

Note Concerning Issue #7

During the assembly of the Mattapoissett Land Trust, Inc. Newsletter Archive in November 2013 we were unable to find a complete and final copy of issue number 7. We found two different draft copies of a newsletter for 2001 which we believe eventually became this issue. This file includes both draft copies. Please excuse the unfinished appearance.

The Heron

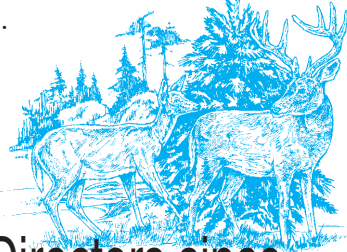
Fall 2001

The Newsletter of the Mattapoisett Land Trust, Inc.

Annual Meeting

Time:

Your Land Trust Board reorganizes annually by charter and all members are encouraged to nominate candidates and vote at the annual meeting. This year we've scheduled the meeting for December 13, 2001 at Friends Meeting House during our regular monthly meeting. At that time we'll elect the Board, President of the Board and Vice President, Treasurer and Secretary. Our nominating committee will have a full slate for consideration, but please come and nominate yourself or your own selections.



New Directors since

November 2000:

The Land Trust has been privileged to have a broad participation on our Board of Directors. New as of the last Annual Meeting, and we hope they'll stand for reelection, are Julie Craig, Luana Jostvold, Gary Johnson, Susan Watjen and Ozzie Osenkowski. Their contributions have been very positive.

Estate Planning

for your Land:

As you revise your estate plan, please remember the Mattapoisett Land Trust. We'll name your favorite property as you request and preserve it for future generations. The Land Trust will be pleased to receive Conservation Restrictions (you and your heirs retain exclusive personal use but cannot subdivide or build additional homes), securities, or just plain cash for our list of properties which should be preserved.

Pride in

Preservation:

This year we printed a booklet for potential members and interested people. It outlines our charter, the things we can do, both as members of the Land Trust and individually as land owners to contribute towards the objectives of the Land Trust, and provides an overview of our properties. The title is **Pride in Preservation**. Because of cost, both printing and postage, we have not distributed these to our entire mailing list. We will, however, be pleased to mail you a copy on request to: Randall Kunz at 508-758-2966.

Basically, the Land Trust subscribes to the now popular wisdom: "Save what ought to be saved and build what ought to be built". Just everything doesn't need to be saved. Visible tracts and fields, settings of historical significance and a selection of enjoyable woods should be saved. Also of interest are tracts of buildable land which can become "deficit developments" because they fill up our schools and pay less in taxes than the costs they generate.

Cash



is Needed:

Membership contributions support the operating expenses of the Land Trust. Mowing, inspections, forestry services, trash pickup, legal and accounting advice are all part of what keeps the organization vital and growing.

During our Leap-of-Faith campaign of the last three years, we pledged to forgo annual membership campaigns as a "THANK YOU" for generous support. You made the Leap-of-Faith work: Nasketucket Bay State Reservation is a reality, Tub Mill is now a park and Dunseith Garden has become a reality. All the friends of Mattapoisett can claim **Pride in Preservation** for these achievements.

In addition, from time to time throughout the year we've received some very generous anonymous checks. We're pleased that people feel we're doing the right things. THANK YOU, you have claim to **Pride in Preservation**.

But the three years have lapsed and we can't rest on our laurels. Costs continue and opportunities for expansion and improvement abound. We enjoy IRS status as a 501 (c) 3 organization which means your entire contribution is tax deductible. Remember, just because the word "Trust" is in our name, neither our members nor your directors are made of money. Please renew your family membership as generously as possible using the enclosed form. Thank you in advance.

On the Horizon:



An ambitious partnership project is in planning stages. The Trustees of Reservations, a state-wide conservation organization, the Coalition for Buzzards Bay and all the regional land trusts are attempting to preserve some 10,000 acres of land in the greater-Buzzards Bay region. This is only on the horizon and we'll keep you updated as events unfold.



Dunseith a Real Garden

Dunseith Garden is really a park! Please enjoy this passive park as a gathering place, or to just sit and enjoy nature. We've removed the house which was beyond repair, restored the seahorse and provided stone benches. There's even a nature trail courtesy of Kevin Gaudette's Boy Scout Merit Badge project. The Garden is a very pleasant place to read the paper or write to your mother.

Most of the effort to realize Dunseith Garden came from the vision, and inexhaustible energy of two men: Ozzie Osenkowsky and Alan Schubert. Many other volunteers have made significant contributions which leads again to a justifiable claim to **Pride in Preservation**.



Mattapoissett School

Needs:

Twenty-twenty vision suggests that by the year 2020 the Town will need 20 to 30 nice, buildable upland acres for a school. Although we'll all be "reeling" at the tax bills for the current expansions, the state of our zoning, conservation laws, and availability of sewer service suggests at least a doubling of population. A gift to the Town, granting of first option to the Land Trust for Town use, or any other creative preservation technique will ensure that when we need it, it won't already have houses on it.

Easy Down Payments

The Coalition for Buzzards Bay has proposed a Buzzards Bay Lands Revolving

Fund to be available when member land trusts find a preservation project requiring prompt action or down payments greater than their current cash position. We are hoping to fund this Revolving Fund through a grant from the Massachusetts Environmental Trust.

Once used, of course, we'd need to raise money to repay the Fund so another project could avail itself of the opportunity. Your Land Trust has no immediate plans for acquisitions of its own but this is a marvelous proposal and will provide a needed degree of freedom.



A New Property!

Paul Munn of Antassawamok has given us the "Munn Preserve": Eighteen beautiful acres, including some shoreline on Brandt Island Cove. Thank you, Paul!

This preserve is accessed through private property via a right-of-way just outside the Antassawamok entrance. Park on the cul-de-sac before entering Antassawamok and walk around the large red pipe fence. You should see the yellow Mattapoissett Land Trust sign on a tree just down the road. The property is mostly on the right-hand side (North side) of the road and the shoreline is entirely to the right as you face the water.

The Munn family has held this tract, along with most of Antassawamok, since the nineteenth century (late 18 hundreds). We are all delighted with this gift and grant Paul a large portion of Pride in Preservation.

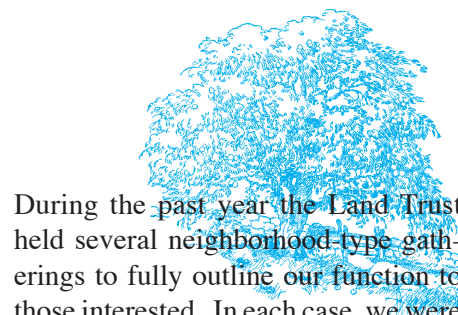
Rochester Fields

Saved:

We have tentative agreement with a Rochester resident to sign a long term, renewable lease on the fields we own on New Bedford Road. They're suffering severely from neglect and "volunteer" cedar trees and underbrush. The agreement is that the field will be slowly returned to pasture for grazing beef cattle. This looks like a "win-win" arrangement, keeping the field productive and agricultural while leaving the wooded sections for naturalist enjoyment.

Neighborhood

Charrettes:



During the past year the Land Trust held several neighborhood-type gatherings to fully outline our function to those interested. In each case, we were offered a host household willing to offer a Sunday afternoon use of facilities. We discussed properties we own, properties people wanted us to acquire, our legal and tax status and everything in between. There was broad interest and enthusiasm for preserving open space and natural habitat.

A THANK YOU goes to those who hosted and those who were interested participants. Should you like to host such a gathering, size, time and guests of your choosing, please contact Randall Kunz at 508-758-2966. If you'd just like to participate in such a meeting, please call.



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

Mattapoissett Land Trust, Inc.

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Mattapoissett, MA 02739
Telephone: 508-758-2966

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Mattapoissett Land Trust Newsletter, Spring '00



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Cash

is Needed:

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. Remarketing 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 Mattapoissett 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 Mattapoissett 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 Mattapoissett 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 Mattapoissett 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 trails, 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.



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