



METACOMET LAND TRUST

Annual Report and notice of the Annual Meeting & Program

Saturday, October 22, 2011

2:00 p.m.

Franklin Public Library
118 Main Street, Franklin MA

**“I only went out for a walk and finally concluded to stay out till sundown,
for going out, I found, was really going in. “**

~John Muir, 1913, in L.M. Wolfe, ed., *John Muir, John of the Mountains: The
Unpublished Journals of John Muir*, 1938

The Metacomet Land Trust is a non-profit conservation organization dedicated to the protection of open space and natural resources in the communities of South Central Massachusetts.”

Mission statement approved in 1999 and re-affirmed April 25, 2002

The Metacomet Land Trust, PO Box 231, Franklin MA 02038

1-888-298-7284

www.metacometlandtrust.org

Metacomet Land Trust is a tax-exempt conservation organization and serves Bellingham, Blackstone, Douglas, Franklin, Mendon, Millbury, Millville, Norfolk, Northbridge, Sutton, Upton, Uxbridge, and Wrentham

September 2011

Dear Members, Friends and Neighbors,

Earlier this year I spoke to local landowners at a workshop called **Your Land, Your Legacy**. I talked about Metacomet Land Trust and about how a trust can help concerned property owners preserve their acreage as open space and forestland for both wildlife habitat and natural enjoyment for all.

It was abundantly clear that it is a challenging time for all landowners as well as for those who have to make hard decisions on behalf of themselves and their families concerning their most precious assets. Each and every parcel and each and every family has a different story, a dizzying array of unique circumstances and a variety of hurdles to clear before they can even start -- never mind conclude -- a conservation project.

I guess I'm trying to tell you, the reader, that the economy -- be it good or bad -- is of less consequence than *time* which remains the constant in our conservation stories. Sometimes it is on our side, sometimes not. But we persevere because when time is kind to us, then the reward is immeasurable.

All speakers at this workshop emphasized that NOW is the time to talk among family members about what might be done to preserve their land and to engage all in the conversation. There is no "one-size-fits-all" solution to preserving property and there are many tools available to do so. Much research can be collected and advice gathered, but if a family doesn't have a plan to preserve and protect its land, then the odds that that will happen after this generation is gone are very slim. *Talk to your family members and act now.*

Such is the case in Upton this past summer when Upton's Open Space Committee and the Sudbury Valley Trustees, with help from the Metacomet Land Trust and Friends of Sweetwilliam Farm, were able to preserve the majority of the historic and beautiful landscape of the farm. This project took years and many hundreds of family and volunteer hours to complete but I'm sure they all agree that it was worth it. We congratulate all on this wonderful achievement.

This was also the case in Sutton when Robert Ferragamo and Gretchen Richards decided to donate a nine acre parcel overlooking Manchaug Pond to the land trust at the end of last year. It was a decision that worked for their family and that has great benefits for all of us.

As a member of Metacomet Land Trust, you are essential support to the work that must be done to accomplish any of these conservation transactions. We thank you and ask that you join us in looking forward to another year of great accomplishments.

In conservation,



Lisa Moczymski
President

What is the Metacomet Land Trust?

The Metacomet Land Trust was founded in 1988 as a tax-exempt land conservation and environmental education organization. To date MLT has assisted in the permanent conservation of more than 1,300 acres of open space through a variety of protection techniques and has partnered with various state and local entities. The land trust owns nearly 350 acres of open space that it protects and manages. Another 175 acres of privately owned land is protected by the land trust through permanent conservation restrictions.

In the community of **Franklin**, as an example, Metacomet owns 55 acres of open space with trails in the Franklin Woods area and the Lady Bug Trail outdoor classroom near the Kennedy School. The Lady Bug Trail area is the subject of an exciting Eagle Scout project that was completed in 2010.

In the town of **Sutton**, the Metacomet Land Trust has acquired ownership of a large tract of land in the proximity of the Blackstone River, the former Boria farm. This parcel, which has access to both municipal water and sewer, was once the site of a proposed large residential development. Through the efforts of the property owner and the land trust this land is preserved in its natural state. MLT also negotiated a trail easement on land adjacent to the Sutton State Forest and owned by the Whitinsville Water Company, including a section which passes by a picturesque reservoir.

Metacomet's first major land protection effort, more than fifteen years ago, in the Town of **Blackstone** resulted in the protection of the Blackstone Gorge. This site, now part of a Bi-State Park, is a beautiful conservation and recreation resource.

MLT has worked with the Town of **Mendon**, helping to preserve 427 acres of open space. There are trails for hiking, biking and horseback riding and the land is also used for camping by the Boy Scouts.

Abutting these acres in Mendon is land in the Town of **Blackstone** that the Metacomet Land Trust has helped to preserve, creating an area of more than 800 acres of permanent open space. Included in this greenway is 130 acres of land owned by Metacomet that is filled with beautiful wooded trails surrounding the spectacular hilltop Daniels Farm house and barns; those buildings are owned and managed by the Daniels Farmstead Foundation, Inc.

In 2008 and 2009 the Metacomet Land Trust increased its coverage area to include the communities of Millbury and Northbridge. Metacomet's coverage area now includes, **Bellingham, Blackstone, Douglas, Franklin, Mendon, Millbury, Millville, Norfolk, Northbridge, Sutton, Upton, Uxbridge and Wrentham**. Each of those communities has invited the Metacomet Land Trust to represent and assist them in land preservation and conservation issues. MLT recently assisted the Town of **Millbury** with the acquisition of a 15 acre parcel of land located in the Old Common section of the community.

Metacomet has also partnered with the **Department of Conservation and Recreation** on a series of "family adventures": workshops for children of pre-school and elementary school age. Exploring at a pond, in a meadow and in the forest, listening to bird calls and making our own "nests", watching for butterflies and dragonflies, and discovering why leaves change their colors----each "adventure" provided us with an opportunity to foster an appreciation of the world around us to the next generation of environmentalists.

"If a child is to keep alive his inborn sense of wonder, he needs the companionship of at least one adult who can share it, rediscovering with him the joy, excitement and mystery of the world we live in."

Rachel Carson



How does the Metacomet Land Trust Operate?

The Metacomet Land Trust is governed by a Board of Directors. Our Board of Directors includes representatives from towns throughout the service area, each of whom brings years of experience in local conservation and planning. Monthly meetings are held and additional meetings are held as needed.

From the onset, MLT board members have provided key support and technical assistance for a variety of state and community projects, such as planning for the Southern New England Trunkline Trail (SNETT), a rail trail which stretches from the Franklin State Forest to the Douglas State Forest, planning for the Providence to Worcester Bikeway, securing a trail easement from the Whitinsville Water Company for land contiguous to the Lake Manchaug Greenway and Wildlife Corridor in Sutton, and providing assistance to the Open Space Committees and Conservation Commissioners in our region. In 2010 members also assisted communities with fund raising efforts for land preservation, held workshops and educational events.

Members of the Board of Directors serve three year terms. Current members are:

President, Lisa Moczynski, Douglas	(term expires 2011)*
Vice-President, Patricia Nedoroscik, Sutton	(term expires 2013)
Treasurer, Susan Speers, Franklin	(term expires 2013)
Secretary, Laurie Salmon, Northbridge	(term expires 2011)*
Nicholas Bik, Blackstone	(term expires 2013)
Tom Bik, Blackstone	(term expires 2012)
Dianne Demarais, Wrentham	(term expires 2013)
Barry Lariviere, Bellingham	(term expires 2011)*
Mike Penko, Upton	(term expires 2012)
Larry Rettman, Franklin	(term expires 2011)*

* Members with terms expiring.

The Board of Directors encourages you to be an active member of the organization, sharing your skills by assisting with site visits and annual inspections of our properties, helping with programs or suggesting programs or topics which would be of interest to our members.

Consider becoming a member of the board. It's a great way to learn about land conservation and the exciting developments that are happening in Massachusetts and around the country.

Please contact us and let us know if you are interested in being elected to the board or in volunteering your time and expertise!

**PROPERTIES IN WHICH METACOMET LAND TRUST
HOLDS AN INTEREST
As of September 30, 2011**

OPEN LAND: Our total open land acreage currently stands at 366 acres.

10.5 acres off Dawn Marie Circle, Franklin: conservation land.

41.8 acres off Lincoln Street, Franklin: within Franklin Woods open space subdivision.

1.75 acres, Coronation Drive, Franklin: outdoor classroom used by Kennedy Elementary School and Stony Brook Wildlife Sanctuary. Dedicated to Alfred S. Ferguson in May 2000.

3.2 acres, Central Turnpike, Sutton: conservation area.

130 acres, Hopp Brook Conservation Area, Mendon Street, Blackstone: The land trust owns extensive woodland for open space and trails originally donated by Doris Daniels King in 1998. A permanent conservation restriction to the Mass Department of Fish and Game controls the use of the vast majority of this property and allows for future construction of an educational center and office. A three acre lot to the south on Mendon Street is owned by the land trust and not included in the Conservation Restriction.

126.9 acres off Chase Road in Sutton and Millbury: conservation land donated by Mr. Henry Boria

6.5 acres on Putnam Hill Road, Sutton, donated by James and Marina Gvazdauskas, January 2001: conservation area.

9 acres on Manchaug Road in Sutton, donated by Otco, Inc. in November, 2001: conservation land.

6 acres off Manchaug Road in Sutton, donated by John & Donna Couture, December 2002: conservation land

12.8 acres known as the Reid Memorial Conservation Area, on Daniels Street in Franklin, a bequest from Mr. Arthur D. Nelson to honor his wife, Gwendolyn Reid Nelson

9 acres on Manchaug Road in Sutton donated by Robert Ferragamo and Gretchen Richards December 2010.

CONSERVATION RESTRICTIONS: total acreage under permanent restriction is 175 acres

27 acres at the Hancock Christmas Tree Farm, 508 Hancock Street, Wrentham, donated by Bill and Joyce Marland, December 28, 2005

11.7 acres on Charles River, off Plymouth Road, Bellingham: owned by the Bellingham Conservation Commission

62 acres, Chestnut Street, Upton: owned by the Bernat family

27 acres, Fox Fire Farm, Hazel Street, Uxbridge, owned by the Hanscom family

35 acres, Dan Griffiths Property, Sutton, now owned by new owners.

13.6 acres, Laurel Brook, New England Forestry Foundation, Uxbridge.

7 AFFORDABLE HOUSING PROPERTIES: House lots in Franklin owned by Metacomet Land Trust and leased to owners of affordable homes on each parcel, total acreage 4.8 acres

61 Lewis Street, 195 School Street, 891 Lincoln Street, 608 Maple Street,
4 Rolling Ridge Road, 809 Summer Street and 813 Summer Street

Metacomet News and Notes

Report of the Education and Outreach Committee

Pat Nedoroscik (Sutton) and Laurie Salmon (Northbridge)

The Educational and Outreach Committee had another great year of programs in 2011. Once again we partnered with the Department of Conservation and Recreation at the Purgatory Chasm State Park in Sutton holding four nature programs for families with themes including pollution, changing seasons and recycling. We even got a special visit from Smokey the Bear!

In addition to our children's programs, MLT volunteers manned a table at the Douglas Farmers Market to help spread information about the dangers of invasive plant species and handed out packets of Blue Aster seeds to encourage native plantings. Our volunteers also were active at the annual Greenway Challenge in September.



A father and child exploring the pond during one of our family nature adventures at Purgatory Chasm.

MLT was also happy to help sponsor a Butterfly Walk at West Hill Dam in Uxbridge led by Tom and Cathy Dodd and a Wild Edibles Walk and Talk in Wrentham led by wild edibles expert Russ Cohen.

Metacomet President Lisa Moczynski and Vice President Pat Nedoroscik participated in the workshop **Your Land, Your Legacy – Why Estate Planning is for Every Landowner** that was held in Sutton in coordination with the North Quabbin Regional Landscape Partnership and other land preservation organizations.

Stewardship Report:

(Mike Penko, Dianne Demarais and Susan Speers)

In this past calendar year Metacomet volunteers visited all properties protected by Conservation Restrictions and prepared reports to document our findings. All properties are being well managed by their owners.

Christopher Gerber (pictured at right) of Franklin Boy Scout Troop No. 29 revitalized the Ladybug Trail property in Franklin as part his Eagle Scout project. The work included clearing trails, restoring a small meadow, and creating educational material for teachers at the nearby John F. Kennedy Elementary School.

Metacomet developed a conceptual plan for a future office and education center at the Hopp Brook Preserve in Blackstone. The plan was approved by the MA Division of Fisheries and Wildlife.

Reid Memorial Conservation Area in Franklin was cleaned up and debris removed.



Sweetwilliam Farm Preserved



In 2010 Metacomet provided much needed funding for appraisals to help the Sudbury Valley Trustees and Town of Upton preserve Sweetwilliam Farm in Upton. In June of 2011, 96 acres of the historic 101 acre farm were permanently protected. The Town of Upton purchased 63 acres outright and the town and the Sudbury Valley Trustees co-hold a conservation restriction on an additional 34 acres, which will continue to be privately owned. The conservation restriction will preserve a spectacular view from North Street while allowing for continued agricultural use of the property. The farm dates to the 1700's and was owned by the grandfather of

Eli Whitney and his descendants for nearly 150 years. Efforts to preserve Sweetwilliam Farm were initiated by discussions Metacomet Land Trust staff had with the owner years ago.

And.....our sincere thanks to all of you for *Conserving Your Land*

As you consider the future of your land and the wildlife that live around you, we encourage you to consider the contribution your land makes to a healthy ecosystem. Your land -- farm fields, woods, wetlands, or river frontage -- provides habitat for the native plants and animals of our region and also helps keep our air and water clean. It is a lasting contribution to a healthy environment for tomorrow's children. The Metacomet Land Trust is here to assist you with your conservation efforts whether "your land" is hundreds of acres or your back yard. Please contact us with your questions, concerns, and suggestions for programs that would assist you with your conservation efforts.

In Memoriam

We wish to acknowledge the passing of Metacomet Land Trust member and dedicated conservationist and outdoorsman Russell P. Hook of Sutton. Russell recognized what MLT could do to preserve and protect habitat in the area and donations made in his memory totaled \$425.00. We thank all who honored Russell in this special way.



Metacomet Land Trust Annual Membership Meeting

Please join us at our annual meeting which will be held at the Franklin Public Library, 118 Main Street, Franklin, MA on **Saturday, October 22, 2011 at 2:00 p.m.**

Business Meeting

2:00 p.m. Annual membership meeting with approval of minutes from last year's meeting, election of Board of Directors, required business (see resolutions) and special recognitions.

Election of candidates to the Board of Directors

We have open seats on the board---please contact President Lisa Mosczynski for more information

Award Presentation: the Metacomet Land Trust Service Award & the Metacomet Land Trust Community Spirit Award.

We are pleased to present these awards to two couples who make conservation and land preservation a priority in their lives. They exemplify the dedication and determination of outstanding conservation advocates and have given much back to their communities. Please join us in celebrating their achievements.

- Program -

Bats in peril: The Uncertain Future of North America's Winged Mammals

Kate Langwig is a second year graduate student in the PhD program in Ecology, Behavior, and Evolution. She obtained her Bachelor's degree in Neuroscience from Union College, and has worked for the Albany Pine Bush Preserve, The Nature Conservancy, and New York State Department of Environmental Conservation. For the past three years she has been studying the recently emerged infectious disease of bats, **white-nose syndrome**. She is a co-author on three papers on the disease, including an article projecting regional extinction of the little brown myotis which appeared in the journal *Science* in 2010. Her primary research is focused on investigating white-nose syndrome transmission dynamics in multiple bat species.

3:30 p.m. Refreshments and fellowship

MINUTES OF THE ANNUAL MEETING METACOMET LAND TRUST

November 4, 2010

Sutton Senior Center, 19 Hough Road, Sutton, MA

Attending: Larry Rettman, Mike Penko, Susan Darnell, Susan Speers, Nick Bik, Tom Bik, Laurie Salmon, Pat Nedoroscik, Lisa Mosczynski, Elyanor Carothers, Marge Rettman, Carl Moore, Phil Nyberg, Donna Bik. Proxy ballots were received from: Margo Bik, Gino Carlucci; Anne and Cliff Matthews; Shirley and Leon Mosczynski; Mary Anne Squillace; Dianne Demarais, Thomas Nardone, Andrew Nedoroscik and Leo and Marge Immonen.

Also present: Attorney Drew Hoyt.

BUSINESS MEETING

Called to order at 6:40. Lisa Mosczynski, President, welcomed members to the event. Lisa dedicated the meeting to Anne and Cliff Matthews for their years of service.

A motion to accept the Annual Report as written was made by Tom Bik, seconded by Larry Rettman, and approved unanimously.

A motion to accept the Balance sheet, dated 9/30/10 as written and enclosed in the Annual Report was made by Pat Nedoroscik, seconded by Larry Rettman, and unanimously approved.

A motion to approve the resolution on affordable housing as written in the Annual Report was made by Laurie Salmon, seconded by Susan Speers, and approved unanimously.

A motion to accept the slate of Directors contained in the Annual Report was made by Tom Bik, seconded by Larry Rettman, and approved unanimously. Those Directors are Pat Nedoroscik, Susan Speers, Nick Bik, and Dianne Demarais. There were no nominations from the floor.

A motion was made by Pat Nedoroscik and seconded by Laurie Salmon to accept the minutes of last year's Annual Meeting as written, motion passed unanimously.

A motion was made by Tom Bik and seconded by Larry Rettman that the business portion of the meeting be adjourned at 6:47. Motion was passed unanimously.

PRESENTATION & PROGRAM: How to Connect Kids to Nature in the Age of Technology by the teachers from the Taft School in Uxbridge. Pat Nedoroscik presented Principal Lori Fafard with a \$50 Barnes and Noble gift certificate for books to the Taft School in recognition of their environmental programs. The title of the presentation was **How to Connect Kids to Nature in the Age of Technology** and teachers from the first through the fourth grades explained the programs they provide within each classroom. The Assistant Principal described the school wide programs during their Go Green Week.

Respectfully submitted,

Susan Darnell
Secretary

Metacomet Land Trust, Inc.
Balance Sheet
 As of August 31, 2011

	Aug 31, 11
ASSETS	
Current Assets	
Checking/Savings	
10000 · Operating Checking	7,098.93
10100 · Money Market Account	44,023.88
10105 · CR Protection Endowment	7,460.14
10106 · CR Endow CD	5,663.69
10110 · SNETT Special Projects	1,263.11
10115 · Lake Manchaug Projects	3,492.92
10120 · Upton Project Fund	221.96
10125 · Wrentham Land Preservation	4,411.24
Total Checking/Savings	73,635.87
Accounts Receivable	
11000 · Lease Fees Receivable	812.50
Total Accounts Receivable	812.50
Other Current Assets	
14000 · Prepaid Expenses	2,225.93
Total Other Current Assets	2,225.93
Total Current Assets	76,674.30
Fixed Assets	
15100 · Equipment	1,842.56
15900 · Accumulated Depreciation	-1,842.56
16500 · Land/Affordable House Lots	341,707.00
16900 · Land Open Space	1,566,392.00
Total Fixed Assets	1,908,099.00
TOTAL ASSETS	1,984,773.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	45,090.54
Total Accounts Payable	45,090.54
Other Current Liabilities	
23000 · Accrued Expenses	1,750.93
Total Other Current Liabilities	1,750.93
Total Current Liabilities	46,841.47
Total Liabilities	46,841.47
Equity	
39005 · Retained Earnings	9,496.99
39200 · Unrestricted Funds-002	-1,284.79
39210 · Unrestricted Real Estate	20,100.00
39230-0 · Board Designated - DF	1,498.46
39240 · Board Designated - CR Enforce	2,000.00
39300 · Temporarily Restricted	43,036.98
39400 · Permanently Restricted	1,857,627.05
Net Income	5,457.14
Total Equity	1,937,931.83
TOTAL LIABILITIES & EQUITY	1,984,773.30

Annual Meeting Action Required

Below are several proposed amendments to the Corporation's By-Laws and Articles of Organization. Several amendments are intended to provide additional flexibility to the Corporation, and to leaseholders, with respect to affordable housing properties. These proposed amendments do not make any change to the leases for those properties, but rather, are intended to provide an option (with the assent of the Corporation and the leaseholder, on a case-by-case basis) to convert the properties from an affordable lease arrangement to an affordable homeownership arrangement, in which the resident would own both the home and the land, subject to a permanent affordability restriction. The amendments would also help the Corporation deal with any property that becomes unoccupied and to return such properties to active use as affordable housing. If any member has questions about these proposed amendments that they wish to discuss before the annual meeting, please contact Lisa Moczynski at 888-298-7284.

BYLAW AMMENDMENTS FOR ANNUAL MEETING CONSIDERATION October 22, 2011

RESOLVED: To amend Article II, Section 6, Paragraph b (“Annual Meetings”) of the By-Laws by deleting the words “fourth (4th) quarter” and inserting the words “second (2nd) quarter” in place thereof.

- Purpose: to move the annual meeting to a more convenient time of year

RESOLVED: To amend Article III, Section 11, Paragraph b (“Executive Session”), clause 5 of the By-Laws by appending after the word “contracts” the following words: “, or other real estate conveyance or financing agreements.”

- Purpose: to allow the board to go into executive session to discuss the terms of all real estate transactions.

RESOLVED: To amend Article III, Section 11, Paragraph c (“Quorum”) of the By-Laws by deleting the words “provided at least one (1) representative from each of the categories of representatives is present.”

- Purpose: to eliminate the possibility that the Board of Directors will be rendered incapable of action due to a lack of active participation by leaseholder representatives holding seats on the Board.

RESOLVED: To amend Article VI, Section 1 (“Principles of Land Use”), by deleting the words “or convey the right to use such land so as to facilitate access to land and affordable housing by low- and moderate-income people” and inserting in place thereof the words “or, in the case of land owned or acquired for the purpose of providing affordable housing, convey such land by deed or lease, on affordable terms, to facilitate access to land and affordable housing by low- and moderate-income people.”

- Purpose: to allow the Trust to carry out its affordable housing mission by conveying property by deed with an affordable deed rider, in the event that the opportunity arises (see below); this will require a similar amendment to the Articles of Organization.

RESOLVED: To amend Article VI, Section 3 (“Sale of Land”), by deleting the section in its entirety and inserting in its place the following:

3. Sale of Land.

- a. The sale of land, except for the purpose of conveying affordable housing subject to a long-term affordability restriction, does not conform with the philosophy and purposes of the Corporation, and accordingly such land sales shall not occur except in extraordinary circumstances.**
- b. Except as provided in paragraph (c) of this Section, no land shall be sold without:**
 - (i) An affirmative vote by at least two thirds (2/3) of the entire Board of Directors at a regular or special Board meeting, provided that written notice of such meeting has described the proposed sale and the reasons for the proposal; and**
 - (ii) The approval of two thirds (2/3) of the members present at two (2) consecutive regular or special membership meetings not less than seven (7) days apart, provided that written notice of such meeting has described the proposed sale and the reasons for the proposal.**
- c. Land owned or acquired by the Corporation for the purpose of providing affordable housing shall not be sold without:**
 - (i) An affirmative vote by the Board of Directors at a regular or special Board meeting, provided that written notice of such meeting has described the proposed sale and the reasons for the proposal;**
 - (ii) The approval of a majority of the members present at a regular or special membership meeting, provided that written notice of such meeting has described the proposed sale and the reasons for the proposal;**
 - (iii) An affordability restriction, contained within the deed or a deed rider, sufficient to ensure that the property shall remain affordable in perpetuity (if possible, and in no event less than 99 years), either through affordable lease terms or through resale restrictions, ensuring affordability for low- or moderate-income households, pursuant to standards promulgated by the United States Department of Housing and Urban Development or any successor agency, as amended from time to time; and**
 - (iv) The consent of all leaseholders who would be affected by such sale, provided, however, that leaseholder consent is not required if, at the time of the sale, there is an uncured tenant default under the lease, or if the leaseholder no longer resides at the property.**
- d. For the sale of land pursuant to the foregoing paragraph (c), whether to a leaseholder or any other party, compliance with the terms of said paragraph (c) shall be all that is required to authorize such sale, notwithstanding any other provision of these by-laws to the contrary.**

· Purpose: the above section (b) keeps the same restrictions currently in place for the sale of conservation land / open space.

· Purpose: sections (c) and (d) allow conversion of affordable housing properties from an affordable lease arrangement to an affordable ownership model. This scenario will allow

leaseholders (with approval of the membership) to sell their properties on the open market subject to affordability riders, or to "buy out" the Trust in exchange for an affordability rider, and will also give the Trust an option to deal with properties that have been abandoned in foreclosure / bankruptcy; this will require a similar amendment to the Articles of Organization.

RESOLVED: To amend Article 4, Section 2 of the Corporation's Articles of Organization, by deleting the section in its entirety and inserting in its place the following:

2. Any land acquired by the Corporation shall be held for the local community in accordance with the corporate purposes and the by-laws of the Corporation, and shall not be sold, conveyed or encumbered except as provided in the By-Laws.

- Purpose: to facilitate the proposed by-law amendments, and eliminate duplicative detailed restrictions from the Articles. This will eliminate the need to pay fees and administrative costs in the future when making adjustments to the Trust's operating rules. Because the by-laws provide exactly the same procedural requirements for amending the by-laws as for amending the Articles, there is no reason for the Articles to contain detailed procedural restrictions which are duplicated in the by-laws.

RESOLVED: To amend Article 4, Section 3 of the Corporation's Articles of Organization, by deleting the section in its entirety and inserting in its place the following:

3. To assure the continued affordability of housing and other improvements on the Corporation's land for low- and moderate income people in the future, the Corporation shall not sell, lease, convey or encumber land held or acquired for purposes of affordable housing, except as provided in the By-Laws.

- Purpose: to facilitate the proposed by-law amendments, and eliminate duplicative detailed restrictions from the Articles. See above.

Proxy Vote:

If you are not able to attend the annual meeting, you may fill out and return this portion as your proxy ballot. This will count toward the required quorum of 20 voting members or 20% of all dues paying members (whichever is larger). Your proxy instructs Lisa Moczynski, President, or Patricia Nedoroscik, Vice President, to cast your vote in the election of board members, the approval of last year's meeting minutes, and approval of this year's Annual Report.

METACOMET LAND TRUST 2011 ANNUAL MEETING MEMBER PROXY

I authorize MLT Board President Lisa Moczynski or Vice President Pat Nedoroscik to exercise my vote at the 2011 Annual Meeting for the ELECTION OF BOARD MEMBERS, APPROVAL OF 2010 MEETING MINUTES, and APPROVAL OF THE 2011 ANNUAL REPORT.

NAME: _____ DATE: _____

Please mail your proxy to Metacomet Land Trust, PO Box 231, Franklin, MA 02038 to arrive by **Wednesday, October 15, 2011**



To join or renew your membership in the land trust, please fill in below and mail to
Metacomet Land Trust, P.O. Box 231, Franklin, MA 02038

Friend	\$ 25.00	_____
Steward	\$ 50.00	_____
Naturalist	\$ 100.00	_____
Forester	\$ 250.00	_____
Protector	\$ 500.00	_____
Other	\$	_____

I would like to make an additional gift to the Metacomet Land Trust. Please apply my gift towards:

The Erik Anderberg Stewardship Fund _____

Other (please specify) _____

NAME(S): _____

ADDRESS: _____

TELEPHONE _____

EMAIL: _____

If you would like to discuss a bequest to Metacomet Land Trust,
please call Board President Lisa Moczynski at (888) 298-7284.

Volunteers are always needed –
and most dearly appreciated!

MLT has active and growing stewardship and outreach needs.
What does that mean?

- Can you help us document the health and welfare of our properties?
- Or can you help us keep our web site up-to-date and responsive to the demands of today's conservationists?

If you can help, please call us at 888-298-7284 and it will be great to get to know you!

The Trust is a member of the Massachusetts Land Trust Coalition and the Land Trust Alliance.

We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.

~Aldo Leopold, *A Sand County Almanac*



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LAND • TRUST

P.O. Box 231
Franklin, MA 02038