

**Evaluation of Hubble 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: A parcel on the northeasterly section of Scituate off of Indian Trail(The **Hubbell Parcel**).

Methodology:

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

USGS Quad Sheet	NRCS Soil Survey
FEMA Maps	Arial 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 is located in the northeasterly corner of Scituate, contains 16.26 acres and is in the area between North Scituate and Minot off of Indian Trail. The parcel abuts a parcel of about the same size currently owned by the Town of Scituate for conservation purposes. The property consists of both a Red Maple Swamp and upland forest which contains both evergreen and hardwood trees. In the uplands the forest floor is populated with a shrub and vine layer consisting of various upland shrubs and green briar. A red maple swamp divides the uplands in north/south direction. Trees identified during the visit consisted mainly Eastern White Pine White Oak, Red Oak, Red Maple and an occasional Red Cedar.

The only jurisdictional wetland found at the site was a red maple swamp, which is the headwater of a small intermittent stream that flows through the property crosses under Indian Trail and exits to the ocean. The stream is not a resource subject to protection until it leaves the site under the road and heads to the ocean.

The bedrock geology of the area is Dedham Granite with some outcrops of ledge on the subject property with glacial erratic scattered throughout the area in the form of large boulders.

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 with existing roadways extended onto the property and subdivided. 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 properties 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.

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 B. Plan of the Hubble Property

Exhibit E. DEP Wetlands 1:12,000 Hubble Parcel

