FOREST STEWARDSHIP PLAN

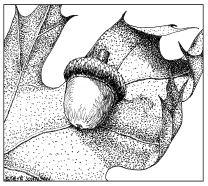
ARTHUR W. BLOOD TOWN FOREST

Property Owner:
TOWN OF LANCASTER, MASSACHUSETTS
695 Main Street, Suite 1
Lancaster, MA 01523

Prepared By:
Kevin Scherer
Licensed Forester
December, 2020

FOREST MANAGEMENT PLAN

Submitted to: Massachusetts Department of Conservation and Recreation
For enrollment in CH61/61A/61B and/or Forest Stewardship Program



CHECK-OFFS					Administrative Box			
CH61	CH61A	CH61B	STWSHP	C-S	Case No.		Orig. Case No.	
cert. ☐	cert. ☐	cert. ☐	new ☐	EEA ☐	Owner ID		Add. Case No.	
recert. ☐	recert. ☐	recert. ☐	renew ☐	Other ☐	Date Rec'd		Ecoregion	
amend ☐	amend ☐	amend ☐	Green Cert ☐		Plan Period		Topo Name	Worcester
Plan Change: _____ to _____			Conservation Rest. ☐		Rare Spp. Hab.		River Basin	Nashua
			CR Holder _____					

OWNER, PROPERTY, and PREPARER INFORMATION

Property Owner(s) Town Of Lancaster **ARTHUR W. BLOOD TOWN FOREST**
Mailing Address 695 Main Street, Suite 1, Lancaster, MA 01523 Phone 978-365-3326
Email Address _____

Property Location: Town(s) Lancaster Road(s) Brockelman Road

Plan Preparer Kevin Scherer Mass. Forester License # 362
Mailing Address 44 Fiske Hill Road, Sturbridge, MA 01566 Phone 774-285-3304

RECORDS

Assessor's Map No.	Lot/Parcel No.	Deed Book	Deed Page	Total Acres	Ch61/61A 61B *Excluded* Acres	Ch61/61A 61B **Certified** Acres	Stewshp *Excluded* Acres	Stewshp Acres
23	15	2596	545	4.02	4.02	0.00	0.00	4.02
23	22	2765	537	16.4	16.4	0.00	0.00	16.40
28	1	65.52	4558	65.52	65.52	0.00	0.00	65.52
			TOTALS	448.74	448.74	0.00	0.00	448.74

Excluded Area Description(s) **(if additional space needed, continue on separate paper)**

HISTORY

Year acquired 1946 Year management began 2014
Are boundaries marked: Yes ☐ blazed/painted/flagged/signs posted (circle all that apply)? No ☐ Partially ☒

What treatments have been prescribed, but not carried out (last 10 years if plan is a recert.)?

stand no. _____ reason _____
(if additional space needed, continue on separate page)

Previous Management Practices (last 10 years)

Stand #	Cutting Plan #	Treatment	Yield	Acres	Date

Remarks: (if additional space needed, continue on separate page)

Plan Revised in 2020 to adjust management strategies and to add the recently acquired 26.6 acre Dolan Property.

(Form revised April 2010)

RECORDS (continued)

Assessor's Map No.	Lot/Parcel No.	Deed Book	Deed Page	Total Acres	Ch. 61/61A 61B *Excluded* Acres	Ch61/61A 61B **Certified** Acres	Stewshp *Excluded* Acres	Stewshp Acres
28	13	?	?	9.8	9.56	0.00	0.00	9.56
28	19	2993	582	255.0	255.0	0.00	0.00	255.0
33	82/82A	13169	393	20.00	20.00	0.00	0.00	20.00
23	14	LC# 09TL087690		3.55	3.55	0.00	0.00	3.55
23	12	2253	189	6.0	5.40	0.00	0.00	5.40
29	16	LC# R90PO225E1		24.00	24.00	0.00	0.00	24.00
29	15	3893	323	7.60	7.60	0.00	0.00	7.60
29	X	52091	328	10.2	10.2	0.00	0.00	10.2
29	22	58703	119	26.67	26.67	0.00	0.00	26.67
			TOTALS	362.8	362.8	0.00	0.00	362.8

Survey Plans:

Town Forest Survey Plans

B.912 P.42
B.935 P.73
B.892 P.59

Reference Survey Plans

B.913 P.124
B.913 P.123
LC#11367E
B.815 P.84
B.132 P.33
B.868 P.45
B.787 P.112
B.566 P.12
B.758 P.50
B.387 P.82
B.779 P.104
B.854 P.112
B.758 P.50
B.135 P.33

HISTORY (continued):

Owner(s) TOWN OF LANCASTER ----- BLOOD TOWN FOREST Town(s) LANCASTER

Property Overview, Regional Significance, and Management Summary

Location: The property has frontage on Brockelman Road a maintained town road and Old County Road a discontinued town road in Lancaster, Massachusetts. For forest management purposes four management units were created. The abandoned AT&T phone line easement, Brockelman and Old County Roads were used to create boundaries for the units. This created a management unit west of Brockelman Road. Two management units east of Brockelman Road and west of Old County Road which were divided north and south by the abandoned AT&T phone line easement. A third management unit was created for the parcels of land east of Old County Road. The surrounding road frontage, in this part of Lancaster, is dominated by single-family residential development including a few subdivisions. Forest continues to dominate the interior landscape. To the east approximately 1-mile is the center of Lancaster. This is the nearest developed/Urban area.

Watershed: The property is in the Nashua River Watershed. A majority of the drainage flows northerly approximately three quarters of a mile into the Wekepeke Brook and Bartlett Pond. The Wekepeke Brook continues in a northerly direction for approximately a quarter mile where it drains into the North Nashua River. The North Nashua River flows southeast for approximately two miles where it drains into Nashua River. The protection of this forestland, and future surrounding forestland, plays an important role in protecting the Nashua River Watershed.

Access & Operability: A network of streams and wetlands make access and operability challenging for forest management purposes. Existing structures on the main access road east and west of Brockelman Road aid access, but will need improvements for use with logging equipment. Both sections of road need grading, widening, and stream crossing improvements. Old County Road is an abandoned town road that has not been maintained for many years. The road is in need of widening, grading that will require gravel, and drainage work for access with logging equipment. Operability within the upland forest is fair to good, but is challenged by numerous stream and wetland crossings. Access improvements and where resources will be best utilized will be addressed in the Management Practices section of this plan.

Boundary Lines: Survey plans of most of the property have been completed. Refer to page 2 of this plan for the book and page reference numbers at the Worcester County Registry of Deeds. For the most part, the boundaries are not marked by stonewall or wire fence remnants. Most of the lines have been marked with red paint. Many of the corners are marked with monuments of some kind. An effort to mark all corners and lines is in the works. Boundary work and signage will be an important part of this ten year management plan. Refer to the Forest Stand and Boundary Map and survey within this plan for details.

Land use History: Historical land use patterns and the current age and condition of the forest give an indication of past influences. One thing is certain; all of the property was cleared for wood products, agriculture, and pastureland before the period of agricultural abandonment in the mid to late 1800s. This is evident from existing stonewalls, cellar hole and wire fence remnants. Major influences of the early 1900s that changed the condition of the forest were structural lumber demands during the industrial revolution and the boxboard industry. The Hurricane of 1938 most likely had a large impact on the structure of the forest. There was no obvious evidence of the hurricane noted during the fieldwork for this plan. The occasional cut stump gives some indication that harvesting was part of the Forest's history. To what extent is difficult to say. In 1946, Arthur W. Blood donated approximately 125-acres, which was added to other town owned land between Brockelman and Old County Roads. This is the original Arthur W. Blood Town Forest. The original Town Forest Committee consisted of George W. Wheelwright, Lester R. Griswold & Paul Steeves. Their stated goals were "to manage based on forestry principles and to furnish a recreation area for Boy Scouts and Girl Scouts". They arranged for the Boy Scouts & Girl Scouts to plant 2000 white pine seedlings and the following year 500 red pine seedlings were planted.

Between 1951 and 1959, the Boy Scouts assisted in trimming hardwood sprouts to free red pine. Throughout the 1950's, the Committee concentrated on measuring the boundaries and improving access roads through the Forest and on Old County Road, which was in poor condition. The Boy Scouts were encouraged to use the forest for camping. At this time the growth was still not sufficient for timber harvesting. However, the Forest was an attractive place for hiking and horseback riding and was used for nature study for the schools. The entrance stone was erected in 1956 to mark the Wheelwright Entrance. In 1958, the town had the forest boundary lines "brushed out". Since the creation of the forest in 1946, the two main access roads including the dam/stream crossings have been periodically repaired and improved by the Boy Scouts and the Town's DPW. Also, since the Town Forest's creation surrounding parcels have been purchased or have been acquired in land court from lack of taxes paid. Creating the Town Forest depicted in this plan. The most recent acquisition being the 26.6 acres Dyment/Dolan parcel. This project was completed in 2018 and was a joint venture between the town forest committee and conservation commission. A conservation partnership grant was utilized to pay for 66% of the cost of the project.

Timber Harvesting History: Beginning after World War 2 and as the forest grew and matured, some timber cutting occurred and wood was given to the elderly and other townspeople who needed it for heating their homes. In 1982, the first significant timber harvest occurred. The town received $10,156.82 for lumber harvested in the forest and created a revolving fund. In 1986, some larger trees were removed providing revenue for the town but specific volumes or details are unknown. In 2015 and 2016, following the recently prepared Forest Stewardship Plan most of the West Lot, portions of the North Lot (Sections of Stand 6), and the recently purchased Dolan Property (Stand 21) were harvested utilizing the Shelterwood Method. The primary goals of the harvest were to remove the poorest quality growing stock to create conditions favorable for establishing diverse tree regeneration. Approximately one-third to one-half of the basal area was removed. The areas harvested are evident on the Orthophotographic Map included in this management plan. A total of 429,000 board feet, 508 cords of hardwood and 506 tons of softwood were harvested from 116 acres. For more details forest cutting plans are available under file numbers 147-7692-16 and 147-7984-16.

Forest Health: Overall forest health is currently good. Adequate growth and vigor of the dominant and co-dominant trees has resulted in many large diameter trees with good form and disease resistance. There are three primary health concerns. One is an infestation of the Hemlock Wooly Adelgid. Although, not detected during the fieldwork for this plan it is of concern. Hemlock on this property is a very important component of the present biodiversity. Its presence increases species diversity, wildlife habitat, and aesthetic/recreational benefits. The second concern, due to the proximity to Worcester, is the potential for an infestation of the Asian Long-horned Beetle. The wetlands on this property are dominated by red maple a preferred host. Wetlands and the benefits they provide would be negatively impacted by large scale maple mortality. The third concern is the dense Mountain Laurel growth in many areas. This is a concern because it impedes the growth of regeneration. Reducing the amount of laurel will be necessary to properly manage the forest. A fourth concern is Glossy Buckthorn growth which can be found in patches within the wetland areas. Currently it is found in low concentrations but may become a problem in the future. Other Forest health issues that currently threaten our forests such as Pine Blister Rust, Winter and Gypsy Moth, Emerald Ash Borer, Spotted Lantern fly, and Sudden Oak Death disease will be monitored and may affect future management decisions. Invasive species growth was not present during the fieldwork for this plan. Monitoring for invasive species, pests and diseases will be a component of this ten year plan.

Soils: Refer to the soils map within this plan for soil locations. The wetlands soils are comprised of Whitman Loam (WH), Swansea Muck, and Freetown Muck (FM/RSB). These soils are very deep, nearly level, and very poorly drained. Typically, the soil consists of black and dark reddish brown layers of highly decomposed organic material to a depth of 60-inches. The upland soils west of Brockelman Road are primarily of the Chatfield-Hollis Series (CHD & CHC) and the Woodbridge fine sandy loam series (WsB).

This Chatfield-Hollis Series consists of small hills and ridges with many bedrock exposures throughout. Stones cover more than 3 percent of the surface in most areas. They are typically well-drained to somewhat excessively-drained. They also have a shallow depth to bedrock. Operability will be limited in some areas from the bedrock exposures and surface rocks. Tree growth, vigor, and overall health will also be poorer on these soils due to the shallow depth to bedrock. The Woodbridge fine sandy loam series are nearly level, moderately well drained, and very deep. This soil type is well suited for tree growth. There are few limitations with these soils for woodland management. The upland soils east of Brockelman Road, including the parcel east of Old County Road, are also dominated by the Chatfield-Hollis Series (see above). However, my observation is that the Chatfield-Hollis soils east of Brockelman Road are more productive. Paxton fine sandy loam (PbC, PbB) is the other primary soil east of Brockelman Road. This soil is very deep, well drained, and can be strongly sloping. There are few limitations with these soils for woodland management.

Natural Heritage Endangered Species Habitat: According to the latest NHESP MassGIS datalayer there are five certified vernal pools on the property. At least two of these vernal pools may no longer exist due to extensive flooding from beaver activity. The Forest Committee is considering on hiring Oxbow Associates to evaluate and study rare animals and plants on the property. The initial study will focus on the areas surrounding the AT&T Easement because several probable vernal pools exist and have not been mapped. Another goal of this study will be to remove certified vernal pools from the property that no longer exist. Before any harvest is implemented the NHESP resource specialist will be notified and consulted. Buffer strips and harvesting timing will be discussed and implemented at that time. At this time there are no NHESP mapped endangered habitat, priority, or endangered habitat areas within the town forest. Refer to the maps within this plan for details.

Moose and Deer Impacts: During the inventory work for this management plan evidence of deer was observed. Evidence of moose activity was also evident especially on the recently harvested area known as the Dolan Property. From the evidence found I would not consider the property to have high density deer or moose population. High density deer populations can be an issue because deer and moose prefer to browse the leaves and buds off of young sapling growth. This can result, with high populations of deer, in high levels of hardwood regeneration mortality and create a monoculture of white pine. It appears that hunting is keeping the population in check. Hunting stands were noted during the fieldwork for this plan.

Other Management Considerations (Cultural resources, fire danger, etc.): The potential for a devastating fire within this compartment is minimal. To reduce the risk of any fire danger during timber harvesting BMPs (Best Management Practices) will be strictly enforced. Stonewalls are an important historical landmark of New England and will be protected as such. West of Brockelman Road, in stand 1, there are the remnants of a cellar hole and a hand-dug well. A significant buffer will be maintained to protect this historical resource. Research could be conducted to find out the history of this site.

Forest Inventory: A forest inventory was completed to document the condition of the forest and to facilitate the preparation of this management plan. TwoDog Inventory software (version 2.0) was used for data collection and analysis. This software is a product of Fountains America. A Trimble Nomad Handheld Computer was utilized for inventory data collection. Arcpad 10, orthophotographs, and the Trimble's internal GPS were used for random plot location layout and navigation. It was a variable radius 10-factor prism inventory. The minimum sawlog DBH for timber was 12-inches. Pulpwood and hardwood cordwood were given a minimum merchantable diameter of 6-inches. International ¼-inch rule was used for calculations. See following pages for tract level data results.

Restoring Late-Successional Forest Structure: A primary objective of the forest committee is to identify areas that can be managed for late-successional forest structure. During the fieldwork for this plan potential areas were identified in collaboration with a forest committee member. These areas were mapped on the Forest Stand Map. Any new areas identified after this plan is finalized will be mapped and described in the 2024 plan recertification. The areas currently identified for late-successional forest structure were chosen because there are large diameter (26"-32" DBH) hemlock and white pine to be preserved as legacy trees. Cores indicate the approximate age of the legacy trees to be 145-155 years old. The specific management recommendations will be outlined in the Practices section of this plan.

Land Acquisition: Over the last 6 years the Town Forest Committee has been actively acquiring or otherwise protecting surrounding parcels by collaborating with the Lancaster Conservation Commission and Lancaster Land Trust. In 2014, assessor's parcel 28-12 was acquired by the Lancaster Land Trust. This parcel is 6.8-acres in size and abuts Brockelman Road near Hilltop Road. This parcel will likely be used for a landing area for harvesting in stand 10. When harvesting is complete the landing will be made into a parking area and trailhead. In 2015, assessor's parcels 29-17 and 29-18 were acquired by the Lancaster Land Trust. These parcels are 6.8 and 7.3 acres in size and abut Old County Road near the abandoned AT&T easement. In 2018, assessor's parcel 29-22, known as the Dyment/Dolan Property, was acquired by the Town of Lancaster. This parcel is 26.8 acres in size and is just south of the abandoned AT&T easement. The project was awarded a Conservation Partnership Grant in the amount of $61,050 by the Executive Office of Energy and Environmental Affairs. Without the grant the project would not have been possible. Currently, the committee is having discussions the Atlantic Union College about acquiring their 28 acre parcel along Old County Road. This would be another great project as its entire westerly boundary abuts the town forest.

FOREST MANAGEMENT OVERVIEW:

The primary objective of the Town of Lancaster's Blood Town Forest Committee is to preserve and enhance the Forest's ecological health, conserve the Town Forest's natural habitat for threatened and endangered plants and wildlife, and promote responsible use of the Forest's abundant resources for recreational and educational purposes. The Committee seeks to carry out its responsibilities by:

- Developing a biodiversity catalog of the Forest's flora and fauna and posting and enforcing such restrictions on vehicular and other uses of the Forest as may reasonably be expected to protect its living resources without unduly impeding public access and enjoyment.

- Instituting sound silviculture practices, including generating and applying a Forest Management Plan prepared by a licensed forester, scheduling selective logging of the Forest canopy to encourage healthy new growth on the ground, repairing existing roads and culverts when damaged by seasonal storms, and building new roads as needed to facilitate fire and emergency vehicle access to the Forest.

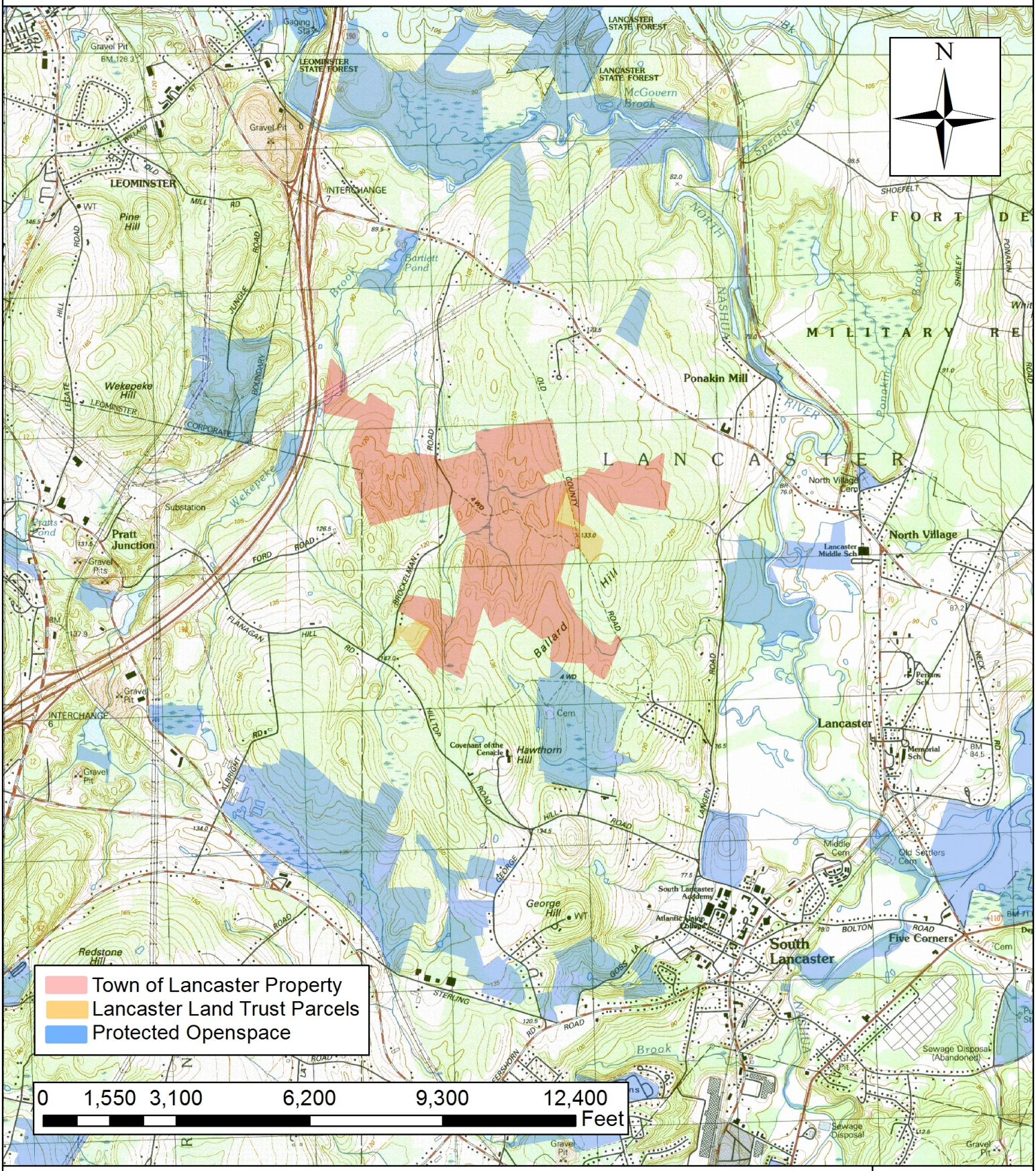
- Creating parking areas, trails and campgrounds and providing signage, trail maps and media promotion to encourage public awareness and low-impact use of the forest for all-season walking, horseback riding and group outings, and such seasonal activities as picnicking, hunting, cross-country skiing, skating and snowmobiling.

- Identify and managed areas with potential for late-successional forest structure (old growth habitat characterisitics).

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

Locus



Data Sources: USGS and Openspace data taken from MassGIS. Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

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Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

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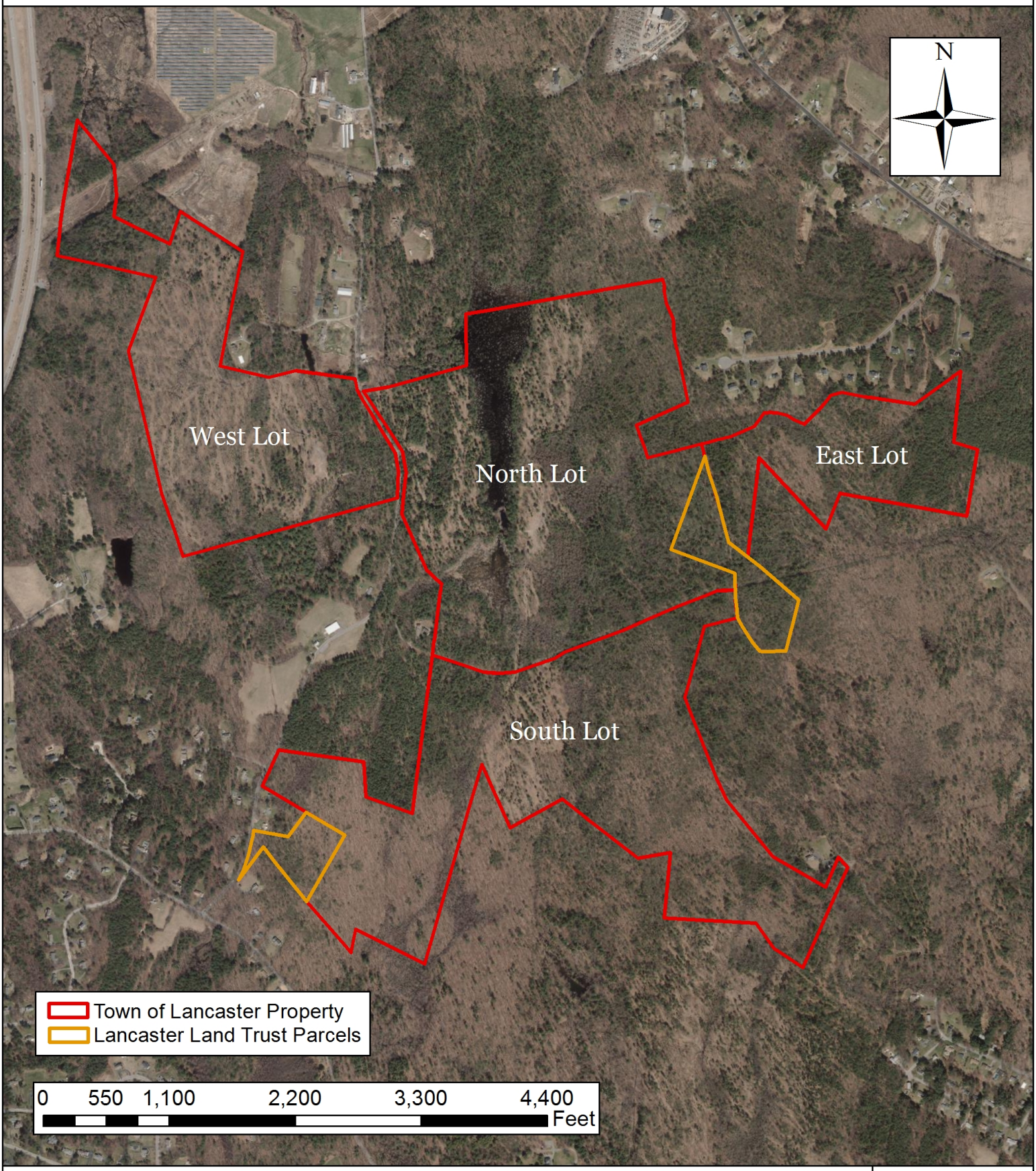
Master Lot Map



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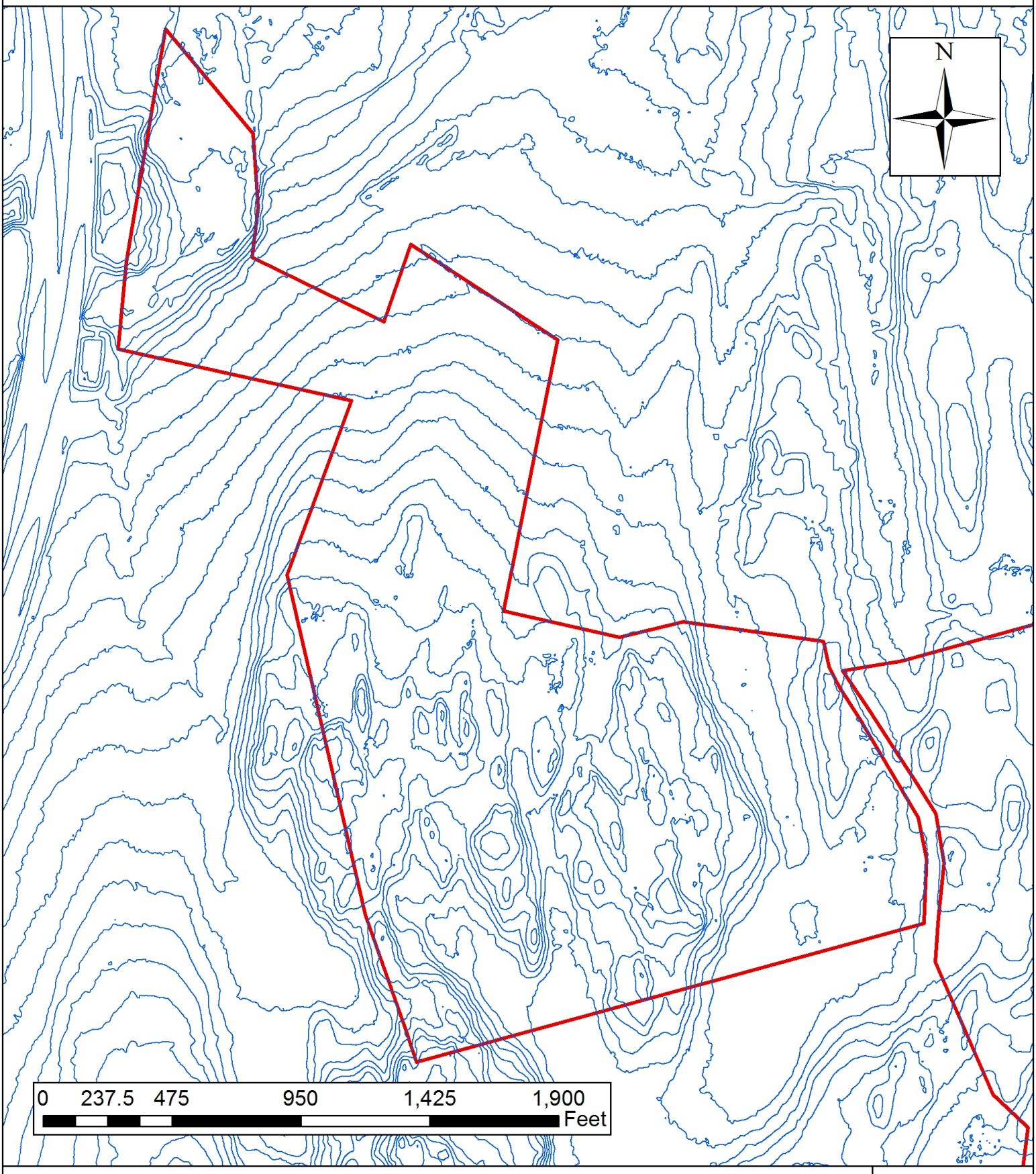
West Lot, Contour



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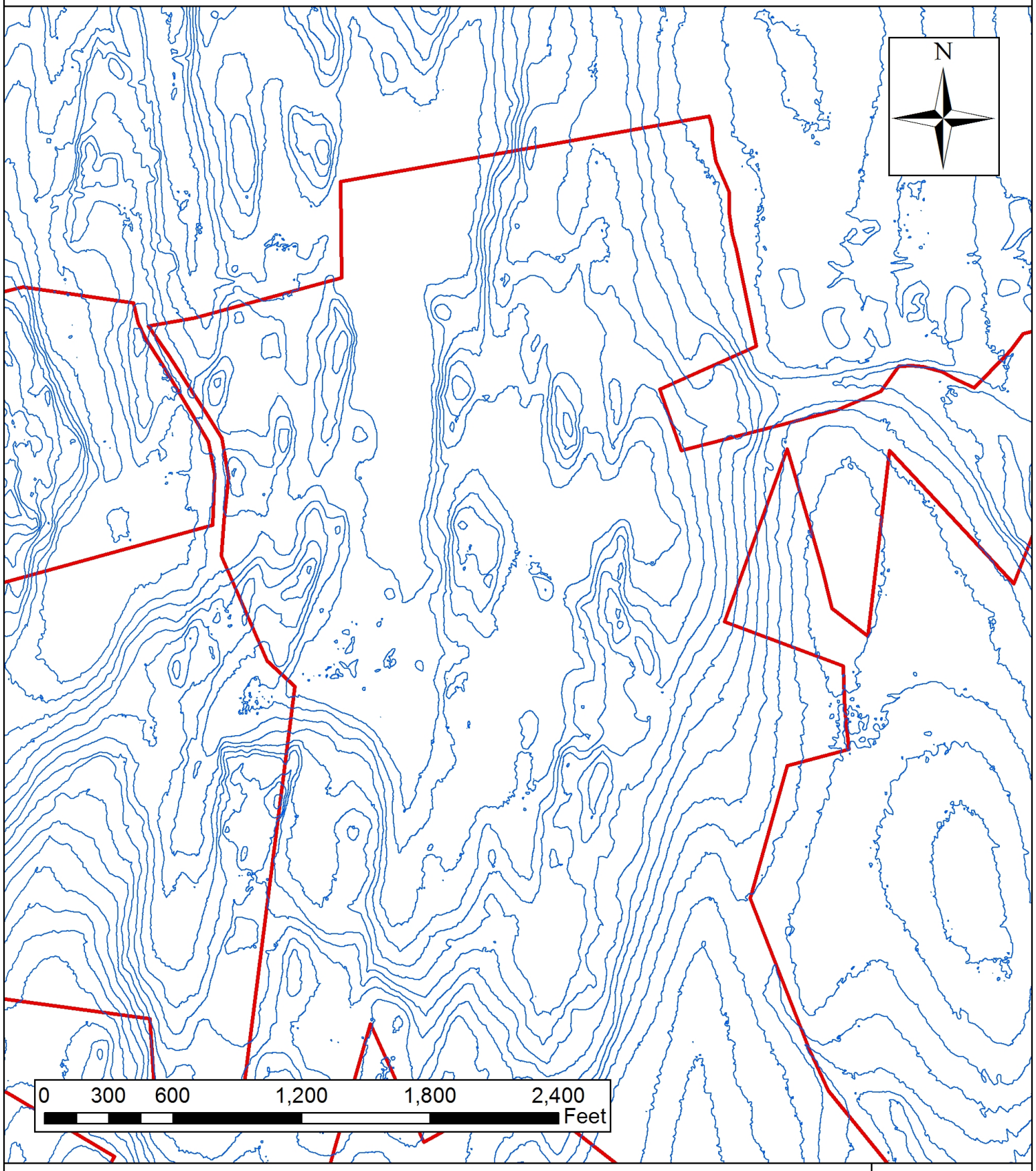
North Lot, Contour



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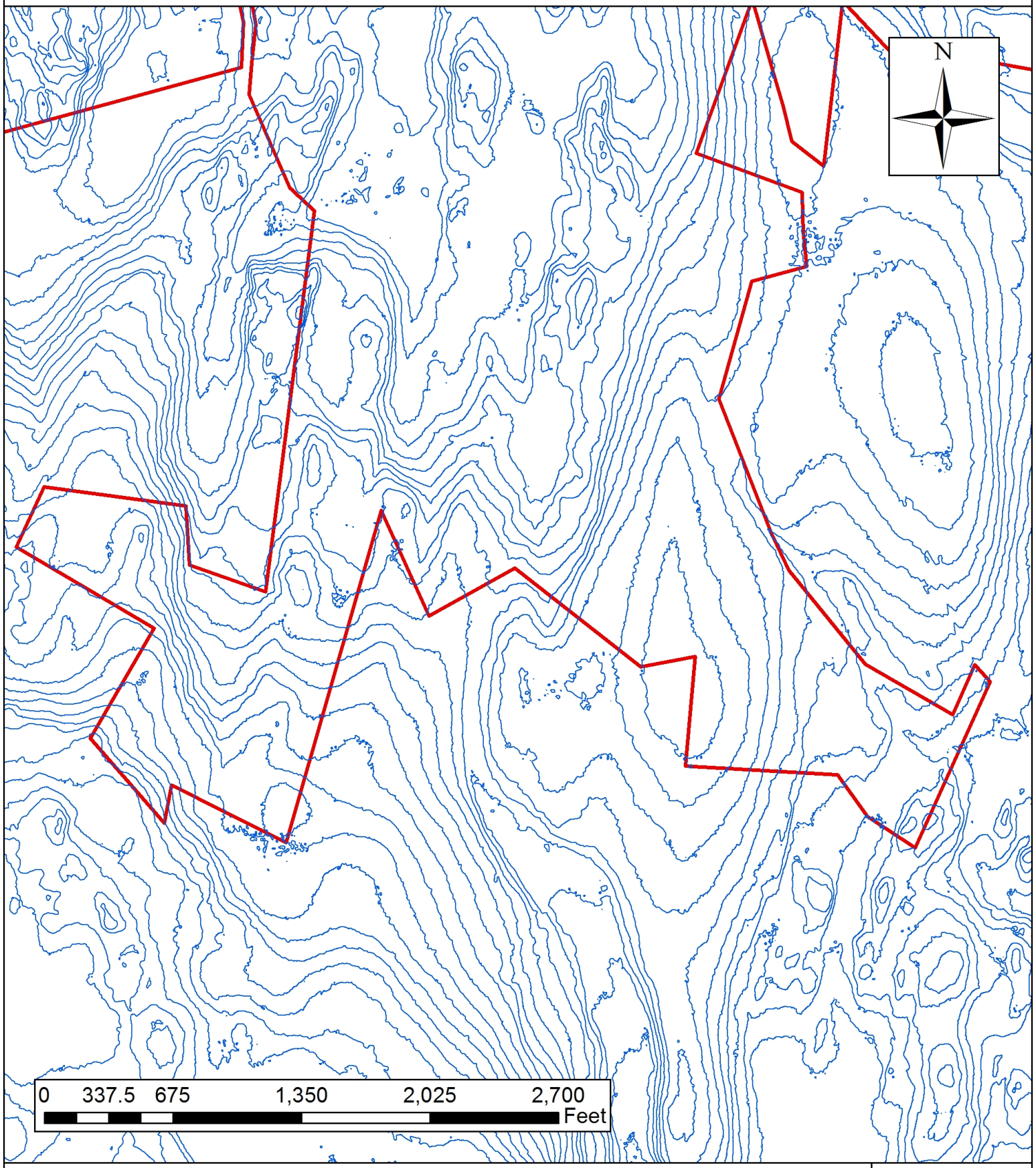
South Lot, Contour



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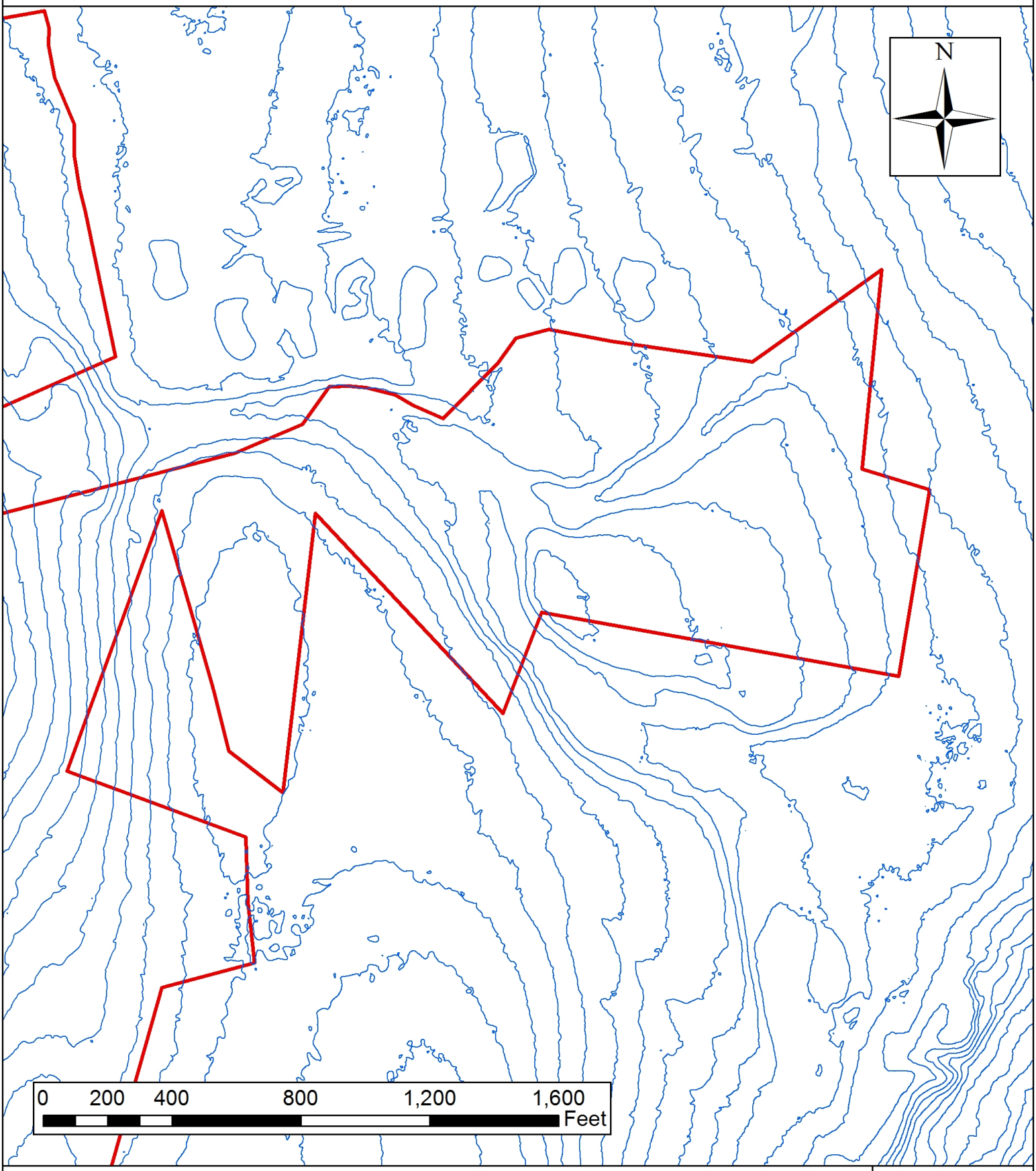
East Lot, Contour



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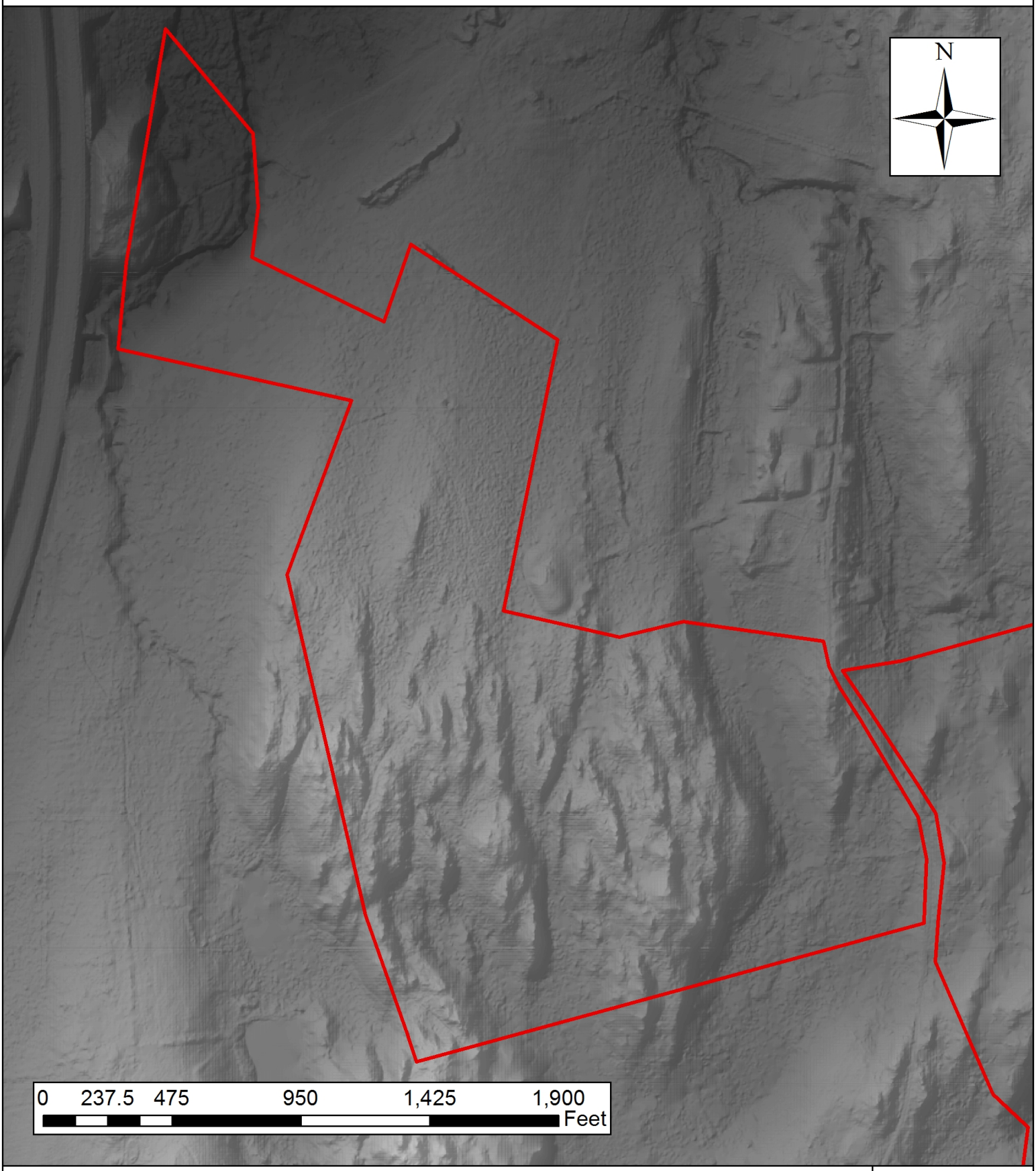
West Lot, LiDAR



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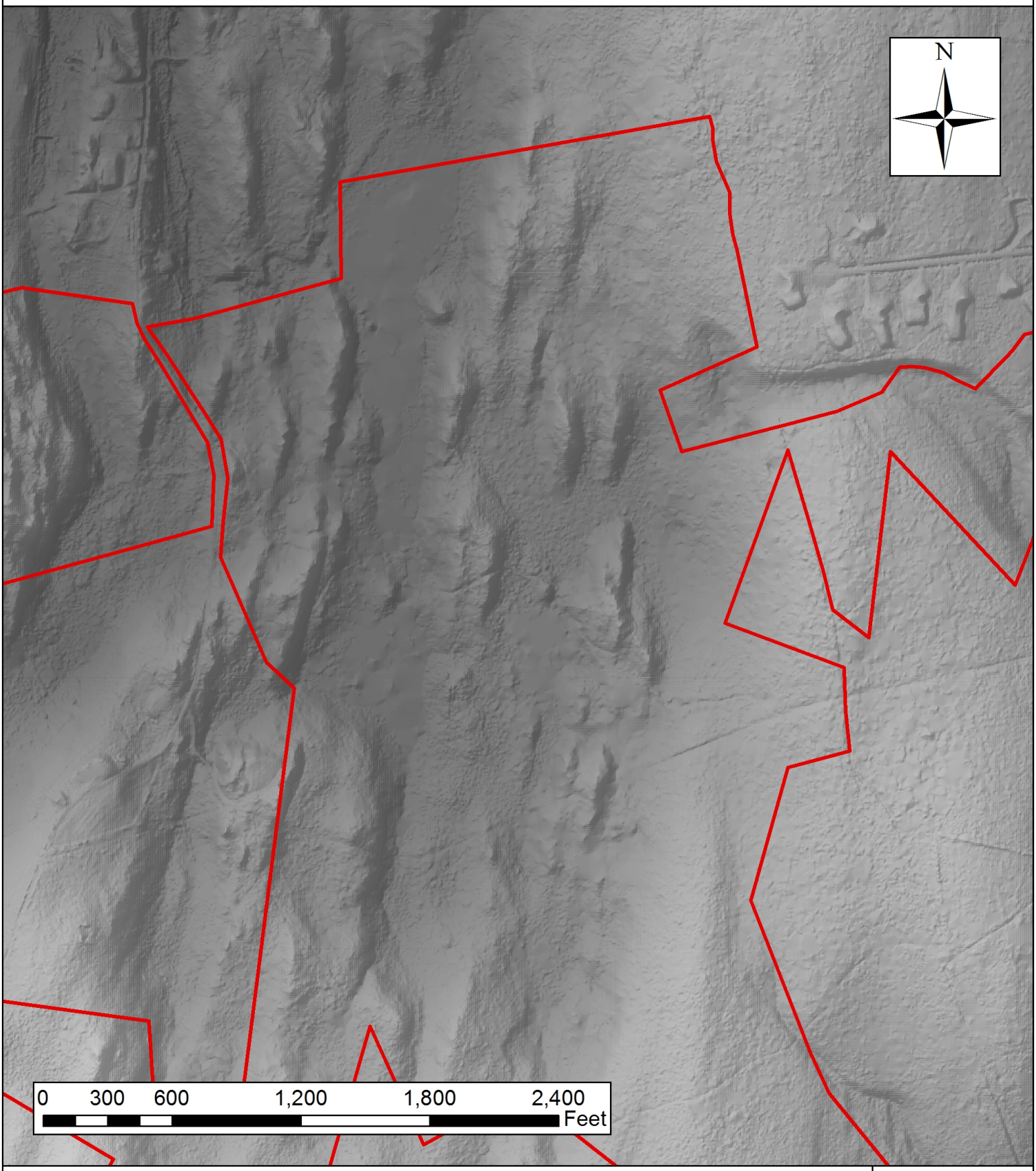
North Lot, LiDAR



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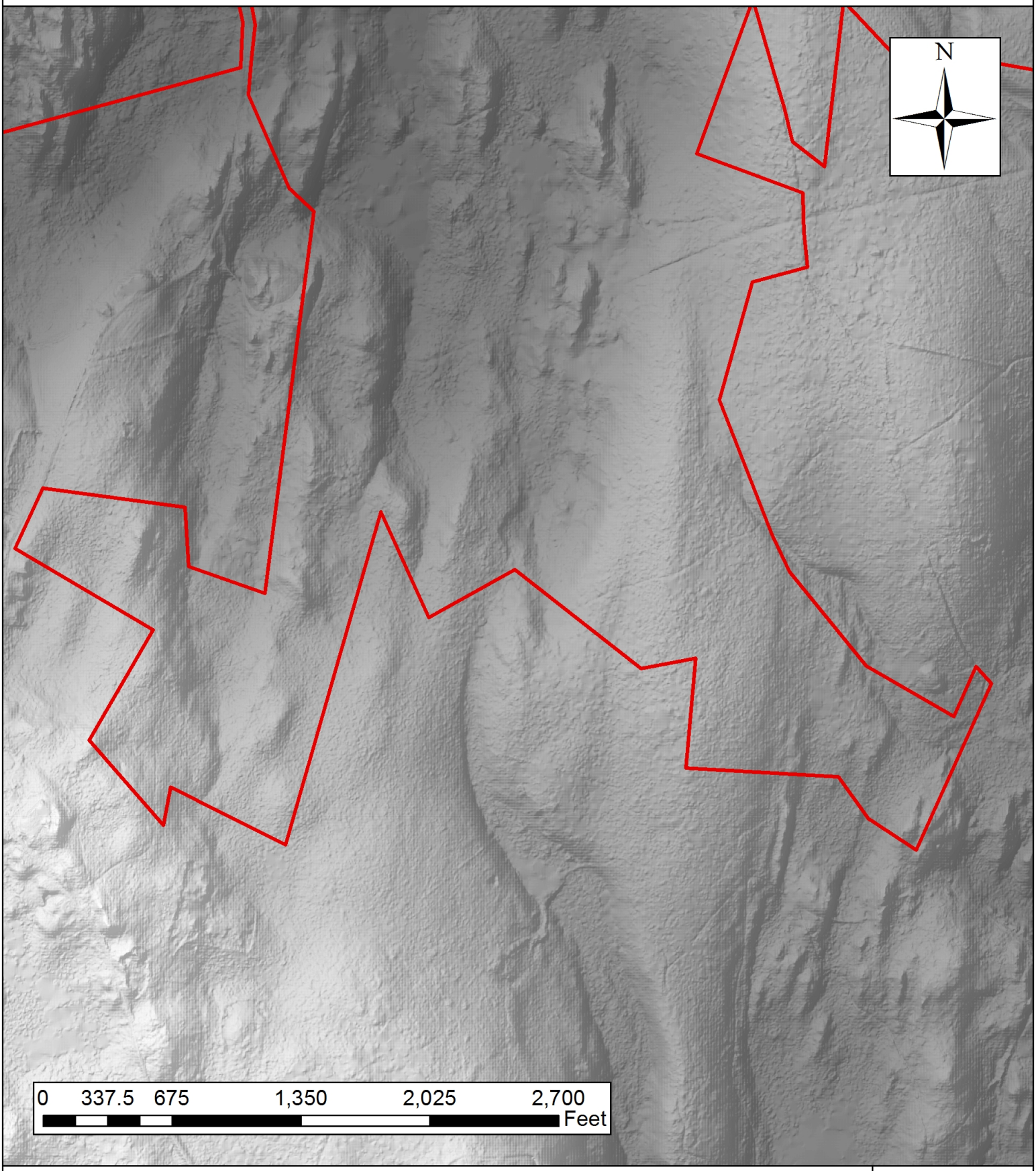
South Lot, LiDAR



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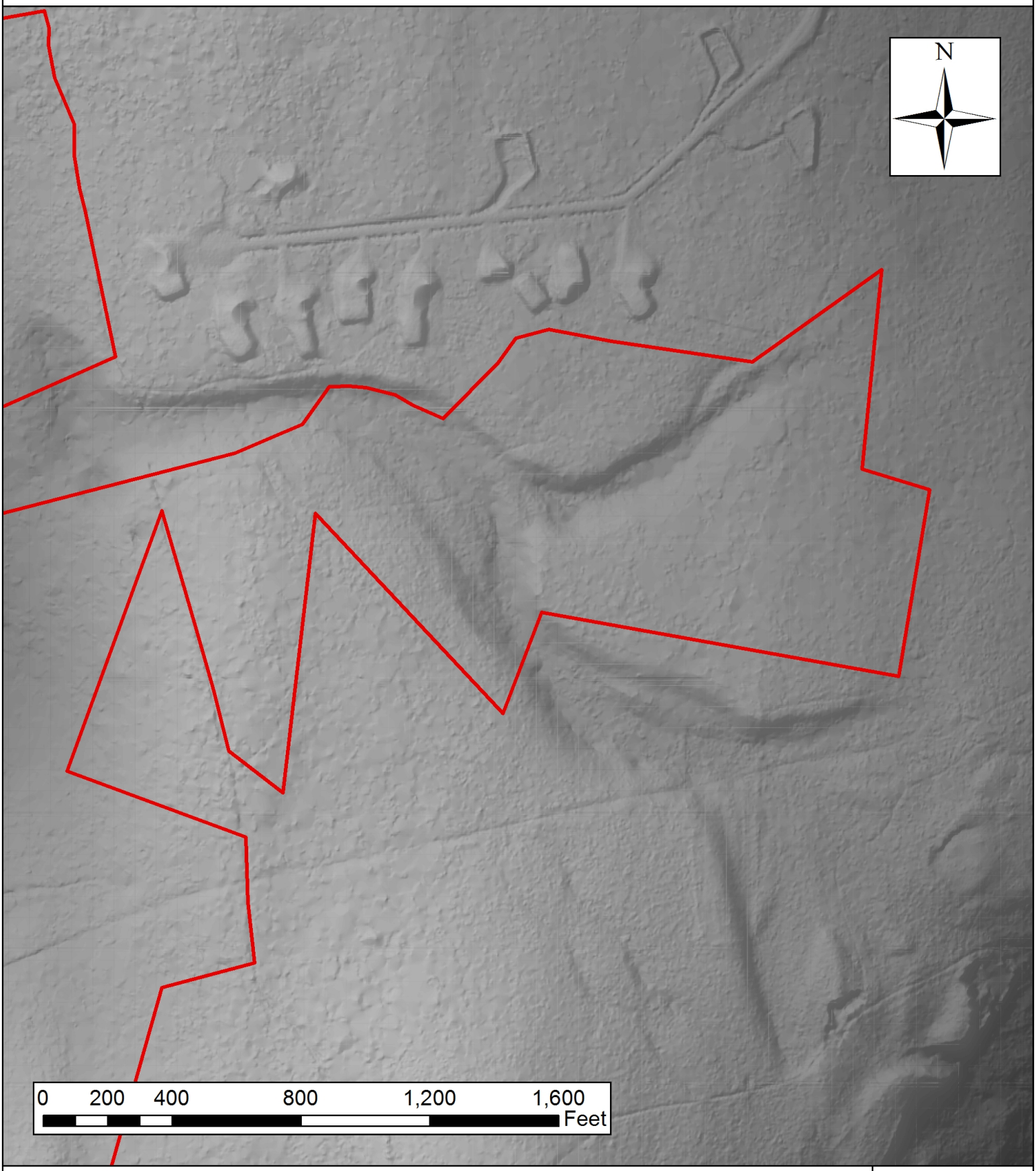
East Lot, LiDAR



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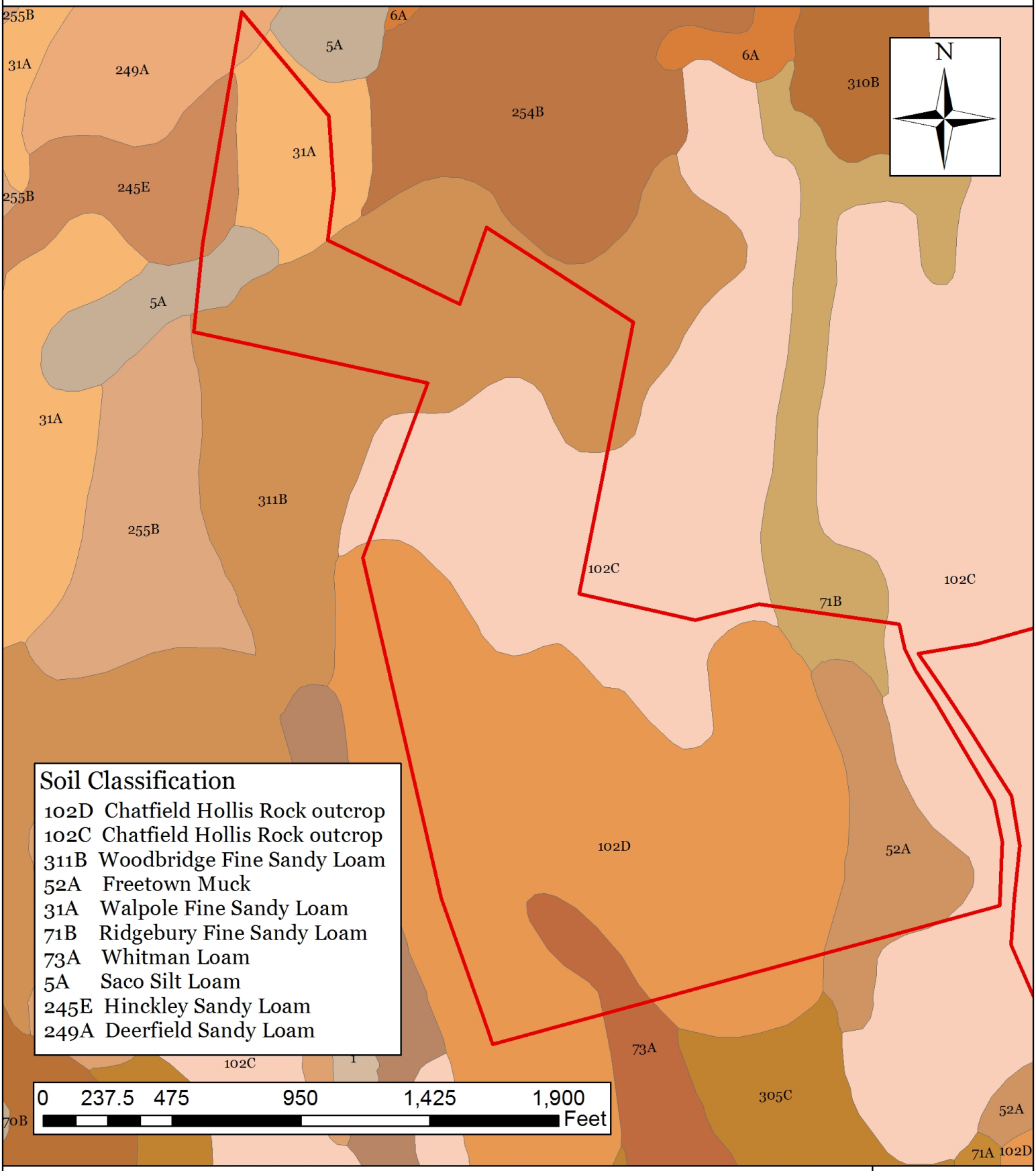
West Lot, Soils



Soil Classification

102D Chatfield Hollis Rock outcrop
102C Chatfield Hollis Rock outcrop
311B Woodbridge Fine Sandy Loam
52A Freetown Muck
31A Walpole Fine Sandy Loam
71B Ridgebury Fine Sandy Loam
73A Whitman Loam
5A Saco Silt Loam
245E Hinckley Sandy Loam
249A Deerfield Sandy Loam

Data Sources: Soils data provided by MassGIS; Field Observations; Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

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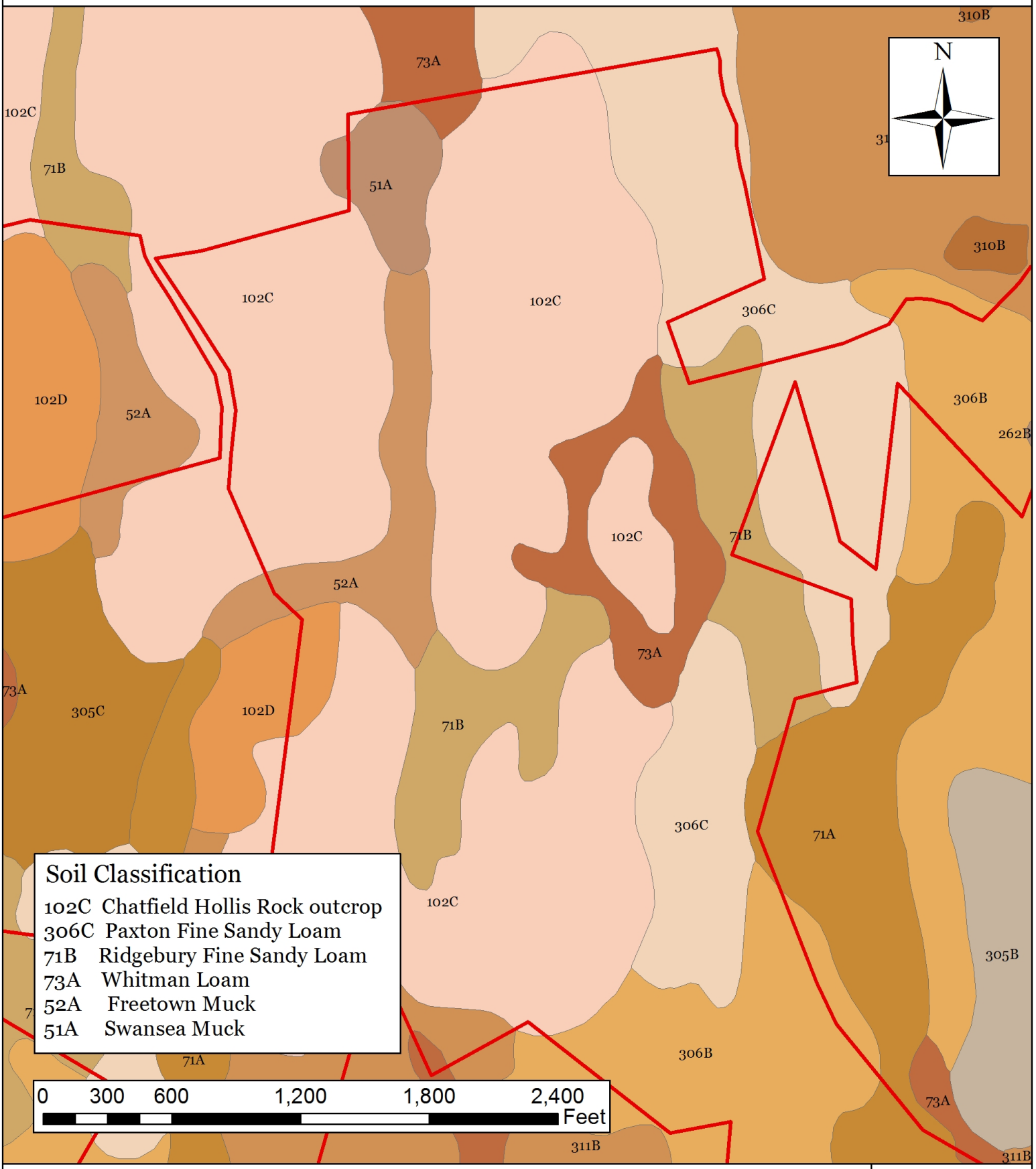
North Lot, Soils



Soil Classification

102C Chatfield Hollis Rock outcrop
306C Paxton Fine Sandy Loam
71B Ridgebury Fine Sandy Loam
73A Whitman Loam
52A Freetown Muck
51A Swansea Muck

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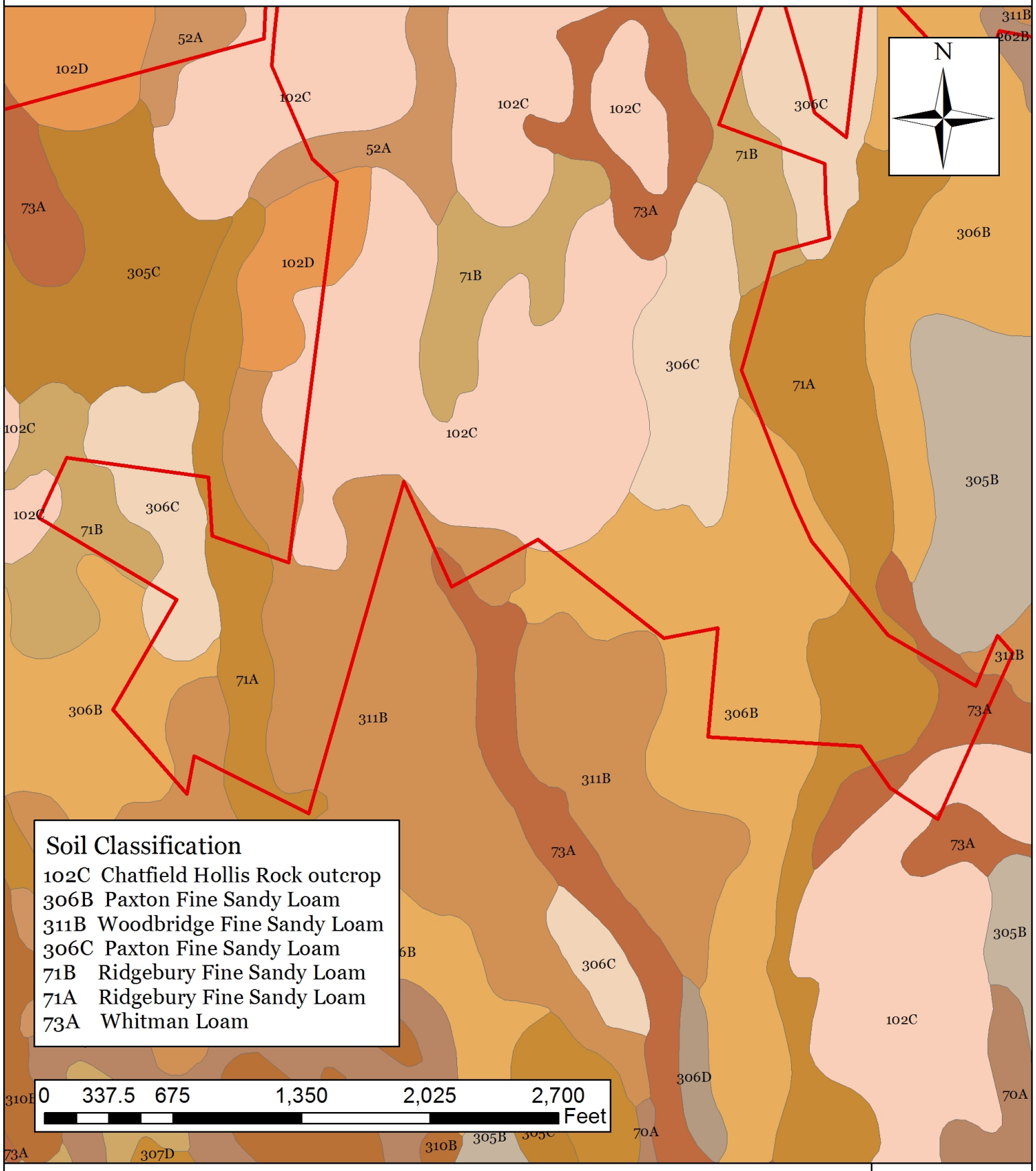
695 Main Street, Suite 1, Lancaster, MA 01523

South Lot, Soils



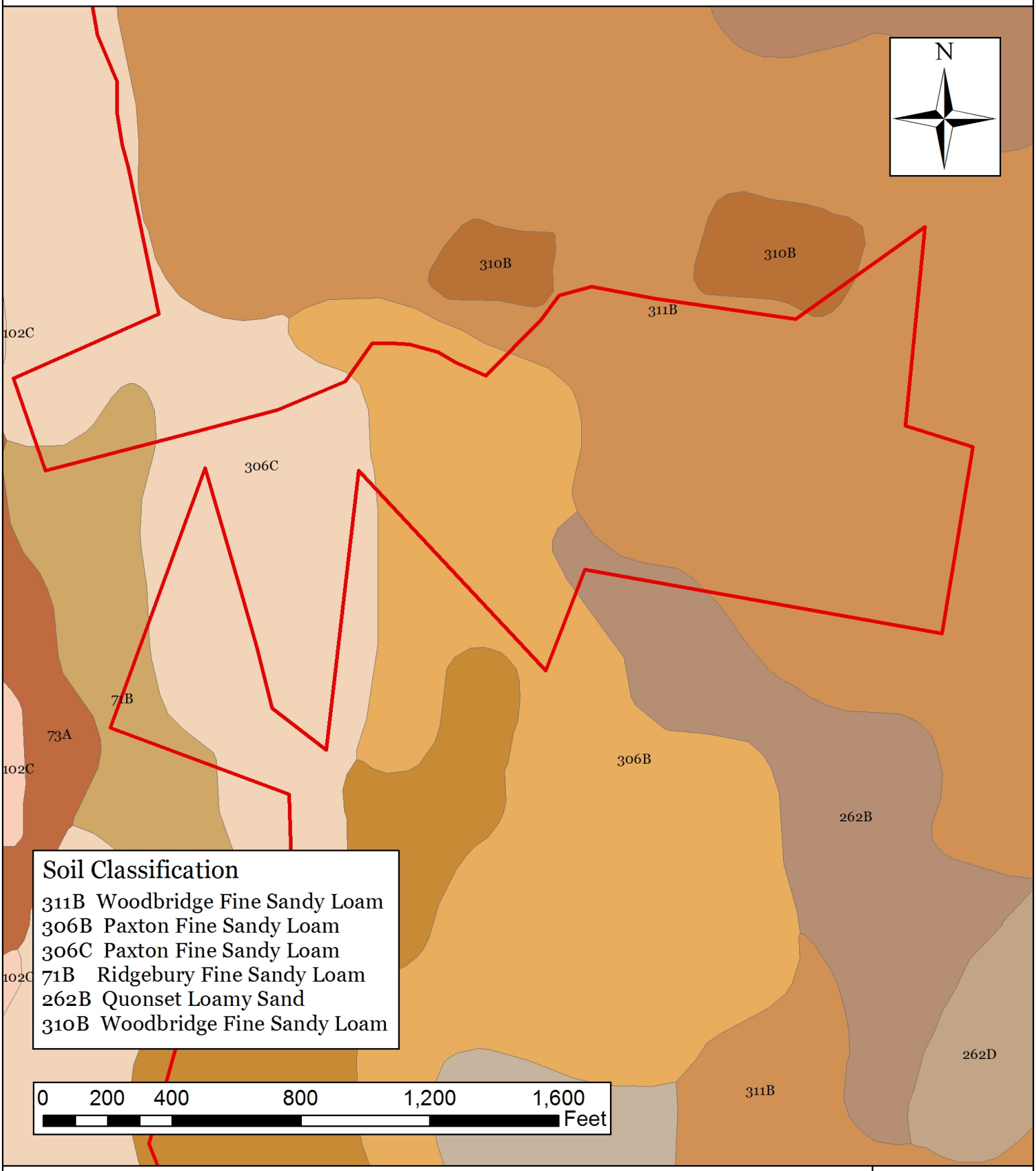
Data Sources: Soils data provided by MassGIS; Field Observations; Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

East Lot, Soils



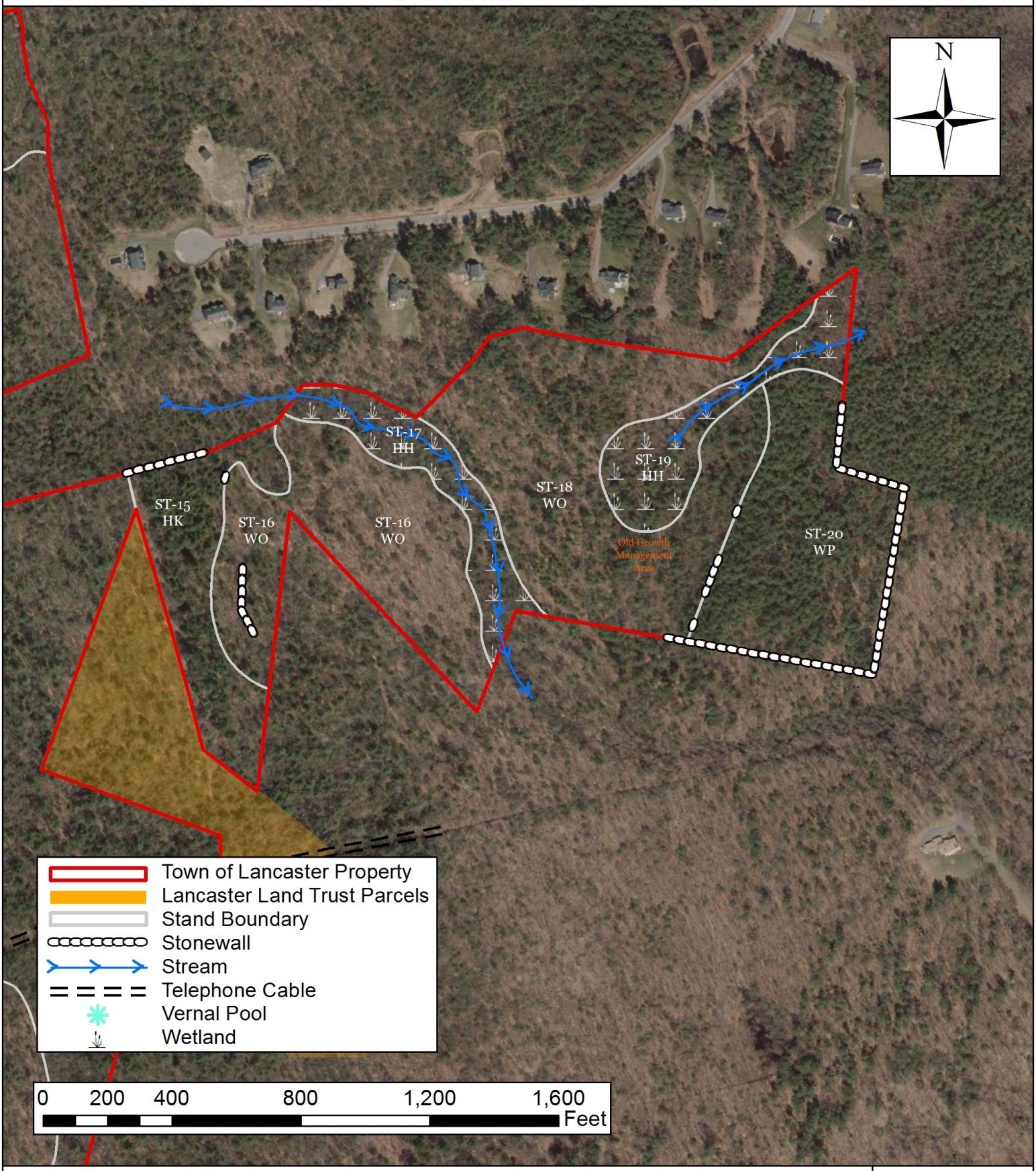
Data Sources: Soils data provided by MassGIS; Field Observations; Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

East Lot Ortho



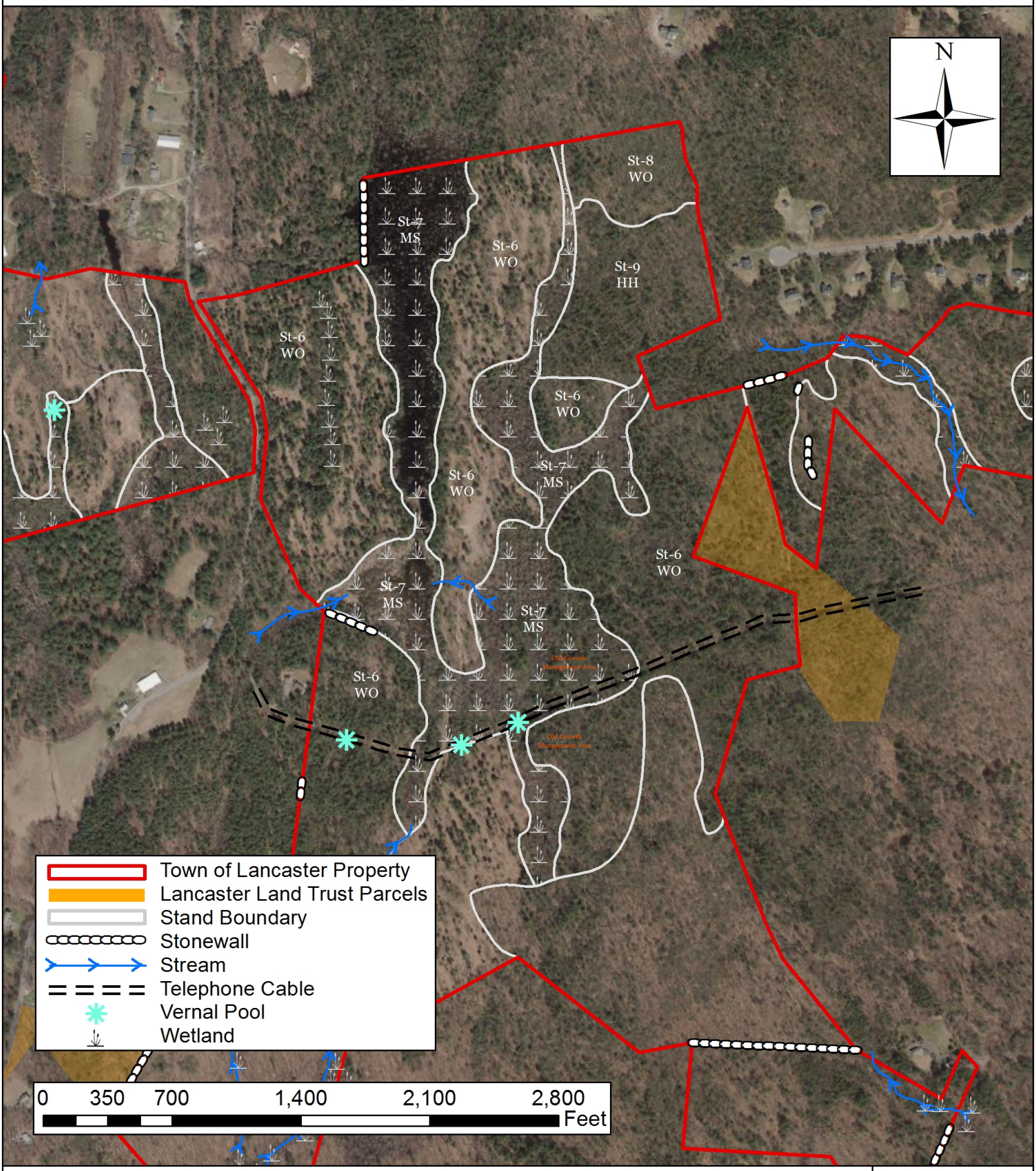
Data Sources: Orthographic photographs taken from MassGIS. Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

North Lot Ortho



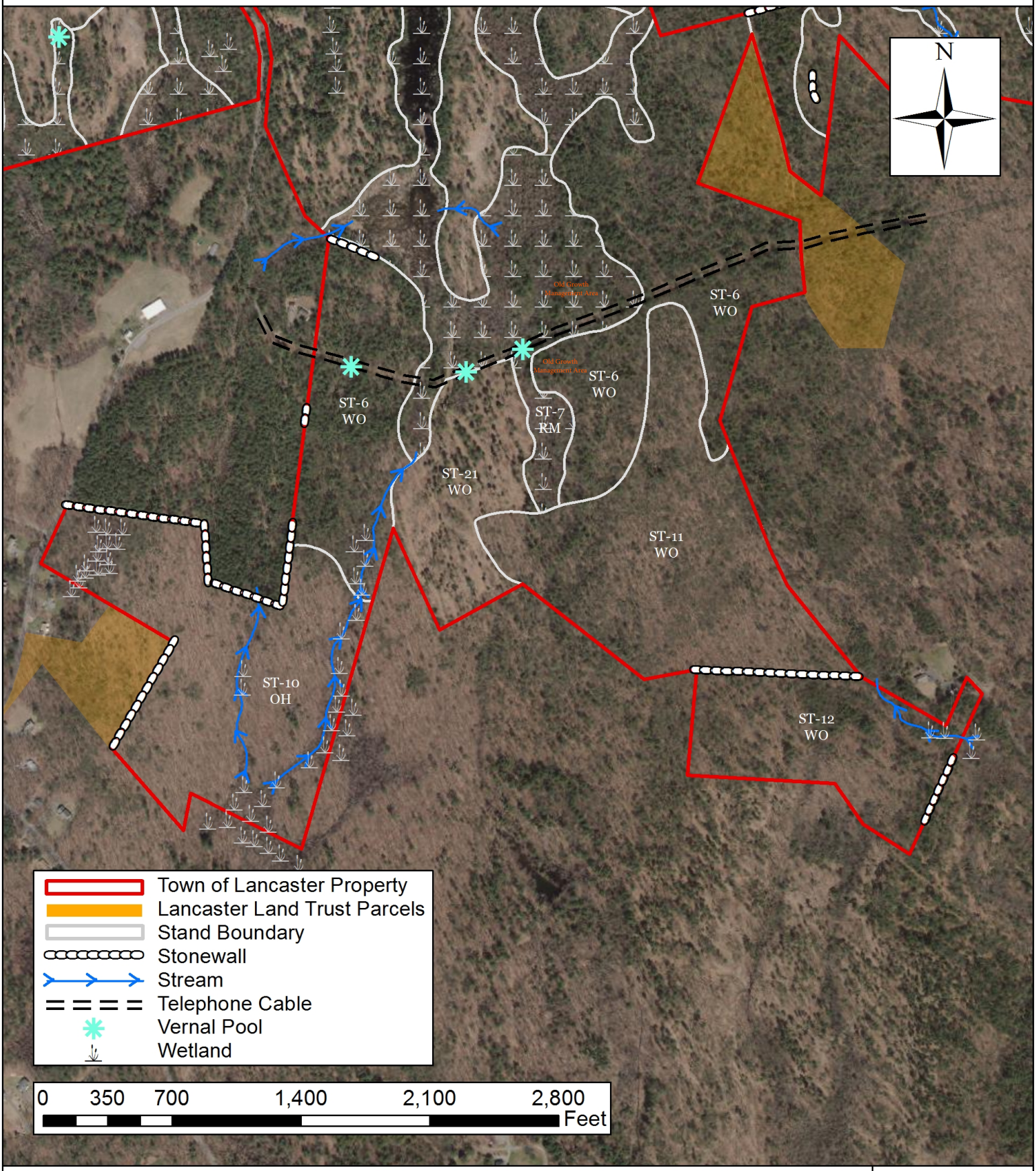
Data Sources: Orthographic photographs taken from MassGIS. Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

South Lot Ortho



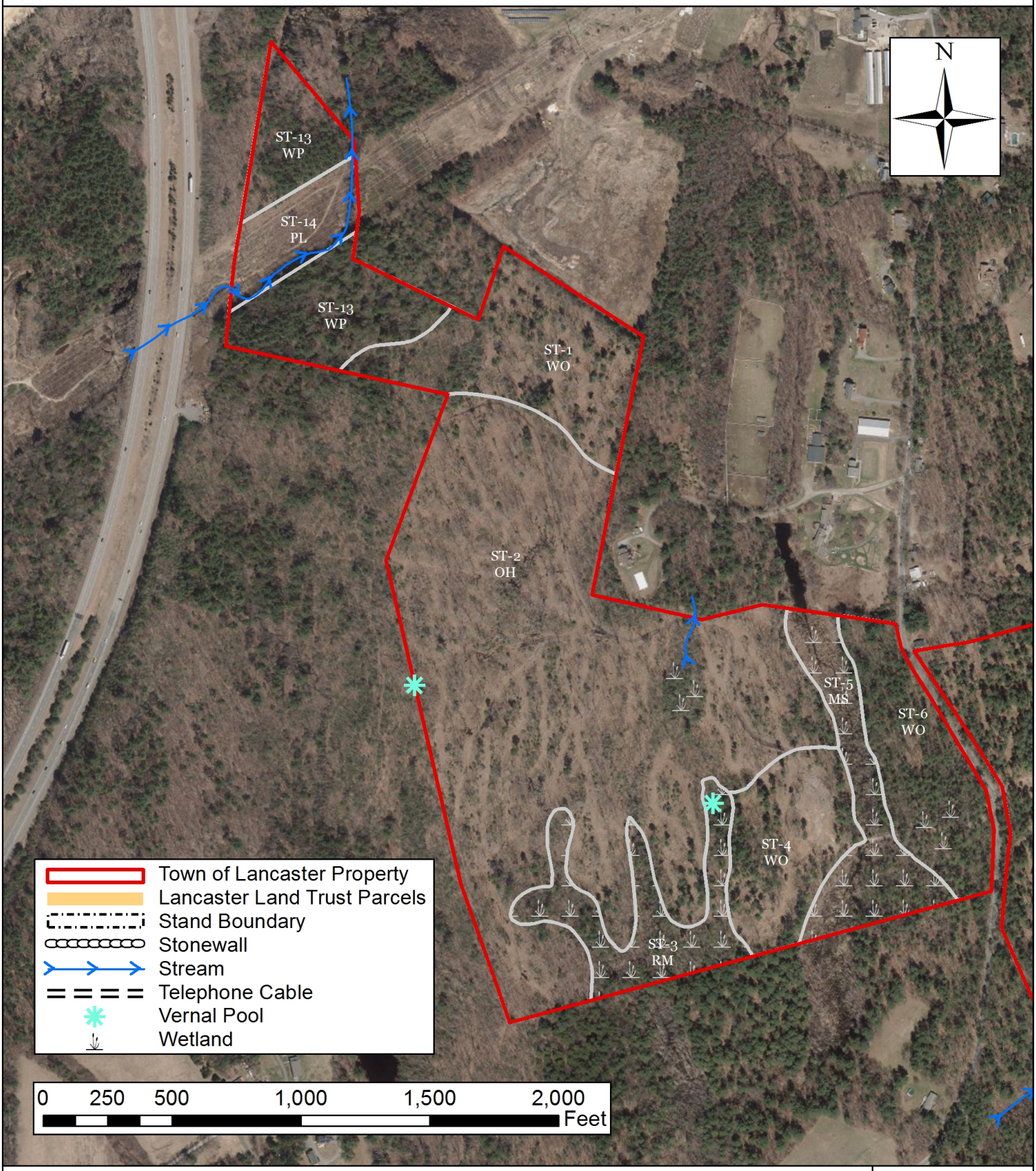
Data Sources: Orthographic photographs taken from MassGIS. Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

West Lot Ortho



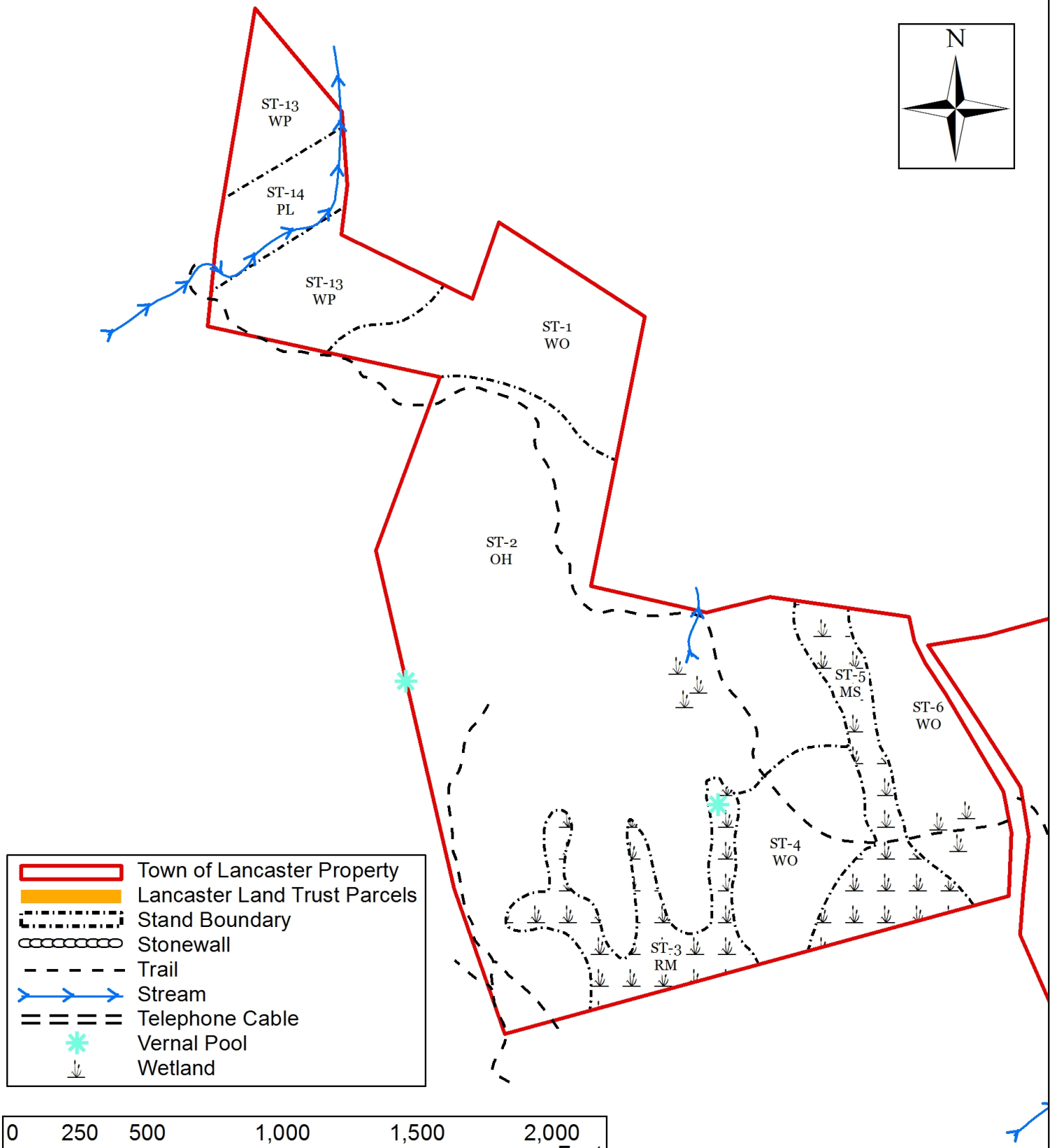
Data Sources: Orthographic photographs taken from MassGIS. Corner Marker data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

West Lot Forest Stand



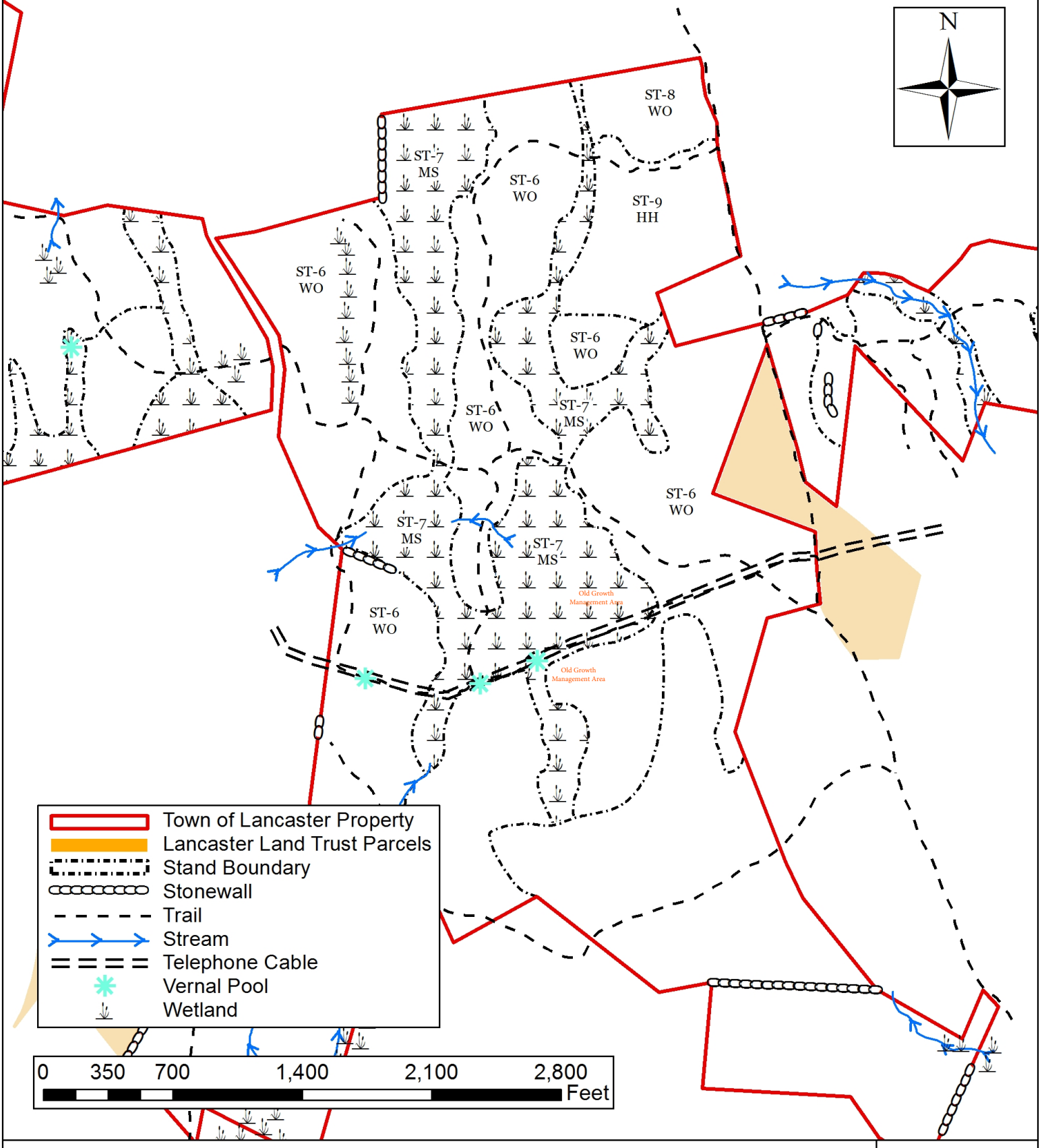
Data Sources:Corner Marker and forest stand data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

North Lot Forest Stand



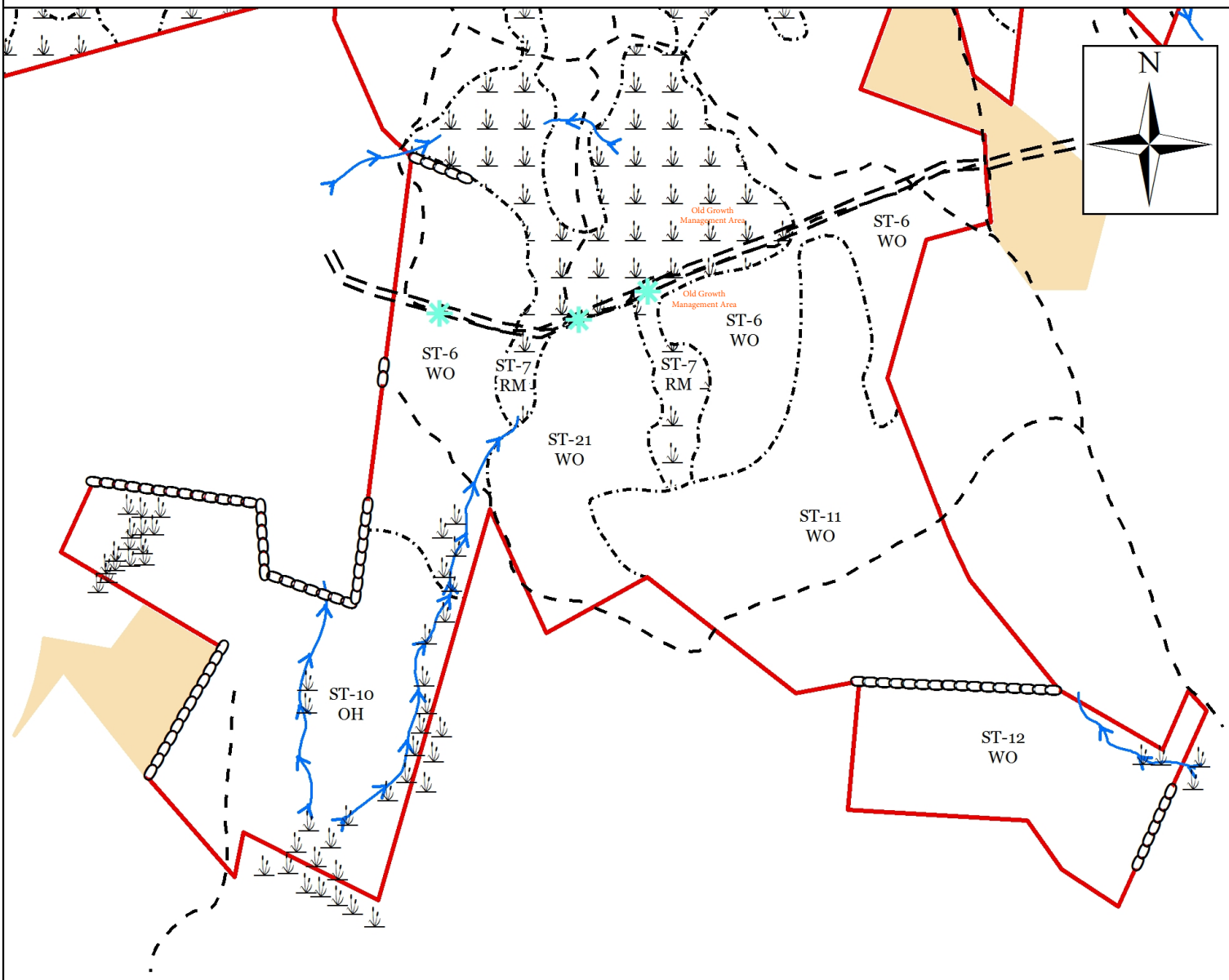
Data Sources:Corner Marker and forest stand data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

South Lot Forest Stand



Town of Lancaster Property
Lancaster Land Trust Parcels
Stand Boundary
Stonewall
Trail
Stream
Telephone Cable
Vernal Pool
Wetland

0 350 700 1,400 2,100 2,800 Feet

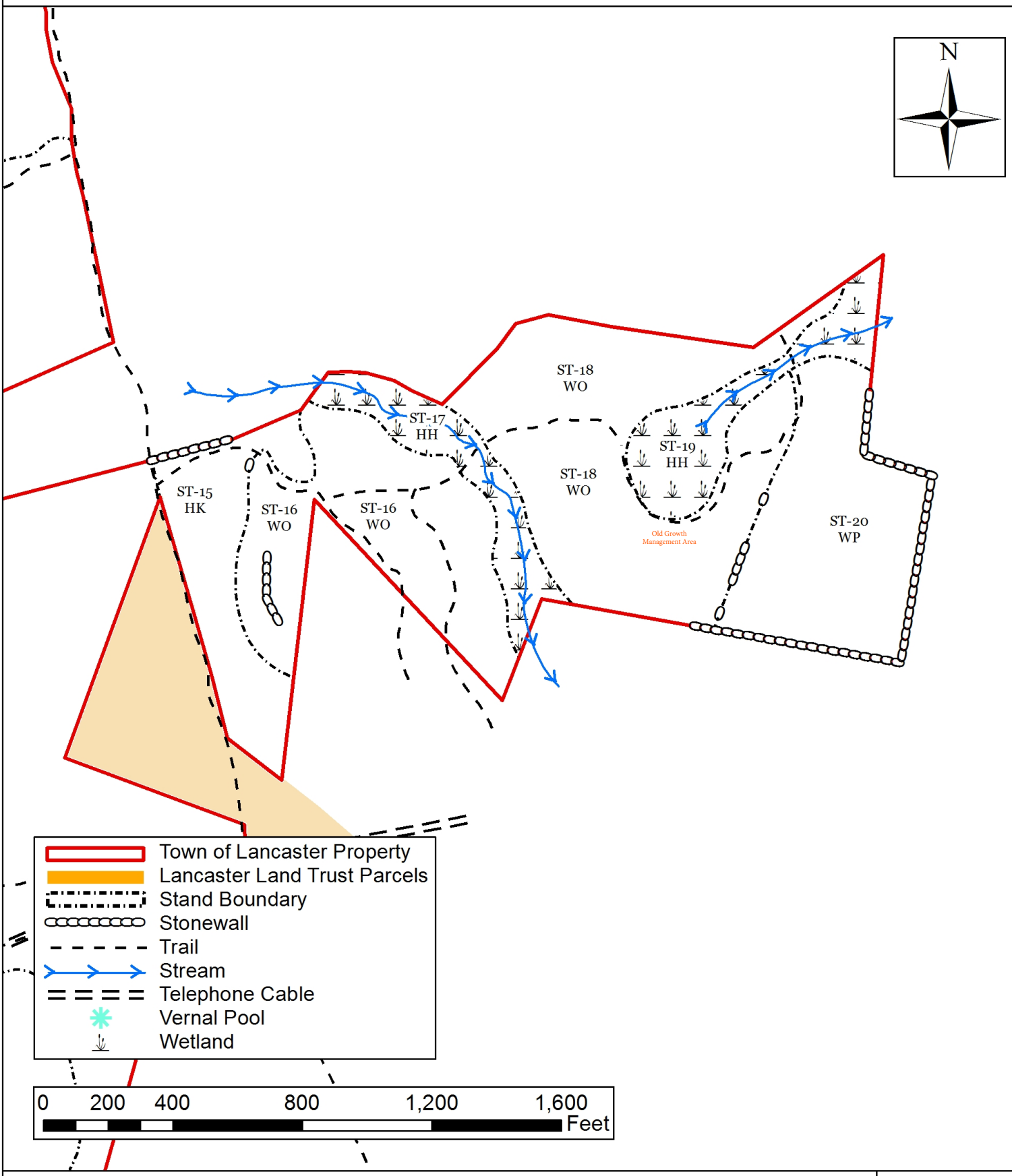
Data Sources:Corner Marker and forest stand data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

Town of Lancaster Arthur W. Blood Town Forest

695 Main Street, Suite 1, Lancaster, MA 01523

East Lot Forest Stand



Data Sources:Corner Marker and forest stand data taken from GPS coordinates; Equipment: Garmin 76CSX; Datum: WGS84, WAAS Enabled; Accuracy +/- 10'; Averaging enabled 60 positions collected for each point. Madefor forest management purposes only.

Prepared by:
Eric Brown
December 2020

PLAN OF LAND

SURVEYED FOR

OWNER

THE TOWN OF LANCASTER

LANCASTER & STERLING, MA

DECEMBER 22, 2011 ~ SZOC SURVEYORS

32 PLEASANT ST., GARDNER, MA
TEL: 978-632-0233 FAX: 978-630-1548
SZOCSURVEYORS@VERIZON.NET

N

W E

—MAGNETIC—
DATUM OF PLAN BOOK 815, PLAN 84,(DIFFERS FROM LAND COURT PLAN 11367E BY 15°16'02")

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF MASSACHUSETTS (BOOK 6540, PAGE 369)

TOWN OF LANCASTER (BOOK 2765, PAGE 537)

JAMES A. BAKER & KIMBERLEE D. GREEN (BOOK 45092, PAGE 303) SEE LOT "3" ON PLAN BOOK 815, PLAN 84

MICHAEL J. & CATHERINE R. PAKALUK (BOOK 34674, PAGE 101) SEE LOT "2" ON PLAN BOOK 815, PLAN 84

JOHN M. LoSTELLA (TRACT 2 IN BOOK 42885, PAGE 292 ALSO LAND COURT CERTIFICATE 16072) SEE LAND COURT PLAN 11367E

ROBERT G. & DOROTHY J. BROCKLEMAN (BOOK 4414, PAGE 335)

TOTAL AREA
65.516 ACRES
(1.378 ACRES IN STERLING
64.138 ACRES IN LANCASTER)

STERLING — LANCASTER TOWN LINE

BOOK 4558 PAGE 286 — 2nd TRACT / 1st TRACT

WETLANDS

BEAVER FLOODING

BROCKLEMAN ROAD

STONE POSTS

SIGN: "BLOOD TOWN FOREST"

GATE POSTS

LEGEND:

●	IPIN	IRON PIN(Found or SET)
○	IPIPE	IRON PIPE
◉	DH	DRILLHOLE
■	SB	STONE BOUND(DH)
⊗	UP00	UTILITY POLE(NUMBER)
	CMP00	CORRIGATED METAL PIPE(SIZE)
	BLZ	BLAZED TREE
		REMAINS OF WIRE FENCE
		STONEWALL
		CART ROAD/TRAIL
		EDGE OF FLOODING
		WETLANDS (OBSERVED)

ACTS OF 1966
81X CERTIFICATION

I CERTIFY THAT THE LINES OF OWNERSHIP SHOWN ON THIS PLAN ARE THOSE OF EXISTING OWNERSHIPS AND THE STREETS AND WAYS SHOWN ARE THOSE OF EXISTING STREETS OR WAYS AND THAT NO NEW LINES FOR OWNERSHIP OR NEW STREETS OR WAYS ARE SHOWN.

Signed: Brian M. Sza

Date: December 22, 2011

COMMONWEALTH OF MASSACHUSETTS — BRIAN M. SZOC No.31727 — PROFESSIONAL LAND SURVEYOR

12-22-11
Brian M. Sza

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

B.M. Sza

FOR REGISTRY USE ONLY
WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 892 PLAN 59
Received 1-25-2012
3 h 18 m PM
Sheet 1 of 1
With Doc. #
in BOOK PAGE
Fee 75.00
ATTEST: Register

12-22-11
LANC

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 912 PLAN 42
Received 3-24-2015
1 h 47 m PM
Sheet 1 of 2
With Doc. #
in BOOK PAGE
Fee 150
ATTEST: Register

PLAN REFERANCES:

BK 132 PG 33
BK 868 PG 45
BK 787 PG 112
BK 566 PG 12
BK 758 PG 50
BK 387 PG 82
BK 779 PG104
BK 854 PG 112
BK 758 PG 50
BK135 PG 33

81X CERTIFICATION:

I CERTIFY THAT THE LINES OF OWNERSHIP ARE THOSE EXISTING OWNERSHIPS AND THE STREETS AND WAYS SHOWN ARE THOSE OF EXISTING STREETS OR WAYS AND THAT NO NEW LINES FOR OWNERSHIP OR NEW STREETS OR WAYS ARE SHOWN.

SIGNED: Bruce K Kinsman

DATE: 3/13/15

COMMONWEALTH OF MASSACHUSETTS
BRUCE K. KINSMAN
NO. 34617
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Bruce K Kinsman — DATE 3-13-15
REGISTERED LAND SURVEYOR — BRUCE KINSMAN RLS # 34617

PLAN 787-112

LOT 12
LOT 11
OLD COUTY ROAD (DISCONTINUED)
OLD COUTY ROAD (CENTERLINE) (DISCONTINUED)
OLD COUTY ROAD (DISCONTINUED)
25' TRAIL EASEMENT
25' TRAIL EASEMENT
IP (SET)
SB
S81° 45' 08"E 13.38
S81° 45' 08"E 605.88
N9° 42' 48"W 140.08
N7° 11' 18"W 47.34
N1° 19' 14"W 85.72
S12° 57' 27"W 180.56
S2° 04' 50"E 97.72
S1° 21' 30"W 76.34
S89° 12' 24"E 47.35
S9° 25' 34"W 64.96
N4° 07' 55"W 72.51
N7° 26' 30"W 105.21
S2° 09' 45"W 48.30
N4° 58' 04"E 36.98
N11° 53' 12"E 72.07
N13° 02' 28"E 57.39
N9° 07' 55"E 81.18
N3° 57' 51"E 49.13
N2° 26' 12"W 73.78
N8° 17' 01"W 36.23
S81° 44' 35"W 493.08
N87° 11' 59"W 482.01
N87° 47' 49"E 294.34
N87° 11' 59"W 16.07
S5° 34' 31"E 115.55
S3° 15' 25"E 280.26
S32° 36' 55"W 528.00
S35° 36' 55"W 330.00
S51° 03' 05"E 557.60
S19° 47' 06"W 392.30
S85° 10' 05"W 221.10
N:2.05 E:-4.25
1732.78 S83° 08' 10"E
EDGE OF BANKING / WETLAND
TRAILS
EDGE OF BANKING / WETLAND
EDGE OF BANKING / WETLAND
EDGE OF BANKING / WETLAND
TRAILS
TRAILS

24-21
LANCASTER DEVELOPMENT TRUST
BK 32722/348
PL 868-45
PL 787-112

29-18
ESTATE OF RUTH MCCARTY
2905-251

29-17
ESTATE OF RUTH MCCARTY
2905-251

ADAM & HEATHER MUNROE
BK 44429-263
PL 787-112

24-19
RICHY PIERMARINI
BK 30885-068

29-20
ATLANTIC UNION COLLEGE
17571-56

OAK STUMP

IP
630.30 S33° 05' 09"W
741.84 S7° 34' 51"E
708.84 N23° 04' 51"W
N73° 31' 33"W 886.38

33-82
TOWN OF LANCASTER

LANCASTER TOWN FOREST
(111,086 SF)
255.01 AC

IP (FND)
N:1.25 E:0.55
N31° 25' 59"E 638.70
N66° 54' 01"W 981.00
N89° 05' 59"E 660.00
N83° 49' 01"W 281.00
N36° 00' 01"W 862.00
N19° 17' 01"W 364.01
CB
STK STONES REMENENCE

29-22
EDWARD DYMENT
15221-130

32-1
MAHARISHI GLOBAL DEVELOPMENT FUND
22899-294
PL 135-33

SB (FND)
N:0.88 E:0.11
930.03 S43° 05' 59"W

IP (FND)
454.74 N17° 14' 11"E

23-27
STEVEN HARMON
BK 26551-299
S89° 53' 06"E 713.91

S74° 00' 36"E 184.73
3' WIDE BROOK
CB (FND)
CB (FND)
IP (FND) (HELD)
S17° 13' 50"W 149.98
S17° 40' 34"W 50.00
S23° 01' 28"W 88.27
S21° 27' 26"W 185.93
S15° 33' 58"W 169.26
S20° 20' 29"W 150.69

23-25
CHARLOTTE BERRY
BK 15097-135
S84° 15' 49"E 200.74

LANCASTER TOWN FOREST ENTRANCE STONE GATE POST (3.5x3.5)
PARKING AREA
STEEL POST (FND) (FND BK 4414 PG 335)
N15° 30' 47"W 585.80
BROCKELMAN ROAD
IP (FND)
IP (FND)
N6° 42' 00"W 61.77
S15° 30' 47"E 38.93
N7° 14' 00"E 75.30
N14° 40' 12"E 144.30
N20° 28' 03"E 210.10
N8° 54' 11"W 49.00
N7° 54' 11"W 554.40
S26° 54' 11"E 181.50
N14° 05' 49"E 75.19
IP (FND) N:-1.89 E:0.02
462.00 S63° 54' 11"E
N22° 06' 11"E 1017.81
S12° 37' 56"E 148.49
CB
FSB (FND)
1789.61 S30° 20' 04"W
N23° 28' 24"E 926.65
CARRIAGE WAY
IP (FND)
EXIST EDGE PAVE
FND "PL" FLAG

28-18
ROBERT BROCKELMAN
BK 4414-335

28-17
THOMAS THOMPSON
BK 37285-145
PL 779-104

28-17A
JOHN DUFFY
BK 43790-11
PL 779-104

32-1
MAHARISHI GLOBAL DEVELOPMENT FUND
22899-294
PL 135-33

LANCASTER TOWN FOREST

MATCH LINE SHEET 1 SHEET 2

MATCH LINE SHEET 1 SHEET 2

200 0 200 400

LEGEND
- EXISTING CONCRETE BOUND
- EXISTING UTILITY POLE
- EXISTING IRON ROD
- EXISTING STONE WALL
- EXISTING DRILL HOLE

REVISED: 3/13/15
REVISED: 11/14/14
REVISED: 3/8/14
REVISED: 2/5/14
REVISED: 1/18/14

SCALE: 1"=200' | DATE: JUNE 30, 2014
DRAWING NO.:
CK BY: BK DRAWN BY: KEO | SHEET 1 OF 2

NEW ENGLAND ENGINEERING GROUP
Engineering, Surveying, Planning
601 Shea Street
Fitchburg, MA 01420
Tel:(978) 878-7016
Fax:(978) 882-0222

PLAN OF LAND
IN
LANCASTER, MASSACHUSETTS
PREPARED FOR
TOWN OF LANCASTER owner

PLAN BOOK 912 PLAN 42
SHEET 2 of 2

LANCASTER TOWN FOREST
(111,086 SF)
255.01 AC

IP (FND)
N:1.25
E:0.55
N31° 25' 59"E
638.70
IP (FND)
N66° 34' 01"W
981.00
660.00
N89° 05' 59"E
CB
N83° 49' 01"W
281.00
N36° 00' 01"W
862.00
33–82
TOWN OF LANCASTER
TRAILS
EDGE OF BANKING / WETLAND
29–22
EDWARD DYMENT
15221–130
32–1
MAHARISHI GLOBAL
DEVELOPMENT FUND
22899–294
PL 135–33
STK STONES
REMENENCE
N19° 17' 01"W
364.01
SB (FND)
N:0.88
E:0.11
930.03
S43° 05' 59"W
S12° 37' 56"E
148.49
CB
1789.61
S30° 20' 04"W
IP (FND)
454.74
N17° 14' 17"E
S89° 53' 06"E
713.91
23–27
STEVEN HARMON
BK 26551–299
S74° 00' 36"E
184.73
3' WIDE BROOK
CB (FND)
CB (FND)
IP (FND)
(HELD)
23–25
CHARLOTTE BERRY
BK 15097–135
S17° 13' 50"W
149.98
S84° 15' 49"E
200.74
LANCASTER TOWN FOREST
ENTRANCE
STONE GATE POST
(3.5x3.5)
PARKING AREA
S26° 54' 11"E
181.50
N14° 05' 49"E
75.19
STEEL POST (FND)
(FND BK 4414 PG 335)
N7° 54' 11"W
554.40
IP (FND)
N:-1.89
E:0.02
N22° 06' 11"E
1017.81
N15° 30' 47"W
585.80
BROCKELMAN ROAD
IP (FND)
IP (FND)
28–18
ROBERT BROCKELMAN
BK 4414–335
N8° 54' 11"W
49.00
EXIST EDGE PAVE
482.00
S63° 54' 11"E
FND "PL" FLAG
28–17
THOMAS THOMPSON
BK 37285–145
PL 779–104
28–17A
JOHN DUFFY
BK 43790–11
PL 779–104
FSB (FND)
N23° 28' 24"E
926.65
CARRIAGE WAY
IP (FND)
S17° 40' 34"W
50.00
N6° 42' 00"W
61.77
S23° 01' 28"W
88.27
S21° 27' 26"W
185.93
S15° 30' 47"E
38.93
N7° 14' 00"E
75.30
N14° 40' 12"E
144.10
S15° 33' 58"W
169.26
S20° 20' 29"W
150.69
N20° 28' 03"E
210.10
S11° 26' 16"W
316.18
LANCASTER TOWN FOREST
MATCH LINE
SHEET 1
SHEET 2
MATCH LINE
SHEET 1
SHEET 2
N9° 59' 05"E
306.68
436.02
S55° 02' 48"E
28–14
ROBERT BISHOP
BK 5213–7
DH (FND)
DH (FND)
N69° 13' 16"W
177.76
N45° 24' 41"E
380.37
DH (FND)
S36° 55' 08"W
124.33
N66° 05' 58"W
283.29
SB
28–13
TOWN OF LANCASTER
N36° 55' 40"E
644.95
N66° 05' 58"W
283.86
S42° 27' 38"E
851.93
DH (FND)
N45° 24' 41"E
636.32
28–12
DEXTER SANFORD
5078–349
SB (FND)
N:1.22
E:0.66
N23° 35' 25"W
605.57
CB
CB
N29° 34' 59"E
212.03
SB (FND)
N:0.48
E:0.05
N46° 38' 01"W
574.01
32–1
MAHARISHI GLOBAL
DEVELOPMENT FUND
22899–294
PL 135–33

LEGEND

- WETLAND BANK
- IRON PIPE
- CONCRETE BOUND
- STONE WALL
- WETLAND AREA

PLAN 787–112

PLAN REFERANCES:

BK 132 PG 33
BK 868 PG 45
BK 787 PG 112
BK 566 PG 12
BK 758 PG 50
BK 387 PG 82
BK 779 PG104
BK 854 PG 112
BK 758 PG 50
BK135 PG 33

BRUCE K. KINSMAN NO. 34617 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR

81X CERTIFICATION:

I CERTIFY THAT THE LINES OF OWNERSHIP ARE THOSE EXISTING OWNERSHIPS AND THE STREETS AND WAYS SHOWN ARE THOSE OF EXISTING STREETS OR WAYS AND THAT NO NEW LINES FOR OWNERSHIP OR NEW STREETS OR WAYS ARE SHOWN.

SIGNED: Bruce K Kinsman

DATE: 3-13-15

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Bruce K Kinsman — DATE 3-13-15

REGISTERED LAND SURVEYOR — BRUCE KINSMAN RLS # 34617

NEW ENGLAND ENGINEERING GROUP
Engineering, Surveying, Planning

601 Shea Street
Fitchburg, MA 01420

Tel:(978) 878-7016
Fax:(978) 882-0222

NEEG

200 0 200 400

REVISED: 3/13/15
REVISED: 11/14/14
REVISED: 3/8/14
REVISED: 2/5/14
REVISED: 1/18/14

LEGEND

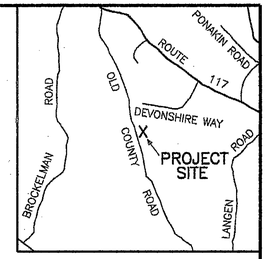
- EXISTING CONCRETE BOUND
- EXISTING UTILITY POLE
- EXISTING IRON ROD
- EXISTING STONE WALL
- EXISTING DRILL HOLE

SCALE: 1"=200'	DATE: JUNE 30, 2014
	DRAWING NO.:
CK BY: BK DRAWN BY: KEO	SHEET 2 OF 2

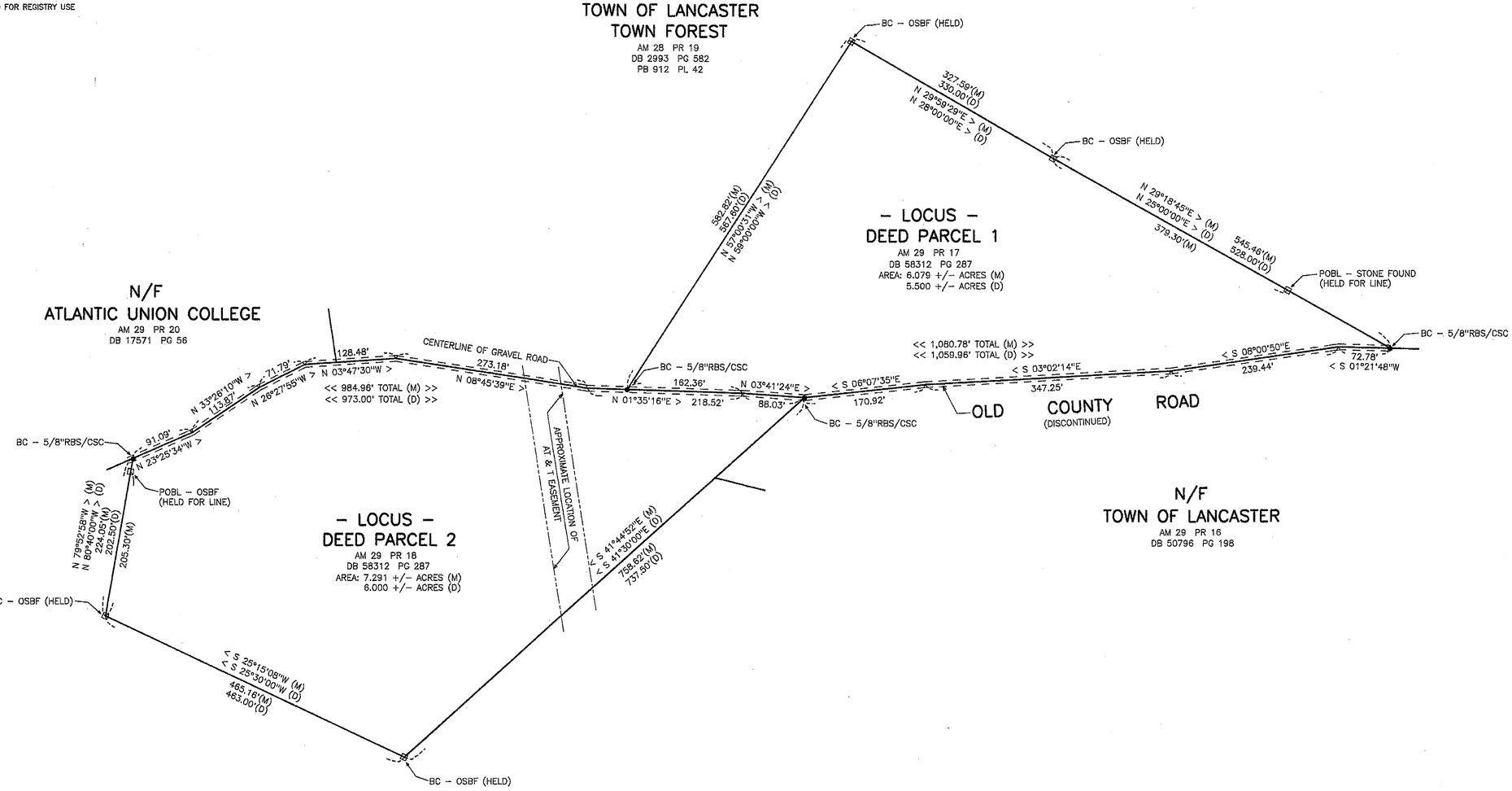
PLAN OF LAND
IN
LANCASTER, MASSACHUSETTS
PREPARED FOR
TOWN OF LANCASTER

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 913 PLAN 123
Received 6/30/15
9 h 36 m AM
Sheet 1 of 1
With Doc. #
In BOOK PAGE
Fee $ 75.-
ATTEST: Register

RESERVED FOR REGISTRY USE



LOCATION MAP



PLAN NORTH
DB 2942 PG 446

80 0 80 160
SCALE: 1" = 80'

– LEGEND –

AM	DENOTES:	ASSESSOR MAP
BC	DENOTES:	BOUNDARY CORNER
CSC	DENOTES:	CABCO SURVEY CAP
(D)	DENOTES:	A DEED DIMENSION, DIRECTION OR AREA
DB	DENOTES:	DEED BOOK
(M)	DENOTES:	A MEASURED DIMENSION, DIRECTION OR AREA
N/F	DENOTES:	NOW OR FORMERLY
OSBF	DENOTES:	OLD STONE BOUND FOUND
PB	DENOTES:	PLAN BOOK
PG	DENOTES:	PAGE
PL	DENOTES:	PLAN
POBL	DENOTES:	POINT ON BOUNDARY LINE
PR	DENOTES:	PARCEL
RBS	DENOTES:	REBAR SET

– NOTES –

1. THE ABUTTER NAMES AND DEED REFERENCES SHOWN HEREON WERE TAKEN FROM CURRENT TAX ASSESSOR RECORDS.
2. THE SUBJECT PROPERTY LIES IN A RESIDENCE "R–II" ZONING DISTRICT.
3. NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

– ZONING REQUIREMENTS –

DISTRICT: RESIDENTIAL
MINIMUM LOT SIZE: TWO ACRES (87,120 SF)
MINIMUM FRONTAGE: 225 FEET
BUILDING SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET
REAR: 20 FEET

– CERTIFICATION –

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND REPRESENTS A BOUNDARY SURVEY CONDUCTED BY ME IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

FURTHER, I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

JUNE 30, 2015

C. A. BUDNICK, PLS
MASS. REG. # 33178

COMMONWEALTH OF MASSACHUSETTS
C.A. BUDNICK
No. 33178
PROFESSIONAL
LAND SURVEYOR

Project:
PLAN OF LAND
OLD COUNTY ROAD
LANCASTER, MA

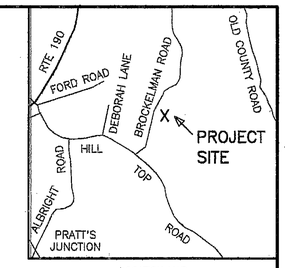
Prepared For:
LANCASTER LAND TRUST, INC. (OWNER)

CABCO CONSULT
LAND AND ENVIRONMENTAL CONSULTING SERVICES
P.O. BOX 14
CLINTON, MA 01510
TEL. 800–675–1591
FAX. 978–365–7419

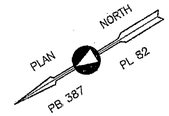
Scale:	1" = 80'	Date:	06/30/15	By:	RL
P.D. No.:	100415810	File No.:	WOR147.30	Sheet	1 of 1

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 913 PLAN 184
Received 6/30/15
9 h 32 m AM
Sheet 1 of 1
With Doc. #
in BOOK PAGE
Fee $ 75.00
ATTEST: Register

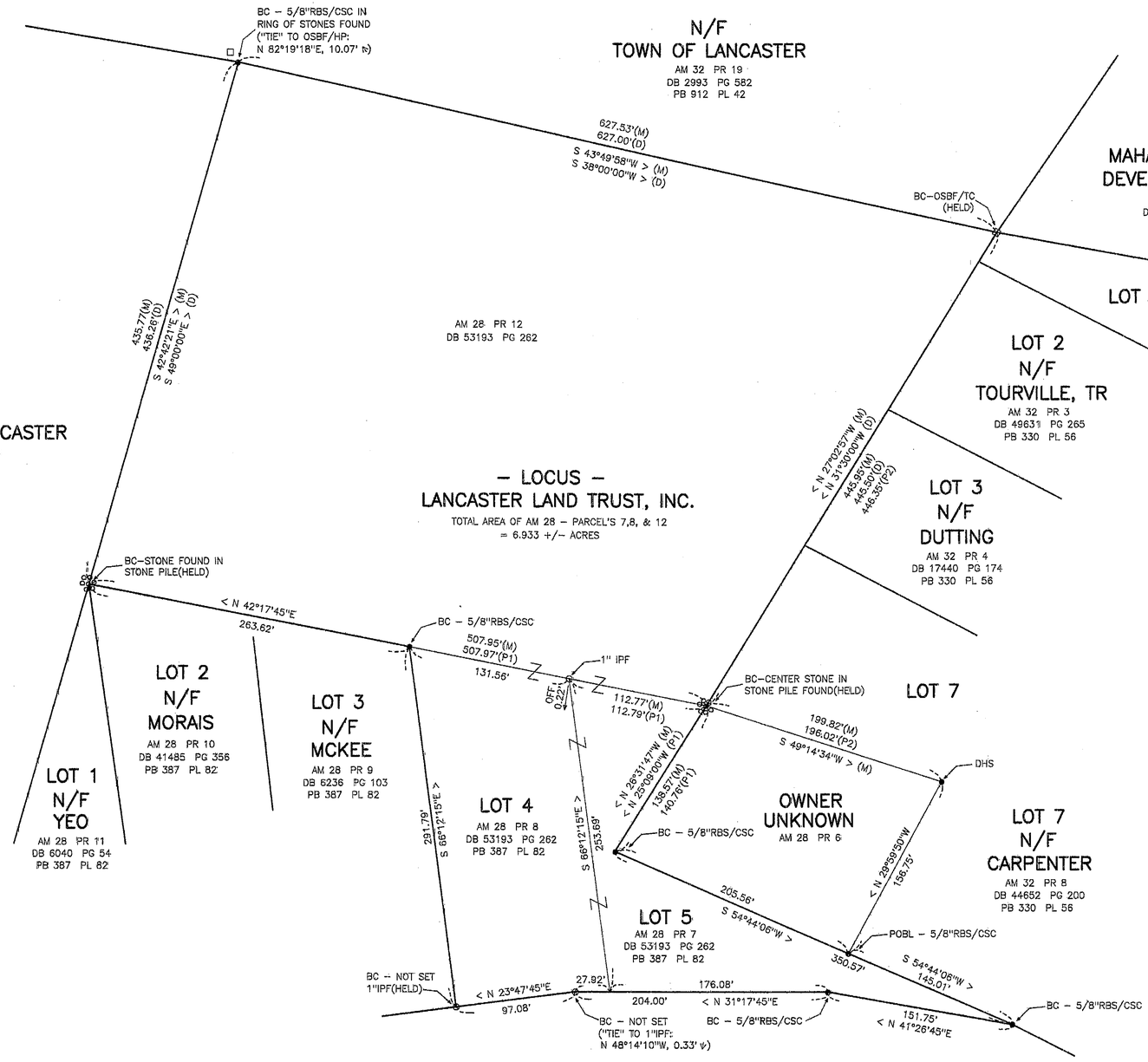
RESERVED FOR REGISTRY USE



LOCATION MAP



50 0 50 100
SCALE: 1" = 50'



– LEGEND –

AM	DENOTES:	ASSESSOR MAP
BC	DENOTES:	BOUNDARY CORNER
CSC	DENOTES:	CABCO SURVEY CAP
(D)	DENOTES:	A DEED DIMENSION OR DIRECTION
DB	DENOTES:	DEED BOOK
DHS	DENOTES:	DRILL HOLE SET
HP	DENOTES:	HIGH POINT
IPF	DENOTES:	IRON PIPE FOUND
(M)	DENOTES:	A MEASURED DIMENSION OR DIRECTION
N/F	DENOTES:	NOW OR FORMERLY
OSBF	DENOTES:	OLD STONE BOUND FOUND
P1	DENOTES:	PB 387 PL 82
P2	DENOTES:	PB 330 PL 56
PB	DENOTES:	PLAN BOOK
PG	DENOTES:	PAGE
PL	DENOTES:	PLAN
POBL	DENOTES:	POINT ON BOUNDARY LINE
PR	DENOTES:	PARCEL
RBS	DENOTES:	REBAR SET
SF	DENOTES:	SQUARE FEET
TC	DENOTES:	TOP CENTER

– NOTES –

1. THE ABUTTER NAMES AND DEED REFERENCES SHOWN HEREON WERE TAKEN FROM CURRENT TAX ASSESSOR RECORDS.
2. THE SUBJECT PROPERTY LIES IN A RESIDENCE "R–II" ZONING DISTRICT.
3. NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

– ZONING REQUIREMENTS –

DISTRICT: RESIDENTIAL
MINIMUM LOT SIZE: TWO ACRES (87,120 SF)
MINIMUM FRONTAGE: 225 FEET

BUILDING SETBACKS
FRONT: 30 FEET
SIDE: 20 FEET
REAR: 20 FEET

– CERTIFICATION –

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND REPRESENTS A BOUNDARY SURVEY CONDUCTED BY ME IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

FURTHER, I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

APRIL 15, 2015

C. A. BUDNICK, PLS
MASS. REG. # 33178

COMMONWEALTH OF MASSACHUSETTS C.A. BUDNICK No. 33178 PROFESSIONAL LAND SURVEYOR

Project: PLAN OF LAND
BROCKELMAN ROAD
LANCASTER, MA

Prepared For: LANCASTER LAND TRUST, INC. (OWNER)

CABCO CONSULT
LAND AND ENVIRONMENTAL CONSULTING SERVICES
P.O. BOX 14
CLINTON, MA 01510
TEL. 800-675-1591
FAX. 978-365-7419

Scale: 1" = 50'	Date: 04/15/15	By: RL	
P.O. No.: 10031581\10	File No.: WOR147.30	Sheet 1 of 1	

Worcester District Registry of Deeds

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 935 PLAN 73
Received 6/5/18
10 h 05 m A M
Sheet 1 of 1
With Doc. #
In BOOK PAGE
Fee $ 75.00
ATTEST:
Register

N

Mass. State Plane Coordinate System

stone bound found and held
(called for in Book 3131, Page 469)

ASSESSORS MAP 28 – LOT 19
Town of Lancaster
Book 2993, Page 582
Plan Book 912, Plan 42

S 81°30'30" E
981.00'

iron pipe found

ASSESSORS MAP 28 – LOT 19
Town of Lancaster
Book 4657, Page 435
Plan Book 912, Plan 42

N 27°56'04" E
930.03'

N 21°05'03" E 1021.82' (tie line only)

ASSESSORS MAP 29 – LOT 22
Edward J. Dyment & Maura E. Dolan
Book 15221, Page 130
26.67 Acres

NOTE: Description in Book 15221, Page 130
contains scrivners errors omitting courses
see Book 3131, Page 469 for correct description

638.70'
S 16°53'52" W

ASSESSORS MAP 28 – LOT 19
Town of Lancaster
Book 2993, Page 582
Plan Book 912, Plan 42

iron pipe (rusted off)
found and held

660.00'
S 73°43'22" W

remains of stake & stones
found & flagged

N 27°19'59" W
148.30'

stone bound with drill hole, marked "JET"
found and held (called for in Book 3131,
Page 469 and Plan Book 135, Plan 33)

flagged corner

S 35°33'30" E
364.01'

ASSESSORS MAP 28 – LOT 19
Town of Lancaster
Book 2993, Page 582
Plan Book 912, Plan 42

S 14°59'48" W
1788.61'

N 27°22'12" W
617.51'

gun barrel set in pile of stoens (found)

519.00'
S 59°20'12" W

S 51°20'17" E
882.00'

ASSESSORS MAP 32 – PARCEL 1
Maharishi Global Development Fund
Book 22899, Page 294
Plan Book 135, Plan 33

ASSESSORS MAP 32 – PARCEL 1
Maharishi Global Development Fund
Book 22899, Page 294
Plan Book 135, Plan 33

stone bound with drill hole, marked "JET"
found and held (called for in Book 3131,
Page 469 and Plan Book 135, Plan 33)

I hereby certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established; and no new lines for division of existing ownerships or for new ways are shown. (M.G.L., Ch. 41, Sec. 81–X)

Edward T. Berry

Edward T. Berry P.L.S.

I hereby certify that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds.

Edward T. Berry

Edward T. Berry P.L.S.

PLAN OF LAND
IN
LANCASTER, MA
PREPARED FOR (OWNER)
TOWN OF LANCASTER

0 100 200
1"=100' 1:1200

May 16, 2018

Edward T. Berry P.L.S. 113 Main St., Athol, MA
Tel. (978)–249–8811 Fax (978)–249–8880
RESIDENTIAL DEVELOPMENT CONSULTANT

COMMONWEALTH OF MASSACHUSETTS
EDWARD T. BERRY #36110
PROFESSIONAL LAND SURVEYOR

Edward T. Berry

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	1	WO	10.3	13.5”	90	7 MBF 1.2 cds. (p)/2.7 cds. (f)	WP: 65/RO: 72

Forest Type: White Pine-Mixed Oak
Location: Northwest portions of the West Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): white pine, red oak, black oak, white oak
Intermediate Size Class: red maple, white pine
Regeneration: adequate – white pine, mixed oak, red maple, birch
Invasive Species: none noted
Shrub growth: American chestnut, high-bush blueberry
Aspect: north and northwest
Size Class: Sawtimber
Soil Type: Woodbridge (WsB), Walpole (Wa), Saco (Sa) (refer to Overview Section for a detailed description.)
Past Harvesting: Yes, 2016

Description: This stand was harvested in 2016 to a Shelterwood-Seedtree condition. It was a whole tree chipping operation that removed all of the low-quality and unhealthy growing stock leaving a residual stand of healthy sawtimber trees. A dense understory of mixed hardwood and pine regeneration has become established. This site is well suited to growing and harvesting trees including late successional species such as oak and pine. The sawlog sized trees consist of red oak, white pine, white oak, and black oak. Sawtimber quality is good. Excellent upland interior forest habitat. The abundance of mature oak trees, throughout the stand provide an excellent mast resource for deer, moose, bear, turkey, and small rodents. A colonial period cellar hole and well are within this stand (see map). Protecting this historical resource will be a priority. For the next 10-20 years the desired future condition is a stand left in its current condition to allow regeneration and the overstory to grow.

OBJECTIVE CODE: CH61 = stands classified under CH61/61A/61B STEW= stands not classified under CH61/61A/61B
STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	2	OH	43.4	12.4”	110	6 MBF 8.86 cds. (f)	RO: 70

Forest Type: Oak-Hardwood
Location: Main hardwood stand in the West Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): red oak, black oak, white ash, white oak, hickory
Intermediate Size Class: red maple
Regeneration: adequate – mixed oak, black birch, hickory, white pine, white oak, elm, red maple
Invasive Species: none noted
Shrub growth: mountain laurel, witch hazel
Aspect: south
Size Class: Small Sawtimber
Soil Type: Chatfield Series (ChC, ChD), (refer to Overview Section for a detailed description.)
Past Harvesting: Yes, 2016

Description: This stand was harvested in 2016 to a Shelterwood-Seedtree condition. It was a whole tree chipping operation that removed all of the low-quality and unhealthy growing stock leaving a residual stand of healthy sawtimber trees. The harvest has resulted in an abundance of tree regeneration. Really interesting site with a lot of diversity. The topography consists of hills and ridges with many impressive bedrock exposures throughout. Depth to bedrock is shallow with a maximum depth of 30-inches. Sawtimber quality is fair to good. Mountain laurel is dense in some areas. Mountain laurel appears to follow the path of drainage preferring the wetter sites. There is more species diversity then average because of the variability in soil moisture content. The hilly terrain and shallow depth to bedrock creates very dry soil on the hill tops and very moist soil in the “valleys”. Species such as ash, hickory, and elm are present. Aesthetically nice for a possible trail extension. Excellent resources for wildlife. The rock outcroppings provide possible den sites and protection from weather. The abundance of mature mixed oak trees, throughout the stand provides an excellent mast resource for deer, moose, turkey, black bear, and small rodents. The areas with dense mountain laurel provide cover for deer, birds, and small rodents. For the next 10-20 years the desired future condition is a stand left in its current condition to allow regeneration and the overstory to grow.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	3	RM	7.0	11.9”	110	1.4 MBF 14 cds. (f)	WP: 56

Forest Type: Red Maple
Location: Forested wetland, West Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): red maple, black birch, white oak, red oak, pine
Intermediate Size Class: red maple
Regeneration: inadequate – white pine
Invasive Species: none noted
Shrub growth: mountain laurel, witch hazel, fern, winterberry, alder
Aspect: south
Size Class: Small Sawtimber
Soil Type: Whitlam Loam (Wh), (refer to Overview Section for a detailed description.)
Past Harvesting: No evidence of past management including timber harvesting.

Description: More diverse species composition due to it being predominantly a wetland site. The topography is nearly level and poorly drained with a soil depth of 60-inches. Mountain laurel seems to prefer this wet site and is dense in many areas. A dense layer of fern and moss cover the ground. Hummocky in nature. Excellent resources for wildlife food for primarily deer, small rodents and song birds. On the edges of the drainage area and in some cases within there are large diameter good quality white pine trees. They are some of the highest quality trees in regards to vigor, health, growth-rate and timber quality. It appears they are growing in ideal growing conditions. The areas with dense mountain laurel provide cover for deer, birds, and small rodents. Operability is poor. The desired future condition is a stand left primarily in its natural state to protect water quality.

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STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	4	WO	9.7	13”	105	9 MBF 7 cds. (f)/2.3 cords (p)	RO:70

Forest Type: White Pine-Mixed Oak
Location: East of wetland, West Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): w. pine, r. oak, b. oak, w. oak
Intermediate Size Class: white pine, red maple, chestnut oak
Regeneration: adequate – mixed oak, red maple, white pine, birch
Invasive Species: none noted
Shrub growth: low-bush blueberry
Aspect: south and east
Size Class: Sawtimber
Soil Type: Chatfield-Hollis (ChC, ChD) , (refer to Overview Section for a detailed description.)
Past Harvesting: Yes, 2016

Description: This stand was harvested in 2016 to a Shelterwood-Seedtree condition. It was a whole tree chipping operation that removed all of the low-quality and unhealthy growing stock leaving a residual stand of healthy sawtimber trees. The harvest has resulted in a dense understory layer of mixed hardwood and pine regeneration. An abundance of oak seedlings are present. The overstory is comprised of mostly white pine and mixed oak sawtimber of good quality. The soils and topography are the same as Stand 2. Operability is fair. There are many bedrock exposures to navigate around and one probable vernal pool to buffer. The vernal pool is adjacent to a large bedrock exposure and it is quite beautiful. A trail extension could be considered through this area for nature study and recreation. There are also quite a few white pine “specimen” trees to view. The site appears to be suited to grow both oak and pine. Soil data indicates that the site is better suited for growing mixed hardwood. This will be considered when making harvesting decisions. Both species will continue to be dominant. A log landing will be considered in this stand along the cart road. For the next 10-20 years the desired condition is a stand left in its current condition to allow the overstory and understory to grow.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	5	MS	4.4	n/a	n/a	n/a	RM: 50

Forest Type: Shallow Marsh
Location: beaver pond and wetland, West Lot

Species Composition
Co-Dominant Size Class: n/a
Intermediate Size Class: n/a
Regeneration: inadequate – n/a
Invasive Species: none noted
Shrub growth: low-bush blueberry, winterberry, alder
Aspect: northly
Size Class: Regeneration
Soil Type: Freetown Muck (fm), (refer to Overview Section for a detailed description.)
Past Management: Work has been done on the culvert at the stream crossing.

Description: This stand is a shallow marsh and associated wooded wetland. The wooded wetland, the newest area to become flooded, is in the southeast corner. The marsh was created primarily by beaver activity. The upstream side of the access road where it crosses the wetland hass been partially dammed by the beavers. Signs of past and present beaver activity can be seen along the marshes edge (fallen saplings/trees, lodges, dams, etc.). Beaver ponds are an integral part of the ecosystem. Not only do they provide habitat for beavers but waterfowl, marsh and song birds, reptiles, moose, deer, and birds of prey. The edges are dominated by grasses, sedges, and shrubs. These areas provide dense cover for reptiles. The marsh still has standing dead trees, which have significant wildlife benefits to insects, woodpeckers, and birds-of-prey. The wooded wetlands around the edge of the marsh are almost primarily red maple with some large pine and oak. The desired future condition is a stand that matures and declines naturally to provide biodiversity and other ecosystem benefits such as flood water storage and filtration.

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	6	WO	125.27	11”	145	10 MBF 5.7 cds. (f)/6.7 cords (p)	RO:70

Forest Type: White Pine-Mixed Oak
Location: East and West Lot, Main stand type on upland areas.

Species Composition
Co-Dominant Size Class: (in order of dominance): w. pine, r. oak, b. oak, w. oak,
Intermediate Size Class: white pine, red maple, r. oak, b.oak, hemlock, birch
Regeneration: inadequate – red maple, white pine, birch, oak, beech, hemlock
Invasive Species: none noted
Shrub growth: mountain laurel, witch hazel
Aspect: north, south, east, west
Size Class: Sawtimber
Soil Type: Chatfield-Hollis (ChC, ChD), (refer to Overview Section for a detailed description.)
Past Harvesting: Some harvesting along main access road in the early 1980s. Partially harvested in 2016.

Description: Largest stand within the Town Forest. Twenty five hundred seedlings were planted in this stand in the late 1940s. Mostly white pine but also some red pine. I believe most of the white pine was planted along Brockelman Road. The red pine was planted in two patches one along Brockelman Road and the other along the main access road. White pine and mixed oak sawtimber of good quality. The soils and topography are the same as Stands 1, 2 & 4. Less bedrock exposure within this stand type. Operability is fair to good. There are several stream and wetland crossings to cross during harvesting operations. Time of year and weather conditions will play a large factor when deciding to operate. White pine and red oak is the primary sawtimber size tree. Overall quality is fair to good. However, throughout the stand there are many good quality large diameter pine and oak. The site appears to be suited to grow both oak and pine. Soil data indicates that the site is better suited for growing mixed hardwood. This will be considered when making harvesting decisions. Both species will continue to be dominant. The “thick” mountain laurel and witch hazel growth will impede regeneration growth and will need to be addressed. The desired future condition is a stand thinned to promote the healthiest most vigorous trees and to create conditions favorable for establishing desirable regeneration. To accomplish these goals uneven-aged harvesting methods such as Group Selection and Improvement Thinning will be utilized with the long-term goal of creating three distinct age classes.

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STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	7	RM	55.97	10”	125	4.5 MBF 7.9 cds. (f)/1.9 cords (p)	RO:57

Forest Type: Red maple wetland and shallow marsh
Location: Main wetland area of the East Lot.

Species Composition
Co-Dominant Size Class: (in order of dominance): r. maple, hemlock, w. pine, r. oak, b. oak. b. gum
Intermediate Size Class: r. maple, hemlock
Regeneration: inadequate – red maple
Invasive Species: Glossy Buckthorn
Shrub growth: high-bush blueberry, alder, winterberry
Aspect: north
Size Class: Cordwood to Small Sawtimber
Soil Type: Freetown Muck (FM), Ridgebury Fine Sandy Loam (RsB), (refer to Overview Section for a detailed description.)
Past Harvesting: None, Access road maintenance at two locations.

Description: This stand is a shallow marsh and associated surrounding wooded wetland. The area with the lowest elevation, northwest portions (see orthophotograph), is primarily shallow marsh. Created from beavers who are currently active in the area. Signs of past and present beaver activity can be seen along the marshes edge (fallen saplings/trees, lodges, dams, etc.). The first access road crossing, from Brockelman Road, is a dam for a small pond area. Beaver ponds are an integral part of the ecosystem. Not only do they provide habitat for beavers but waterfowl, marsh and song birds, reptiles, moose, deer, and birds of prey. The edges are dominated by grasses, sedges, and shrubs. These areas provide dense cover for reptiles. The marsh still has standing dead trees, which have significant wildlife benefits to insects, woodpeckers, and birds-of-prey. The wooded wetlands around the edge of the marsh and at slightly higher elevations are primarily red maple with some large pine, hemlock and oak. High-bush blueberry is abundant in some areas and provides soft mast for birds and mammals Scattered patches of Glossy Buckthorn, an invasive species, have been found. At this time monitoring for spread is appropriate but control may be necessary at some point. The desired future condition is a stand that matures and declines naturally to provide biodiversity and other ecosystem benefits such as flood water storage and filtration. The exemption to this will be in areas identified as prime locations for late-successional forest management. A goal of the forest committee.

Late-Successional Forest Structure: As described in the overview section of this plan a goal of the town’s forest committee is to identify and manage areas suitable for late-successional forest structure. Parts of this stand, as shown on the Forest Stand Map, have been identified as prime locations because of the presence of large diameter (26”-32” DBH), +/- 150 year old hemlock trees. There are likely others areas suitable for this type of management in this stand and one of the goals is to continue to search out and identify prime locations. Treatments for these areas are described in the practices section of this plan.

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STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	8	OH	6.7	9”	105	2.5 MBF 12.7 cds. (f)	RO:65

Forest Type: Oak – Mixed Hardwood
Location: Northeast corner along Old County Road of the East Lot.

Species Composition
Co-Dominant Size Class: (in order of dominance): b. oak, r. oak
Intermediate Size Class: b. oak, r. maple
Regeneration: inadequate – red maple
Invasive Species: none noted
Shrub growth: mountain laurel, witch hazel
Aspect: west
Size Class: Cordwood
Soil Type: Paxton fine sandy loam (PbC), (refer to Overview Section for a detailed description.)
Past Harvesting: None, no evidence

Description: Small stand in the northeast corner of the lot. Primarily black oak with some red oak mixed throughout. Tree growth and vigor is poorer in this stand. This is indicated by the smaller tree diameter, shorter heights, and overall poorer form. Possible reasons for poorer growth are depth to bedrock, fire, or other past landuse. Very dense mountain laurel to the point where it is difficult to walk. Although not as ideal as red and white oak the abundance of black oak trees, throughout the stand, provides a mast resource for deer, moose, turkey, black bear, and small rodents. The dense mountain laurel provides cover for deer, birds, and small rodents. The desired future condition is a stand left in its current state to mature and decline naturally. Unless access is improved and the mountain laurel condition can be addressed.

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STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	9	HH	11.2	11.6”	170	8.6 MBF 13.6 cds. (f) / 6.3 cds. (p)	RO:65-70

Forest Type: Hemlock-Hardwood
Location: Along Old County Road on the East Lot.

Species Composition
Co-Dominant Size Class: (in order of dominance): hemlock, white pine, r. oak, b. oak
Intermediate Size Class: hemlock r. maple, b. birch, r. oak
Regeneration: inadequate – none
Invasive Species: none noted
Shrub growth: mountain laurel
Aspect: west
Size Class: small sawtimber
Soil Type: Paxton fine sandy loam (PbC), Chatfield- Hollis (ChC) (refer to Overview Section for a detailed description.)
Past Harvesting: no evidence found

Description: The only upland site with an abundance of hemlock. Quality improves as you move westerly towards the wetland area. Many nice “specimen” hemlock and white pine trees. Excellent place for a trail extension to accent the biodiversity of the property. Dense hemlock stands, such as this one, are used by deer in the winter for food and shelter from the deep snow and cold. No signs of the Hemlock Wooly Adelgid. This is an issue that will be monitored. Access is poor due to the condition of Old County Road. The desired future condition is a stand left in its current state to mature and decline naturally. A future harvest may be necessary if Adelgid becomes introduced.

OBJECTIVE CODE: CH61 = stands classified under CH61/61A/61B STEW= stands not classified under CH61/61A/61B
STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	10	OH	39.8	11”	108	6.1 MBF 8.3 cds. (f) / 2 cds. (p)	RO:65-70

Forest Type: Oak-Hardwoods
Location: Southwest section of the East Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): r. oak, b. oak, w. pine
Intermediate Size Class: b. oak, r. maple, b. birch, hickory, w. birch
Regeneration: inadequate – r. maple, b. birch, w. pine
Invasive Species: none noted
Shrub growth: witch hazel
Aspect: northerly
Size Class: Sawtimber
Soil Type: Paxton fine sandy loam (PbC), Chatfield- Hollis (ChC), Woodbridge (WsB) (refer to Overview Section for a detailed description.)
Past Harvesting: no evidence found

Description: This stand has some of the healthiest, largest diameter, and tallest oak on the property. They are growing in the transition point between the upland and the wetland areas. Good soil moisture throughout the growing season has facilitated this growth. Although not captured in the inventory white ash trees were noted. Also noted was the heavy deer traffic and browse. The mature oaks are probably good acorn producers. Access for logging will be through the Lancaster Land Trust Property that abuts Brockelman Road. Harvesting stand 6 and the most northern portions of stand 10 will require a long haul road. Operability is good but slightly limited by surface rocks. The desired future condition is a stand thinned to promote the healthiest most vigorous red oak and to create conditions favorable for establishing desirable regeneration. To accomplish these goals uneven-aged harvesting methods such as Group Selection and Improvement Thinning will be utilized with the long-term goal of creating three distinct age classes. The large diameter oak trees along the eastern boundary line will be retained as reserve trees for their aesthetic value and late-successional forest structure attributes.

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STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	11	WO	43.0	10.5”	118	6.7 MBF 6.1 cds. (f) / 1.3 cds. (p)	RO:60

Forest Type: White Pine - Oak
Location: Southeast section of the East Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): b. oak, r. oak, w. pine, w. oak, hickory
Intermediate Size Class: oak, r. maple, hickory, hemlock, white pine
Regeneration: inadequate – hemlock, maple
Invasive Species: none noted
Shrub growth: mountain laurel, witch hazel
Aspect: northerly
Size Class: Small Sawtimber
Soil Type: Paxton fine sandy loam (PbC)
Past Harvesting: no evidence found

Description: Fair to good quality mixed oak and white pine. More black oak sawtimber then red oak. Mountain laurel and witch hazel shrub growth are a future management issue. If not controlled in some manner thinning the forest could potentially result in more shrub growth. This would impede tree regeneration one of the core silviculture objectives. An area of dense laurel indicated on the map will not be harvested to provide cover for wildlife. Access from the main haul road is good and there are many places to create a log landing. Operability is good but slightly limited by surface rocks. The desired future condition is a stand thinned to promote the healthiest most vigorous oak and pine, and to encourage the establishment of regeneration. To accomplish these goals uneven-aged harvesting methods such as Group Selection and Improvement Thinning will be utilized with the long-term goal of creating three distinct age classes.

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STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume

Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	12	WO	19.6	12”	153	9.8 MBF 8.2 cds. (f) / 1.3 cds. (p)	RO:70

Forest Type: White Pine - Oak
Location: Southeast section of the East Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): w. pine, r. oak, w. oak, b. oak, hemlock
Intermediate Size Class: r. maple, b. oak, w. oak, w. pine, hemlock
Regeneration: inadequate – hemlock, ma
Invasive Species: none noted
Shrub growth: mountain laurel, witch hazel
Aspect: northerly
Size Class: Small Sawtimber
Soil Type: Paxton fine sandy loam (PbC), Ridgebury fine sandy loam (RsA), Whitman loam (Wh)
Past Harvesting: yes

Description: Productive site but soils are also poorly drained. Access and operability will be limited to dry or frozen conditions. There is an access road from Old County Road that could be developed into a suitable road for timber harvesting. However, there are many wetland issues with the access road that will need to be addressed before a timber sale could take place. Good quality mixed oak and white pine. Many 24-inch+ white pines with sawtimber upwards of 60 feet. More red oak sawtimber then black oak. Less mountain laurel here than in stand 11. However, mountain laurel and witch hazel shrub growth are a future management issue in some areas. If not controlled in some manner thinning the forest could potentially result in more shrub growth. This would impede tree regeneration one of the core silviculture objectives. An area of dense hemlock indicated on the map will not be harvested to provide cover for wildlife and biodiversity. The desired future condition is a stand thinned to promote the healthiest most vigorous trees and to create conditions favorable for establishing desirable regeneration. To accomplish these goals uneven-aged harvesting methods such as Group Selection and Improvement Thinning will be implemented with the long-term goal of creating three distinct age classes.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	13	WP	9.0	11.5”	185	20.6 MBF 5.8 cds. (f) / 2.6 cds. (p)	WP:65-70

Forest Type: White Pine
Location: Northwest section of West Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): w. pine, hemlock
Intermediate Size Class: hemlock, r. maple, white oak, black cherry
Regeneration: inadequate
Invasive Species: none noted
Shrub growth: witch hazel, ironwood, alder
Aspect: northwest
Size Class: Sawtimber
Soil Type: Hinckley Sandy Loam (HgE), Woodbridge fine sandy loam (WsB)
Past Harvesting: Yes

Description: This stand is primarily a Riparian Corridor along Wekepeke Brook. North of the power line the Hinckley Sandy Loam soils are poorly drained, deep and within the floodplain. Primarily sawtimber size white pines of good quality are within this area. South of the power line there is a steep embankment along the brook and the soils change to Woodbridge Fine Sandy Loam. Hemlock dominates the embankment. There was no evidence of the adelgid (2014). The dense shade from the hemlock helps regulate the temperature of Wekepeke Brook for native brook trout and other aquatic species. South of the embankment there is a small area of relatively flat ground. This area was logged several years ago. It appears the trees were removed to the north. Only a portion of the sawtimber volume was removed. The understory is mostly dense hemlock. At the stand level, access and operability are poor due to steep topography, soil conditions and proximity to Wekepeke Brook. The desired future condition is a stand left to mature and decline naturally to provide riparian corridor benefits and passive recreational use.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	14	PL	3.4	n/a	n/a	n/a	n/a

Forest Type: Open/Power transmission line
Location: Northwest section of West Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): n/a
Intermediate Size Class: n/a
Regeneration: white pine, oak
Invasive Species: autumn olive
Shrub growth: witch hazel, ironwood, alder
Aspect: southeast
Size Class: n/a
Soil Type: Hinckley Sandy Loam (HgE), Woodbridge fine sandy loam (WsB)
Past Harvesting: n/a

Description: This stand/area is a transmission power line easement. Shrub and small tree growth dominate with some areas of herbaceous growth such as blackberry. Wekepeke Brook flows through this stand. Excellent early successional habitat in an otherwise forest dominated environment. A mink was present along the brook when doing the field work for this report. Probable brook trout habitat with many deep pools and lots of hemlock cover to regulate stream temperature. Deer browse was also noted on the hardwood regeneration. The maintenance road is heavily used by all-terrain-vehicles. There is extensive erosion where the road crosses Wekepeke Brook. Road repairs are needed to stop sedimentation into the brook.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	15	HK	4.4	8.5”	180	10.1 MBF 6.1 cds. (f)/9.7 cords (p)	WP:67

Forest Type: Hemlock
Location: Old County Road Lot, along Old County Road

Species Composition
Co-Dominant Size Class: (in order of dominance): hemlock, black oak
Intermediate Size Class: hemlock
Regeneration: inadequate, hemlock
Invasive Species: none noted
Shrub growth:
Aspect: northerly
Size Class: Sawtimber
Soil Type: Paxton Fine Sandy Loam (PbC), (refer to Overview Section for a detailed description.)
Past Harvesting: Yes, heaviest thinning in the southern portions of the stand

Description: This is a small stand along Old County Road. Not extensively logged like stand 16. Possibly a location for a future log landing. No evidence of adelgid. Good size hemlock sawtimber of good quality. Access and operability are good. For logging purposes the haul road will utilize Old County Road as little as possible. Most likely the haul road will cross Old County Road and run through the woods to the log landing alongside the main truck road. The site is suited to grow both hardwood and softwood. Soil data indicates that the site is better suited for growing softwood like white pine. The desired future condition is a stand managed primarily for aesthetics and preserving a stand dominated by hemlock. A light improvement thinning will remove unhealthy or poor quality trees.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	16	WO	7.7	8.5”	85	2 MBF 7.4 cds. (f)/1.2 cords (p)	WP:67

Forest Type: White pine-Mixed oak
Location: Old County Road Lot

Species Composition
Co-Dominant Size Class: (in order of dominance): r. oak, r. maple, b. birch, w. pine, w. birch, hickory
Intermediate Size Class:
Regeneration: inadequate - black birch, red oak, red maple
Invasive Species: none noted
Shrub growth: witch hazel
Aspect: northeasterly
Size Class: cordwood
Soil Type: Paxton Fine Sandy Loam (PbB), (refer to Overview Section for a detailed description.)
Past Harvesting: Yes, 20+ years ago

Description: This area was extensively logged. A large portion of the overstory was removed and has grown back to cordwood-sized mixed hardwood dominated by birch. There is some good quality white pine and oak sawtimber. This stand is different from most of the town forest because it is dominated by young early successional trees growth. Access and operability are good. The main haul road is in good shape. The site is suited to grow both hardwood and softwood. White pine is the preferred species to dominate but it appears hardwood will dominate. The desired future condition is a stand left for the next ten years to mature.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	17	HH	3.4	8.4”	155	2.5 MBF 4.4 cds. (f)/5.2 cords (p)	WP:55

Forest Type: Hemlock-Hardwood
Location: East County Road Lot, riparian area between stands 16 & 18

Species Composition
Co-Dominant Size Class: (in order of dominance): r. maple, hemlock, yellow birch
Intermediate Size Class: hemlock
Regeneration: inadequate – hemlock
Invasive Species: none noted
Shrub growth:
Aspect: north
Size Class: Cordwood
Soil Type: Ridgebury Fine Sandy Loam (RsB), (refer to Overview Section for a detailed description.)
Past Harvesting: None, Riparian area

Description: This stand is a riparian area for a small stream. The desired future condition is a stand that matures and declines naturally to provide biodiversity and other ecosystem benefits such as flood water storage and filtration.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	18	WO	13	9.55”	125	7.1 MBF 7.9 cds. (f)/5.1 cords (p)	WP:67

Forest Type: White Pine-Mixed Oak
Location: Old County Road Lot, eastern portions

Species Composition
Co-Dominant Size Class: (in order of dominance): w. pine, b. oak, w. oak, r. oak, r. maple, hickory
Intermediate Size Class: white pine, red maple, r. oak, b.oak, hemlock, birch
Regeneration: adequate – red maple, white pine, birch
Invasive Species: none noted
Shrub growth:
Aspect: easterly
Size Class: Sawtimber
Soil Type: Woodbridge Fine Sandy Loam (WsB), (refer to Overview Section for a detailed description.)
Past Harvesting: Yes, in conjunction with stand 16

Description: This stand was harvested but not as extensively as stand 16. Good quality trees were retained. Access and operability are good. The only limitation being one stream crossing into stand 16. This is a manageable crossing in dry or frozen conditions. The main haul road is in good condition and will not require extensive repair. Desired future condition is a stand left in its current condition for the next ten years to mature.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	19	HH	3.7	7”	140	2.1 MBF 3.5 cds. (f)/4.5 cords (p)	WP:55

Forest Type: Hemlock-Hardwood
Location: Old County Road Lot, wetland and riparian area

Species Composition
Co-Dominant Size Class: (in order of dominance): hemlock, r. maple, birch, pine
Intermediate Size Class: hemlock
Regeneration: inadequate – hemlock
Invasive Species: none noted
Shrub growth: mountain laurel, blueberry
Aspect: northeast
Size Class: Cordwood
Soil Type: Ridgebury Fine Sandy Loam (RsB), (refer to Overview Section for a detailed description.)
Past Harvesting: None, wetland/riparian area

Description: This stand is a wetland and riparian area that forms a small stream. Standing water is present during parts of the year. Water flow from this area runs to the northeast towards Devonshire Way. Several large diameter legacy hemlock and white pine trees. The desired future condition is a stand left to mature and decline naturally to provide biodiversity and other ecosystem benefits such as flood water storage and filtration. However, this stand has been identified as a prime location for late-successional forest management. A goal of the forest committee. Some management to reach this goal may be appropriate.

Late-Successional Forest Structure: As described in the overview section of this plan a goal of the town’s forest committee is to identify and manage areas suitable for late-successional forest structure. This stand, as shown on the Forest Stand Map, has been identified as a prime location because of the presence of large diameter (26”-32” DBH), +/- 150 year old hemlock and white pine trees. The recommended treatment for this area is described in the practices section of this plan.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	20	WP	9.6	12”	175	18.8 MBF 2.1 cds. (f)/12.7 cords (p)	WP:67

Forest Type: White Pine
Location: Old County Road Lot, most easterly portion

Species Composition
Co-Dominant Size Class: (in order of dominance): w. pine
Intermediate Size Class: b. oak, r. maple
Regeneration: adequate –white pine (suppressed)
Invasive Species: none noted
Shrub growth: none noted
Aspect: easterly
Size Class: Sawtimber
Soil Type: Woodbridge Fine Sandy Loam (WsB), (refer to Overview Section for a detailed description.)
Past Harvesting: No

Description: Dense stand of sawtimber white pine. Recently acquired by the Town of Lancaster. It has a different management history then the rest of the Old County Road Lot. It appears to have never been logged. The pine either resulted from natural seeding within an abandoned field or was planted. The quality is fair to good. White pine weevil appears to have not had a devastating effect. The average trees is probably a sawmill grade 2. Adequate amount of white pine regeneration but it has been suppressed for many years. Operability is good. Nice level ground with very few obstacles. Access is hindered by one stream crossing into stand 16 and the long haul distance to Old County Road (likely log landing location). This is a manageable crossing in dry or frozen conditions. The main haul road is in good condition and will not require extensive repair. This stand will be left in its current condition for the next ten years for aesthetic values.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
STEW	21	WO	18.2	14.8”	45	6.7 MBF 1 cds. (f)/1 cords (p)	RO:65

Forest Type: White Pine-Mixed Oak
Location: South of AT&T Easement, Dyment/Dolan Tract

Overstory Composition: r. oak (47%), w. pine (38%), w. oak (9%), b. oak (6%)
Trees/Acre: 37.5
Overstory Description: The overstory is approximately 105-115 years old and the current growth rate is 5-years to an inch of diameter. Sawtimber quality is good with most of the low-grade sawtimber removed during the recent harvest. Species diversity is fair with only pine and oak species present.
Midstory: Very little midstory growth because it was harvested in 2016. This was done because the midstory was comprised of unhealthy red maple, pine and mixed oak.
Regeneration: (s. birch, aspen, w. pine, r. oak, w. oak, b. oak, r. maple, g. birch, a. chestnut) The timber harvest in 2016 has resulted in a dense understory of species rich tree regeneration. Both early successional species and late successional species have become established. Several areas will likely be dominated by sweet birch because it is beginning to overtop the oak and pine. This is a common issue. Cutting some of the overtopping birch away from the suppressed oak and pine would insure that it becomes established.
Shrub/Herbacious: (mountain laurel, witch hazel, rubus, vaccinium) Shrub growth is not impeding tree regeneration growth.
Invasive Species: none noted
Aspect: northerly
Soil Type/Site Quality: Chatfield-Hollis (ChC), (refer to Overview Section for a detailed description.)
Past Harvesting: Rotted stumps indicate a timber harvest was done throughout the upland areas more than 20 years ago. In 2016, a shelterwood-seedtree harvest was done before the Town of Lancaster purchased the land from the Dyment/Dolan Family. The harvest was a whole-tree chipping operation removing 31,000 board feet of white pine timber, 26,000 boardfeet of red oak timber, 8,000 board feet of black timber, 78 cords of cordwood and 121 tons of pulpwood.
Notable Characteristics: A trail runs along a portion of the western and southern boundary line that connects with Old County Road to the east and Brockelman Road to the west. The abandoned AT&T phone line easement runs through the northern end of this stand. A scenic and rocky perennial stream runs along a portion of the western boundary.
Access/Operability: Access is from the north across the AT&T easement. A wetland does need to be crossed but stabilization was not an issue during the 2016 harvest. Operability is good.
Wildlife: The abundance of regeneration has attracted deer and moose to the area. Lots of sign from both species was evident. Monitoring the site for regeneration damage is important. Hopefully, hunters will keep the population low enough that desirable regeneration makes it into the overstory. The heavily reduced canopy cover in combination with a dense understory of tree and shrub growth including soft mast has created excellent song bird habitat. This stand is providing food and cover resources that the surrounding dense forest does not.
Desired Future Condition: A “cleaning” treatment should be considered to insure oak and pine can compete with overtopping sweet birch. Otherwise for the next twenty or more years this stand should be left to allow the understory and overstory to grow.

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Owner(s) TOWN OF LANCASTER---BLOOD TOWN FOREST Town(s) LANCASTER

MANAGEMENT PRACTICES
to be done within the next 10 years

OBJ	STD NO	TYPE	TREATMENT	AC	TO BE REMOVED BA/AC	TO BE REMOVED TOT VOL	TIMING

STEW GROUP SELECTION METHOD/INTERMEDIATE TREATMENT 2021-2024

Stand/Type	**Area to be treated (acres)**	**BA (to be removed)**	**Total Sawlog Volume (to be removed)**	**Total Firewood Volume (to be removed)**	**Total Pulpwood Volume (to be removed)**
6/WO	55 ac	72 square feet	175 MBF	150 Cords	200 Cords
10/OH	30 ac	55 square feet	60 MBF	240 Cords	60 Cords
11/WO	38 ac	59 square feet	84 MBF	190 Cords	50 Cords
12/WO	18 ac	76.5 square feet	70 MBF	125 Cords	20 Cords
Totals	**141 ac**	**----**	**389 MBF**	**700 Cords**	**330 Cords**

In stands 6-12 the group selection method will be used to work towards an uneven-aged forest structure. Groups of trees will be removed ranging in size from 1/4 to 2 acres. All trees except the occasional specimen tree (reserve) will be harvested within the group. This includes any tree growth in the midstrata. The goal is to create growing conditions suitable for regenerating a diverse mix of tree species and to improve forest stratification. Group size will be varied to create different light conditions on the forest floor to encourage shade, as well as, mid-shade tolerant species. Approximately 1/3 of the stand will be treated on a 25-35 year cutting cycle to create three distinct age classes. Three distinct age classes will create ideal interior forest songbird habitat and improve resistant and resilient to natural disturbances. Most of the white oak trees will be retained to provide mast for deer, turkey, moose, and rodents. Any tree species that are less common such as hickory, elm, chestnut, hemlock, sugar maple and ash will be retained for biodiversity. The dense mountain laurel shrub layer that exists in some areas poses a challenge to establishing regeneration. This is another reason the group selection method is the best management option. By removing all tree growth in groups you maximize the disturbance to the forest floor. This will crush the laurel and expose the organic layer allowing trees to germinate. Also, it is recommended that a feller-buncher be utilized. These machines are the most effective at removing laurel growth. No-cut riparian corridors will be maintained along all the perennial streams. No logging will be conducted in wetland areas. Wetland and stream crossing will be stabilized.

In addition to a third of the stand acreage being treated with the group selection method another third will be treated with an intermediate treatment. An intermediate treatment is designed to lightly thin the forest to improve stand health, composition, quality and to capture value from trees that would otherwise die. The healthiest and highest quality trees will be retained until a regeneration harvest. The edges of group selection

OBJ	STD NO	TYPE	TREATMENT	AC	TO BE REMOVED BA/AC	TO BE REMOVED TOT VOL	TIMING

areas will be "softened" by the intermediate treatment. Establishing regeneration is not the intent of an intermediate treatment.

RESTORING LATE-SUCCESSIONAL FOREST STRUCTURE

Late-successional forests provide many important ecological and socioeconomic values and active approaches to restoring these systems represent an important tool for ensuring their future presence on the landscapes of the northeast. A primary objective of the forest committee is to identify areas that can be managed in this way. During the fieldwork for this plan potential areas were identified in collaboration with a forest committee member. These areas were mapped on the Forest Stand Map. Any new areas identified after this plan is finalized will be mapped and described in the 2024 plan recertification. The areas currently identified for late-successional forest structure were chosen because there are large diameter (26"-32" DBH) hemlock and white pine that can be preserved as legacy trees. Cores indicate the approximate age of the legacy trees to be 145-155 years old. The following steps will be implemented in these areas:

1. Determine the number and location of legacy trees and patch reserves.
2. Designate legacy trees and patch reserves and document the location for future forest managers. Legacy trees should be marked with paint or scribe marks.
3. Create gap sizes and determine placement. Creating harvest gaps provides for the development of diverse tree sizes and ages found in late-successional forest stands. Gap sizes should range from single tree up to ¼ to 1/3 acre to match patterns of historic disturbances.
4. Stands should be tended through intermediate treatments to improve structure. Important late-successional structures currently missing from most forest in the Northeast include very large trees (25"-30" DBH), large standing dead trees, and large downed logs.

Over time, late-successional structure will develop through the growth and mortality of legacy trees as well as through active forest management. The following target thresholds are needed to approach those historically found in old growth forests in the region.

- 20 snags >15" DBH per acre
- 40-45 trees >15" DBH per acre
- 20 trees >20" DBH per acre or 15 trees >25" DBH per acre

G E N E R A L M A N A G E M E N T A C T I V I T I E S

Main Access Road: Continue to repair the main access road and install a third log landing near Old County Road during the next timber harvest operations. Necessary improvements will be made to protect wetlands and to allow for emergency access and timber harvesting operations. These roads and landings will be left in such a condition that they can be used for parking areas, trailheads, and to allow access for future forest management

MANAGEMENT PRACTICES
to be done within the next 10 years

OBJ	STD NO	TYPE	TREATMENT	AC	TO BE REMOVED BA/AC	TO BE REMOVED TOT VOL	TIMING

activities. Gates will be installed where appropriate to limit ORV use. Previous road repairs have utilized a large trap rock. Moving forward to improve recreational use of the woods road a processed gravel will be used.

Forest Health: The property should be monitored for damaging insects and disease-causing organisms, natural disturbances, illegal dumping, and any other issues. Annual inspections are recommended.

Post Signs & Boundary marking: It is highly recommended that the boundary lines and corners be permanently marked. It is important for management and addressing any misuse of the property. Having a recent survey on file is very beneficial. The sooner the boundaries are found and marked the better to make use of any work the surveyors did in the field. It is also recommended that signs be placed on the boundary lines and major access points that say at a minimum "passive recreation only".

Trail System: To facilitate the use by residents it is suggested that trails be looped and maps made. This is already being worked on by the Forest Committee. Trails should be extended into areas with interesting ecological and aesthetic values. On the West Lot the trail should be relocated in at least one location due to wetland/erosion issues and because it straddles the boundary line near a house. ORV use is common place on the existing trails.

Lancaster Green Belt Initiative: Assist in the implementation of The Lancaster Green Belt Initiative as envisioned by the Town Forest Committee. This will consist of developing methods to acquire abutting land or protection through conservation restrictions. The emphasis will be on connecting large blocks of forestland to form wildlife corridors, long distance hiking and improve recreational access for the handicapped.

Scouts BSA: Another long-term goal is to find a suitable and permanent location for a campground area for Scouts BSA. Creating a campground, trails, installing signage, and the cleaning treatment in stand 20 would all make great Eagle Projects.

Signature Page **Please check each box that applies.**

☐ **CH. 61/61A Management Plan I attest that I am familiar with and will be bound by all applicable Federal, State, and Local environmental laws and /or rules and regulations of the Department of Conservation and Recreation. I further understand that in the event that I convey all or any portion of this land during the period of classification, I am under obligation to notify the grantee(s) of all obligations of this plan which become his/hers to perform and will notify the Department of Conservation and Recreation of said change of ownership.**

☒ **Forest Stewardship Plan. When undertaking management activities, I pledge to abide by the management provisions of this Stewardship Management Plan during the ten year period following approval.** I **understand that in the event that I convey all or a portion of the land described in this plan during the period of the plan, I will notify the Department of Conservation and Recreation of this change in ownership.**

☐ **Green Certification. I pledge to abide by the FSC Northeast Regional Standards and MA private lands group certification for a period of five years. To be eligible for Green Certification you must also check the box below.**

☐ **Tax considerations. I attest that I am the registered owner of this property and have paid any and all applicable taxes, including outstanding balances, on this property.**

Signed under the pains of perjury: Town of Lancaster

Owner(s)_____ **Date**_____

Owner(s)_____ **Date**_____

I attest that I have prepared this plan in good faith to reflect the landowner's interest.

Plan Preparer_____ **Date**_____

Kevin Scherer, LF#362

I attest that the plan satisfactorily meets the requirements of CH61/61A and/or the Forest Stewardship Program.

Approved, Service Forester_____ **Date**_____

Approved, Regional Supervisor_____ **Date**_____

In the event of a change of ownership of all or part of the property, the new owner must file an amended Ch. 61/61A **plan <u>within 90 days</u> from the transfer of title to insure continuation of** Ch. 61/61A **classification.**

Owner(s) **TOWN OF LANCASTER** **Town(s)** **LANCASTER**