



## Trust to Become the New Owner of Brockton's Oldest Nature Preserve

Board members of the 92-year old Brockton Audubon Society have selected the Wildlands Trust to care for its greatest asset.

By Karen Grey

The City of Brockton is known for many things, but unspoiled natural beauty may not be what first comes to mind. However, a visit to the Brockton Audubon property in the northwest corner of the city will leave you with a new perspective.

Once a modest farming community, Brockton had shed its agrarian roots by the mid 1800s to become a hub for textile and shoe manufacturing. By the start of the 20th century, nearly one-third of the city's adult male population was employed by shoe manufacturers, making Brockton an attractive destination for immigrating Europeans seeking work. Italians, Irish, Swedes and Greeks

CONTINUED ON PAGE 6

2009/2010

WILDLANDS

TRUST

BIENNIAL REPORT



The Wildlands Trust is a non-profit organization dedicated to conserving land and preserving the natural heritage of Southeastern Massachusetts. We work to permanently protect and steward important habitats and landscapes, including woodlands and fields, ponds, coastal areas, agricultural lands, and river systems.

# Hardy Trust Members Embrace the Harsh Winter

Winter programs and stewardship kept Trust properties open and members busy, but thankfully, it's spring at last.



For the first time in two months, the view from my office window is not obstructed by an enormous mound of ice and snow. It is a welcomed sight, even if the "view" is of nothing more than our staff parking lot. The absence of the iceberg means that temperatures have started to climb and spring is not far away.

Despite the harsh weather of the past few months, our stewardship and outreach staff have been hard at work making sure the people of southeastern Massachusetts had plenty of opportunities to get out and enjoy the natural beauty of the season. We hope in some small way it helped!

For the first time ever, the parking lots of all the Trust's major preserves were plowed and sanded each and every time it snowed. The Trust's stewardship staff kept our trailheads open and cleared blown-down trees and branches to make our trails passable all winter long. Members enjoyed several guided programs offered by our Americorp members, including a guided snow-shoe tour of the Great River Preserve and a Snow Moon hike at Willowbrook.

Our commitment to keeping our lands accessible four seasons a year was made possible by a grant from the Amelia Peabody Charitable Foundation, which allowed us to purchase new stewardship equipment, including a new truck, plow and sand-spreader that were all put to the full test this winter. It was also made possible by you and our other members who generously contribute funds that help to pay for this work.

Thank you and Happy Spring!

Karen Grey  
President

Board of Directors  
**CHAIR**  
Doug Hart/*Duxbury*  
**VICE CHAIR**  
Crystal Farrar Gould/*N. Marshfield*  
**SECRETARY**  
Michael Nuesse/*Hull*  
**TREASURER**  
Michael J. Hanlon/*Plymouth*  
Philip B. Benjamin/*S. Easton*  
Ken Johnston/*Duxbury*  
Cap Kane/*Duxbury*  
Pam Kirkpatrick/*Swansea*  
Gary Langenbach/*Kingston*  
Kenneth C. Leonard/*Lakeville*  
Greg Lucini/*Berkley*  
Ellen Milt/*Plymouth*  
Virginia Murray/*Plymouth*  
Wayne R. Petersen/*Hanson*  
Les Plimpton/*Plymouth*  
Howard Randall/*Plympton*  
Charlotte Russell/*Plymouth*  
**EMERITA**  
Helen Philbrick/*Duxbury*

## Staff

**EXECUTIVE DIRECTOR**  
Karen H. Grey  
**ASSISTANT DIRECTOR**  
Gabriela Silva, Ph.D.  
**DIRECTOR OF MONITORING & PRACTICES**  
Jessica Schultz  
**LAND PROTECTION SPECIALIST**  
Scott MacFaden  
**DIRECTOR OF STEWARDSHIP**  
Jim Dehner  
**MEMBERSHIP COORDINATOR**  
Kay Foster  
**MAPPING AND GIS**  
Marilyn Levandoski  
**ACCOUNTING**  
Lisa Burch  
**COMMUNITY GARDEN MANAGER**  
Elaine Pollack  
**AMERICORPS MEMBERS**  
Alex Etkind  
Allison Gillum  
Sarah Kugel

Administrative offices are at  
165 West Street, Duxbury, MA.

FOR INFORMATION about membership or the benefits of conveying land or conservation restrictions (agricultural included) to the Trust, call or write:

Wildlands Trust  
P.O. Box 2282  
Duxbury, MA 02331  
(781) 934-9018 Phone  
(781) 934-8110 Fax  
wtsm@wildlandstrust.org  
www.wildlandstrust.org



# Sometimes Titles Really Do Matter

Moe Joyce lends his incredible sleuthing expertise to help the Trust address complex title issues



## HAPPY 101st, HELEN!

Helen Philbrick, fondly known as the Trust's landlady, celebrated her 101th birthday on February 23. Helen has been an active and generous member of the Trust almost from its beginning. Now honored as Director Emerita, she served on the board for many years and donated her property as a life estate in order to provide the Trust with office space.



To Moe, it's more than a history of a property. It's the history of a

“Due Diligence”—not the most exciting aspect of land conservation work, you might think. However, the title examination component of due diligence can provide complex challenges, and often requires a type of dogged detective work that few are capable of.

The Trust must be as cognizant as possible of what it is getting into when it acquires a property, as a failure to exercise reasonable due diligence can have serious repercussions. What kind of encumbrances, easements, or liens is the property subject to? What are the potential implications of these pre-existing rights for the Trust's future stewardship of the property? Should the Trust accept these rights as a part of preserving a particular property, seek to extinguish them, or decline to acquire the property?

To help answer these questions and more, enter Dighton resident Maurice F. Joyce. Referred to the Trust courtesy of board

member Howard Randall, “Moe” is a “Land Court Trial Certified Title Expert” with more than 40 years of hard experience negotiating his way through the dusty catacombs of deed registries all over Massachusetts and New England.

Moe is currently researching several complicated titles of pending Trust acquisitions, and has expended many hundreds of hours over the past several years

on a variety of challenges we've thrown his way, charging only for his expenses. His scope is international and covers centuries. He recently discovered that several Polish nationals possess ownership interests in a pending Trust acquisition, and has identified mineral rights that date from the early years of the 19th century for another proposed acquisition.

Moe's work illuminates more than the mere record of property ownership; it provides a narrative for how we have used the landscape and its natural resources from the earliest colonial times forward. As he relates, “The uses of ‘Real Property’ follow the history of man; how he fed, clothed and sheltered himself. Preservation of Real Property by proper management is essential to man's survival.”

All of us at the Trust have enjoyed getting to know Moe, admire his curiosity and zest for a challenge, and look forward to keeping him busy with more thorny titles to tackle.

## Brockton's Oldest Nature Preserve...

— CONTINUED FROM PAGE 1

came by the thousands with the resultant population growth spurring new housing, churches, schools, and stores, all attributable to the current appearance and character of this ethnically diverse city.

What's fascinating is that at the height of this explosive urbanization, a small group of nature enthusiasts had the vision to establish a wildlife sanctuary in the north-west corner of the city where several large parcels of open farmland still remained. Led by Amelia Brown, 88 individuals came together in 1919 to form the Brockton Audubon Society. The group, which was dedicated to protecting wild birds and stimulating interest in nature study, raised the funds to purchase the first 24-acres of what eventually became a 120-acre urban oasis nature preserve, known as the Brockton Audubon land.

The Brockton Audubon land was the city's first conservation parcel and today it is one of only a handful of designated conservation properties with accessible nature trails in this city of 100,000. I didn't know what to expect when I walked the Brockton Audubon land for the first time this winter, but I can say now that exploring this property is nothing short of amazing. Not just because of **what** it is—a beautiful, healthy, quiet forest—but especially because of **where** it is—tucked away inconspicuously in a corner of the second largest city south of Boston.

Located along a busy stretch of Pleasant Street, it's not surprising that the margins of the Brockton Audubon sanctuary are blemished with a mélange of roadside trash, but once inside, the property opens up into a pristine mixed woodland forest with a well-maintained network of interesting trails. One hundred yards into the property, you lose all sense that you are anywhere near an urban area. It is quiet and serene. This beautiful forest, alive with birds and full of mature hard and softwood

trees, is completely counter-intuitive to all we know and hear about the city of Brockton. Joining our tour was Wayne Petersen, a world class ornithologist, Phil Benjamin, a well-known forester, an official of the Wampanoag Tribe, and other natural resource professionals who helped us interpret the landscape from an historical context and assess the property's many conservation values. These experts were united in their astonishment and enthusiasm for this paradoxical property.

For some years, the activities of the Brockton Audubon Society have been fairly dormant. However, a small group of trustees has taken it upon themselves to find an appropriate organization to protect and steward the organization's greatest asset, the 120 acre parcel of beautiful conservation land. The Wildlands Trust is pleased and proud to be taking on the vast responsibility of protecting this land forever for the people of Brockton.

## CELEBRATE THE RETURN OF WARM WEATHER AT OUR SPRING AND SUMMER EVENTS

We're excited to be offering a variety of fun events to get you out to enjoy some of our favorite outdoor places. See you there!

**SIGN UP EARLY. SPACE IS LIMITED.** For reservations, contact Sarah Kugel:

[skugel@wildlandstrust.org](mailto:skugel@wildlandstrust.org) or 781-934-9018 x153

### MOTHER'S DAY NATURE WALK

Sunday, May 8 | 9 am – 11:00 am

The Wildlands Trust AmeriCorps MassLIFT volunteers will lead participants on a walk through the Halfway Pond Conservation Area in Plymouth, MA. Over the winter multiple bald eagles were spotted on this property! The walk will conclude with light refreshments and each family will receive a native tree seedling to take home and plant.

### WILD EDIBLES WALK

Saturday, May 14 | Time TBD

The walk will be held at the Great River Preserve in Bridgewater and led by Russ Cohen. Russ is in his 37th year of teaching courses about wild edibles.

### WILDLANDS TRUST ANNUAL MEETING

Saturday, June 18 | Time TBD

The meeting will start out with an early morning bird walk and a sunrise photography workshop with renowned photographer Jerry Monkman. The program will conclude with a light brunch and a look-back at recent Wildlands Trust projects.

### RUN FOR CONSERVATION

Saturday, August 6 | 9:30 am

Support our race against time to protect as much open space and undeveloped land as possible by registering to walk, run, or volunteer at our 5k Run for Conservation in the Myles Standish State Forest. Join our Run for Conservation Facebook Page for more information.

# WILDLANDS TRUST

## 2009 / 2010 BIENNIAL REPORT

### Ushering In An Era of Change and Growth

Change and growth are as important to the lives of organizations as they are to human beings. This biennial report covers a significant two-year period of the Wildlands Trust's history which can only be characterized as the beginning of an era of organizational change and sustainable growth to support our mission of saving important conservation lands in southeastern Massachusetts.

#### NEW GOVERNANCE FOR A GROWING TRUST

Since 1973, the efforts of the Wildlands Trust have resulted in a portfolio of 210 land protection projects. There is only one land conservation organization in Massachusetts with more completed projects -- the statewide Trustees of Reservations, which was founded in 1890. In 2008, building upon the solid successes of the Trust's land protection program, the Board of

Directors set out to construct an equally sturdy foundation for the Trust's financial, legal, operational, and governance practices.



**Doug Hart, Chair and Karen Grey, President**

The process began during 2008 when the Board of Directors undertook an exhaustive review of the Wildlands Trust organizational structure and governance and as a result, recommended changes in order to better achieve our goals. Based on legal analysis by attorneys at Mintz Levin, the Board of Directors asked Wildlands Trust members to amend and restate the Articles of Organization and By-Laws of the Corporation. The membership vote took place at the Annual Member Meeting held at the Pinewoods Camp in Plymouth, MA on June 13, 2009, paving the way for new governance documents and policies that reflect

current standards and practices of land trusts, while also changing the legal name of the Corporation to "Wildlands Trust, Inc." Because our new by-laws introduced term limits, the Trust was forced to say good-bye to several long-term, committed Directors such as Mary Hathaway of Kingston (serving since 1992), Rusty Briggs of Plymouth (serving since 1995), Lynn Cornelius of Scituate (serving since 2001), Jerry Ingersoll of Bourne (serving since 1992) and Shirley Muirhead Jenkins of Duxbury (serving since 2001). We thank these individuals for their many years of service to the Trust and for their continued commitment to land conservation. Other governance activities included the formation of a new Executive Committee, Finance Committee, and Governance Committee, all of which meet regularly and are actively involved in establishing policies and setting organizational priorities.

During this period the Trust's finances were placed under the watchful eye of the Finance Committee, which includes Mike Hanlon of Plymouth (chair), Ellen Milt of Plymouth, Ken Leonard of Lakeville and Ken Johnston of Duxbury. Along with the President, the Fin Com



The Wildlands Trust is a non-profit organization dedicated to conserving land and preserving the natural heritage of Southeastern Massachusetts. We work to permanently protect and steward important habitats and landscapes, including woodlands and fields, ponds, coastal areas, agricultural lands, and river systems.

Wildlands Trust | 165 West Street | PO Box 2282 | Duxbury, MA 02331 | 781.934.9018 | [www.wildlandstrust.org](http://www.wildlandstrust.org)

undertook an exhaustive project in 2009 and 2010 to research, interview, and select new auditors, new money managers, and new accounting personnel. These changes were necessary given the increase in the operational budget and the growth of the investment portfolio. The Trust audit is now in the good hands of Needel, Welsh and Stone; the investments are managed by Howland Capital Management and Windhaven Capital; and our accounting operation is overseen by Stefanie Fournier.

### **STRONG LEGAL TEAM BRINGS CRUCIAL EXPERTISE**

---

The Trust has long enjoyed the pro-bono services of attorneys who help us with acquisitions and guide our operations. During the past decade, many hundreds of hours have been donated by board members Mike Nuesse of Hingham, and prior to Mike, Bill Abbott of Plymouth. During the recent corporate restructuring project, we were fortunate to have the services of attorneys at Mintz Levin, a full service Boston firm that donated countless hours and a tremendous scope of legal expertise to the Trust. We are especially grateful to Peter Demuth, a partner at Mintz and former member of the Wildlands Trust board, who advised us during this period. We thank Mintz from the bottom of our hearts for not sending a bill! We also appreciate the legal guidance we receive from Attorney Stefan Nagle who has an unsurpassed level of knowledge when it comes to conservation restrictions. His work for the Trust has been instrumental as we have wrestled with technical matters on conservation restrictions during the past two years.

### **A NEW FOCUS ON STEWARDSHIP**

---

Efforts to restructure the Trust's Stewardship Program have been among our greatest challenges and also our most important successes of recent years. Caring for the properties entrusted to us became a focus in 2009 when the board voted to dedicate a new full-time position to the Stewardship Program, allowing us to have a position assigned to conservation restrictions and a second position assigned to properties we own. With Jessica Schultz and Jim Dehner in these respective roles, the Trust is building an enviable stewardship program. Our CRs are being monitored in accordance with Standards and Practices, and the issues associated with fee stewardship are being addressed on a daily basis by Jim.

### **STAFF CONTIUES TO BE THE TRUST'S GREATEST ASSET**

---

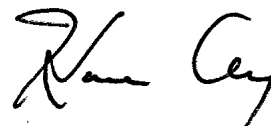
The recent addition of three talented Americorp members to the Trust's staff is invigorating the office with youthful energy, enthusiasm, and the people power to accomplish so much more. New outreach and stewardship activities are growing our volunteer base, engaging new constituencies, and helping towns with open space plans and land projects.

Most importantly, our land acquisition program has continued to thrive under the direction of Trust Assistant Director, Gabriela Silva, and Land Protection Specialist, Scott MacFaden. Their ability to work together and to inspire the confidence of land owners continues to be one of the Trust's greatest assets, as you will see from the pages that follow.

We hope you will continue to support the Wildlands Trust as it is truly the generosity of our members that allows all this work to go forward. In exchange for your support, we give you our unyielding commitment to continue working to protect the important lands that we all hold dear.



Doug Hart, Chair



Karen Grey, President

## Wildlands Trust Financial Statements—Fiscal Years 2009 and 2010

STATEMENT OF INCOME AND EXPENSES		
	JAN–JUN 2010* short year	JAN–DEC 2009 fiscal year
<b>INCOME</b>		
Contributions	205,084	1,540,537
Memberships	24,581	36,857
Other	32,847	106,034
Gains and losses from investments	(116,088)	247,250
<b>Total Income</b>	<b>146,424</b>	<b>1,930,678</b>
<b>EXPENSES</b>		
Programs	316,728	1,146,592
Fundraising	17,971	55,700
Administrative	101,517	153,103
<b>Total Expenses</b>	<b>436,216</b>	<b>1,355,395</b>
<b>Increase/Decrease in Net Assets</b>	<b>(289,792)</b>	<b>575,283</b>

STATEMENT OF FINANCIAL POSITION		
	JUNE 30* 2010	DECEMBER 31 2009
<b>ASSETS</b>		
Cash and cash equivalents	749,164	448,825
Investments	2,952,714	3,568,030
Receivables	80,319	100,000
Other current assets	11,523	18,748
Property & equipment	1,028,358	984,175
<b>Total Assets</b>	<b>4,822,078</b>	<b>5,119,778</b>
<b>LIABILITIES</b>		
Accounts payable and accrued expenses	42,404	50,312
Dam safety compliance liability	200,000	200,000
<b>Total Liabilities</b>	<b>242,404</b>	<b>250,312</b>
<b>Net Assets</b>	<b>4,579,674</b>	<b>4,869,466</b>
<b>Net Assets and Liabilities</b>	<b>4,822,078</b>	<b>5,119,778</b>

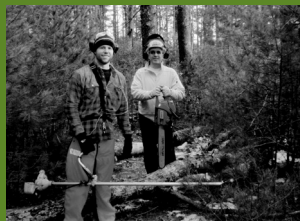
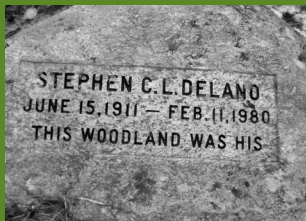
\* Fiscal Year 2010 covered only a six month time period. This was to accommodate a transition from a calendar fiscal year to a July 1 to June 30 fiscal year.



PROPERTY SPOTLIGHT

## DELANO PRESERVE Rochester, MA

Recently cleared woodlot trails gently lead hikers to the edge of the Sippican River



A memorial stone placed near a path in the northeast sector of this preserve bears the following inscription: "Stephen C. L. Delano, 1911–1983. This woodland was his." The very special property was bequeathed to the Trust in 1994 by Sarah Delano in memory of her late husband.

Open cart paths and a gentle terrain make this an enjoyable preserve for a family multi-generational outing with children.

A loop trail wanders through the uplands and travels along the Sippican River. The trail also passes several interesting woodland swamps, which are also vernal pools. Side trails afford views of the river.

At the end of your walk, continue on Mary's Pond Road for a visit to the historic East Over Reservation.

**DIRECTIONS:** Rt. 195 to Exit 20. Take Rt. 105 to Rochester Center then right onto Mary's Pond Road. Proceed about one mile. Trail head and preserve sign on right. There is parking off-pavement on Mary's Pond Road and some additional parking on Walnut Plain Road. (We hope to have funding for a parking lot by summer 2011.) For a map and more information about this property, visit [www.wildlandstrust.org](http://www.wildlandstrust.org)