



Expanding Peppercorn Hill Conservation Area

Sudbury Valley Trustees (SVT) is working with the Metacomet Land Trust (MLT) and the Town of Upton to protect the Kelly Property on the eastern edge of Upton and add it to the popular Peppercorn Hill Conservation Area.

The Land

The privately owned, 66-acre **Kelly Property** includes mature forests and many notable features, including a tributary stream of Mill River, impressive rocky outcrops, a beaver impoundment, and an uncommon sedge-dominated wetland.

The property is intertwined with the Town of Upton's **Peppercorn Hill Conservation Area**, which lies in close proximity to additional conservation lands protected by Upton and the neighboring towns of Hopkinton and Milford. Together, these conserved lands span 400 acres and include a well-used, 6-mile-long trail network.

By permanently protecting the Kelly Property, **we will close a gap in an important natural area** and guarantee that **area residents always have full access to the entire trail network**.

The Trail

People of all ages hike the Peppercorn Hill trail network for exercise, to observe wildlife, and to simply enjoy this beautiful natural setting.

About 1 mile of the trail crosses the Kelly Property and features an overlook with a spectacular view to the west. If the property is left unprotected, a new owner could hamper public enjoyment of the established trail system by limiting access to this stunning portion of the trail.

The Conservation Effort

The Kelly Property covers four parcels. During a Fall 2020 Town Meeting, Upton voters approved the use of Community Preservation Act funds to purchase three of the parcels. MLT plans to buy the fourth and has received a \$56,500 Conservation Partnership grant toward the purchase from the Commonwealth of Massachusetts.

SVT is assisting MLT with the purchase and must raise \$73,000 for the sale to close. In addition, conservation restrictions (CRs) will be placed on all four parcels. The CRs ensure the land will be monitored and stewarded by SVT and the Town into the future and that its critical ecological properties will be permanently protected.

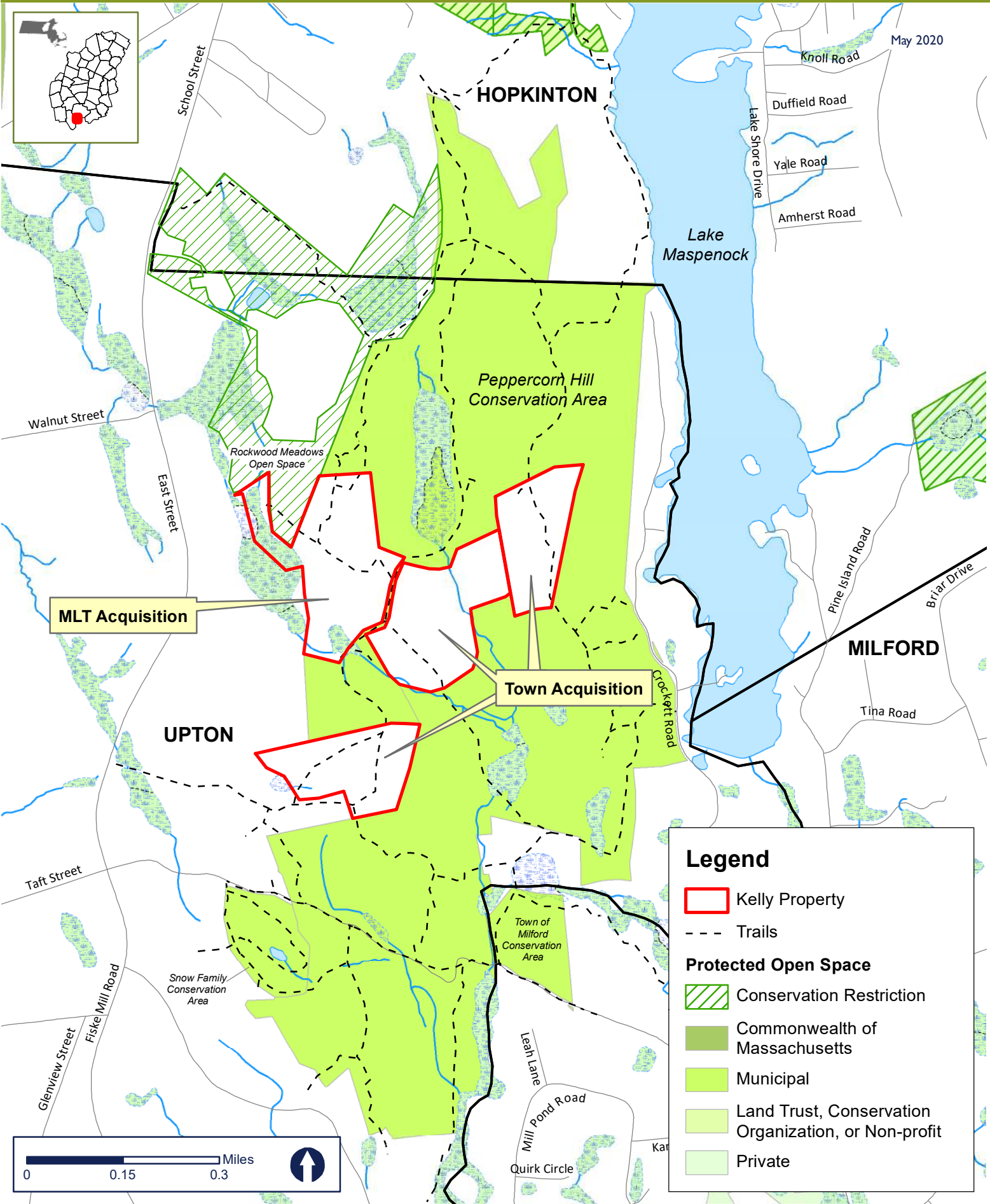
Learn more and donate: www.svtweb.org/kelly



Kelly Property, Upton: Landscape Context



May 2020



MLT Acquisition

Town Acquisition

Legend

Kelly Property

Trails

Protected Open Space

Conservation Restriction

Commonwealth of Massachusetts

Municipal

Land Trust, Conservation Organization, or Non-profit

Private