°14'45.71"N	71°32'50.43"W
Bench	42°14'52.10"N	71°32'42.16"W
Trail crossing	42°14'55.03"N	71°32'42.61"W
Start (upper)	42°14'56.23"N	71°32'45.25"W

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Center Trail Erosion (Sept, 2011)



September 16, 2012

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