

CONSERVATION RESTRICTION

Haynes Conservation Land

The Town of Boxford, 7A Spofford Road, Boxford, Essex County, Massachusetts 01921, being the sole owner of the below-described property, **for its successors and assigns ("Grantor"), acting pursuant to Sections 31,32 and 33 of Chapter 184 of the Massachusetts General Laws**, hereby grant to BTA/BOLT, Inc., P.O. Box 95, Elm Street, Boxford, Massachusetts 01921 **and its permitted successors and assigns ("Grantee") for consideration of \$1.00, in perpetuity and exclusively for conservation purposes**, the following Conservation Restriction on a parcel of land located in the Town of Boxford, Massachusetts constituting approximately **52.76 acres, more or less ("Premises") and more particularly described in Exhibit A** and shown on the **attached plan/sketch plan. For Grantor's title see Order of Taking deed recorded with the Essex South District Registry of Deeds in Book 27401, Page 149 (the "Property")** attached as **Exhibit B**.

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1. PURPOSES

This Conservation Restriction is defined in and authorized by **Sections 31-33 of Chapter 184** of the General Laws and otherwise by law. The purpose of this Conservation Restriction is to assure that the Premises will be maintained in its current condition in **perpetuity and for conservation purposes**, predominantly in a natural, scenic and undeveloped condition, and to prevent any use or change that would materially impair or interfere with its conservation and preservation values.

This Conservation Restriction will permanently protect a variety of habitats located in the northwestern portion of the Property **(36.154 acres, more or less, "Use Area 1 and Restricted Area F")** as well as an additional **16.6 acres, more or less, "Restricted Areas A, B, C, D and E"** located outside the limit of work around the athletic/recreational facility and the residential (community housing) development, totaling **52.76 acres, more or less, consisting of Use Area 1 - 36.154 acres, Restricted Area A - 4.191 acres, Restricted Area B - 5.636 acres, Restricted Area C - 0.349 acres, Restricted Area D - 0.750 and Restricted Area E - 5.680 acres**, as protected habitat; **all as shown on the plan attached as Exhibit A.**

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Both the recreational/athletic areas, within the currently defined limit of work, and the residential (community housing) areas, within the currently defined limit of work, will be subject to deed restrictions.

The Property was purchased with CPA funds (Community Preservation Act G.L. c. 44B, Section 11) authorized by the vote taken under Article 13 of the October 23, 2007 Special Town Meeting, a copy of which is attached as **Exhibit C-1**. The Premises were dedicated to conservation purposes by the votes

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taken under Articles 12 and 13 of the May 11, 2010 Annual Town Meeting, a copy of which is attached as **Exhibit C-2**, and the vote taken under Article 18 of the May 14, 2011, Annual Town Meeting, attached as **Exhibit C-3**.

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The conservation values of these premises are:

- The protection of the Premises contributes to the protection of the scenic and natural character of the environs as the Premises abuts several other open spaces protected by Conservation Restrictions, providing a scenic and protected wildlife corridor and conforms to the Town of Boxford's Open Space and Recreation Plans of 2001 and 2008; the protection of the Premises will enhance the open-space value of these lands, as well as protecting the Town's scenic landscape, forests, the Town and Region's water resources and provides extra protection to the Town's most fragile resources.
- The Premises are located within the 1992 Massachusetts Landscape Inventory listed as being important for its natural, scenic, and historic features.
- Protection of Wildlife Habitat. The entire Premises falls within an area designated as "Priority Habitat for State-Protected Rare Species" by the Massachusetts Natural Heritage Program. The Premises contains approximately 54 acres with approximately 5.3 acres of wooded wetlands and several vernal pools.
- Public access trails for passive recreation, education, and nature study.

2. PROHIBITED ACTS AND USES, EXCEPTIONS THERETO, AND PERMITTED USES

A. Prohibited Acts and Uses

Subject to the exceptions set forth herein, the Grantor will not perform or permit the following acts and uses which are prohibited on, above, and below the Premises:

(1) Constructing, placing or allowing to remain any temporary or permanent buildings, tennis courts, landing strip, mobile home, swimming pool, asphalt or concrete pavement, sign, fence, billboard or other advertising display, antenna, utility pole, tower, conduit, line or other temporary or permanent structure or facility on, above or under the Premises, except for the construction of a private well for municipal purposes (community/affordable housing) and its necessary appurtenances, with cone of influence possibly in "no-cut" buffer zone, as shown ~~in the limit of work plan on a concept plan {see exhibit ___ and B(8)}, attached as Exhibit D~~ but only if not feasible on the community/affordable housing lot ~~(Lot C on Plan ___, Exhibit ___)~~ identified as Restricted Area "H" on plan attached as **Exhibit A**; and that it does not impair the conservation values or purposes of the CR;

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(2) Mining, excavating, dredging or removing from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit or otherwise make topographical changes to the area;

(3) Placing, filling, storing or dumping on the Premises of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever or the installation of underground storage tanks;

(4) Cutting, removing or otherwise destroying trees, grasses or other vegetation, except for habitat management activities described in Section B (5) to create a turtle nesting area, and the placement, construction and maintenance of a bridge/roadway [as shown in the limit of work plan on "Haynes Recreational Fields, 100% Construction Documents, Site Preparation Plan, Drawing #1.02" attached as Exhibit E](#) ~~(as shown in the limit of work plan, see B (1));~~

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(5) Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, or archaeological conservation;

(6) Use, parking or storage of vehicles including motorcycles, mopeds, all-terrain vehicles, trail bikes, or any other motorized vehicles on the Premises except for vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) in carrying out their lawful duties;

(7) Unless necessary for habitat management activities, the disruption, removal, or destruction of the stone walls or granite fence posts on the Premises;

(8) Subdivision or conveyance of a part or portion of the Premises alone, or division or subdivision of the Premises, and no portion of the Premises may be used towards building or development requirements on this or any other parcel.

(9) Any other use of the Premises or activity thereon which is inconsistent with the purpose of this Conservation Restriction or which would materially impair its conservation interests.

B. Reserved Rights and Exceptions

All acts and uses not specifically allowed are prohibited.

The Grantor reserves the right to conduct or permit the following activities and uses on the Premises, but only if such uses and activities do not materially impair the conservation values or purposes of this Conservation Restriction:

(1) Recreational Activities. Hiking, horseback riding, cross-country skiing and other non-motorized (except for motorized wheelchairs for the handicapped) outdoor recreational activities that do not materially alter the landscape and do not degrade environmental quality as well as the placement (as shown in the limit of work) and the installation and maintenance of a bridge and roadway ~~(see exhibit/plan —)~~ [as shown; on "Haynes Recreational Fields, 100% Construction Documents, Overall Site Context Plan, Drawing #1.10" attached as Exhibit F.](#)

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(2) Vegetation Management. Use of motorized vehicles to pursue this plan only as necessary to conduct permitted activity (turtle nesting habitat creation and maintenance) but not including recreational activities, and provided that such use is not detrimental to water quality, wetland integrity, fragile

habitat and soils, wildlife and plant conservation, and that such use is restricted to designated areas such as roads or trails designated as suitable with approval of Grantee. In accordance with generally accepted forest management practices, removing of brush, selective de minimis pruning and cutting to prevent, control or remove hazards, disease, insect or fire damage, or to preserve the present condition of the Premises, including vistas, woods roads, fence lines and trails and meadows;

(3) Non-native or nuisance species. The removal of non-native or invasive species, the inter-planting of native species, or disease resistant hybrids thereof and the control of species in a manner that minimizes damage to surrounding, non-target species and preserves water quality.

(4) Composting. The stockpiling and composting of stumps, trees and brush limbs and similar biodegradable materials originating on the Premises, provided that such stockpiling and composting is in locations where the presence of such activities will not have a deleterious impact on the purposes (including scenic values) of this Restriction;

(5) Wildlife Habitat Improvement. The creation and maintenance of the turtle nesting area will be allowed as approved under the Conservation and Management Permit. In addition, with the prior written permission of Grantee, measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, or rare or endangered species including selective planting of native trees, shrubs and plant species;

a. The use of motor vehicles (for maintenance and habitat enhancement) only as necessary : (1) to conduct necessary maintenance and habitat enhancement, but not recreational activities (except for the use of motorized wheelchairs for the handicapped), and provided such use is not detrimental to water quality, wetland integrity, fragile habitat, and soil, wildlife, and plant conservation, and that such vehicular use is restricted to designated areas and roads or trails designated as suitable with approval of Grantee.

b. to allow Grantee to carry out inspection of the Premises.

(6) Trails. The creation, marking, clearing and maintenance of footpaths as well as the maintenance of the current woods roads and the replacement of those woods roads that have been displaced by construction of ball fields in the adjacent area;

(7) Signs. The erection, maintenance and replacement of signs with respect to hunting, trespass, trail access, identity and address of the occupants, the Grantee's interest in the Premises, and the protected conservation values;

(8) Well/s. The construction of a private well for municipal purposes (affordable/community housing) and its necessary appurtenances, [with cone of influence possibly in "no cut" buffer zone, as shown in the limit of work plan \(Exhibit ___\), but only if not feasible on the community/affordable housing lot \(Lot C on Plan ___, Exhibit ___\) with cone of influence possibly in "no-cut" buffer zone, as shown on a concept plan attached as Exhibit D but only if not feasible on the community/affordable housing lot identified as](#)

[Restricted Area "H" on plan attached as Exhibit A](#); and that it does not impair the conservation values or purposes of the CR;

(9) Permits. The exercise of any right reserved by Grantor under this Paragraph B shall be in compliance with zoning, the Wetlands Protection Act, the Town of Boxford Wetlands Protection Bylaw, and all other applicable federal, state and local laws, rules, regulations, and permits. The inclusion of any reserved right requiring a permit from a public agency does not imply that the Grantee or the Commonwealth takes any position whether such permit should be issued.

C. Notice and Approval. Whenever notice to or approval by Grantee is required under the provisions of paragraphs A or B, Grantor shall notify Grantee in writing not less than 60 days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the purposes of this Conservation Restriction. Where Grantee's approval is required, Grantee shall grant or withhold approval in writing within 60 days of receipt of Grantor's request. Grantee's approval shall not be unreasonably withheld, but shall only be granted upon a showing that the proposed activity shall not materially impair the purposes of this Conservation Restriction. Failure of Grantee to respond in writing within 60 days shall be deemed to constitute approval by Grantee of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after 60 days in the notice.

III. LEGAL REMEDIES OF THE GRANTEE

A. Legal and Injunctive Relief

The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, including, without limitation, relief requiring restoration of the Premises to their condition prior to the time of the injury complained of (it being agreed that the Grantee will have no adequate remedy at law). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Conservation Restriction. Grantee agrees to cooperate for a reasonable period of time prior to resorting to legal means in resolving issues concerning violations provided Grantor ceases objectionable actions and Grantee determines there is no ongoing diminution of the conservation values of the Conservation Restriction.

Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including reasonable counsel fees) incurred in enforcing this Conservation Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof, provided that a violation of this Conservation Restriction is acknowledged by Grantor or determined by a court of competent jurisdiction to have occurred.

B. Non-Waiver

Enforcement of the terms of this Conservation Restriction shall be at the discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

C. Disclaimer of Liability

By acceptance of this conservation restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws and regulations, or acts not caused by the Grantee or its agents.

D. Acts Beyond the Grantor's Control

Nothing contained in this Conservation Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Premises resulting from causes beyond the Grantor's control, including but not limited to fire, flood, storm and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises resulting from such causes.

IV. ACCESS

The Grantor hereby grants to the Grantee, or its duly authorized agents or representatives, the right to enter the Premises upon reasonable notice and at reasonable times, for the purpose of inspecting the Premises to determine compliance with or to enforce this Conservation Restriction. The Grantor also grants to the Grantee, after notice of a violation and failure of the Grantor to cure said violation, the right to enter the Premises for the purpose of taking any and all actions with respect to the Premises as may be necessary or appropriate to remedy or abate any violation hereof, including but not limited to the right to perform a survey of boundary lines.

This CR provides access to the public as well for passive recreational activities as mentioned in paragraph B, Reserved Rights and Exceptions, (1) Recreational Activities.

V. EXTINGUISHMENT

A. If circumstances arise in the future such as render the purpose of this Conservation Restriction impossible to accomplish, this restriction can only be terminated or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law. And Article 97 of the Amendments to the Massachusetts Constitution.

C. Grantor/Grantee Cooperation Regarding Public Action

Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such

action. All related expenses incurred by the Grantor and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Grantee in shares equal to such proportionate value. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Grantee shall use its share of the proceeds like a continuing trust in a manner consistent with the conservation purposes of this grant.

VI. ASSIGNABILITY

A. Running of the Burden

The burdens of this Conservation Restriction shall run with the Premises in perpetuity, and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Premises.

B. Execution of Instruments

The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction; the Grantor, on behalf of itself and its successors and assigns, appoint the Grantee their attorney-in-fact to execute, acknowledge and deliver any such instruments on its behalf. Without limiting the foregoing, the Grantor and its successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit

The benefits of this Conservation Restriction shall be in gross and shall not be assignable by the Grantee, except in the following instances:

As a condition of any assignment, the Grantee shall require that the purpose of this Conservation Restriction continues to be carried out; and the Assignee, at the time of the assignment, qualifies under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and is a donee eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the General Laws of Massachusetts. Any assignment will comply with article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

VII. SUBSEQUENT TRANSFERS

The Grantor agrees to incorporate by reference the terms of this Conservation Restriction in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Premises, including a leasehold interest and to notify the Grantee within 20 days of such transfer. Failure to do so shall not impair the validity or enforceability of this Conservation Restriction. Any transfer will comply with article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

The Grantor shall not be liable for violations occurring after its ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this CR shall

survive the transfer. Any new owner shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

VIII. ESTOPPEL CERTIFICATES

Upon request by the Grantor, the Grantee shall, within twenty (20) days, execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance with any obligation of the Grantor contained in this Conservation Restriction.

IX. NON MERGER

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and the Grantee agrees that it will not take title, to any part of the Premises without having first assigned this Conservation Restriction to ensure that merger does not occur.

X. AMENDMENT

If circumstances arise under which an amendment to or modification of this Conservation Restriction would be appropriate, Grantor and Grantee may jointly amend this Conservation Restriction; provided that no amendment shall be allowed that will affect the qualification of this Conservation Restriction or the status of Grantee under any applicable laws, including Section 170(h) of the Internal Revenue Code of 1986, as amended, or Sections 31-33 of Chapter 184 of the General laws of Massachusetts. Any amendments to this conservation restriction shall occur only in exceptional circumstances. The Holder will consider amendments only to correct an error or oversight, to clarify an ambiguity, or where there is a net gain in conservation value. All expenses of all parties in considering and/or implementing an amendment shall be borne by the persons or entity seeking the amendment. Any amendment shall be consistent with the purposes of this Conservation Restriction, shall not affect its perpetual duration, shall be approved by the Secretary of Energy and Environmental Affairs and if applicable, shall comply with the provisions of Art. 97 of the Amendments to the Massachusetts Constitution, and any gifts, grants or funding requirements.

XI. EFFECTIVE DATE

This Conservation Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative Approvals required by Section 32 of Chapter 184 of the General Laws have been obtained, and it has been recorded in the Southern Essex County Registry of Deeds. The Grantee shall record this instrument in timely manner in the Southern Essex County Registry of Deeds.

XII. NOTICES

Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage pre-paid, addressed as follows:

To Grantor: Town of Boxford, Spofford Road, Boxford, MA 01921

To Grantee: BTA/BOLT, Inc, P.O. Box 95, Boxford, MA 01921

or to such other address as any of the above parties shall designate from time to time by written notice to the other or that is reasonably ascertainable by the parties.

XIII. GENERAL PROVISIONS

A. Controlling Law

The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in favor of the grantee to effect the purpose of this Conservation Restriction and the policy and purposes of Massachusetts General Laws Chapter 184, Sections 31-33. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the purpose of this Conservation Restriction that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability

If any provision of this Conservation Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provision of this Conservation Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the parties with respect to this Conservation Restriction and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Restriction, all of which are merged herein.

XIV. MISCELLANEOUS

A. Pre-existing Public Rights. Approval of this Conservation Restriction pursuant to M.G.L. Chapter 184, Section 32 by any municipal officials and by the Secretary of Energy and Environmental Affairs is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

WITNESS my hand and seal this _____ day of , 20__.

Name(s) & signatures (of ALL owners)

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss:

On this day of , 200_, before me, the undersigned notary public, personally appeared , proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires:

ACCEPTANCE OF GRANT

Grantor represents that the Premises are free from any mortgage, promissory note, loan, equity credit line, refinance assignment of mortgage, lease, financing statement or any other agreement which gives rise to a surety interest affecting the Property by any third party.

Grantor signature

Use the "new" notary language. All signatures on the CR must be properly notarized.

The above Conservation Restriction was accepted by _____

this _____ day of , 20_.

By: _____

Its: _____, duly authorized

(INSERT NOTARIZATION)

APPROVAL OF SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of _____, hereby certify that at a meeting duly held on _____, 20_, the Select Board voted to approve the foregoing Conservation Restriction to the _____ pursuant to Section 32 of Chapter 184 of the General Laws of Massachusetts.

Select Board

(INSERT NOTARIZATION)

APPROVAL BY SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS

COMMONWEALTH OF MASSACHUSETTS

The undersigned, Secretary of Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Conservation Restriction to the Town of _____ has been approved in the public interest pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Dated: _____, 20_ _____

Secretary of Energy and Environmental Affairs

(INSERT NOTARIZATION)

Exhibit A

