

**BASELINE DOCUMENTATION REPORT  
and  
LAND MANAGEMENT PLAN  
Massachusetts Executive Office of Energy and Environmental Affairs  
Local Acquisitions for Natural Diversity (LAND) Grant Program**

**Property name:** Putnam Farm Conservation Area

**Municipality:** Town of Orleans

**Acquisition date:** December 29, 2010

**Book/page:** Book 25134 Page 302

**Registry:** Barnstable

**LAND #:** 20

**Date of report:** March 22, 2011

**Property location:** 50 Bridge Road, Orleans, MA

**Acreage:** 13.86 acres

**Interest held by:** Conserva-  
tion Commission Fee-simple

**Other interest holders:** None

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**Section I:**  
**Property Information**

### **I.1. Property description**

The Putnam Farm property, located at 50 Bridge Road, Assessors' map 10 lot 1 is owned by the **Town of Orleans**, under care and control of the Conservation Commission, for the purposes of conservation, agriculture and passive recreation, in perpetuity. It was recorded on December 29, 2010, book 25134 page 302 in the Barnstable Registry of Deeds.

### **I.2. Local Acquisitions for Natural Diversity (LAND) grant program regulations**

This property is permanently protected open space, for conservation, agriculture and passive recreation only. It is subject to the standards and guidelines in 301 CMR 5.00: Self-Help and Urban Self-Help Programs, of the Division of Conservation Services, Executive Office of Energy and Environmental Affairs (EEA). Excerpted here are some of the major points:

- 5.06(4): Under the care and control of the **Town of Orleans** Conservation Commission
- 5.09(1): The property must be used at all times for open space conservation and passive recreation purposes only, in accordance with MGL Ch. 132A, Sec. 11
- 5.09(1): The property is permanently protected under Article 97 of the Massachusetts Constitution, and may not be converted to other uses. Municipalities must pursue all feasible alternatives to conversion of grant-funded land. If conversion is finally determined to be the only possible choice, *all* of the following must occur: municipal approval of the conversion; a two-thirds majority vote of both houses of the state legislature; replacement of the land with new conservation land that is of equal or greater fair market value at the time of conversion, and of equal or greater acreage, ecological value, and usefulness, to be approved or disapproved by the Secretary of EEA.
- 5.09(2): If this property ceases to be used in whole or in part for conservation and/or passive recreation purposes, all interest in the property shall revert to the Commonwealth, unless the Secretary demands specific performance of the grant contract. The **Town of Orleans** Conservation Commission must notify the Secretary of EEA of a change or potential change to an inconsistent use, or, the Secretary of EEA may notify the Conservation Commission that an inconsistent change in use has occurred. The Conservation Commission has 90 days to rectify the use to the satisfaction of the Secretary, or it will revert to the Commonwealth.
- 5.08 (2) and (3): Open to use by all members of the public without discrimination
- 5.08(1): In accordance with the LAND program regulations, the **Town of Orleans** Conservation Commission may impose reasonable limits on the type and extent of use of this area and facilities acquired, as necessary for maintenance or preservation.
- 5.06(1): Off-street parking may be required
- No private enterprise may occur on properties for which the fee simple or encumbered fee is owned by the municipality, except that which contributes to and does not conflict with appropriate public use and benefit.
- Structures are prohibited on properties for which the fee interest is owned by the municipality, except those that further conservation, agriculture or public passive recreational use of the property.

### **I.3. Legal protection**

Through receipt of funding through the LAND grant program, this property is permanently protected under Article 97 of the Constitution of the Commonwealth of Massachusetts.

- **Ch. 132A, §11** – Act establishing the Self-Help (now LAND) grant program
- **Ch. 40, §8c** – Authority of conservation commissions to hold land for conservation purposes
- **Article 97** – Prohibits conversion of the property from conservation and recreational use
- **LAND Project Agreement** – Prohibits conversion of the property from conservation and recreational uses. Requires mitigation in the event of conversion. Requires appropriate public access. Recorded with deed.

**I.4. Contact Information**

Provide contact information for property monitor or manager, landowner (if CR), and any other people or organizations involved in the property.

Name (person or organization)	Title (eg. property monitor)	Mailing address	Phone
Orleans Conservation Commission	John Jannell, Conservation Administrator	19 School Road, Orleans, MA 02653	508-240-3700 x326

**I.5. Conservation Restriction and Land Management Plan**

**5(a) If the Property is a CR:** insert a copy of the recorded Restriction here and fill out the Management Plan section below. Not Applicable

**5(b) If the Property is owned in fee:** fill out the Management Plan section below.

**Land Management Plan:**

**Purpose:**

Conservation, open space, passive recreation and agriculture

**Property Uses:**

Standard Conservation Commission regulations will be in effect for the entire property and will be posted at the parking area at the entrance.

**During the spring of 2011 Permitted Uses:**

Walking, nature study including the preservation of trees as in an arboretum, cross country skiing, birding, picnicking, wildlife observation and agriculture

**Prohibited Uses:**

Active recreation, motorized vehicles, (other than those needed for maintenance and operation of the agricultural component of the site). Hunting is specifically prohibited.

**Structures:**

Derelict greenhouses will be removed contingent upon town meeting appropriation of additional funds scheduled for action at the Annual Town Meeting on May 9, 2011. A structurally sound wooden garage, which has been found to be part of the historic landscape, will be maintained and renovated with CPA funds to provide secure storage for materials and equipment needed for the reintroduction of agriculture and general management of the property. At its peak of operation, Putnam Farm had structures covering 1.3 acres of footprint or 56,010 square feet of land equal to 10% of the total land area. The management plan proposes to remove 98.7% of the remaining structures and foundations and leave only the pump house and the barn, which totals 770 square feet or 1.3% of the original building footprint. The plan anticipates that some of the farming operations may require temporary cold frames and/or grow tunnels to allow a longer growing season.

**Known stewardship issues:**

The previous owner removed some of the former farm structures however some foundations, gravel and filter cloth remain and must be removed prior to cultivation of the fields. Two burned out truck bodies and other random debris left over from the prior uses of the site must also be removed. Finally the principal invasive plant, Autumn Olive, will be removed along with other invasive plants to allow for the reintroduction of agricultural uses on about 6 acres of the site.

**Stewardship plans:** During the spring of 2011 the Conservation Commission has voted to allow volunteers to help clean up the site. In addition, the Orleans Historical Commission has designated Putnam Farm and Jeremiah's Gutter as an historic landscape allowing the use of CPA funds to rehabilitate and restore the property to conservation and agricultural uses. The expected transfer of CPA funds by the town meeting in May will allow for the restoration of the small storage barn, the reconnection of electricity and the reactivation of the basic watering system.

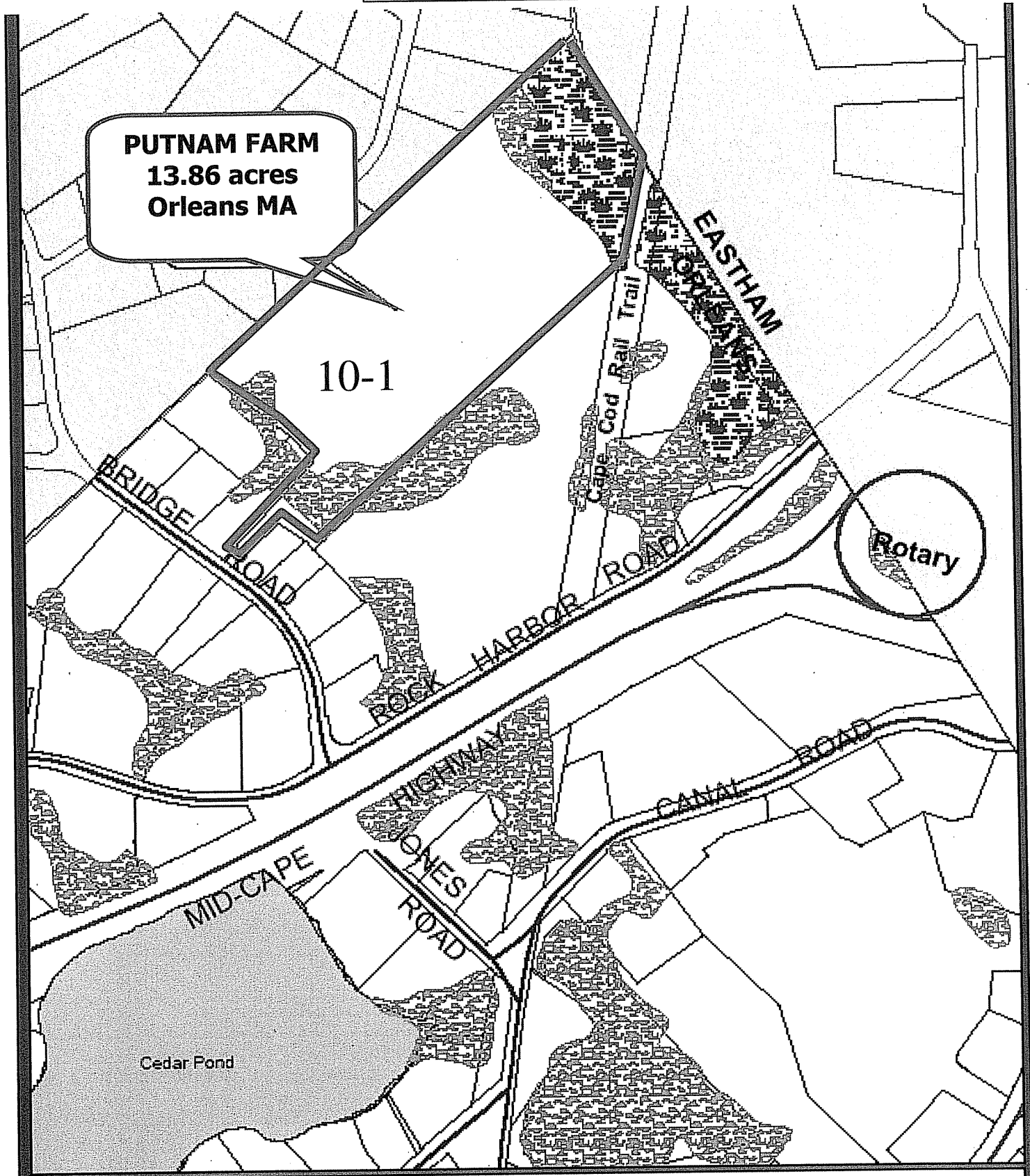
**Active Management Plans:** The restoration of the fields (6-6.5 acres) will allow for reactivation of agricultural activities for community gardens, community supported agriculture and private farming programs coordinated with the Nauset School System for educational purposes. Although some of these activities may be managed by local farmers, all of these activities will be open to the general public.

**Section II:**  
**Maps**

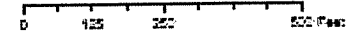
## **II.1. Locus map**

# ATTACHMENT 8.c ASSESSORS LOCUS MAP

PUTNAM FARM at BOAT MEADOW, ORLEANS MA  
FY11 LAND Grant Program, Mass. EOEEA, Div. of Cons. Services  
Source: Town of Orleans GIS base map, Tax Map 10, Parcel 1



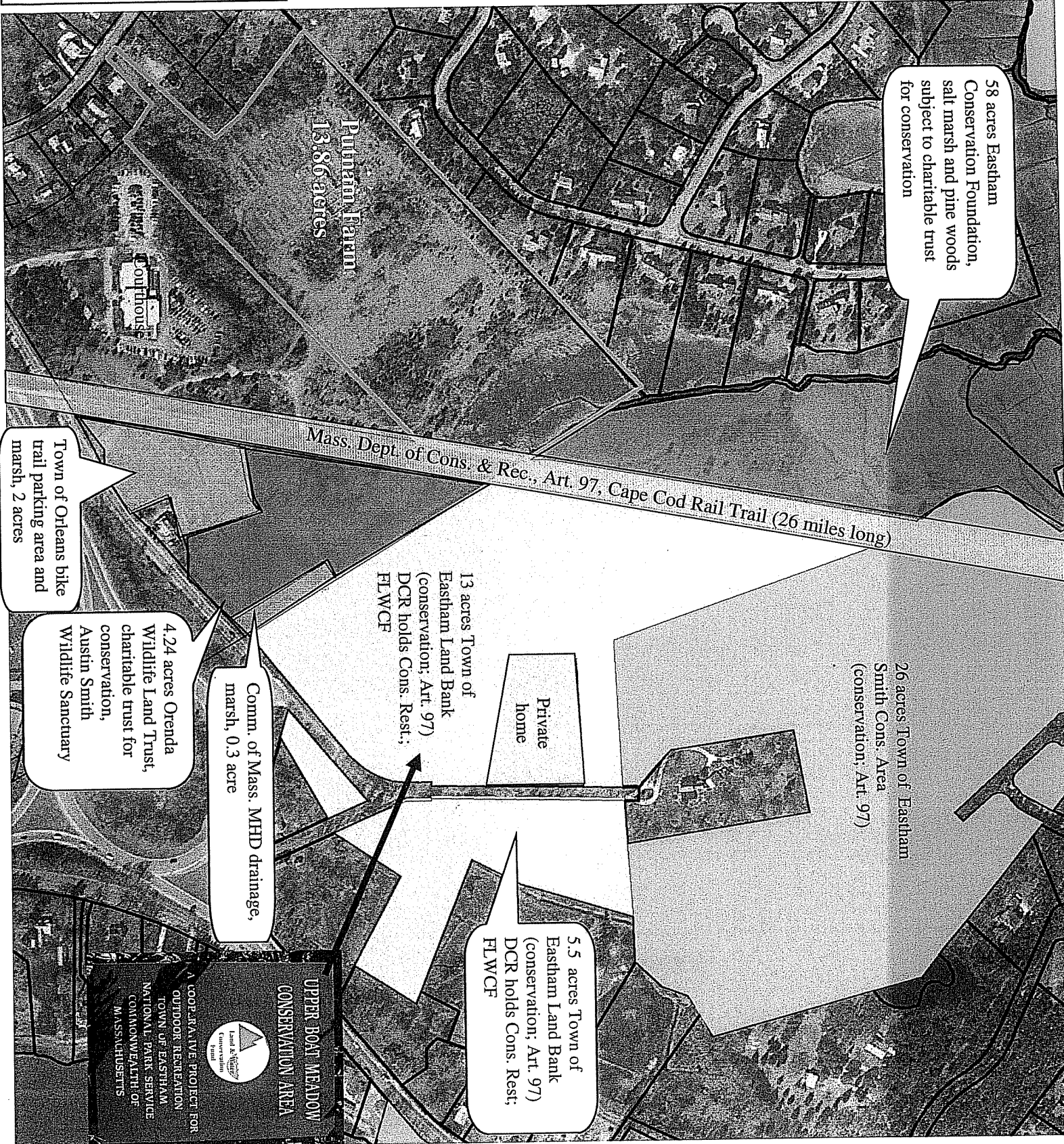
This map is illustrative and intended for planning purposes only. Orleans Planning, 2009



## **II.2. Resource map**

**ATTACHMENT 6.b Protected Open Space Context**  
**PUTNAM FARM at BOAT MEADOW, ORLEANS MA**  
 FY11 LAND Grant Program, Mass. EOEEA, Div. of Cons. Services  
*Source: Town of Orleans GIS base map; updated by The Compact of CC Cons. Trusts, 2010*

The Putnam Farm  
 abuts more than  
 109 acres of pro-  
 tected open space  
 and publicly-  
 accessible land.



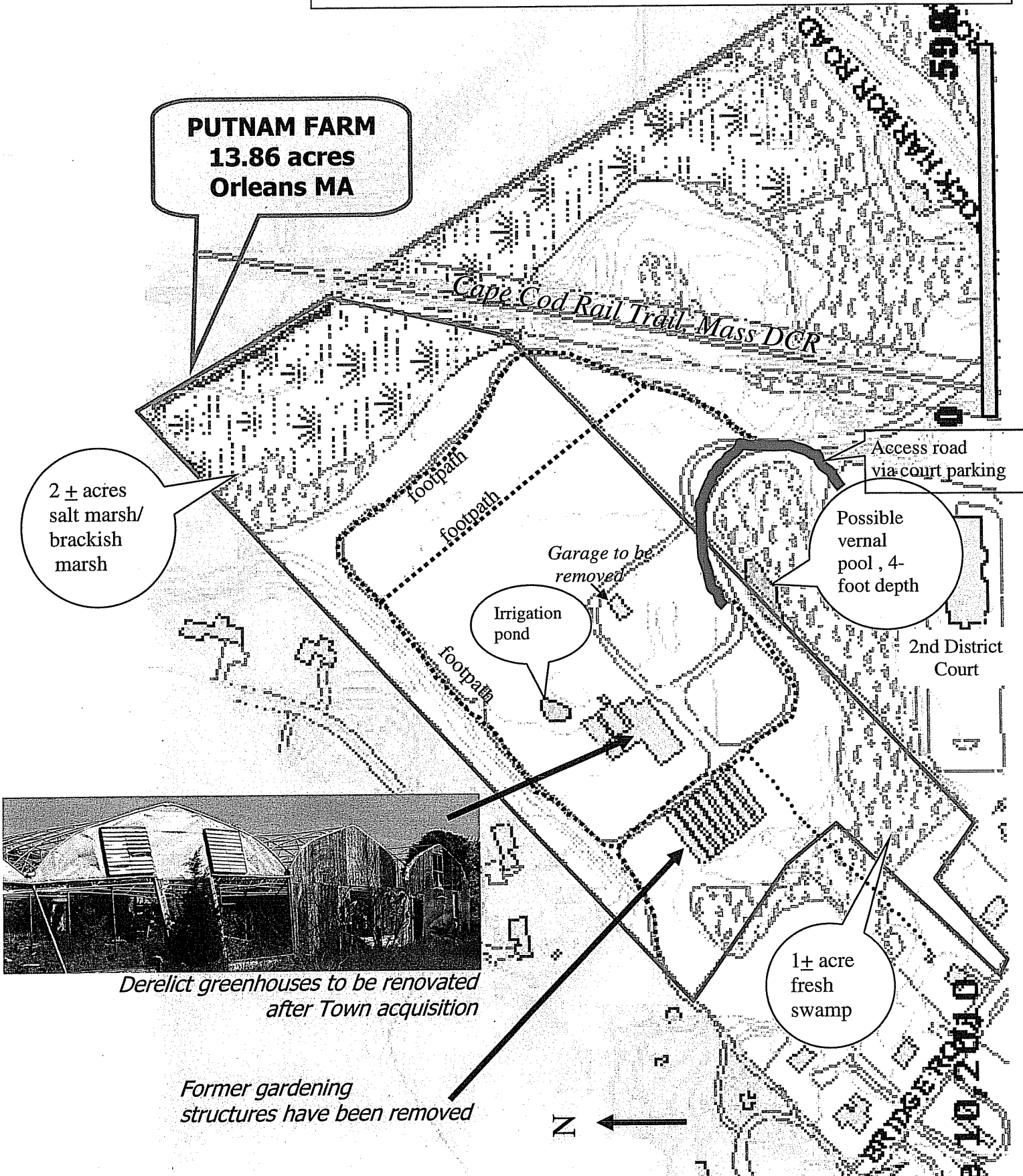
## **II.6. Monitoring map**

# ATTACHMENT 11.b.ii Manmade Features

PUTNAM FARM at BOAT MEADOW, ORLEANS MA

FY11 LAND Grant Program, Mass. EOEEA, Div. of Cons. Services

Source: Town of Orleans GIS base map, annotated by The Compact of CC Cons. Trusts, 2010



**Section III:**  
**Site Visit Report**

### **III.1. General information**

**Date of inspection:** November 3, 2010

**Time spent on property:** Two hours

**Who was present on the site visit? What is their association with the property**

Jay Putnam the owner's representative and former operator of the farm at the site.  
Alan McClennen, Jr. Chairman, Orleans Open Space Committee, Vice Chairman, Community Preservation Committee  
Frances Fuller Tyng McClennen, Landscape Designer, Nauset Garden Club  
Gretel Norgeot, Owner of Checkerberry Farm, Director of the Orleans Farmers Market and volunteer for farming programs at Nauset Regional High School  
Jeff Norgeot, Orleans Open Space Committee and co-owner of Checkerberry Farm  
Mefford Runyon, Orleans Open Space Committee and banker  
Bonnie Runyon, Educator  
Steve Bornemeier, Orleans Open Space Committee, Orleans Planning Board and member Community Preservation Committee  
Mal Bornemeier, Nauset Garden Club  
Patricia Crow, Orleans Open Space Committee, Landscape Architect and President of the Friends of Sea Call Farm  
James Hadley, Architect and Chairman Orleans Historical Commission and past president of the Orleans Historical Society  
Julie Winslow, Orleans Farmer and owner of Cape Coastal Farm Products  
Judy Scanlon, Orleans Farmer and owner of Lake Farm Gardens, Board member Orleans Conservation Trust

These comments were recorded during the Open Space Committee site visit on Saturday, November 3, 2010. They were recorded as the Committee perambulated the site and they are organized by subject area for discussion purposes. Comments received from participants since the walk have been added.

#### **ACCESS**

One of the first discussion points was the issue of appropriate access. There is 36 feet of street frontage at 50 Bridge Road, on the southwest of the property where the site has legal road access. The potential for access at that location was explored and there was general agreement that although it might be possible to obtain the necessary permits for a new driveway for access through the wetland from the Conservation Commission, it would be expensive as it would require filling in a wetland, drainage structures and other mitigation. It was agreed that other options less damaging to the environment should be explored.

A second option would be to obtain a formal agreement with the County Commissioners for access through the parking lot at the rear of the courthouse. The site visit showed clearly that this has been actively used, as evidenced by a well-used dirt road to the site from the northerly corner

of the parking lot at the rear of the courthouse. Utility companies use this driveway to maintain power lines in the 100-foot easement crossing county and Putnam Farm land adjacent to the Cape Cod Rail Trail. Its use by heavy utility trucks servicing the power lines appears to have been accepted by the county. However, the activity level at the site may increase as there will be times when farm equipment will traverse this lot for access to Putnam Farm and the increased traffic might be considered by some to be inconsistent with the functions of the District Court.

A third option involves crossing the court property just east of the parking lot. There is enough land between the parking lot and the bikeway access ramp to allow construction of a driveway from Rock harbor Road directly to Putnam Farm. Although this area is owned by Barnstable County it is within the N Star right of way so its use would involve negotiations with both the county, N Star and other utility companies. Access at this location would connect directly to an existing N Star dirt road that merges with the current access from the parking lot. Although the Chairman of the Open Space Committee has briefly explained the issue to all three county commissioners, both of these two options require more formal discussions with Barnstable County.

The site also has direct access to the Cape Cod Rail Trail across Barnstable County land and this connection should be enhanced as the agricultural and conservation uses could be a natural stop for people using the Rail Trail. The perimeter dirt trails around and through the site should be maintained in their current location and condition since they can be used by all visitors.

## HISTORY

Jay Putnam joined the Committee for the tour and provided considerable history about prior uses of the site. His father purchased the site in 1956 as an agricultural site. It consisted of gently rolling farmland that had been used for agriculture for centuries. In 1957, his father rolled back the topsoil and sold the gravel under the topsoil to the Massachusetts Department of Public Works. The gravel was removed from the site and used for the fill required to construct the Eastham rotary that straddled what is known as Jeremiah's Gutter, the first canal from Cape Cod Bay to the Atlantic via Town Cove. After the removal of the gravel fill, the topsoil was pushed back onto the site and the Putnam family began to reuse the site for agricultural purposes. Evidence of the former elevations can be seen along the northwest boundary of the property where there is a drop of as much as 10 feet between the level site and the rear yards of the houses located on Goody Hallett Road in Eastham.

Jay Putnam described the several irrigation ponds that were dug out by his family. There is a small pond just north of the remaining greenhouse structures and there is a much larger pond/wetland, on the southeast side of the site between the courthouse parking lot and the access drive that surrounds the site. The northwestern edge, or Farm side, of the larger pond is elevated with the spoils that were pulled out with the dragline operation used to create the pond. Both ponds contain water throughout the year. Jay indicated that Cape Cod Mosquito Control does control the water level of the larger pond.

In response to a question about saltwater encroachment, Jay said that he had dug a well near the center of the site that produced good fresh water at a rate of about 100 gallons per minute. The well point is about 24-36 feet deep with a good clay layer above and below. Jay also indicated

that the water table was about 30 +/- inches below the surface of the farm, which is confirmed by the water level in the two farm ponds.

## FLOODING

The northeastern end of the site is actually the upper end of Boat Meadow Marsh and Jeremiah's Gutter and is in the Cape Cod Bay ACEC, which is defined as all land seaward of the 10' contour. In response to a question about flooding, Jay indicated that aside from the flooding that occurs in the 2.83 acres of Boat Meadow Marsh at the northeast end of the site, he has not seen any significant flooding on the rest of the site, although it is technically within the 100-year floodplain.

## ELECTRICAL SERVICE

Jay showed us a transformer that he had installed between the remaining damaged greenhouses and the small pond near the barn. It is served by an underground conduit, which is encased in concrete, and tied directly to a power pole in the N Star right of way next to the bikeway. A later investigation showed the power line coming out of the ground at the pole. He said that the power was single phase to the transformer. He stated that he had installed the power to the transformer to provide power to meet the electrical needs of 10-15 houses if the land were ultimately subdivided and developed. The conduit is deep enough to be below any plowing activities in the cultivated area northeast of the greenhouses and the small pond.

## WATER SYSTEM

Both the green houses and the former planting/potting greenhouses south and west of the remaining greenhouses show evidence of a water system. Jay indicated that the system was installed with plastic hoses and probably is no longer reliable.

## SOIL TYPE

The soil on the site is course carver soil. It supported a variety of vegetables, pumpkins and at one time there was a peach orchard. Jay indicated that the soil has some clay and it does require fertilizer.

## GREENHOUSES

The Committee examined the remaining greenhouses and there was general agreement that they should be removed and disposed of as salvage. It is possible that they could be removed at little or no cost if the contractor could retain the salvage value. There was general agreement that we should not be in the business of providing greenhouses. At best, farming would only be a three-season activity. Gretel Norgeot and Julie Winslow indicated that cold frames and /or growing tunnels could be installed by farmers relatively inexpensively and could provide the opportunity for three season growing.

## ALTERNATIVE ENERGY OPTION

It was also noted that the Cape Cod Light Compact has grants for solar and wind power to support farm activities. Alan McClennen noted that the grant would prohibit power generated from wind. Also the Town's zoning bylaw would not allow a wind turbine on the site without a variance from the zoning board of appeals. He believed that passive solar might be allowed under certain conditions.

## ACREAGE TO BE RETURNED TO ACTIVE AGRICULTURE

Judy Scanlon, Julie Winslow and Gretel and Jeff Norgeot discussed the amount of acreage that a farmer could reasonably handle. The size of the parcel dictates the type of crop, which in turn determines the amount of labor required. There was also a discussion of other options that should be considered such as community gardens and community supported agriculture. In sum, everyone saw Putnam Farm as a community resource that could create a great community spirit and also a source of locally grown produce for the highly successful farmers market on Old Colony Way in Orleans Center. Gretel Norgeot reported that teachers and administrators at Nauset Regional High School have indicated to her that students would like to participate in any farming programs at the site.

## SUPPORTING BUILDINGS AND GROUNDS

There was additional discussion about green houses and power needs. Jay indicated that he had used propane to heat the greenhouses, although he thought that there was now natural gas in Rock Harbor Road and Bridge Road. He also indicated that at the end of his farming he did use oil heat for a while. All heating equipment has been removed.

## REUSE OF THE SITE

There were general discussions about reuse of the site. The former cultivated fields are rapidly being taken over by Autumn Olive, an invasive. Jeff Norgeot indicated that that species can be removed quite easily as the root system is shallow. There are also remains of planting beds, pots and ground covers and two burned out trucks that need to be cleaned up and removed. There was general agreement that some clean up activities could be a great volunteer activity and could be accomplished with work parties and a dumpster. Once the greenhouses are removed by private contract due to safety concerns the compacted gravel should be scraped off and reused on the existing driveway around the perimeter of the site and as base for an unpaved parking area which is required as part of the LAND Grant. There are also numerous compost piles around the site that could be uncovered and reused. There are many small native cedars that are spread around the site, some in the area that needs to be cleared for agriculture. It was suggested that they might be sold or used by the Town for other community landscaping projects.

The garage/barn structure in the woods near the greenhouses is in disrepair. However, it looks like it could be brought back for productive use for storage of equipment and supplies.

There was general discussion about the importance of using the site for educational purposes. It could serve as a field laboratory for farming programs at Nauset Regional High School, the Charter School and the Cape Regional Vocational School.

There was also discussion about creating an overlook at the 2.53-acre marsh at the northeast end of the site to promote the historical aspects of Jeremiah's Gutter, which is the northern boundary of the property. It has historic significance, and is part of the Orleans Historical Commission's decision to designate all of Putnam Farm as a historical landscape.

Finally, after touring the existing flora on Putnam Farm there was considerable interest in the possibility of creating an informal arboretum to promote and preserve the many tree species that are located throughout the site.

### III.2. Current property conditions

**Note: This section may summarize some provisions of the CR or Management Plan. The entire CR document must be read in order to understand its terms.**

#### **A. Conditions of the property relevant to the purposes of the CR or Management Plan:**

Purpose	Condition	Photo
Restore Agricultural Use on part of the site	Putnam Farm contains 13.86 acres of which approximately 6 acres are suitable for the restoration of active agricultural use. The area that is suitable is in the center of the site centered on the barn, two small man made water bodies, the well point and the power transformer. In order to return productive agriculture the derelict greenhouses must be removed, the gravel and stone base must be scraped off and the filter cloth lifted and removed. The eastern half of this area has been overrun with invasive Autumn Olive. The Conservation Commission has approved the removal of this invasive. Following the clean up amended soil must be introduced into the ground. Current plans involve the recycling of the compost at the town's transfer station. This material will have to be trucked to the property and tilled into the existing soil. Based on historic documentation, the area to be returned to active agricultural use is proximate to the most recent and documented cultivated area.	15,17
Restore the small barn at the center of the site	A small barn (660 SF) exists in the center of the agricultural portion of the site. The original cursory examination indicated that it should be demolished. However, upon closer examination it appears that it can be restored. It is structurally sound with a concrete foundation and floor. It is clearly capable of being restored with a new roof, new windows, siding and doors. It is wired with 100-amp electrical service, but power is not currently supplied to the property. Given the fact that agricultural uses will be reintroduced at Putnam Farm it seems prudent to restore the barn to provide support and security for the community agricultural uses.	A,B,F
Provide new access to Putnam Farm	Putnam Farm has legal access at 50 Bridge Road however a driveway has never been installed due to marginal soil conditions. Historically, access has been provided across Putnam family holdings elsewhere along Bridge Road, through former Putnam property taken by Barnstable County for a new county courthouse and from Rock Harbor Road at the Cape Cod Rail Trail crossing. With the acquisition of the property, the access across the Putnam family holdings is no longer an option. Several years ago a new bridge was installed for grade separation of the Cape Cod Rail Trail over Rock Harbor Road. The new bridge cut off this access to the property. Currently the only viable public access is through the District Courthouse property owned by Barnstable County. This public entrance has been the principal access point to the property for years. In addition, it has been used by several power companies for access to the easements that cross both Putnam Farm and the Courthouse prop-	1

	erty. Preliminary discussions have been had with county officials about formalizing the existing access and possibly relocating it easterly of the courthouse parking lot.	
Restore electrical power to the property	The previous owner installed underground power from the power easement along the easterly property boundary. An existing transformer is located in the vicinity of the barn and the pump house. The management plan proposes to reinstall and activate electrical power to the site to support the agricultural activities.	F
Reactivate the water supply	The previous owner installed a well at the property to support the agricultural uses. The management plan proposes to reactivate the water supply to support the agricultural uses.	D
Sign and clear the existing trails.	The site has many existing trails along its borders and through its interior. The management plan will clean up the existing trails so they are walker friendly. In addition the property has access to the Cape Cod Rail Trail and the exiting connection will be improved and signed as appropriate.	4,5,14,15,17

**B. Conditions of the property relevant to Permitted and Prohibited Uses:**

Activity	Condition	Date built/ changed	Photo
<b>Permitted</b>			
Walking Trails	The walking trails currently exist around and through the site. Trimming and proper signing are needed. The connection to the Cape Cod Rail Trail needs signage.	2011	4,5,14,15,17
Community Agricultural Use	Structures and invasive plants must be removed, water and electricity reinstalled.	2011	H, I, J, K
Barn	The barn should be restored to provide support for the agricultural use.	2011	A,B
Arboretum	There are a number of unique trees scattered around the site which should be preserved for public display	2011	
Boat Meadow Marsh and Jeremiah's Gutter	The role of Jeremiah's Gutter in the War of 1812 should be promoted with the installation of a historic plaque along the Cape Cod Rail Trail	2012	8
<b>Prohibited</b>			
ATV's and other motorized vehicles other than town maintenance and farm vehicles	Putnam Farm will be posted against said uses		
Camping, fires, alcohol and hunting will be prohibited	Putnam Farm will be posted prohibiting said uses.		


**C. List of prohibited uses for which there were no relevant observed conditions:**

No evidence of the following activities was observed

**D. Additional remarks regarding the present condition of the property:** Putnam Farm is a very special site to be under public use and control. It is large enough and remote enough to give one a true feeling of former agriculture sites on Cape Cod. On March 30, 2011 the Orleans Historical Commission voted unanimously that Putnam Farm was significant to the history of the Town of Orleans because of its long history of farming and its relationship to Jeremiah's Gutter, the first canal through Cape Cod.

### **III.3. Boundary Conditions**

- A. Do the boundaries on the ground clearly correlate to the legal description found in the CR document or property deed (i.e. can you follow the boundary after reading the description)? If not, how did you locate the property boundary?

Additional work needs to be done to locate all of the corner bounds for the property. The Open Space Committee has engaged a local survey company to locate and mark all the bounds.

- B. (If CR): Are portions of the property which are excluded from the Restriction marked or otherwise evident on the ground?

Not applicable

- C. Describe the condition of the boundary markings at all other points (i.e. stone wall, flagged, signed, unmarked):

See A above

- D. Describe the use of abutting properties, focusing on uses close to the boundary line:

There are two houses that back up to the northwest boundary that are about 20 feet from the property line and are elevated about 8-10 feet above Putnam Farm. There are paths from each house to the Putnam Farm property.

- E. Any other comments on boundaries?

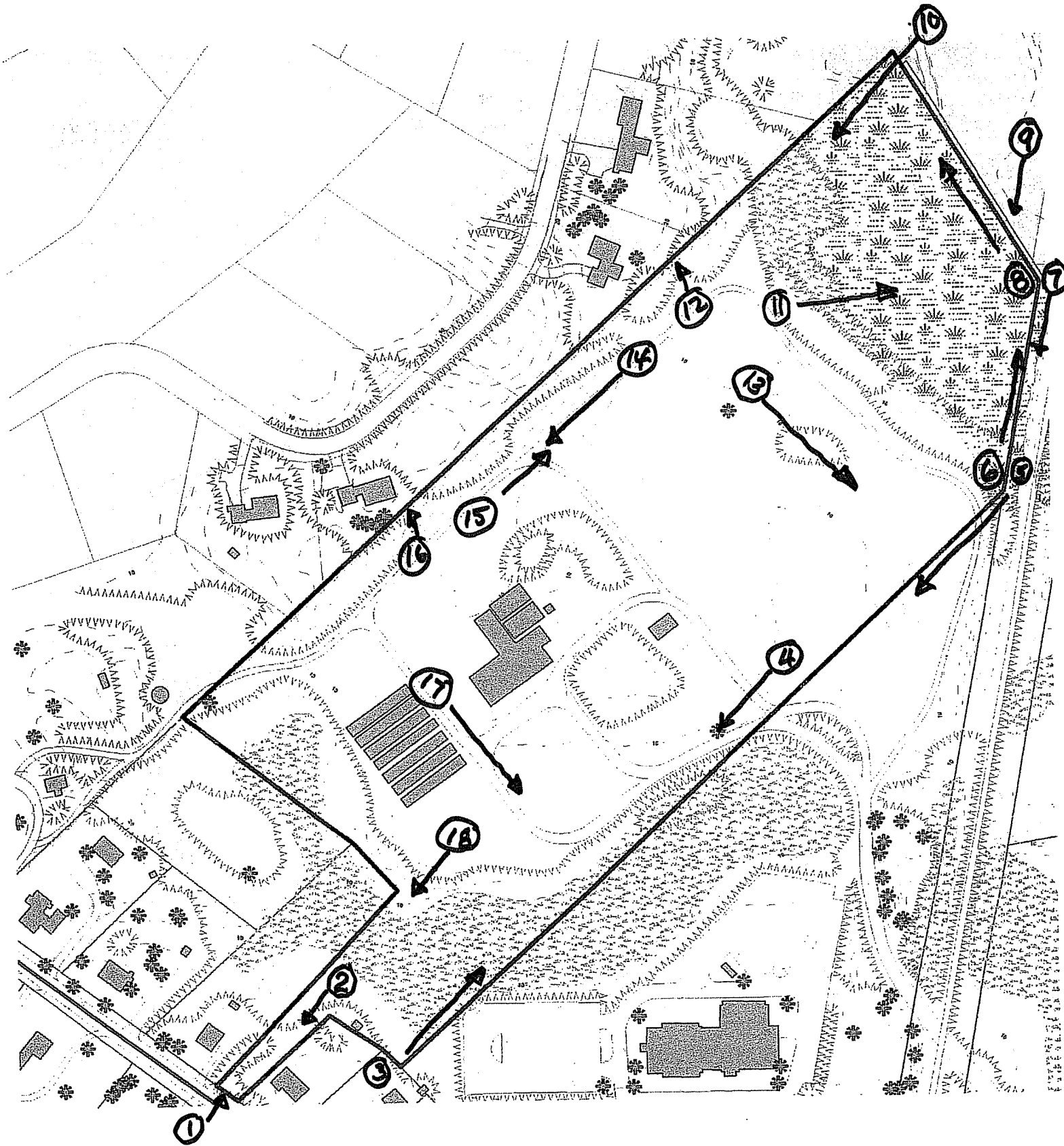
**Section IV:**  
**Photographs**

#### **IV.1. Photo location map**

*The photo location map shows the location from which documentary photographs were taken.*

# ATTACHMENT 11.b.i Site Topography

PUTNAM FARM at BOAT MEADOW, ORLEANS MA  
FY11 LAND Grant Program, Mass. EOEAA, Div. of Cons. Services  
Source: Town of Orleans GIS base map, annotated by The Compact of CC Cons. Trusts, 2010



## BOUNDARY AND SITE PHOTOS



1 Frontage on Bridge Road



2 . Panhandle to Bridge Road



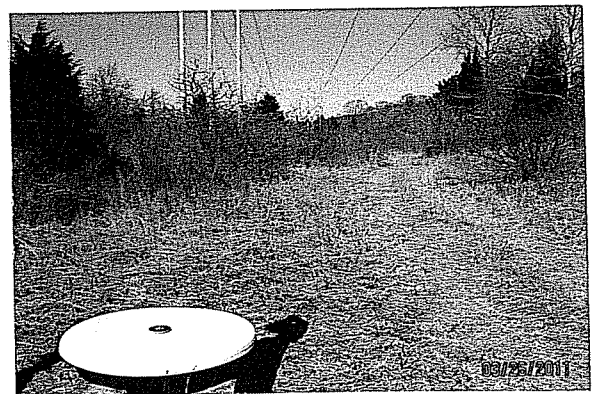
3. SW Bound



4. SE property boundary



5. At boundary with CCRT



6. In power easement looking N

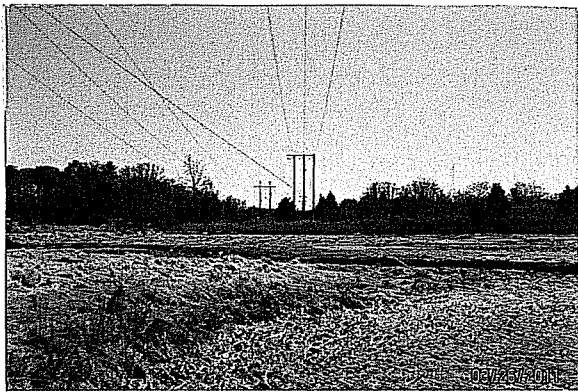
**BOUNDARY AND SITE PHOTOS**



7. CCRT at Jeremiah's Gutter



8. Boundary at Town Line Corner



9. North of property at Boat Meadow Marsh



10. Town boundary



11. Edge of Boat Meadow Marsh



12. NW property line

## BOUNDARY AND SITE PHOTOS



13. NW side of site



14. NW boundary



15. NW boundary



16. NW boundary



17. SW corner of site



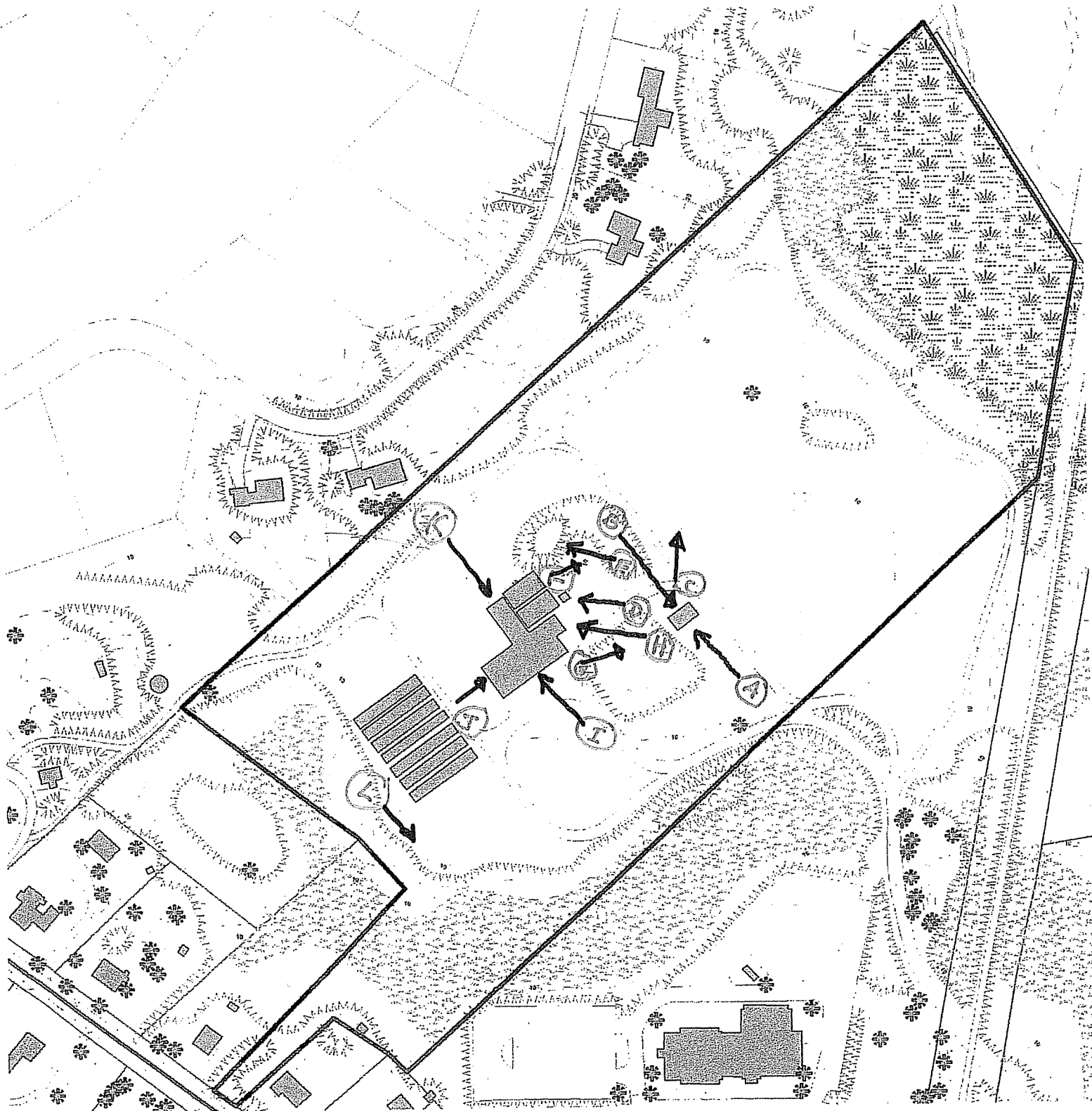
18. SW corner of site

# ATTACHMENT 11.b.i Site Topography

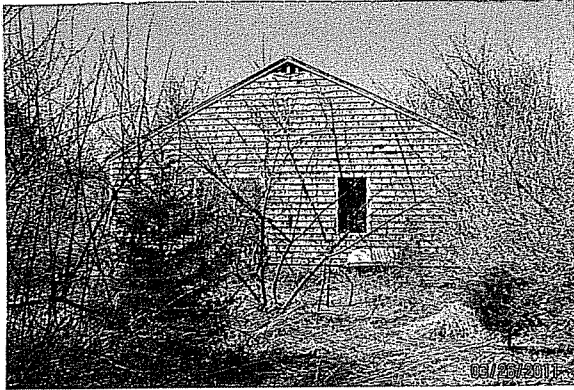
PUTNAM FARM at BOAT MEADOW, ORLEANS MA

FY11 LAND Grant Program, Mass. EOEEA, Div. of Cons. Services

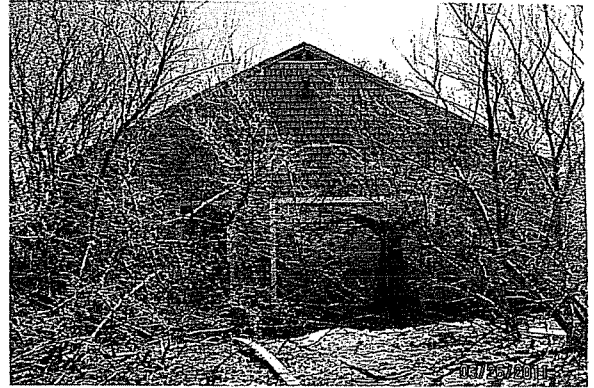
Source: Town of Orleans GIS base map, annotated by The Compact of CC Cons. Trusts, 2010



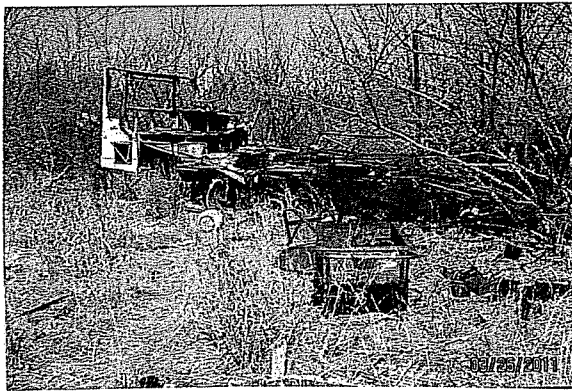
# INTERIOR SITE PHOTOS



A. SE of barn



B. NW of barn



C. NE of barn



D. NW of barn



E. NW of barn



F. S of pond

**INTERIOR SITE PHOTOS**



G. S of greenhouse



H. W of barn



I. SE of greenhouse



J. SW of greenhouse



K. NW of greenhouse



L. SE of greenhouse

## **IV.2. List of documentary photographs**

Photographer(s):

<b>Date</b>	<b>Photo #</b>	<b>Location description (where the photographer was standing)</b>	<b>Cardinal direction</b>	<b>Description of photo subject</b>
3/25/11	1	SW property corner at Bridge Road	NE	Property frontage on Bridge Road
3/25/11	2	At panhandle to Bridge Road	SW	Looking through woods toward Bridge Road
3/25/11	3	SW corner bound stone	NE	Looking along SE property boundary line from SW corner of property
3/25/11	4	Along SE property boundary at entrance from courthouse parking lot	SW	Looking along SE property boundary along courthouse property
3/25/11	5	At boundary with CCRT NE	SW	Looking along SE property boundary from CCRT
3/25/11	6	In power company easement looking North	N	Conditions under power company easement
3/25/11	7	CCRT at Jeremiah's Gutter	S	Boundary of property at the CCRT
3/25/11	8	Northern boundary at Town line corner	SE	Looking along Jeremiah's gutter on North property line
3/25/11	9	North of property at Boat Meadow Marsh	S	Looking South showing extent of Boat Meadow marsh
3/25/11	10	Town Boundary	SW	View across marsh to property along NW property line
3/25/11	11	Edge of boat Meadow marsh	E	Looking across marsh to CCRT and Jeremiah's Gutter culvert under the CCRT
3/25/11	12	NW property line	NW	Path from site to private home on Goody Hallett Road
3/25/11	13	NW side of site	SE	Overgrown cultivated land
3/25/11	14	NW boundary	SW	Walking trail along NW side of property
3/25/11	15	NW boundary	NE	Walking trail NW side looking NE
3/25/11	16	NW boundary	NE	Path to neighbor's property on Goody Hallett Road
3/25/11	17	SW center of the site	SE	View of courthouse roof across field to be cultivated
3/25/11	18	SW corner of site	SW	Abandoned planting bed
3/25/11	A	SE of barn	NW	Elevation of SE side of barn
3/25/11	B	NW of barn	SE	Elevation of NW side of barn
3/25/11	C	NE of barn	N	Burned out motor home
3/25/11	D	NW of barn	W	Vacant pump house
3/25/11	E	NW of barn	W	Irrigation pond
3/25/11	F	S of pond	NE	Transformer
3/25/11	G	S of greenhouse	E	Abandoned panel truck

3/25/11	H	W of barn	SW	Derelict part of green house
3/25/11	I	SE of greenhouse	NW	Derelict greenhouses
3/25/11	J	SW of greenhouse	NE	Derelict greenhouses
3/25/11	K	NW of greenhouses	SE	Derelict greenhouses
3/25/11	L	SE of greenhouses	SW	Abandoned planting pit

### **IV.3. Documentary Photographs**

**Section V:**  
**Amendments**

## **V. 1. How to amend this document**

This property is permanently protected as open space for conservation and passive recreational use only. Forever is a long time, and it is difficult to anticipate all potential changes to the property that may occur that may make it more or less appropriate for specific activities or uses. For this reason, it may become necessary in the future for portions of the Land Management Plan to be revised.

The following sections of this document may be changed:

### I.4. Contact information

### I.5. Land Management Plan sections:

- Permitted uses/activities
- Prohibited uses/activities
- Structures
- Stewardship plans
- Active management plans

Any changes to these sections must still adhere to the LAND grant program regulations, Project Agreement, Article 97 requirements, and any other pertinent Massachusetts regulations. All changes must adhere to the terms of the Conservation Restriction, if applicable.

### **Procedure for amending this document:**

In each of the first five years upon adoption of this plan, the Orleans Conservation commission should visit Putnam Farm, evaluate conditions and levels and types of uses, confer with other town departments and then hold a public hearing to determine if any changes in the plan are needed. After the first five years, the Orleans Conservation commission will review the management plan once every five years, or as changes warrant. The Commission at any time after a publicly advertised public meeting may adopt new or modified components to the management plan.

**Section VI:**  
**Signatures**

I certify that the above Baseline Documentation Report and Land Management Plan is accurate and complete.

I understand that this property is permanently protected open space under Article 97 of the Massachusetts Constitution, for conservation and passive recreation uses, under the care and control of the Conservation Commission. The property may not be sold, subdivided, altered, or used for any other purposes, except by securing all of the following: approval of the Conservation Commission; approval of the municipality by town meeting/city council vote; approval by both houses of the Massachusetts State Legislature; approval by the Governor of Massachusetts; mitigation by replacement with an unprotected property of equal or greater size, value at the time of disposition, ecological value, and passive recreational value, subject to approval by the Secretary of Energy and Environmental Affairs. Additionally, any change in use must adhere to all relevant environmental laws and regulations, including but not limited to the Massachusetts Environmental Protection Act and Endangered Species Protection Act, the Wetlands Protection Act, the Rivers Protection Act, and Global Warming Solutions Act.

Alan McClellenn Jr FAICP ALAN MCCLELLENN JR FAICP  
Preparer CHAIRMAN OPEN SPACE COMMITTEE Print name

\_\_\_\_\_  
Municipal Chief Executive Officer Print name

D. Brusseau David Hanson  
Conservation Commissioner Print name

[Signature] JUDITH W. BROCK  
Conservation Commissioner Print name

[Signature] James F. Rainor  
Conservation Commissioner Print name

[Signature] ROBERT S. ROYCE  
Conservation Commissioner Print name

Adrienne Carr Pflugger ADRIENNE CARRPFLUGGER  
Conservation Commissioner Print name

S. C. Phillips S. C. PHILLIPS  
Conservation Commissioner Print name

[Signature] JAMES BALLETT  
Conservation Commissioner Print name

\_\_\_\_\_  
Print name

APRIL 12, 2011  
Date