

Signal Hill Management Plan

2005



©



Property Management Plan

Reservation	Signal Hill	Completed by	E. Dondero, S.Ellis, A. Walsh
Location	Canton, MA	Date	7/25/05
Acreage	148 acres		
Supporting reports and materials	Chandler, James. December 2000. Unearthing secrets about New England's post-Ice Age inhabitants. <i>Mammoth Trumpet</i> : vol. 16, No.1. "Order of Taking, Commonwealth of Massachusetts, Metropolitan District Commission;" December 19, 2002. Walsh, J.A.. 2002. Preliminary Ecological Assessment.		

Part 1: Introduction

Signal Hill is approximately 150 acres in size, and is located off University Road in Canton. At least three-quarters of the property consists of floodplain wetlands associated with the Neponset River, a meandering, low-gradient river that borders the entire westerly margin of the property. Elevations on the property range from 45 ft. along the Neponset River to about 120 ft. on the summit of Signal Hill. Six plant communities have been identified on the property and at least one rare plant. An archaeological dig near the summit of Signal Hill has revealed that the property was in use as long as 10,000-12,000 years ago.

Signal Hill was a gift to The Trustees of Reservations in 2005 by Mr. George Bates.

This management plan was written with a seven year horizon, divided into three phases. Phase 1 represents Fiscal Years 2006 and 2007; Fiscal Years 2008 and 2009 comprise Phase 2; and Phase 3 includes Fiscal Years 2010-12.

Part 2: Resource Profile

Ecologic Resources:

Six plant communities were identified on the property including 1) Alluvial Red Maple Swamp; 2) Shrub Swamp; 3) Emergent Marsh; 4) Mixed Oak Forest; 5) Acidic Rocky Summit/Rock Outcrop, and 6) Cultural Grassland.¹ Floodplain wetlands cover at least three-quarters of the property, and consist of a mosaic of forested, shrub, and emergent wetland types. The canopy of the Alluvial Red Maple Swamp community includes eastern cottonwood, red maple, swamp white oak, and American elm. The distribution of Atlantic white cedar appears to be very

¹ Plant community descriptions correspond to those identified by the Massachusetts Natural Heritage and Endangered Species Program. Swain, P.C. and J.B. Kearsley. 2000. Classifications of the natural communities of Massachusetts. Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries and Wildlife. Westborough, MA.
Signal Hill Management Plan

limited. Silver maple, typically common in the Alluvial Red Maple Swamp community, is generally lacking in the overstory although saplings are present. Swamp dogwood and arrowwood are a common shrub species. However, glossy buckthorn, an exotic, highly invasive shrub, is a strong competitor and is dominant in many forested wetland areas on the property.

The Shrub Swamp community is primarily vegetated by swamp dogwood, buttonbush, broad-leaved meadowsweet, and willow. Purple loosestrife, an exotic invasive perennial, is the dominant wetland plant in many Emergent Marshes and shrub/marsh mosaics. The cattail marsh located near Signal Hill is a constructed wetland designed and built to replace filled wetlands elsewhere on the property.

The Mixed Oak Forest community is limited to Signal Hill and to a small upland island (~3 acres in size) located north of Signal Hill. The abundance of multi-stemmed trees (red, black, scarlet, and white oaks) suggests that the Mixed Oak Forest on Signal Hill is recovering from cutting (or possibly fire) within the last fifty years. Ericaceous shrubs, including black huckleberry and lowbush blueberry, comprise much of the understory, also suggesting a possible fire history. Several woods roads and other small clearings fragment the Mixed Oak Forest on Signal Hill. The Mixed Oak Forest on the small upland island north of Signal Hill contains two age classes of trees including several large oaks (+/-20 in. dbh) with spreading crowns interspersed within a matrix of pole-sized oaks. Common greenbrier and sweet pepperbush form a dense understory in this area.

The Acidic Rocky Summit/Rock Outcrop community at the top of Signal Hill is characterized by steep, bedrock outcroppings and relatively sparse vegetation cover due, in part, to the recent cutting of trees and shrubs. Scattered clumps of little bluestem, poverty grass, and mosses and lichens occur, indicating that open, ledgy habitat existed even prior to the more recent clearing. Uncut trees on or near the summit ledges include eastern red cedar, white oak, and pignut hickory, with the latter two of short stature due to harsher growing conditions (i.e., shallow soils, high winds, etc.). Many of the cedars atop Signal Hill have been heavily browsed by white-tailed deer. Approximately three acres of Cultural Grassland occurs east, and just below, Signal Hill. The field was restored to grassland in 2003 by spreading loam and re-seeding the area.

The Massachusetts Natural Heritage and Endangered Species Program (NHESP) has identified most or all of the floodplain wetlands on the property as priority habitat (and core habitat) for wetland birds in general, and specifically for least bittern, listed by the State as a threatened species. A state-listed endangered plant, Long's bulrush (*Scirpus longii*), has been documented in floodplain wetlands located adjacent to the property. Almost the entire remaining portion of the property is classified as supporting natural landscape. Although no certified vernal pools have been identified on the reservation, a potential vernal pool exists in an oxbow at the southern end of the property. Wood frogs have been heard elsewhere on the property suggesting the presence of vernal pools. Other topographic depressions, including two potential vernal pools located just south of the intersection of Dedham Street and University Road, may provide breeding habitat for vernal pool wildlife.

Land Use History and Cultural Resources:

The Neponset River Valley was formed approximately 14,000 years ago by waters from glacial melt. During the Paleo period, the River was a mile wide and, in one section, swelled into a 5-by-3.5-mile glacial Lake Neponset. Once the Lake began to recede, Paleoamerican people from the north traveled down the Neponset River from Dorchester Bay, discovering a quarry of felsite near the Blue Hills along the way. Though Paleoamericans did not establish permanent settlements in the area, Signal Hill and Fowl Meadow experienced intense seasonal habitation when they were highly desirable hunting and camping sites along Lake Neponset.

During the construction of Interstate 95 in 1964, a contractor bulldozed up to 18 inches of earth from the foot of Signal Hill. The excavated material was discovered to be rich in Paleoamerican artifacts, which were later dated to 10,000-12,000 years BP. The discovery of these artifacts prompted further exploration of the area in the vicinity of Signal Hill, particularly the Fowl Meadows area. In 1978, a team of archaeologists began investigating the area, which they would name the "Wamsutta" site after the son of Massasoit, a grand sachem of the Wampanoags. (The type of sandstone that comprises Signal Hill is also named for Wamsutta.) Between 1978 and the termination of their work in 1984, more than 600 tools and projectile points were recovered. Then in 1988, volunteers from the Massachusetts Archaeological Society (MAS) resumed work at the Wamsutta site and, over the years, uncovered more than 2,000 additional tools and points dating from the late Ice Age.

The team from MAS also turned their attention to Signal Hill itself, which they reasoned must have been equally appealing to Paleoamericans. They performed a 3-year methodical data recovery on the peak of the hill, in which they dug 11 pits to verify that Signal Hill was indeed a Paleo site. Flakes of Blue Hills felsite were found in one of the pits. The researchers also believe that the two rockshelters on the south-facing slope of Signal Hill were likely used by Paleoamericans 12,000 years ago as shelter from winter storms.

In all, several archaeological studies have been conducted on the property. In addition to evidence of the use of the site by Paleoamericans, there is also evidence of use by Native Americans during the Archaic and Woodland periods as well. At present, the donor of the property retains reports from each study conducted on the property. The Trustees should seek to obtain copies of these reports to in order to better understand the cultural resources of the Signal Hill reservation. Subsequently, staff will work with The Trustees' Director of Historic Resources to implement The Trustees' organizational guidelines for archaeological preservation.

Good information about the property's more recent history was not available at the time of the writing of this plan. We do know that:

- There is an inscription on one of the rock shelters near the summit of Signal Hill dated 1908.
- During WWII, a radio beacon was erected on Signal Hill as a navigational aid for military aircraft. The radio beacon was dismantled after the war, but the footings of this tower can still be seen.
- Plans to build a cell tower on the Hill during the late 1990s were abandoned.

More information on the recent land use history of the reservation will be supplied by the donor of the property.

Scenic Resources:

The reservation contains nearly two miles of frontage on the Neponset River. The entire westerly margin of the reservation borders the River.

The top of Signal Hill affords impressive vistas. To the north is an unobstructed view of the Boston skyline and the Blue Hills. Moose Hill in Sharon can be seen to the south. As these vistas are significant scenic resources, the top of Signal Hill should be maintained in an open condition so as not to obstruct these views.

Buildings & Structures:

There are no buildings or structures on the property owned by The Trustees.

Part 3: The Visitor Experience

Since Signal Hill is a new reservation that has not yet been opened to the public, information on visitor use is speculative. Due to the property's unusual location, adjacent to I-95 and removed from any residential neighborhoods, it is assumed that visitation to the property will be low, in comparison to other Trustees' properties of comparable size.

There are several user groups that will likely visit Signal Hill. The primary users will most likely be employees from the small industrial complex at the northern end of the property. During initial visits to the reservation, employees from this site could be seen walking along University Road, presumably during their lunch break. Once the property is formally opened, these employees may find it appealing to walk the trails of the property. It is unlikely that many of these users will be Trustees members, thus providing an opportunity for The Trustees' message to reach a new constituency.

Another group of users that may visit Signal Hill are birders. With nearly two miles of frontage on the Neponset River and over one hundred acres of floodplain forest, the property may become a choice place for birding, particularly during the spring migration.

The third user group will likely be residents of the local community seeking a quiet place to take a walk, walk their dogs, or engage in nature study or observation. It is hoped that local residents will actively use the property for passive recreation, even though the reservation is not easily accessible by foot, due to its close proximity to I-95.

Boaters represent the final potential user group of Signal Hill. A canoe and kayak launch was installed on the River immediately north of the reservation at the intersection of University Road and Dedham Street. This launch is located on private property; however, it is on land that is subject to the same conservation restriction that covers The Trustees' property. The launch is managed by the DCR, who acquired the right and easement to construct and maintain the launch by order of taking.

Unfortunately, Signal Hill's location and distance from residential areas may make it prone to illegal uses and activities. Any reasonable measures that can be taken to prevent such activities should be implemented (e.g., posting the hours that the reservation is open to the public and ensuring that the access gates are locked after sundown). Illegal hunting on the property has been a problem in the past; property management staff should be aware of this issue and periodically monitor the property during the hunting season.

There is approximately one mile of maintained trail on the property (see Map 2). Beginning at the proposed parking area along University Road, the trail heads north and then turns west to loop around the Hill. Almost due north of the summit, a second trail branches off of the loop and takes one to the summit of the Hill. At present, this is the only trail that takes visitors to and from the summit. There is the possibility of continuing this trail southward from the summit, via an existing non-maintained trail to re-connect with the loop trail to the south (see Map 3).

Part 4: Other Management Considerations

Conservation Restriction

The Massachusetts Department of Conservation and Recreation (DCR) holds a perpetual conservation easement, acquired by an order of taking in December 2002, on the entire acreage of the reservation. The purpose of the restriction "is to ensure that the premises shall be protected in perpetuity from ecological imbalance, environmental degradation, the destruction of wildlife habitats, the destruction of archaeological resources and inappropriate land use activities." Further, the restriction "is intended to provide public access for passive enjoyment, education and scientific study."

The terms of the restriction require the owner in fee of the premises (The Trustees, as of September 2005) to prepare a management plan that defines all activities, programs and improvements proposed for the premises. The plan shall be submitted to the DCR for approval, and then re-submitted on a regular basis and continuing not less than once every ten years. The DCR will review the plan to ensure that any activities, programs or improvements proposed do not adversely impact or otherwise violate the nature and intent of the terms of the restriction. Also, the restriction requires that any sign erected on the premises, and any educational or promotional literature or maps printed, shall acknowledge the participation of the DCR in the conservation of the property.

Per the terms of the conservation restriction, the following uses and activities are prohibited:

- 1) The construction or placing of buildings or structures, roads, ways or paths, except for the placement of trails, and the installation of kiosks, benches, or other improvements required to meet programmatic or interpretive needs.
- 2) The construction or placing of utilities or utility delivery systems.
- 3) The utilization of the premises to satisfy zoning requirements for the development of any adjoining unrestricted lands.
- 4) The installation of septic systems or leach fields.
- 5) Excavation, dredging, or removal of earth.

- 6) Storage, stockpiling or use of hazardous materials, petroleum products, pesticides and herbicides, manure and fertilizers.
- 7) Tillage.
- 8) Grazing or sheltering of livestock.
- 9) Commercial recreational use or use by off-road motorized vehicles.
- 10) Commercial timber harvesting, unless in compliance with Best Management Practices.
- 11) Any other acts or uses detrimental to open space preservation.

Donor's Contributions to Management

In addition to his gift of the reservation and a generous endowment to cover start-up costs and on-going property maintenance, the donor of the property will also continue to perform some management responsibilities on the property until January 14, 2012. Per the agreement between The Trustees and the donor, The Trustees will in the first instance rely on the donor to do the following:

- maintain and plow the access road, known as University Road, from its beginning at Dedham Street to the northern border of the MWRA pumping station lot;
- maintain existing trails on the reservation;
- take such actions as will preserve the view to the north and to the south from the top of Signal Hill, as those views presently exist;
- conduct mowing on the property, and loam and seed the non-woodland areas at the southern end of University Road;
- install an unpaved parking area for 5-6 cars near the southerly end of University Road;
- install large rocks or boulders along the western border of said parking area; and
- install a metal gate with a lock to control access to the maintenance service road.

At present, several of these obligations have been fulfilled: the non-woodland area at the foot of Signal Hill has been loamed and seeded; boulders have been placed along the western border of the future parking lot; and a metal gate has been installed at the maintenance service road.

Open Space Context and Critical Lands

Over the past 100 years, the former Metropolitan District Commission (MDC), now the DCR, has actively worked to acquire approximately 760 acres along the Neponset River. Just north of the Signal Hill reservation lies the southernmost extent of the Neponset River Reservation, encompassing the area known as Fowl Meadows. Also northeast of Signal Hill lies the 7,000-acre Blue Hills Reservation, also managed by the DCR. Together these properties offer a number of recreational opportunities such as hiking, boating, cross-country and downhill skiing, camping, swimming, fishing, mountain biking, picnicking and rock climbing. The Blue Hills Reservation alone has over 125 miles of hiking and walking trails.

In-holdings at Signal Hill

Along University Road there are two in-holdings: one one-acre lot owned by the MWRA and containing a pumping station; and one 2-acre lot, retained by the donor of the reservation, on which a one-story commercial building is under construction.

Part 5: Resource Assessment

The following are the most significant features of the Signal Hill Reservation:

Ecological Resources

- The reservation protects a significant area of floodplain wetlands along a major river corridor, including forested, shrub, and emergent wetlands. Forested wetlands may be classified as “alluvial red maple swamp,” a natural community for priority protection. The wetland mosaic likely harbors a diversity of odonates (dragonflies and damselflies), vernal pool habitat, as well as habitat for waterfowl and fur-bearing mammals (e.g., mink). The naturally vegetated upland areas (e.g., Signal Hill) provide important habitat diversity in this largely riparian area.
- NHESP has identified at least half of the property as priority and core habitat for rare plant and animal species. Almost all the remaining portion of the reservation is supporting natural landscape that buffers the core habitat.
- The property lies within the 8,350-acre Fowl Meadow and Ponkapoag Bog Area of Critical Environmental Concern (ACEC). It is also contiguous to and/or near other large areas of protected and unprotected open space, including the DCR’s Neponset River Reservation and floodplain wetlands adjacent to the Norwood Memorial Airport. Protection of this section of the Neponset River corridor preserves important natural resource values as well as significant public interests provided by vegetated wetlands (e.g., water quality and supply, pollution prevention, flood control, etc.).

Scenic Resources

- The property contains nearly two miles of frontage on the Neponset River.
- Impressive vistas are afforded from the top of Signal Hill, including an unobstructed view of the Boston skyline.

Cultural Resources

- There is documented evidence of use of the property by Paleoamericans (circa 12,000 BP) and Archaic and Woodland peoples.
- The rockshelters on the south-facing slope of Signal Hill may have been used by Native Americans.
- There is an inscription on one of the rock shelters dated 1908.

Part 6: Recommended Actions

The table below lists the recommended actions and suggested routine maintenance tasks for the management of Signal Hill. Each task is assigned to a specific staff member and assigned a completion date (by phase). The number of hours required to complete the task and estimated cost are also provided. A total of 19 recommendations are made for the property, representing 411 hours of staff time and estimated to cost \$13,650. Eight routine maintenance tasks are also recommended, representing 160 hours of staff time per year; projected expenses to the operating budget total \$980.

Recommended Action	Description/Rationale	Staff Responsible	Phase of Completion	Staff Hours Required	Estimated Cost
Ecological Resources					
1. Conduct a detailed plant species inventory of the property. Simultaneously, conduct an inventory and map the abundance of invasive plant species on the property.	An inventory of plant species is necessary to ensure that any rare or unusual species are located and identified. A number of invasive plants can be found on the property, including glossy buckthorn, Japanese knotweed, and purple loosestrife. Determining the abundance of each species will allow staff to assess the feasibility of control.	Consultant (Supervised by Regional Ecologist)	2	10 (for supervision of consultant)	\$3500
2. Conduct a breeding bird survey.	The Natural Heritage and Endangered Species Program has identified the property as rare species habitat for wetland birds. A breeding bird survey of the property will help identify the location of these and other bird species using the site. In addition to point counts, a playback inventory will be conducted to document the presence of wetland birds.	Regional Ecologist (or Volunteer)	2	25	\$0
3. Document any vernal pools located on the property. Inventory the fauna of any vernal pools located, if possible.	As a priority natural community, all vernal pools should be documented, where possible. An inventory of vernal pool fauna is critical to determine if any rare or unusual species are present.	Regional Ecologist (or Volunteer)	2	25	\$0
4. Evaluate the feasibility of controlling and/or eradicating invasive plant species occurring on the property.	Staff will assess the feasibility and effectiveness of controlling invasive plant species, following the completion of the plant inventory recommended above, using the National Park Service's "Planning Invasive Plant Control on Large Parcels" methodology. Possible control measures to evaluate may include removing phragmites and Japanese knotweed from the cattail swamp bordering University Road, removing glossy buckthorn from upland areas, or releasing beetles (<i>Galerucella</i> spp.) to control purple loosestrife.	Regional Ecologist	2	15	\$0

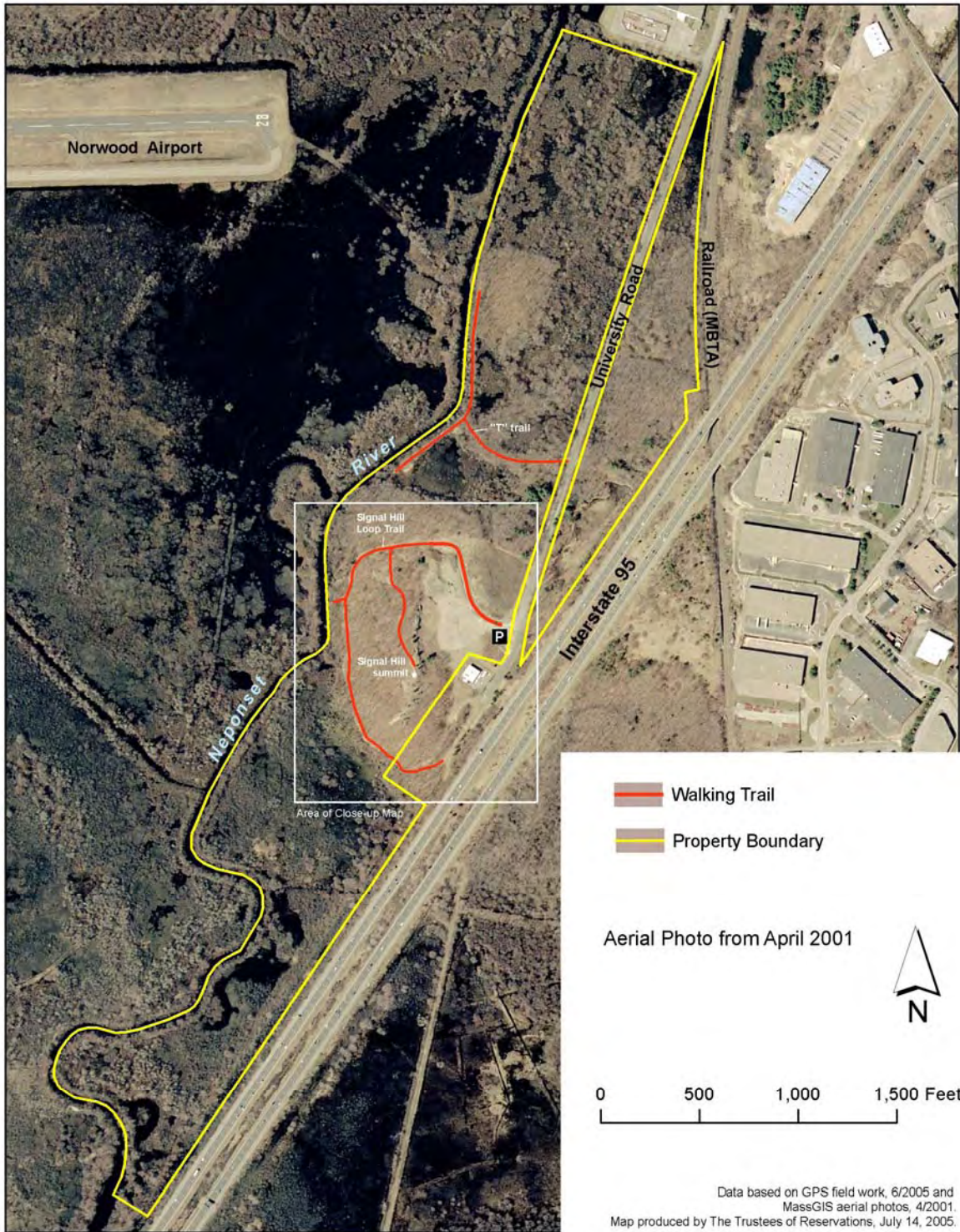
5. Remove glossy buckthorn from the top of Signal Hill.	Although controlling glossy buckthorn throughout the property may not be possible due to its widespread abundance in the floodplains, there is an opportunity to prevent the invasive shrub from establishing and spreading in the Mixed Oak Forest atop Signal Hill.	Superintendent	1,2, and 3	24 hrs./year	\$0
Land Use History and Cultural Resources					
6. Interview the donor of the property to gain more information on the property's history.	At present, The Trustees have limited knowledge of the land use history associated with the property. Interviewing the donor of the property may allow staff to gather more information.	Planning & Stewardship	1	4	\$0
7. Obtain copies of all archeological study reports for The Trustees' archives.	The donor of the property has reports of all studies conducted on the site and will supply copies to The Trustees.	Planning & Stewardship	1	--	\$0
Scenic Resources					
8. Install plantings to screen the pumping station and parking area from the top of Signal Hill.	Screening the pumping station and parking area from view would enhance the aesthetics of the view from the top of Signal Hill.	Superintendent (oversees contract)	3	8	\$1500
9. Remove the debris piles found on the property, particularly the large pile in the woodland northwest of the Hill.	Debris piles are unsightly and detract from the scenery and aesthetic value of the property. Removal will be conducted via contract, as the management unit does not currently possess the necessary equipment.	Superintendent (oversees contract)	2	8	\$5000
Visitor Experience					
10. Install an approach sign on the existing sign structure at the intersection of University Road and Dedham Street directing visitors to the property.	The property is somewhat difficult to locate. Installing an approach sign would assist visitors in locating the property more easily.	Superintendent	1	2	\$100
11. Install an entrance sign on University Road across from the parking area.	Self-explanatory.	Superintendent	1	8	\$400
12. Construct and install a bulletin board in the parking area.	The Trustees' installs bulletin boards at all of its properties as a means of relaying information to visitors.	Superintendent	1	80	\$1200

13. Prepare a trail map of the property for display on the bulletin board.	A trail map will assist visitors in navigating the reservation safely and easily.	GIS Staff	1	2	\$0
14. List information about the property on The Trustees' web site and in the property guide.	The Trustees works to ensure that all of its reservations can be easily accessed by visitors. To this end, directions to the property and a trail map will be made available via the web site and property guide.	Education & Outreach	1	8	\$0
15. Close some of the existing trails to decrease fragmentation of wildlife habitat. (See Map3)	Reducing the number of trails will enhance wildlife habitat by reducing fragmentation.	Superintendent	1	8	\$0
16. Investigate the feasibility of connecting the "T" trail on the northern end of the property to the loop trail around Signal Hill. (See Map 3)	The trails at the north end of the property are generally flooded during the spring months. Use of these trails may require the installation of a boardwalk or foot bridges. Before such an investment is made, the feasibility of the project should be evaluated by staff.	Superintendent, Regional Ecologist	3	4	\$0
17. Encourage staff of local elementary and middle schools to utilize Signal Hill as an outdoor laboratory.	There are a number of projects that local school groups could perform at the reservation, including designing, installing and monitoring bat boxes and bluebird nesting boxes. Encouraging use of the property as an outdoor classroom would introduce The Trustees to a new audience and would mesh well with the organization's education initiative.	Education & Outreach	3	20	\$0
18. Create an informational brochure about the property to be distributed to employees of the office park on University Road.	The reservation could be promoted as a great place for employees to take a walk during their lunch break. This would help convey The Trustees' message to a new audience.	Education & Outreach	3	20	\$750
19. Post the property boundaries.	This will inform visitors of the owner of the property and, more important, will permit enforcement of hunting regulations.	Superintendent	1	160	\$1200
Total Staff Hours and Costs for New Recommendations:				431 hours	\$13,650

Routine Property Management					
20. Mow the field northeast of Signal Hill annually to retain as grassland.	Self-explanatory.	Superintendent	On-going	6 hrs./year	\$25 (fuel)
21. Maintain the view from the top of Signal Hill.	Although some clearing is necessary on top of the Hill to maintain the view, the removal of all woody plants will lead to erosion. Some shrubby growth should be retained and periodically trimmed to prevent erosion of the hilltop.	Superintendent	On-going	16 hrs./year	\$10 (fuel)
22. Monitor the shrub wetland in the northwest portion of the property to prevent encroachment by red maple. Remove red maple saplings as necessary to retain as a shrub wetland.	Retaining the wetland as a shrub wetland will contribute to their diversity of habitat types found on the property.	Superintendent	On-going	24 hrs./year	\$15 (fuel)
23. Maintain all trails on the property and perform routine monitoring.	Self-explanatory.	Superintendent	On-going	32 hrs./year	\$35 (fuel)
24. Monitor the cattail swamp along University Road for invasive plants. Control invasive plants as necessary.	Phragmites, an invasive wetland plant, is currently encroaching on a small portion of this roughly 2-acre cattail marsh.	Regional Ecologist	On-going	4 hrs./year	\$0
25. Replace signage, as needed.	Self-explanatory.	Superintendent	On-going	40 hrs./year	\$575
26. Repair parking lot.	Self-explanatory.	Superintendent	On-going	8 hrs./year	\$200
27. Plow the parking lot.	Based on 10 storms per year and 3 hours per storm.	Superintendent	On-going	30 hrs./year	\$120 (fuel)
Total Staff Hours and Costs for Routine Maintenance:				160 hrs./year	\$980

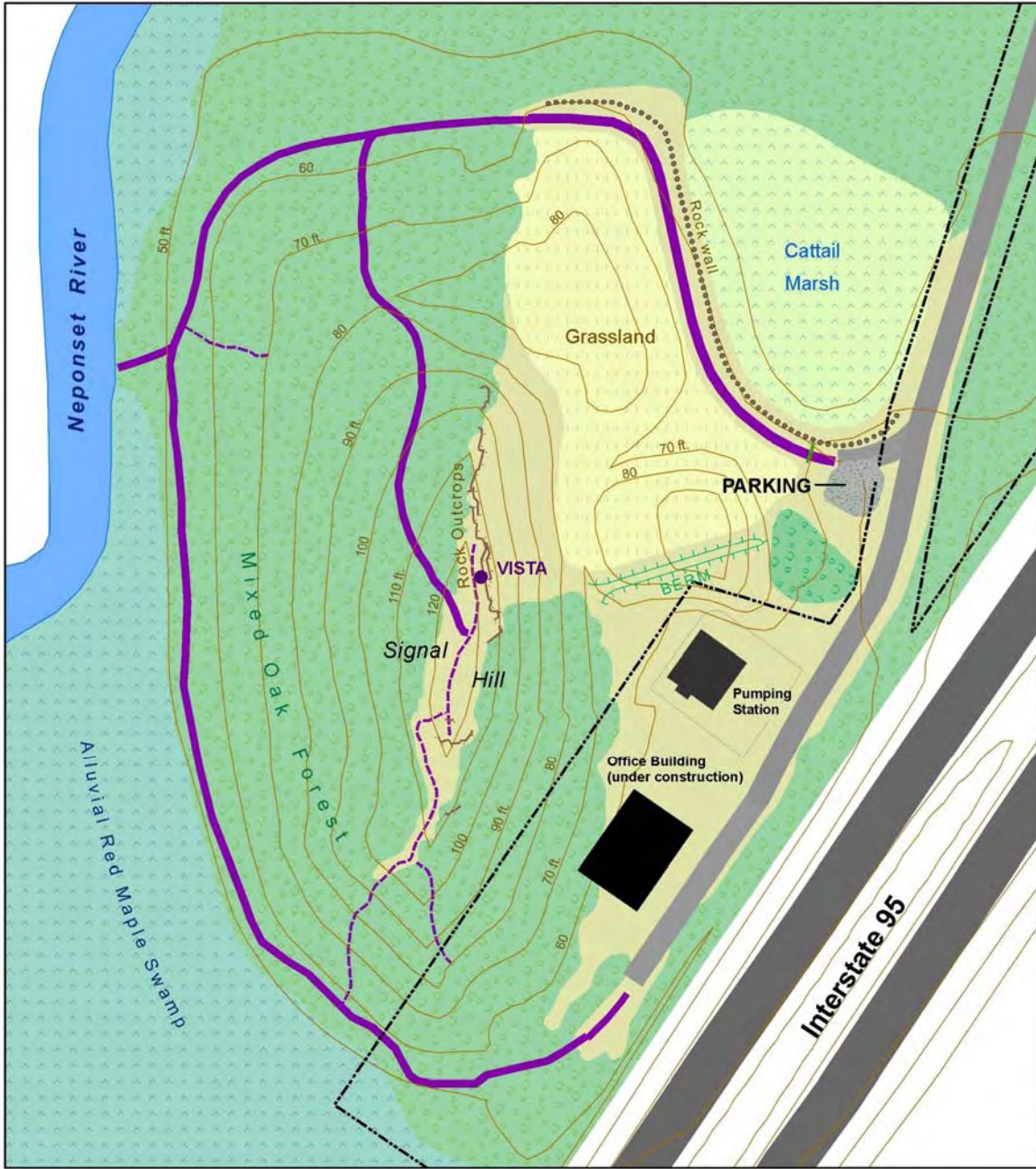
Map 1

Signal Hill - Aerial Photo

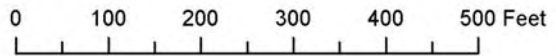


Map 2

Signal Hill - Close-up



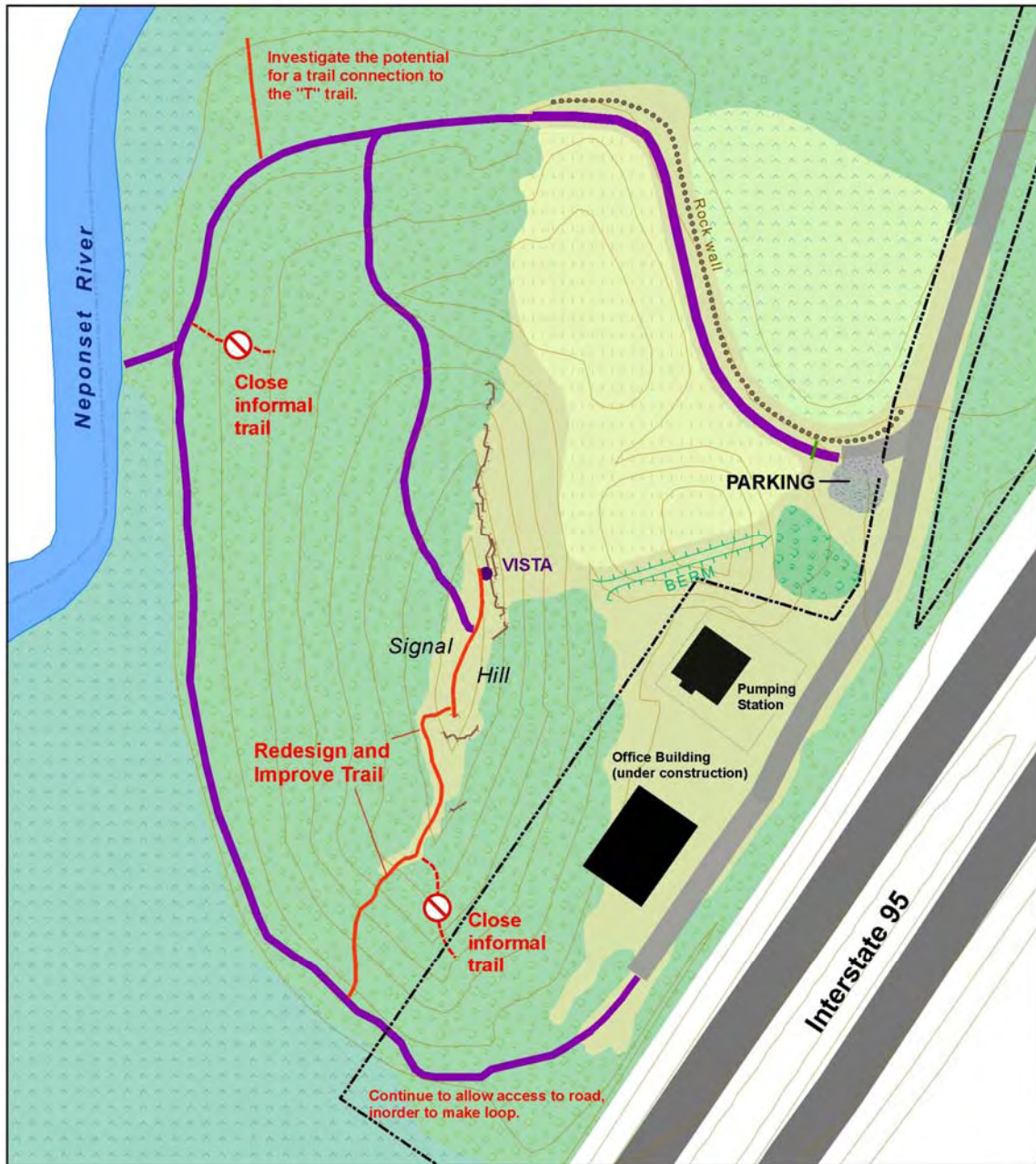
- Walking Trail
- - - Unofficial, Unmaintained Trails
- - - - Property Boundary



Data based on GPS field work, 6/2005 and
 MassGIS aerial photos, 4/2001.
 Map produced by The Trustees of Reservations, July 14, 2005.

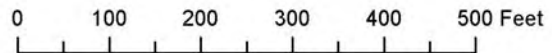
Map 3

Signal Hill - Recommendations



Recommended Actions in Red

- Trails to open
- - - (no) Trails to close



Data based on GPS field work, 6/2005 and MassGIS aerial photos, 4/2001.
Map produced by The Trustees of Reservations, July 14, 2005.

SIGNAL HILL
Canton

SUPPLEMENTAL MANAGEMENT PLAN
Parcel IV

INTRODUCTION

Parcel IV, as identified in the “Order of Taking,” recorded at Book 18018, Page 1, is by that Order made subject to the right of the MDC (now the Department of Conservation and Recreation) to “construct and maintain a gated gravel parking area and canoe/kayak boat launch area, with restroom facilities and signs, and with a twenty-four (24) foot wide vehicular and pedestrian access from and to University Road, . . .” The Order says further, “[s]aid facilities shall be sited by the MDC in consultation with said owners, and shall be delineated on a plan to be provided by said owners at a later date.” The Order requires the owner of Parcel IV to prepare a management plan for the property. Parcel IV has been retained by George and Nancy Bates (the “owners”), and has not been conveyed to The Trustees of Reservations. There is no intention by the owners to make such a conveyance in the foreseeable future.

PURPOSE


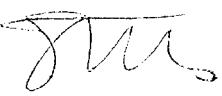

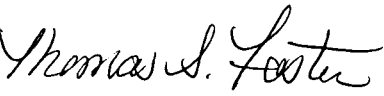
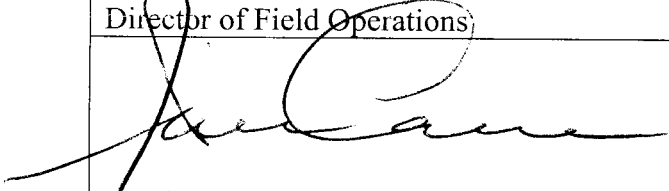
The ongoing management of Parcel IV should focus on 1) assuring that the maintenance of the property by the owner does not in any way obstruct or diminish the construction and maintenance of the proposed parking area, boat launch, and restrooms by DCR, or the public’s use of those facilities after they are constructed, and 2) avoiding activities on the property which would degrade the environmental quality of the property or on the Neponset River.

PLAN

- A. Prior to beginning of construction of parking area and boat launch. Until construction of the parking area, boat launch and restrooms is initiated by DCR, the owner will allow the property to remain in an open and natural condition, subject to the owner’s right, as described in the Order, to relocate University Road within the parcel.
- B. Construction plan. After consultation by DCR with the owners, as provided in the Order, regarding siting and other details of the construction of the parking area, boat launch, and restrooms, the final plan for the proposed facility will be delineated on the plan dated September 18, 2003, “Subdivision Plan of Land in Canton, MA,” by Toomey-Munson & Associates, Sheet 1 of 2, 0029-01-10, at Plan Book 0543, Page 79, in the Norfolk Registry of Deeds. The delineation will become part of this Management Plan.
- C. Construction. During construction of the proposed facilities, the owner will be under no obligation to maintain the environmental quality of the parcel, or to protect the Neponset River from environmental impacts arising from construction activities.

D. After Completion of Construction and Opening of Facility for Public Use. The owner will not be responsible for the operation and maintenance of the boat launch, parking area, and restrooms, or for securing them from sundown to sunup daily; the operation, maintenance, and security will be performed by DCR. The owner will maintain the remainder of the parcel in an open and natural condition, and will construct no structures and will engage in no activities which will interfere with the public's use of the facilities from sundown to sunup. daily

In accordance with The Trustees of Reservation's management planning process, this plan has been reviewed and accepted by the following staff and/or committees on the dates noted:

 Edie Dondero Project Manager	7/25/05 Date
 Steve Sloan Southeast Regional Director	7/26/05 Date
 Lisa Vernegaard Director of Planning and Stewardship	7/28/05 Date
 Tom Foster Director of Field Operations	12/01/05 Date
 Jim Comeau Massachusetts Department of Conservation and Recreation	1-23-06 Date