



*Preserving our past...
protecting our future.*

TRAIL MAINTENANCE REPORT

by John Bator

How dry I am! That has been the silent cry emitting from the plantings at our East Street and Lake Street properties during the hot, very dry growing season. This has meant, of course, extra work for those of us who maintain these areas. Fortunately, the cavalry came to our rescue and enabled us to at least irrigate the Lake Street park vegetation sufficiently--- Charles Misner lent us the use of his generator and hoses, to which we could connect Bob Banas's sump pump. Richard Boulanger donated an old utility pump that Bob and his son Michael modified and repaired, giving us two separate systems to pump water from the Rubber Thread Pond. Yum, Yum, the plants seem to like the nutrients (and pollutants!) in that weed infested water. Now, if we could only find a better source of irrigation at East Street. Where is that guy Noah when you need him?

Taking Stella Wiernasz's advise, instead of merely building and selling bat houses for the general public, we will install a couple at Lake Street for ourselves. This will keep the bugs away from all the people who have been using our new home-made benches and enjoying the scenery there.

We have ordered more tulips and daffodil bulbs from the Hampshire Conservation District, so look for even more color at Lake Street this coming spring!

Look for us at the Easthampton Fall Festival. Hopefully we'll have our tent set up and goodies to sell, including a few choice perennials, trees and shrubs.

NEW TRUST-OWNED LAND

by Stuart Beckley

The Trust continues to move closer to acquire a 60-acre farmland parcel off Strong and Plain Streets. The parcel is part of the Gawle farm; another 60-acres will be developed with housing. The project was designed under the Town's OPEN SPACE RESIDENTIAL (CLUSTER) DEVELOPMENT BYLAW.

The Trust is working with the Gawles, the Massachusetts Department of Food and Agriculture, and the Town of Easthampton to preserve the property for agricultural and open space use. The State and the Town, through the Conservation Commission, will hold ownership. The Gawles are holding the option to farm the land for 10 years.

Once the option expires, the property could be leased to other area farmers or to establish a community garden. In either way, the Trust could benefit by collecting lease fees.

The Trust is requiring that the Gawles establish a fund to ensure maintenance of the property, particularly the nonagriculture areas, which are primarily shallow drainage swales. However, the site should be clean prior to transfer, and the leasing farmer will be required to maintain (mow) the drainage areas.

This area may present opportunities for open space education and advancement of other Trust goals. Hopefully, once the deal is completed, Trust members will have the opportunity to walk around the property and understand the importance of preserving it.

Board of Director's meetings are held the first Wednesday of each month, at 7:30 p.m. at the Community Room of Sunrise Manor. All interested members are invited to attend.

PASCOMMUCK CONSERVATION TRUST, INC.

Post Office Box 806 Easthampton, Massachusetts 01027-0806

SUMMER?
1993

PROPERTY PRIMER
(ARTICLE III)
by Ken Larsen

The first article in this series introduced the gift of a land easement to a charitable organization for a potential tax deduction. References that would be used were announced and will continue as the primary source material for these discussions.

The second article attempted to dispel anxieties that some potential land donors might have relating to legal liabilities that arise in the normal course of contractual agreements.

The focus of the article this time is to present the first of four guidelines involving appraisal reports for charitable gifts of conservation easements.

In order to receive a charitable tax deduction, a certified appraisal must be made. The Trust encourages that the grantor incur the expenses for this appraisal, but will also negotiate the costs on an individual basis depending upon the degree of hardship or circumstances that exist prior to the actual easement grant. Such decisions are voted upon by the Board of Directors. In addition to this cost, all donors are urged to seek legal and tax advice in all such related transactions.

Guideline # 1: What You Can Expect In An Appraisal Report.
Guideline # 2: How Easements Are Valued: General Principals.
Guideline # 3: Using Appraisals To Estimate Valuations.
Guideline # 4: Common Easements Provisions & Appraisal Issues.

GUIDELINE # 1:

Presented below is an outline of what you may expect in a professional appraiser's report. It will be broadly divided into four parts:

- (1) an introduction, (2) property description,
- (3) analyses & conclusions, and (4) addenda.

OUTLINE OF COMMON APPRAISAL REPORT FOR REAL PROPERTY

A) INTRODUCTION

1. Letter of transmittal-- identifies and limits the conditions of the appraisal report, summarizes major conclusions of the report, and formally presents the appraisal report to the client.
2. Table of Contents.
3. Certificate of Value--- states formally the appraiser's objective value using accepted appraisal principles.
4. Summary of Important Facts & Conclusions--- convenient overview for the reader. Also allows appraiser to state limiting and qualifying factors used to determine values.
5. Purpose of Appraisal--- for easements, identifies unique historic or environmental attributes of property. Tax Reform Act of 1984 requires that appraiser states the appraisal is made for federal income tax purposes.

B) Description of the Property

1. Area or Neighborhood Description--- general narrative of business site.
2. Description of Appraised Property
 - a. legal description
 - b. property data.
 - c. improvements
 - d. ownership, encumbrances & appurtenances
 - e. taxes

C) Analyses and Conclusions

1. Best use Analysis--- reasonable and proper for highest and best use of both building and land values.
2. Land Value--- market data included.
3. Approaches to Value--- comparable sales, cost, & income approaches shown for comparisons of value.
4. Reconciliation of Value Indications--- find the appraiser's final estimate of value and reasons for the selection in this section of the report.

D) Addenda

Varies. Typically has qualifications of the appraiser, experience, educational background, clients represented, maps, exhibits related to the report, sales agreement documents, charts, etc.

For further details of these outline items, feel free to contact any member of the Board of Directors of the Pascommuck Conservation Trust.

THE POND STEERING COMMITTEE

by John Watling, Clerk, Nashawannuck Pond Steering Committee.

The exceptional splendor of our New England Fall foliage will soon reflect from the water of the Nashawannuck Pond. The view from the corner of Cottage Street and Williston Avenue looking South provides an especially beautiful landscape during this time of year.

For those that have visited the pond in recent days, you need not be told of the severe encroachment of aquatic weeds during this long, hot summer.

The Trust's concern with this perennial problem can be read in articles written from the days of the Trust's founding. The Nashawannuck Pond Steering Committee remains appreciative to the members of the Trust who have assisted and supported our efforts of restoring this valuable resource in our town.

From the creative design by Bill Canon, to the ongoing care by John Bator and the co-volunteers, the Lake Street Park has been transformed into a wonderful neighboring parcel to the Nashawannuck Pond.

Miniature remote control boats raced on the pond competing in the 2nd Annual "Nashawannuck Cup" on June 13th. During the event our committee sold refreshments at the "Pepsi Cart", provided by Mike Superson of Big E Supermarket. The \$342 raised from these sales were deposited into the Pond Fund, bringing the total to \$38,465.

By the time this newsletter is distributed, the first major physical project on the pond should have been completed by Dietz Construction of Easthampton, that being, the installation of the White Brook Wier. This dam-like structure will hold back the sediment entering the pond, as well as prevent the wetlands in the region from drying out during drawdown of the pond. The feasibility of a winter drawdown as early as this year is being discussed and investigated. This low cost pond management practice would kill the weed roots exposed to freezing conditions.

The Pascommuck Conservation Trust, like our committee, will continue to achieve their goals only through the support, membership, and continued commitment of those that support these important environmental causes. On behalf of the Nashawannuck Pond Steering Committee, I thank the Trust and its' members for their support to our efforts of "Saving Our Pond, One Step At A Time."

THE NAME "PASCOMMUCK"
by Ed Dwyer

Pascommuck means "where it turns or branches". According to the book INDIAN PLACE NAMES by John Hutton, this word owes its origin to the Nipmuck people, who moved here from what is now central Massachusetts. It refers to land near the section of the Connecticut River where the Ox-Bow later developed. The Pascommuck Conservation Trust, as well as the Old Pascommuck Conservation Area, took their names from this word.

Others who used the name "Pascommuck":

PASCOMMUCK VILLAGE was a village of the town of Northampton. Settled in 1698, by five families, it was destroyed by a raiding party in 1704.

PASCOMMUCK BOULDER is the common name for the memorial boulder located at the Old Pascommuck Conservation Area. It was dedicated by the D.A.R. July 2, 1910.

PASCOMMUCK STREET was the original name for Everett Street, Easthampton.

PASCOMMUCK SCHOOL was built on East Street in 1914 as a two room school for the students in the Mt. Tom area. It was closed in 1939, and the building has been used as a private residence since.

PASCOMMUCK WHEEL CLUB was organized in 1892 by photographer Charles Keene, as a bicycle riding club. Later, the group became the Pascommuck Club, and has operated from the Union Street club house since 1903.

PASCOMMUCK COTTON COMPANY was the cotton buying arm of the West Boylston Manufacturing Company. It was located in the company's General Office Building, and shared the same officers as the mill.

FALL FESTIVAL
by Stella Wiernasz

The Chamber of Commerce will again hold its Annual Fall Festival on Saturday and Sunday, September 25 and 26. This will take place at the Easthampton High School Gym and Daley Field.

The Pascommuck Conservation Trust will also hold their annual fund raising projects at the Lake St. Park.

In spite of inclement weather last year the Trust raised \$500.00 during the days of the festival.

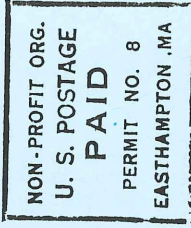
Once again this year, weather permitting, the Trust will set up a large tent where refreshments will be served, as well as home baked food donated by the members. The Trust has invited local artists to participate in an art show, that we hope will become an annual event. Local crafters have been invited to share the park with the artists and the food sale. John Bator will have a plant sale for the home gardener.

Tag sale items will also be available for those who believe 'one man's trash is another man's treasure'. See you there on the 25th and 26th.

PASCOMMUCK CONSERVATION TRUST

POST OFFICE BOX 806

EASTHAMPTON MA 01027



Please check appropriate membership and level of support:

Limited income	_____	_____	_____	_____	_____	\$	6.00
Individual	_____	_____	_____	_____	_____	\$	10.00
Family	_____	_____	_____	_____	_____	\$	18.00
Contributer	_____	_____	_____	_____	_____	\$	25.00
Patron	_____	_____	_____	_____	_____	\$	60.00
Corporate	_____	_____	_____	_____	_____	\$	100.00
Sponsor	_____	_____	_____	_____	_____	\$	150.00
Life Member	_____	_____	_____	_____	_____	\$	1,000.00

_____ I would like to be active in the Trust, helping with activities.

NAME _____

ADDRESS _____ PHONE _____