

**Mt. Jefferson Conservation Area, Hay Management Program**  
**Updated April 22, 2002**  
**V1.5 HMP-042202**

The Mt Jefferson Conservation Area is comprised of 120 acres. This land was previously known as the Ryder Property. This Conservation area contains approximately 40 acres (33 to 48) of open fields on either side of Mt Jefferson Road. These fields over the years provided hay and corn for the Ryder Farm. Some of these fields have been underutilized for a couple of years.

This hay management plan is proposed in conjunction with the conservation restriction on the property being developed by MDC and is subject to MDC approval. This plan would be reviewed every five years and could be modified during the five-year period upon request from MDC.

The hay management program will be part of any agreement made by the Town with a party, who will be harvesting the hay. Arrangements for harvesting hay would be made pursuant to any applicable provisions of M.G.L. Chapter 30B. A ten-year contract for hay removal is anticipated, with periodic review of the management plan as described below. The party removing hay will be required to carry all applicable insurance and have the Town named as an additional insured. The party will assume all risks associated with the haying operation. The agreement with the Town will be based on two cuttings per season. The agreement will include a price to be paid to the Town per acre per cutting. The agreement will require compliance with all terms of the hay management plan.

The objective of the plan is to have each field restored to maximum hay yield with minimum disruption to the field and the surrounding land, to enhance the beauty of the fields and ensure adequate ground cover protection for wildlife.

Number will identify each field. These numbers will follow the soil testing maps established by the Holden soil-testing lab. There are at this time seven open field. A map will be provided identify the fields with the approximate acreage of each.

**Brush Removal:** Existing light brush and weeds will be removed as close to the stone walls as possible. This will expand the hay producing area to the current natural boundaries. It will also beautify the fields and expose the natural beauty of the stone walls. Small trees may be removed on the sides adjacent to the road in order to enhance the drying capability of the affected fields. A mulching machine that will churn the brush and allow it to lie flat in the field will remove the brush. This method also provides natural fertilizer for the new hay.

For detail of the brush and tree removal please refer to MDC Field Recovery agreement displayed later in this document.

**Minimum till** will be used to "scratch" the surface with a disk cultivator. This method does not cause any erosion. It will also allow for a reseeding machine such as a Brellin seeder to be used to replant hay and to tamp the ground to reseal the field surface.

**Rock removal.** At the time of minimum till surface rocks will be removed to the edge of the field. This to restore the field to full hay production.

**Fill and level holes from soil testing operations performed in November 2001.** A number of holes were left open or soft packed. These holes will be eliminated by field fill either from the area immediately around the hole or by similar fill imported from another area of town. Filling and leveling these holes will decrease the hazards to animals, humans, or haying machines.

**Seed fields or portions of fields** that require reseeding using a Brellin Seeder or similar machine. This type of equipment minimizes any impact on the field. This machine packs the field surface immediately after placing the seed.

**Fertilizer** may be used based on soil tests from the Holden Soil-testing Lab or equivalent. Most fields require fertilizer no more than once every two years.

**Lime** may be used based on soil tests. It will be used only when the pH count is lower than 7.0 PPM.

The above hay management plan will be reviewed every five years or if a contract for hay removal is issued to a new party or if fields remain uncut for three years due to poor weather conditions.

The Plan and any amendments to it are subject to approval by MDC and the Town of Hubbardston.

**Money agreement:**

A letter of intent may be signed between the proposed lessee and the Town, prior to this agreement being signed. It is based on good faith intent of both parties to enter into agreement for the cutting of hay. This to insure that the start of the field maintenance and the actual hay removal will be able to continue, this the first year

Lease agreement: 10 years. May 2002 to May 2012

The Lessee will agree to a contract with the Town as Follows:

Hay and enhance fields based on the following fee schedule:

Year 1 through Year 3 \$12 per cutting per field  
Year 4 through year 10 \$18 per cutting per field  
Year 7, review contract and progress and determine contract for year 11 through year 20.

Fees for use of the fields expects 2 cuttings. Fees for first cutting must be received by August 1 and fees for second cutting received by October one of the year cut.

Lessee acknowledges that the fields may be used for special events scheduled by the Town. The Town will provide notification to the lessee in advance of the event at least 4 weeks in advance of the event. Events scheduled by the Town are passive in nature, providing no detriment to the environment. The events may use the fields for the events. The Town or the organization assumes no fault for the use of the fields.

**Payment sent to Town Treasurer.**

If for any reason a cut will not be made a letter must be received by July 1 and September 1 stating reason for not cutting.

Field entrances will be obstructed by telephone poles laid horizontal to the ground. This to discourage access by cars and trucks. The lessee will navigate into and out of the field by either transversing over the poles or removing them to one side. If removed they will be reinstalled upon departure from the field.

MDC Field Recovery agreement.

Some of the larger trees described will be removed through the Forest management plan or through tree removal projects through volunteers. The Lessee may also remove the trees. Brush and trees will be left adjacent to the field, not obstructing access to the fields or any trails.

**Fields:**

General: It is ok to repair the fields by filling and smoothing holes created from the test holes. It is ok to remove rocks that may be surfaced directly in the fields.

**Field 1 (9.0 acres)**

This field is on the West side of the road and just north of the foundation.

On the East side of field. It is ok to remove brush and small trees to the original tree line. Leave the chips along the field edge..

West side of field. It is ok to remove brush and small trees to the Stonewall. This includes trees leaning into the field.

South side of field including the Grove of Trees. Clear the brush and small trees. Open the area, leaving the larger shade trees.  
North end of field. Cut the brush back about four feet from the existing field. Leave most of the brush to the stone wall. This will provide a natural screen in the summer buffering the view of the house.

**Field 4 (3.5 acres)**

This position of this field is north and east of the Mt Jefferson road. The north side of the field will have some of the brush near the open portion of the field removed. The majority of the brush will remain. This as a visual buffer between the field and the existing house. The east side of this field will have the brush and trees removed adjacent to the Stonewall. The West side of the field will have brush and small trees removed to widen the field. On this west side and closer to the south end of the field are a group of three oaks leaning in to the field. These trees will be removed.

The south end of the field will have brush removed to the stone wall. Leaning trees may be removed if they impact the haying of the field.

There is a section between field 4 and field 3 that have stone walls on either side. Trees and brush will remain in this area. It looks as thou it was a cart road at one time. Leaving the brush will deter its use into the back property owned by the MDC.

**Field 3 (9.6 acres)**

Brush may be removed on the south side to the stonewall. Brush and small trees may be removed on the east side of the field to the stone wall. Brush and small trees may be removed on the west side. Brush and leaning trees may be removed from the north side of the field.

**Field 7 (2 acres) and Field 5 (8.4)**

These fields are on the east side of Mt Jefferson Road. The brush and tree cutting would have the same guidelines as the other fields applied. Brush and small trees would only be removed for the productivity of the fields. These fields also contain the 6.5 acres that the town previously purchased from the Ryders.

Field five has an artesian well head visible. A pole or pile of rocks needs to be establish at the location to prevent haying equipment form running over it.

**Field 2 (5 acres) and Field 6 (2.5 acres)**

These fields make up the open field in the south west portion of the property. The southern end is adjacent to a two acre house lot. It was suggested that a natural fence of trees be established between the boundary. This to establish the boundary and over time and have the house be less visible from the parking area.

Field 6 has an artesian well head visible. A pole or pile of rocks needs to be established at the location to prevent haying equipment from running over it. Field 6 contains the only access to the woods and the DEM land.

### **Trees and Rocks.**

Trees and rocks create a natural fence inhibiting access of vehicles from the road to the fields. Trees should not be removed if they are part of this natural fencing. No trees should be arbitrarily cut. Only those necessary to enhance the productivity of the hay fields are to be removed. Any open spots may need rocks placed to block the openings in the natural fence.

### **Gates House Foundation**

It is ok to remove the brush and small trees from around and in the foundation. The larger shade trees in and adjacent to the foundation will remain. Wood from the cutting will be chipped and spread in the adjacent fields.

### **Gates and large Rocks**

It was suggested that all openings to the fields would have "chains or cables" to prevent dumping and destruction of the fields. Each field will have posts installed with a Chain or Cable installed. Keys will be available for the Police and Fire Departments, and for the individuals cutting the fields.

Large Rocks will be placed on the road side of Fields 1, 4, and 3 where there are no trees. This to prevent access by vehicles into the fields.

### **Parking Area**

A parking area will be created in front (East and South side) of the foundation. The parking will follow the present circular drive. It will be expanded by about twenty five feet to the north and twenty five feet to the south. Approximately eighteen to twenty inches of the present soil will be removed. Bank fill will be brought in to firm the parking area. Approximately four inches of one inch pea stone will be applied as the top surface of the parking lot. Parallel parking will be utilized to accommodate eight to ten cars. The first parking space (south) will be designated HC with a sign.

### **Signs**

Sign one will be visible to the back of the parking area and in front of the foundation. This sign will be approximately three feet by three feet positioned at eye level. It will have the DCS logo and acknowledge the DCS, MDC, DEM, and Hubbardston Residents, contribution to the preservation and conservation of this property.

Sign Two will be one and one half feet wide and 2 feet high positioned on a post at eye level. It will contain the use guidelines of the Mt Jefferson Conservation Area.

### **Mt. Jefferson Conservation Area Hay Management Program**

Of the 244 acres of the Ryder property 33 to 48 acres on either side of Mt Jefferson Road are open fields. These fields over the years provided hay and corn for the Ryder Farm. Some of these fields have been underutilized for a couple of years.

This hay management plan is proposed in conjunction with the conservation restriction on the property being developed by MDC and is subject to MDC approval. This plan would be reviewed every five years and could be modified during the five-year period upon request from MDC.

The hay management program will be part of any agreement made by the Town with any party who will be harvesting the hay. Arrangements for harvesting hay would be made pursuant to any applicable provisions of M.G.L. Chapter 30B. A ten-year contract for hay removal is anticipated, with periodic review of the management plan as described below. The party removing hay will be required to carry all applicable insurance and have the Town named as an additional insured. The party will assume all risks associated with the haying operation. The agreement with the Town will be based on two cuttings per season. The agreement will include a price to be paid to the Town per acre per cutting. The agreement will require compliance with all terms of the hay management plan. The objective of the plan is to have each field restored to maximum hay yield with minimum disruption to the field and the surrounding land, to enhance the beauty of the fields and ensure adequate ground cover protection for wildlife. Each field will be identified by number, with Field One West being the field closest to the center of Town. There are at this time seven open fields. A map will be provided identify the fields with the approximate acreage of each. The field designation will be modified. At the earlier writing I did not realize that Holden soil test lab already has designated the field numbers.

**Brush Removal:** Existing light brush and weeds will be removed as close to the stone walls as possible. This will expand the hay producing area to the current natural boundaries. It will also beautify the fields and expose the natural beauty of the stone walls. Small trees may be removed on the sides adjacent to the road in order to enhance the drying capability of the affected fields. The brush will be removed by a mulching machine that will churn the brush and allow it to lie flat in the field. This method also provides natural fertilizer for the new hay.

Minimum till will be used to "scratch" the surface with a disk cultivator. This method does not cause any erosion. It will also allow for a reseeding machine such as a Brellin seeder to be used to replant hay and to tamp the ground to reseal the field surface. This approach is allowed once every ten years.

**Rock removal.** At the time of minimum till surface rocks will be removed to the edge of the field. This to restore the field to full hay production.

Fill and level holes from soil testing operations performed in November 2001. A number of holes were left open or soft packed. These holes will be eliminated by field fill either from the area immediately around the hole or by similar fill imported from another area of town. Filling and leveling these holes will decrease the hazards to animals, humans, or haying machines.

Seed fields or portions of fields that require reseeding using a Brellin Seeder or similar machine. This type of equipment minimizes any impact on the field. This machine packs the field surface immediately after placing the seed.

Fertilizer may be used based on soil tests From Holden Soil Testing Lab.

Lime may be used based on soil tests. It will be used only when the Ph count is lower than 7.0 ppm.

The use of all herbicides and pesticides is prohibited.  
conditions.

Fertilizer (slow release or otherwise) may be used in accordance with soil test results.

No compost or manure may be used.

Ground limestone may be used in accordance with soil test results.

Reseeding may be done using till or no-till methods.

Moderate restrictions will be applied to all fields that fall between the two extremes of sensitivity. They will consist of an appropriate adjustment of the already stated restrictions and stipulations.

The above hay management plan will be reviewed every five years or if a contract for hay removal is issued to a new party or if fields remain uncut for three years due to poor weather

The Plan and any amendments to it are subject to approval by MDC and the Town of Hubbardston.

0° 30' 24" E.

327.37

N. 1° 41' 47"

192.44

600.00' total from Malone Road

