



Easement Property Monitoring Report Year 2018

Document Revised November 8, 2018

Property Name: Cross Hill

Contact: Town Planner and Conservation Committee

Date of Inspection: May 4th, 8th, 11th, 2018

Method of Inspection: Walked perimeter

CELT Monitor Name and Title: Suzanne McGinn: Vice-president and Stewardship Committee member, Chris Tullmann, Stewardship Committee co-chair

Monitor Contact Information (email and phone): Suzanne McGinn, spmcginn1@gmail.com, (207)712-3655; Chris Tullmann, chris@tullmann.org, (207) 712-2671

Other Monitors, Name, Title and Contact Information: Mark Fleming, Town Conservation Committee; Mark Fleming, mfleming@maine.rr.com, 207-321-9393

Brief Summary of Inspection: We walked both the inner and out edge of the property. See appendix for summary of probable infringements and notes to landowner.

1. Conservation Easement Provisions (document change)

- Structures: Bridges, Boardwalks, and Deer Stand
- Surface Alterations: Potential driveway on Town land (see Appendix below)
- Vegetation Management: several homes with probable mowing into Town land (see Appendix below)
- Waste management (pet, brush, etc.). Lots of brush from abutters homes probably on Town land (see appendix below)
- Invisible Fence that is probably on Town land (see Appendix below)

2. Natural Changes. Parts of the Town public-access trails could have boardwalk inspected, also a few locations to check for trail shifts due to

wet ground (Recorded by request of Conservation Committee representative)

3. Human Use - Trails

4. Conservation Values - Yes

5. Other Information/Comments/Areas of Concern – See Appendix

6. Recommended Follow-up

CELT and Town Conservation Committee discuss next steps regarding probable and possible infringements as noted in the Appendix below.

Monitor's Signature:

APPENDIX of Issues:

Probable Easement Infringements

Note: The following issues were identified during the monitoring per dates on this form and are keyed with numbers to the accompanying map (please note numbers are not in order below due to two different categories). These infringements are “probable” because although property boundary markers were found to document these, this documentation is informal since not verified by a professional surveyor and CELT has also not sought legal review of the probable easement infringements against the easement document. This monitoring report is intended to alert the landowner to probable issues. We hope CELT and the Town Conservation Committee can have further discussion on next steps.

1. Lawn Debris and encroachment onto Town land
2. Electric dog fence on Town land
3. Yard Waste on Town land
4. Woods are cleared onto Town land
6. Electric fence and yard waste on Town land
7. Yard Waste on Town land
8. Electric dog fence, jungle gym, zip line, board holding swing, compost bin, cut trees on town land
9. Electric dog fence on Town land
11. Irrigation pipe (possibly a Separate Easement with Town?) and lawn debris on Town land.
19. Yard waste on Town land
21. Tree house on Town land.
23. Owl house on Town land.
24. Property owner has cleared corner which is town land. It is landscaped, grassed and mowed. Back of lot may also have an encroachment. Suggest to confirm with more accurate GPS and location of survey markers for discussion with land owner.
25. Lawn encroachment into Town land.

26. Lawn debris dumping by power line.
30. Electric fence on Town land
31. Paved driveway infringes on Town land
32. Electric dog fence goes deep onto Town land
33. Aggressive clearing of Town land
34. Large quantity of brush dumping on town wetland.
35. Fort, wood pile, big brush piles, picnic table, ladder; all on Town property.
36. Big brush pile in Town wet area
37. Approximately 1-2 feet over property line were wood pallets, wheelbarrows, brush pile
38. Electric dog fence, brush pile, zip line, swing on Town land

Notes to Town Conservation Committee

Note: The following notes were taken during the monitoring per dates on this form and are keyed with numbers to the accompanying map (please note numbers are not in order below due to two different categories). Items identified in the list below were items observed while walking the property that the CELT and CC representatives thought to record for the Conservation Committee to reference for either of these reasons:

- Item would be helpful or of interest to the Conservation Committee
- Potential easement infringements based on GIS and other property markers in the area, but the property line could not immediately be confirmed in the field.

The following notes include some potential infringements:

5. Potential fence encroachment (must first confirm with survey marker)
10. Locate survey marker to determine if lawn chair and possible electric dog fence infringement.
12. Monument moved/Broken: We hope that the Greenbelt trail can be re-established now that there is a new house's driveway in the old location.
13. Town Greenbelt trail is close, and may be onto new landowners back yard. We did not find corner monumentation in the field, but was close on the GIS. We thought it would be worth checking based on conversations with Mark Fleming
14. Suggest that it may be time to replace boardwalk, and cut a tree hanging over the trail.
15. Muddy Trail. Possible boardwalk as the trail currently diverted by users.
16. Wet area could maybe use a boardwalk. There is also a double tree stand that may be on Town property (no info on stand) between 15 & 16. This may be the abutters tree stand, and on their own land. Suggest to locate survey markers to determine.
17. Confirm location property line related to electric dog fence with more accurate GPS and location of survey markers.
18. Wet area. An 8ft length boardwalk would cover wet area.
20. Trail looks to be on the corner of private property owner.

22. Locate survey markers to determine if Cross Hill Trail has crossed on to private land.

27. Boardwalk tippy and could use a little support.

28. Town trail is very close to property boundary; may be encroaching onto abutting landowner's land. Confirm with better GPS and locating survey markers.

29. Possible rotten boat on Town land. Possible fence infringement. Need better GPS or locate survey marker.

Note: In addition to everything listed above, monitors noted a deer stand and suggest (as a note to Conservation Committee) to determine if on Town property and if registered with the Town and if allowed.