

**Evaluation of Crosbie Property
Scituate, Massachusetts**

**For
Maxwell Trust**

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Evaluation of Scituate Land

Per your request Conservation Consultants (a Danena Company) inspected the subject property: located in the westerly side of Scituate south of Clapp Road abutting the Town of Scituate owned Appleton Field (The **Crosbie Parcel**).

Methodology:

Conservation Consultants reviewed the following information prior to the site visit:

USGS Quad Sheet	NRCS Soil Survey
FEMA Maps	Aerial Photographs and other data from MA GIS
Plans of subject land	

The site was inspected, and areas qualifying as wetland resources were identified. The methodology used to identify Bordering Vegetated Wetlands (BVW's) is further described in: (1) the BVW Policy "BVW: Bordering vegetated Wetlands Delineation Criteria and Methodology," issued March 1, 1995; and (2) delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook," produced by the Massachusetts Department of Environmental Protection, dated March 1995.

Upland areas at the subject site were inspected and forest resource areas were identified using the methodology outlined in "Ecology of Eastern Forests" by John C. Kricher and Gordon Morrison (1988).

Site Description

The site consisting of 48 acres is located in the northwesterly corner of Scituate off of Clapp Road (near 251) and consists mostly of New growth upland forest containing both evergreen and hardwood trees. In places the forest floor is populated with a shrub and vine layer consisting of various upland shrubs and green briar. In another area near the Appleton Field the forest is older and the canopy creates a forest desert devoid of vegetation. Trees identified during the visit consisted of Eastern White Pine, White Oak, Red Oak, Red Maple and an occasional Red Cedar.

The only jurisdictional wetlands found at the site were an intermittent stream and its associated Bordering Vegetated Wetlands. The stream begins in the northeasterly corner of the property and travels diagonally across the property to the South Swamp, an important part of the Water Shed of Scituate's public water supply. In fact according to the First Herring Brook Watershed map approximately one half of this parcel is within the Water Resource Protection District and the Zone C Groundwater Protection Area for the Town of Scituate.

The majority of the subject property is also shown on the 2008 Priority and Estimated Habitat Map as containing both priority and estimated habitat of threatened and endanger species.

The bedrock geology of the area is Dedham Granite with large amounts of surface rock with the stone having been removed in some areas to make walls and to farm the property.

The surficial geology of the subject property is very deep, gently sloping to moderately steep well-drained soils formed in glacial till overlying a firm substratum with granite outcrops. The well-drained soils are suitable for on-site septic systems.

Conclusions:

As we have noted in the past land evaluation is a subjective and not an objective exercise and relies heavily on the interpretation of the evaluator. However, that being said we are comfortable with the following conclusions:

- A. The subject property can be accessed from public roads in Scituate. There are a few conditions on the properties that might create some engineering challenges but I have seen similar conditions quite easily overcome.
- B. The property value as open space is tremendous as the existing forest; natural topography and manmade stonewalls provide a high-grade wildlife habitat.
 - 1. The variety of ages, sizes and types of trees provide a variety of habitats:
 - 2. Large mature trees provide important roosts and cover for large birds, such as hawks and owls as well as small gleaners such as nuthatches.
 - 3. The oaks are the main food source for several animals: Blue jays, deer, chipmunks, gray squirrels and wild turkeys.
 - 4. Stone walls provide shelter for small animals, such as chipmunks and support lichen species.
 - 5. Thick leaf litter and decaying logs provide shelter and foraging for a variety of amphibians.
 - 6. Eastern White Pine provide essential habitat for red squirrels and provides important winter cover for a number of birds and small mammals.
 - 7. Crosbie parcel contains habitat of threatened and endangered species.

If you have any questions and/or require additional information, please feel free to call upon us.

Very truly yours, *Bob*

Robert Murphy, for Danena

ATTACHMENTS:

Exhibit A. Plan of Crosbie Property

Exhibit C. Water Supply Protection Areas Map Scituate

Exhibit D. DEP Wetlands 1:12,000 Crosbie Parcel