



Hopkinton Area Land Trust *2017 Annual Meeting of Members*

David S. Goldman, P.E.

President

Hopkinton Area Land Trust, Inc.

September 17, 2017; 2 – 4 PM Hopkinton
Lower Masonic Doherty Hall



What We've Accomplished

- **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 fourteen and won thirteen grants for trail development, trail signage and trail repairs**
- **Dozens of scholarships awarded – Now \$1,000/yr.**
- **Nurtured a growing endowment – Prox. \$100,000+**
- **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*√ + CR
 - Zettek Overlook*√
- Hopkinton Highlands II*√ + CR
- Spring-Hill I & II*
- Hill Street* Erna
- Old North Mill I & II*√
- Deneen-Scarlatta*√ 2013
 - Phase I - Connector to Peppercorn Trail
 - Phase II – Connector to Lake Maspenock
- Austin Powder Open Space*
- Clinton Street* Kotob
- Wilson Street, Zettek *
- South Mill Street, Braim Farm I*
- 44 South Mill St. Braim Farm II*
- Peloquin Estates** 2017 (expected)
- Canterbury Lane***
- Hopkinton Highlands III***
- 22 School Street***

• Conservation Easements

- EMC 228 South Street*
- EMC 52 South Street*
- Terry High School Property*
 - Center Trail*√
- Hopkinton Meadows North St.*√.
- Whitehall Property*√ w/FoW
- Fruit Street Property*√ 2013
- Phipps Woods *√ 2013
- Braden Woods* 2013
- Cameron*√ 2014/15
- Whisper Way*√ 2015
- Brook Hollow DeGozzaldi***√
- Deneen-Austin Powder*√
 - to LMPA June 2014
- Rockwood Meadows *√ 2015
- Sylvan Way Open Space*√2016
- Valentine Circle**
- Whitehall Woods (203 Pond) *√2017

* Property owned or Conservation Easement
Granted

**Property or Conservation Easement in process

*** On-Hold

√ Denotes a Trust Trail

√√ Denotes Trail under development



2016 Accomplishments

(further details next slide)

Grants

- 1998 Greenways
- 2004 Fields Pond
- 2005 REI Ritz \$ 1,000
- 2007 DCR Mighton Phase II \$10,000
- 2010 CPC Signs \$ 7,000
- 2011 DCR Center Trail (run-off mitigation) \$20,000
- 2012 CPC Signs \$ 7,000
- 2013 CPC Signs \$ 2,000
- 2014 CPC Cameron/Whisper Endowment \$15,000
- 2014 CPC Signs \$ 7,500
- 2015 Town of Hopkinton – Trail head Signs \$ 7,500
 - CPC funding (bill directly to the Town of Hopkinton (FY2015 – 2016)
- 2015 Town Meeting passed Article to allow Town to place a and
provide an Endowment of CR on Sylvan Way OS \$ 2,500
- 2016 Whitehall Woods - 203 Pond Street Endowment \$5,600
- 2017 CPC Funding of Benches on Center Trail \$5,500
- 2017 CPC Funding for 3 Bridges on Cameron Woods \$9,000
((\$4,000 CPC and \$5,000 in In-Kind Labor)



Hopkinton CPC Grants

- **2010 HALT Signage (5 signs @ \$1,500 each)** **\$ 7,000 Fully Expended**
 - Wiley Woods,
 - DeGozzaldi,
 - Andersens (2),
 - Zettek (post)
- **2012 HALT Signage (5 signs @ \$1,500 each) .** **\$ 7,000 Fully Expended**
 - Fruit Street (2) ,
 - Phipps (1),
 - Braden (1),
 - Cameron Woods (1)
- **2014 Cameron Woods & Whisper Way Conservation Restriction and Endowment** **\$15,000 Fully Expended**
- **2014 HALT Signage (5 signs @ \$1,500 each) .** **\$ 7,500 Fully Expended**
 - Whisper Way (2),
 - Betty Fitzpatrick (1),
 - Fruit Street (1),
 - Braden Open Space (1)
- **2015 Sylvan Way Conservation Restriction Placement and Endowment** **\$ 2,500 Fully Expended**
- **2015 HALT Properties Signage (5 signs @ \$1,500 each)** **\$ 7,500 Fully Expended**
 - Deneen Phase I,
 - Deneen Phase II,
 - Sands Memorial Trail head (end of trail sign)
 - Susan D. DeGozzaldi Memorial Trail (Cross Street)
 - Fruit Street North Section Trailhead



Hopkinton CPC Grants

- **2017 CPC Funding for Benches on Center Trail** **\$5,500**
- **2017 CPC Funding for 3 Bridges on Cameron Woods** **\$8,900**
 - \$4,000 CPC Funding for materials to build the bridges; and
 - \$4,0900 in In-Kind Labor

2019 Pending CPC Grants

- **FY2019 CPC Funding for Wyckoff Conservation Restriction, survey of the property and endowment. 5.289 Acres \$6,200**
- **FY2019 CPC Funding for East Main Street, Methodist Church Property Conservation Restriction, survey of the property and endowment. 6.629 Acres \$4,650**
- **FY2019 CPC Funding for Terry/HS Addendum to the original Conservation Restriction, survey of the property and endowment. $68.36^* + 1.74.0 = 74.17$ Acres \$8,665**
 - *Original CR Acreage
- **FY2019 CPC Funding for the Hughes & Environs (on hold due to the dog park location determination) Conservation Restriction, survey of the property and endowment. 80+ Acres Estimated \$10,000 to \$15,000**



2016/2017 Accomplishments

- **Received the Whitehall Woods Conservation Restriction and held a grand opening of the property in conjunction with SVT**
- **Placed signs on:**
 - Mary C. O'Brien Pratt North Trail Head
 - Sands Memorial Trail (East End)
 - Betty Fitzpatrick Memorial Trail
 - Repaired the Zettek Overlook (damaged by vandalism)
 - Rockwood Meadows (School Street – on hold but paid for)
 - Whitehall Woods (main trailhead and trailhead on Pond Street)
- **Awaiting Pelotquin open space transfer, 16.67 acres (in progress)**
- **Increase the number of Geo-caches on trails & Properties. New Geocaches (2)**
- **Center Trail Grant for Benches**
- **Cameron 3 Bridges Grant**
- **Generated \$5,600 in private donations for the Whitehall Woods Endowment**
- **New pedestals and information signs on the Brook Hollow Trail**



2016 Accomplishments

Continued 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 (WiWoT) (GC3YKRN, N 42° 14.607 W 071° 29.207)
- Douglas Sands Trail (DST), (GC3YKV2, N 42° 14.738 W 071° 32.918)
 - Multiple stage Cache
- Zettek Overlook (ZO), (GC4ARF1, N 42° 15.079 W 071° 32.954)
- Hopkinton Center Trail, (HCT), (GC4BJ6D, N 42° 13.158 W 071° 31.619)
- Whisper Way, (New) (WhWyT), (GC5WXJ9) N 42° 13.837 W 71° 33.440)
- Since inception of the program the Trust has had;
 - Geocache Master – Dr. Michael Babcock
 - Visits to the Whitehall Conservation Area
 - Visits to Deer Run Andersen's Trail
 - Visits to the Karl Mighton Trail
 - Visits to the Wiley Woods Trail
 - Visits to the Sands Trail
 - Visits to the Zettek Overlook
 - Visits to the Center Trail
 - Visits to the Fruit Street Mary C O'Brien Pratt Trail
 - Visits to the Whisper Way Trail
- **610** total to date; **500** total visits last year; **359** prior year; **275** 3 years ago
 - Deneen – Austin Powder Trail In – Operation
 - Betty Fitzpatrick Trail (Hopkinton Highlands II) In – Operation
 - 3 or 4 more caches to be placed in the next few months In – Process



Eagle Scout Service Projects

2014

- Jake Krapf (Troop 1); Hopkinton Highlands II; Betty Fitzpatrick Trail
 - Complete; *Eagle Received in 2015*
- Cameron Field (Troop 1); Zettek Overlook; Refurbishment
 - Complete; *Eagle Received in 2015*
- Ryan Turano (Troop 4); Phipps Woods; Trail marking and clearing & baseline documentation
 - Complete; *Eagle Received 2015 in 2015*
- Henry Vumbaca (Troop 4); Deneen – Austin Powder Open Space; Trail connector to the Peppercorn Trail, foot-bridge & baseline documentation
 - Complete; *Eagle Received 2015*



Eagle Scout Service Project

2015

- **Trevor Perkins (Troop 1)** **Whisper Way Trail & Baseline**
–Field work complete **Eagle Badge Awarded**
- **Matthew Paolucci (Troop 1)** **DeGozzaldi Conservation Area; Refurbishment**
–Field work complete **Eagle Badge Awarded**
- **Sam Darkow (Troop 1)** **Fruit Street Trails & Bridge**
–Field work complete **Eagle Badge Awarded**
- **Erick Landreth (Troop 1)** **Deneen-Austin Powder Phase II Trails & Bridge**
➤Field work in complete **Eagle Badge Awarded**



Eagle Scout Service Project

2016/2017

➤ Andrew Palleiko (Troop 4)

Fruit Street Northern Section

- Clean up tire dumps (3 dumps, 800 tires), groom and mark Trails

- Eagle Badge Awarded

➤ Dante Sivo (Troop 4)

Betty Fitzpatrick Memorial Trail
Refurbishment (Complete)

➤ Gabe Lopez (Troop 1)

Karl Mighton Memorial Trail
Refurbishment (Complete)

➤ Dan Bradbury (Troop 1)

Wiley Woods – Judith Wiley Memorial
Trail Refurbishment (In Process)

➤ Cam Allen (Troop 1)

Amy & Rolf Andersen Memorial Trail (in
Deer Run) Refurbishment and Bridge
rebuild (In Process)



Stewardship Program

- **Center trail** **Mike Bolson,**
 John Gardner
- **Cameron Woods** **John Ritz**
- **Deneen-Austin Powder:** **Carol Esler**
- **Phipps Woods;** (open position)
- **Fruit Street** (open position)
- **Zettek Overlook** **John & Selina**
 Paolucci
- **Brook Hollow** **Margie Wiggin**
 Mavis O'Leary
- **Wiley Woods** **Margie Wiggin**
 Mavis O'Leary
- **Spring-Hill** **Marilyn Moriarty**

- **Mighton** **Steve Levendowsky**
- **Whisper Way** (open position)
- **Braim Farms** **Morrie Gasser**
- **Deer Run/Brickhill** **Sara Minsk-**
 Eduardo
- **Highlands I** (open position)
- **Highland II** **Steve Levendowsky**
- **Peloquin Woods** (open position)
- **Valentine Circle** **Don Lussier**
 (property owner)
- **Sylvan Way** (open position)
- **Whitehall Woods** (open position)



Scholarship

- And the 2017 scholarship winner was;
 - **Claire Wu, the 2017 HHS Salutorian**



2016 Goals

- Search Committee to find:
 - A replacement director for Brian Garrett Goal Met
 - A replacement President for David Goldman Goal Unmet
- Continue to increase Membership Goal Met
- Continue to increase Endowment Goal Met
- Continue to increase Awareness Goal Met
- Form committees (membership, geocaching, stewardship, & website development and maintenance) Pending
- Formalize the Stewardship Program Goal met in 2015
- Update the Corporate By-Laws Goal Met
- New Geocaches (2) Goal Met



2017/2018 Goals

- Continue to increase Membership
- Continue to increase Endowment
- Continue to increase Awareness
- Finalize paperwork and trails development Pelouin Estates properties
- Go-Pro the Trail Project
- QR Code the Trail Maps Project
- Conservation Restrictions (with the Town) on:
 - Wyckoff Property & Echo Trail (in review with the town) & Grant Proposal to CPC for Survey Work & Endowment - \$6,200
 - East Main Street – former Methodist Church Property (in review with the town) & Grant Proposal to CPC for Survey Work & Endowment - \$4,650
 - Addendum to the High School/Terry Property CR to add 1200 feet of Center Trail from West Main Street to the present CR boundary & add 4 Acres that contain the Welzel Trail (in review with the town) & Grant Proposal to CPC for Survey Work & Endowment - \$8,665
 - Hughes & Environs (On-Hold with the town) & Grant Proposal (on-hold) to CPC for Survey Work & Endowment) Potential of Approx. \$15,000



Financial Condition of the Trust

- September 2015

- Financial Position

– XXXXX5633	Business Blue Checking	\$ 1,467.37
– XXXXX0523	Business Money Fund	\$ 3,350.27
– XXXXX6254	Endowment Fund	<u>\$87,607.44</u>
		Total \$92,425.08

- September 2016

- Financial Position

– XXXXX5633	Business Blue Checking	\$ 395.30
– XXXXX0523	Business Money Fund	\$ 3,374.08
– XXXXX6254	Endowment Fund	<u>\$98,841.75</u>

*as of September 5, 2016

Total \$102,611.13*

- September 2017

- Financial Position

– XXXXX5633	Business Blue Checking	\$ 1,079.55
– XXXXX0523	Business Money Fund	\$ 5,394.04
– XXXXX6254	Endowment Fund	<u>\$100,199.63</u>

– *as of September 6, 2017

Total \$106,673.22*

September 17, 2017

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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				SER25 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



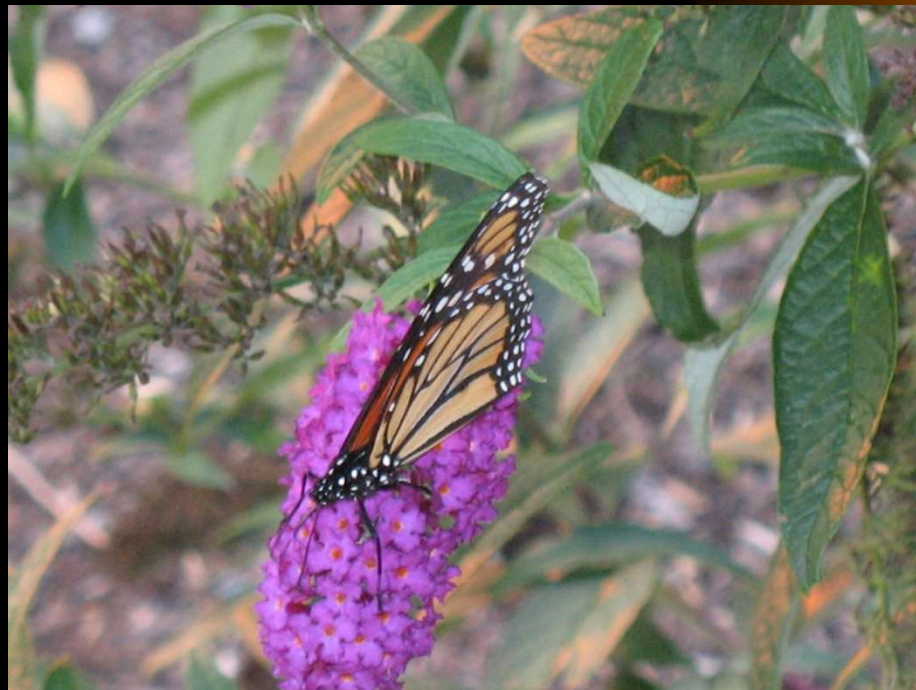
Work that needs Accomplishment





Hopkinton Area Land Trust

2017 Annual Meeting



September 17, 2017



Back-up

September 18, 2016



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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

[View Image Details](#)

Image 2 of 5

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Hopkinton Area Land Trust

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Site Design by Ronin Creative

Some Website screen shots



Our Vision

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

**A “Green Necklace” if
you will.**



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***
 - ***Kenneth Parker, Secretary & Clerk***
- **Directors**
 1. ***David S. Goldman, PE, Chairman (Founding Member)***
 2. ***Edwin Brohm, Treasurer, and Newsletter Editor***
 3. ***Barry Rosenbloom***
 4. ***Jeff Furber***
 5. ***Gail Clifford***
 6. ***Mavis O'Leary***
 7. ***Kenneth Parker***
 8. ***Morrie Gasser***
 9. ***Open Seat***
 10. ***Director Emeritus: Mary C. Pratt, (Founding Member)***



Who We Aren't

- **HALT is NOT the Hopkinton Open Space Commission (OSPC)**
 - **OSPC is supported by Hopkinton Tax Dollars form 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***



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**



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**



2014 Accomplishments

- **Continued 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)
 - Multiple stage Cache
 - **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 inception of the program the Trust has had;**
 - Geocache Master – Dr. Michael Babcock
 - 54 visits to the Whitehall Conservation Area
 - 51 visits to Deer Run Andersen's Trail
 - 47 visits to the Karl Mighton Trail
 - 38 visits to the Wiley Woods Trail
 - 16 visits to the Sands Trail
 - 34 visits to the Zettek Overlook
 - 35 visits to the Center Trail
 - **275** total to date; **174** total visits last year on all properties and trails
 - Deneen – Austin Powder Trail
 - Betty Fitzpatrick Trail (Hopkinton Highlands II)
 - 3 or 4 more caches to be placed in the next few months



2015 Goals

- Continue to increase Membership - Goal Met (165)
- Continue to increase Endowment - Goal Met
- Continue to increase Awareness - Goal Met
- Recruit a volunteer web master - Goal Met
- Form committees (membership, geocacheing, stewardship, & website development and maintenance) - Goal Met
- Formalize the Stewardship Program - Goal Met
- 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



2015 Accomplishments (further details)

Properties and Conservation Restrictions Booked

Booked in 2013

- **Properties**
 - **Braim Farm II; 9.1 Acres; Donor: George Connor, Connorstone Inc.** 12/24/2013
 - **Deneen Open Space 5.53 Acres Deneen Trust** 3/18/2013
 - **Endowment:** \$500 5/15/2014
- **Conservation Restrictions**
 - **Fruit Street Conservation Area** 145 +/- Acres
 - **Town of Hopkinton (Co-held with Sudbury Valley Trustees)**
 - **Endowment** \$5,000 share 6/25/2013
 - **Phipps Woods Conservation Area** 7.33 +/- Acres Town of Hopkinton 6/25/2013
 - **Endowment** \$2,000 (Received)
 - **Braden Woods Conservation Area** 7.79 +/- Acres Town of Hopkinton 6/25/2013
 - **Endowment** \$2,000 (Received)