



The Newsletter of the Mattapoisett Land Trust, Inc.

Land Gifts Continue

We have new land:

We have been gifted with three new tracts totaling 7 acres. Two of these tracts are contiguous to our Martocci parcel east of Prospect Road. In combination, they will be called the Jenney Farm in memory of its origins. The expanded area provides an even broader range for natural habitat as well as enhanced enjoyment for the walking public. The third parcel is a one acre lot on Prospect Street.

This brings our total to 37 tracts totaling about 350 acres.

Over The Top

Funds Campaign Complete:

The funds campaign begun last summer is now complete! You helped to make this objective possible and we offer a very big "THANK YOU". With your help, we'll be able to refund the treasury for purchase of the Tub Mill property (more properly Dexter Mill at Tub Mill Brook), pay our share of the \$150,000 thousand loan granted by Massachusetts Environmental Trust to enable the Nasketucket Bay State Reservation, and fund most of the Dunseith Gardens/Seahorse Project.

We do depend on the pledges so generously made to achieve all this and will send reminders. Please be prompt and generous.

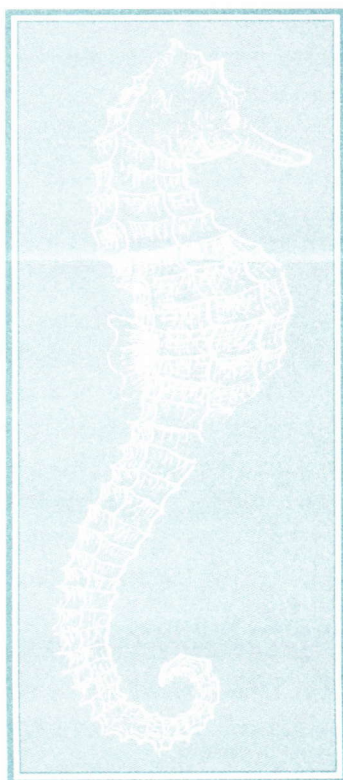
Three-year pledges last year came with a three year membership. That applies, also, to gifts of \$500 or more. For those who missed the campaign, please join or renew your family membership with a fully deductible \$25 gift.

Return of the

Seahorse:

The Seahorse has returned from hibernation in the fiberglass shop. It has a refreshed skin, renewed structural members and pedestal, and will soon have a solar powered electric eye contributed by Commonwealth Electric. The grammar school kids named it "SALTY".

The house at Dunseith Gardens is an old wreck whose deferred maintenance significantly exceeds its value. We have expert advice which states that although the house dates from 1807, there is little to no antique value remaining after two centuries of periodic updates and modifications. We continue to seek parties interested in moving it to another site, including recent advertisements. To date, no one has been interested enough to request a second look and we may be obliged to have it destroyed. This will make way for a grassy meeting place with benches and flower gardens left by Henry Dunseith.



Artists view of

Dexter Mill at Tub Mill Brook:

We hope you've taken the time to visit this site of a nineteenth century saw mill on Route 6 near Mendell Road. You can see the mill race from Route 6, but if you park on Mendell Road opposite the Town Barn, you'll find a path to the back of the dam. This vista puts a whole new perspective on our new property. And this is the perspective of a painting by local artist Andy Anderson of the mill as it appeared circa 1890. Signed and numbered prints (about 15 by 18 inches) of this painting will soon be available for \$65.00 as is, or \$150.00 matted and framed. We also have a handsome note card available in sets of five from the same source. Remarking will be extra.

For viewing and purchase, visit Rogers Gallery, visit our booth at Harbor Days or call (508) 758-2966.

On The Job Training Available

New Directors needed:

Our charter provides for 20 directors. We've operated for this year with 15 because we didn't communicate the need and the functions of a director to potential volunteers. Basically, within the charter of the Mattapoisett Land Trust, an enthusiastic associate can do almost anything. We need skills ranging from an interest in walking in the woods to grant writing, forest management, good writing and public relations, fund raising and organizational management. We're also a good place to learn these skills on a minimal commitment basis.

There are as many things to do as imagination can conceive. These range from cutting new trails to cultivating relationships with land owners and benefactors and everything in between. Please join us for a couple of meetings on the second Thursday of each month at 7:30 at Town Hall and get a feel for the Mattapoisett Land Trust and the opportunities we see.

EEL Pond

Opportunity:

The Land Trust, in conjunction with the town Conservation Commission, has an opportunity to control almost 50% of the Eel Pond development currently under review by Town boards. To do so requires that we raise \$160,000 thousand which would be partnered with \$240,000 of State Self Help funds. We're doing a feasibility study on this and welcome your ideas and input.

View Restrictions

Tax assessors are obliged to assess property at the "highest and best use" allowed under zoning and conservation regulations. That means you may be paying taxes on a lot or acreage you're preserving for its scenic vista or just a sense of elbow-room, based on its potential as house lots. If you are enjoying it, the chances are that others are enjoying it as they drive or walk by and we owe you a thank you

If you grant a **View Restriction** or **Conservation Restriction** to the Mattapoisett Land Trust, you may substantially reduce the tax while retaining title for all other personal uses. It's a good deal for the owner who does not want to develop, and it's a good deal for everyone else as well since that view is protected forever.

Willing to give

As you update your will, please remember the Mattapoisett Land Trust with a grant of family land to be kept for all time in its native state, a conservation or view restriction, or even financial support. You can name MLT in your will or living trust. Or you can name MLT a beneficiary of your IRA or a life insurance policy. Either way, your name can be perpetuated in town as your gift of land will always carry your name. Our staff will be pleased to recommend impartial accounting and legal resources to assist you in making decisions and preparing documents.

Nasketucket takes shape

The ecological inventory of the Nasketucket Bay State Reservation is complete. Design and permitting for saltmarsh restoration and development of tails, etc. is in planing stages. This summer we'll see replacement of hay bales which have rotted, graveling of a 12 foot wide passage through an extremely wet portion of the "boulevard" left by the prior owners, and removal or grinding of the sea of stumps left on the field.

House Lots worth Fortune

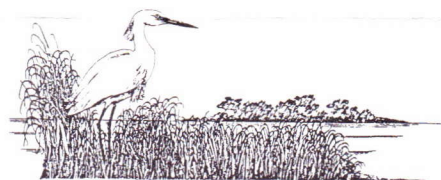
Each undeveloped house lot will cost existing taxpayers between \$50,000 to \$100,000 (and climbing). That's the present value of the future stream of costs generated by a household with two kids which is not covered by the taxes paid by that household. This is "driven" by the cost of education. Although asking the older people to pay for schooling for the younger residents is not new, the level of the education costs certainly is new. These costs have risen at two or three times the rate of inflation and are expected to climb at least at that rate for the foreseeable future.

School needs critical

The town has just committed to a much needed expansion of both the Grammar Schools and the regional Junior and Senior High Schools. But, considering the buildout analysis of the recent Master Plan Committee, we can expect to double the number of homes in town before growth is complete. This means that with 20/20 vision, we'll need another new school on or about the year 2020 as well as a new Town Hall. This will call for a 20 to 30 acre tract for the school and 5 or so for Town Hall which the town does not own. It will be much more expensive in the year 2020 if it already has houses on it.

Oldfield field saved

Our eighty-five acre tract off Old New Bedford Road in Rochester has won a small grant for planning. We want to save the field in an ecological way and open the logging road to the river for walking. The field will be choked soon with "volunteer" cedar trees and brush. Early suggestions from our professional planner is to mow every three years and leave a selection of the cedars (on a rotating basis) for bird sanctuary. His recommendations and our plans are not yet complete.



The Heron is published periodically by the Mattapoisett Land Trust.

The Mattapoisett Land Trust was formed in 1974 to preserve open land for the enjoyment of Mattapoisett residents and visitors and to educate SouthCoast residents about the value of natural beauty and the urgent need for conservation. Although we work closely with the Town of Mattapoisett, we are an independent organization, neither funded by nor a part of Town government. Our membership consists of annual contributors, our only source of revenue, and a volunteer board of directors, namely, Robert Atkinson, Ruth Bates, Dana Coggins, Robert Coquillette, Elise Coyne, Brad Hathaway, Beth Kunz, Gil LaFrance, George Mock III, Allan Schubert, Martin Smith, Kristen Waring, and Randall H. Kunz, President.

The Mattapoisett Land Trust is a non-profit 501 (c) (3) organization. All contributions are fully tax deductible.

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