

Somerset Woods Trustees

Management Plan  
for  
Parsons Family Preserve



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SWT  
Nancy Williams  
Executive Director

Table of Contents Page

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I.	Geographic Information	
II.	Introduction	
III.	Property Description	
IV.	Natural Resources	
V.	Management Vision & Goals	
VI.	Management Actions	
VII.	Funding & Task Prioritization	

APPENDICES

Appendix A: Legal Documents

Appendix B. Restoration or Enhancement Plan (if applicable)

Appendix D. other . . . .

## I. Geographic Information

Site Name: Parsons Family Preserve  
Township/County: Skowhegan/Somerset  
Assessor Map 5 Parcel 52  
Total Site Size: 27 acres  
Type of Ownership: fee  
Date Acquired: March 28, 2016

## II. Introduction

### A. Purpose of Management plan

Conservation of this property was made possible by a gift of land by the Parsons family. The purpose of this management plan is to ensure that the property is managed and maintained in perpetuity to protect and enhance the natural resources of the property. This property is an excellent candidate for projects that will connect local residents to SWT's mission.

### B. Long-Term Steward and Responsibilities

The Trustees of the Somerset Woods Trustees are responsible for the conservation of this property into perpetuity.

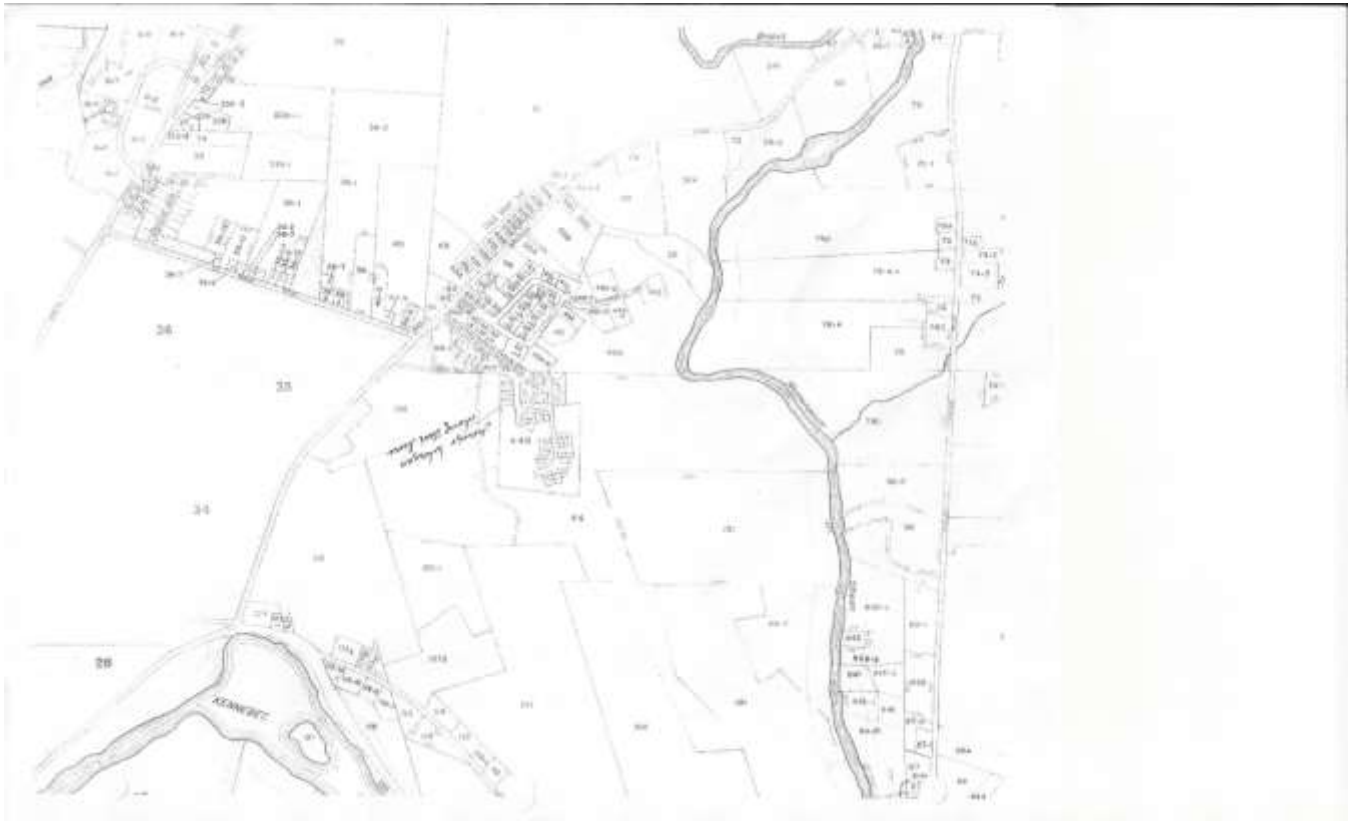
### C. Management Plan Review

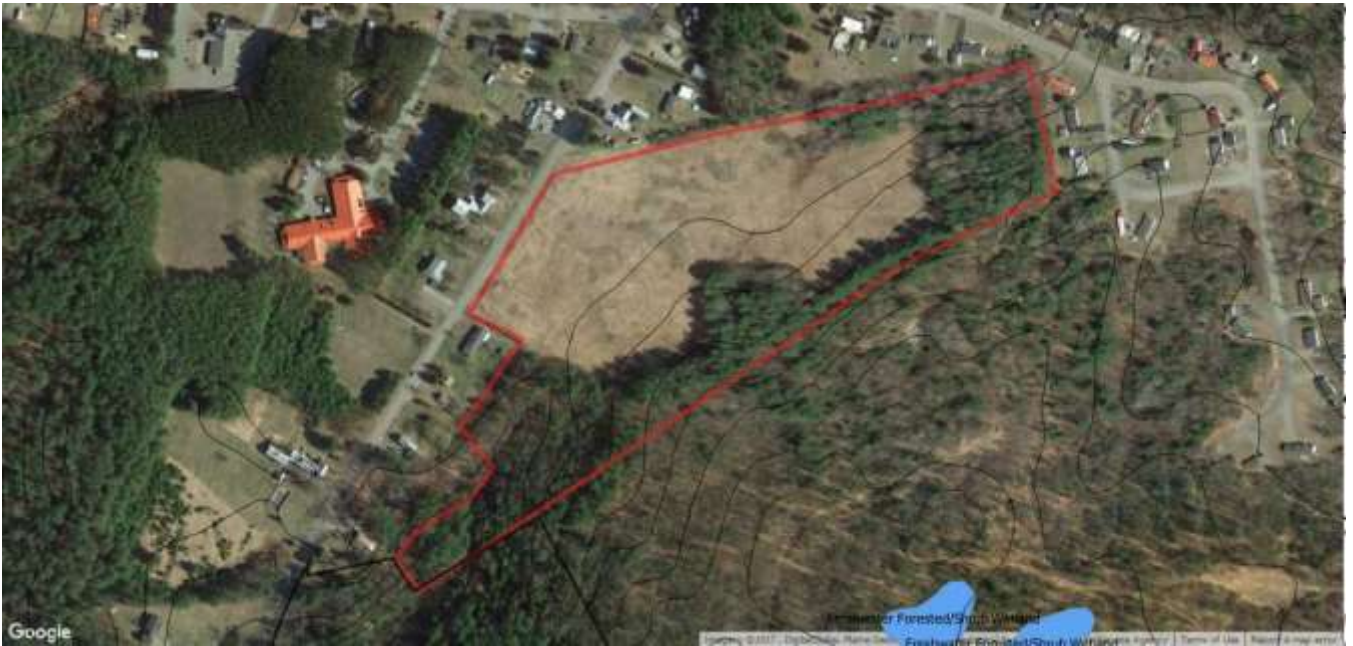
The management plan will be reviewed at a minimum once every 5 years. The plan may be revised or supplemented with additional information and management recommendations.

## Property Description

### A. Setting and Location

The Parsons Family Preserve (PFP) is located on Malbons Mill Road in a low-density urban setting. It is predominantly an open field with low growing grasses, flowers, and shrubs. There is a wooded area on the eastern border. It appears to be the last open field of any size on Malbons Mill Road. A stream flows intermittently across a southeast corner of the property. SWT's Malbons Woods abuts this property via an exchange of land with an abutting owner, Jeff and Sarah Coburn McCabe.





## Directions and Access

From the center of Skowhegan travel for about one mile east on Water Street. Turn north on Malbons Mills Road for about  $\frac{3}{4}$  mile. Park along the road frontage near the Parsons Family Preserve monument.

## B. History and Land Use of Property

### 1. Acquisition History

The Parsons family desired to protect this property and contacted SWT in 2015. In the summer of 2016 a celebratory dedication and party were held.

Marcus Parson provided the following history: "Our family has roots in the area that run back to the years after the Revolution. We have often visited the field and woods that we are donating. We have gone there to play ball, fly kites, pick wild strawberries (late June into early July), enjoy picnics, look for wildflowers and wildlife (foxes, deer, songbirds, and more), take photographs, and just walk around or sit appreciating its nature and beauty. We will continue to do so now that the land is a Somerset Woods property. It is our hope that neighbors and other community members will do the same. We also hope that any who conceive other uses for the property — agricultural, horticultural, environmental, educational, recreational, artistic, etc. — take their ideas to the Somerset Woods Trustees. It's a beautiful piece of land, close to town, available for people's use and appreciation."

### 2. Land Use

As far as the Parsons family can remember in their collective family history this property was always an open field.

### 3. Man-made/Cultural Features

The Parsons family installed a granite monument/obelisk in the field in 2016. The monument will be retained to memorialize their gift.



### 4. Historic or Archaeological Sites: None are known

Historic use of the property was hay field and logging

#### 4. Existing Easements or Other Restrictions

The Skowhegan assessor's map shows a road running along the northern border of the property, beginning at Malbons Mills Road and ending as an obvious old road near the end of the field going easterly. The dirt road is referenced in a 1897 deed (Book 287, Page 186) of Randall Nye to George Dane as the "Company Road" (a.k.a. the "Turner Mill Road"). (Bk 70, page 178). The road is shown on a plan drawn for Timber View as continuing through to meet the new subdivision road, Timber View Road. The deed description for the boundary runs along the south side of the road. There are surveyor tags visible in 2016 on each side of the road so it appears that the road was privately held and never sold. There are also other old access easements indicated, apparently running from the old road into this property. The same 1897 deed describes the parcel is subject to a right-of-way to the Haselton's (sp) lot, as now used. The Timber View plan reference rights-of-ways to Demo, Currier, West and Fitzpatrick. The plan also states that the road is to be maintained by Ames Enterprises, Inc.

The Parson's and SWT's deed references these easements with a testimonial by the Parsons: Reference is also made to the following Plans: "Final Subdivision Plan - Timberview Estates" for Ames Enterprises, Inc. by Garbacik Surveyors dated April 19, 1988 and filed in the Somerset Registry in Plan File Index No. 92-037; And to a "Standard Boundary Survey of Land owned by Marcus L. Parsons, III, William F. Parsons and Lucy L. Parsons" by Robert S. Smith dated October, 1987 and unrecorded.

With reference to the above-cited plan of Timber View Estates as filed in Plan File Index No. 92-037; and with specific reference to the rights-of-way depicted thereon, we, Marcus L. Parsons, III, individually, and John H. Parsons, do hereby individually state, declare and affirm that in the many decades of our family's ownership of the subject property, we have never seen, heard, or otherwise been made aware of any passage by anyone over any portion of the subject land under any claim of right.

#### 5. Legal Documents Appendix

Deeds from Parsons and McCabe: see Appendix

Survey of Parsons: See office file also for old plans

Survey of McCabe-SWT trade: see appendix

#### C. Adjacent Land Uses

Properties on the north and south sides are developed as residential homes. Property abuts the Timberview subdivision on the north and northeast boundaries and undeveloped land on the western boundary. There is a small gravel pit not far from Parsons' easterly border. The adjacent land, Assessor Map 5 Parcel 4, is owned by Timothy Ames. The undeveloped land has been heavily used for AVTs, some of which use the Parsons field to access Malbons Mill Road. Note that a large trailer park, AMES SOMERSET PARKS INC, is off of Parkman Hill Road. The trailers are situated along many feeder roads. This could be the source of the AVTs.

### III. Natural Resources

Sections below provide documentation of the current conditions on the site

#### A. Aquatic Resources

A small stream and associated wetlands are on the far southwesterly area behind the McCabe home.

#### B. Baseline Description of Biological Resources

##### 1. Biological Species and Communities found in the summers of 2016 and 2017

Introduced by seed 2017: Gloriosa Daisy *Rudbeckia hirta*  
Introduced by seed 2017: Maiden pinks (*Dianthus deltoids*)  
New England Aster *Symphotrichum novaeangliae*  
Introduced by seed 2017: Native Lupine *Lupinus perennis* L.  
Additional seed 2017: Common Milkweed *Asclepias syriaca*  
Common Chickweed *Cerastium fontanum ssp. vulgare*  
Common Cinquefoil *Potentilla simplex*  
Red clover  
White clover



Cow vetch  
Rough-fruited cinquefoil  
Dewberry  
Lesser stitchwort  
Yarrow  
Yellow hop-clover  
Yellow hawkweed  
Maiden pink  
Sheep sorrel  
Brown-eyed Susan  
Buttercup  
Low-bush blueberry  
Self-heal  
Bluets



2. Endangered, Threatened and Rare Species, and Species of Special Concern: none

#### C. Soils & Geology

All of Parsons field is Adams loamy sand, 0 to 8 percent slopes. It is an outwash plain with the following expected profile:

H1 - 0 to 6 inches: loamy sand

H2 - 6 to 23 inches: loamy sand

H3 - 23 to 60 inches: sand

Adams loamy sand is farmland soil of statewide importance but has very low water retention capacity, being excessively drained. Much of the field is also within the aquifer for the Water District land across Malbons Mills Road.

#### D. Hydrology and Topography

Generally flat with no more than 8% grade.

#### E. Summary of Restored or Enhanced Resources

Property is to be managed as a pollinator site. A management plan for mowing has been developed and attached. Native plants that provide food and habitat for pollinators will be encouraged and introduced.

A seed bed around the monument is used to provide seed stock that will spread naturally across the field. Native shrubs will be planted around the monument to enhance the view and provide more wildlife food.



## F. Threats (existing or potential)

### 1. Motorized Vehicle Use

ATVS use the land. Their use is being investigated. Signs will be erected directing them to stay on the existing trail.

### 2. Waste Disposal there appears to be no dumping on this site.

### 3. Invasive Species, Pests and Pathogens

The most pervasive plant on the property is choke cherry. It is essential to control the cherry or eliminate it. Burning encourages cherry so other methods such as chemicals or freezing the roots will be examined. There may be nonnative lupine but none was seen during the summer of 2016 or 2017. There are other nonnative but naturalized wildflowers that will remain.

### 4. Vandalism and Encroachment: A squatters camp –apparently abandoned-- was found in the woods on the northern boundary.



## IV. Management Vision & Goals

The preserve shall be used, operated and maintained in its current undeveloped and open space condition for the long-term protection of native plants, wetlands, conservation of wildlife and other natural resources. Low-impact recreation and nature observation will be allowed. A sign describing the importance of pollinators and a partial list of those present on the site will be placed near the monument. The natural barren soils of the land will be encouraged to produce plants that will provide food and habitat for pollinators.

The existing woods roads/trails on the property will be maintained for low impact recreation and nature observation.

The land will be mowed according to a schedule adjusted as conditions warrant to encourage native wildflowers.

The existing forest will not be cut except to keep a future loop woods trail open.

SWT will

- Maintain the property in its undeveloped state.
- Maintain the quality of the existing natural resources and increase desirable native plants for pollinators.
- Maintain and expand Best Management Practices that limit soil erosion and protect local water quality;
- Provide regulated, passive recreational opportunities where appropriate;
- Protect, maintain, and enhance existing cultural (aesthetic) resources; and

- Facilitate educational opportunities relating to natural resources, natural resource management, and conservation.
- Assess the site for its pollinator qualities every five years:  
<file:///C:/Users/somer/Documents/SWT/Conservation/SWT%20Land/Fee%20Properties/Skowhagan/#27%20Parsons/pollinator/Pollinator%20Habitat%20Assessment%20Form%20and%20Guide.pdf>



A. Permitted Uses: (examples)

1. Passive Recreation (hiking/walking, snowshoeing, cross-country skiing)

B. Prohibited Uses: (examples)

1. Off-road/motorized vehicles may be permitted only on the existing trail until such time that problems are identified with overuse and damage/compaction of the soils or damage to the vegetation.
2. Camping or overnight use
3. Fires
4. Cutting or removal of vegetation

➤ Public Use Guidelines:

- Carry in, carry out
- Day-use only
- Keep dogs on leash at all times
- Stay on the trails
- Respect abutting private property
- Avoid disturbing plants and wildlife
- ATVs must stay on marked trail

V. Management Actions

This section includes the actions that need to be taken over time to maintain the site. Subsections may include:

A. Natural Resources

Primary management is to control or eliminate choke cherry, develop a test and seed plot, and encourage native wildflowers.

B. Infrastructure and Facilities, Security and Public Access

A sign identifying the property as Parsons Family Preserve and owned and managed by SWT will be placed on the site. A small kiosk will be built to provide information to the public about wildflower and the importance of pollinators.

VI. Funding and Task Prioritization

A. Funding will be developed from “Friends of Parsons Field” and general donations. Initial grant from Eastman Family Foundation of \$8000 in 2016-2017 to help develop the site and plan with a focus to encourage others to manage their fallow fields as pollinator fields.

B. Task Prioritization and Cost Estimates

Table 1: Schedule of Start-up Activities (examples)

Total Start-up Costs: \_\_\_\$2000\_\_\_

Table 2 Estimated Annual Costs

Cost	Cost per year*	Notes
Staff Time	\$500	
Trail Maintenance	\$200	
Property Taxes	\$0	
Boulder/Road Barricade Maintenance	0	
Signs, initial	\$600	
Sign Maintenance/replacement	\$25	
Trash Removal	\$0	
Brochures, Information	\$100	
Mileage	\$0	
Monitoring	\$	
Boundary Marking (every 5 years)	\$20	5 year cost/5 for cost per year
Management Plan Update (every 5 years)	\$0	5 year cost/5 for cost per year

VII. Literature Cited: none

VIII. Appendices

## Warranty Deed

We, **William H. Parsons** of 3725 Symes Drive, Belle Mead, NJ 08502, **Stephen F. Parsons** of 328 Davis Avenue, Mt. Ephraim, NJ 08059, and **Lynn P. Chorich** of 55 Arabian Court, Warrenton, SC 29851, in consideration of one dollar and other valuable consideration paid by the Somerset Woods Trustees, a non-profit corporation organized and existing under the laws of the State of Maine with address of P.O. Box 833, Skowhegan, Maine 04976, the receipt whereof we acknowledge, do hereby give, grant, bargain sell and convey to the **Somerset Woods Trustees**, its successors or assigns, with **Warranty Covenants**, the following described land in **Skowhegan**, Somerset County, Maine as follows:

A collective one-half interest in-common and undivided in and to two (2) certain lots or parcels of land without buildings or improvements thereon, both of which are located on the easterly side of the Malbons Mills Road, so-called, in said **Skowhegan**, bounded and described as follows:

**Parcel One:** A collective one-half (1/2) interest in-common and undivided in and to all that parcel of land described and conveyed in joint tenancy to William F. Parsons and Lucy L. Parsons by deed dated June 19, 1981 and recorded in the Somerset Registry of Deeds in Book 996, Page 38.

**Excepting and Reserving**, however, from the above-described premises all that parcel of land and the interest therein conveyed by said William F. Parsons and Lucy L. Parsons to Barbara E. Batcher by deed dated June 9, 1988 and recorded in said Registry of Deeds in Book 1465, Page 34.

**Parcel Two:** A collective one-half (1/2) interest in-common and undivided in and to all that parcel of land conveyed by said Barbara E. Batcher to said William F. Parsons and Lucy L. Parsons as joint tenants by deed dated June 9, 1988 and recorded in said Registry of Deeds in Book 1465, Page 337.

**Also Conveying** all our interest in the Turner Mill Road as referenced and described in a certain deed dated May 26, 1845 and recorded in the said Registry in Book 70, Page 178.

**Excepting and Reserving** further, the herein-granted premises shall not be developed or subdivided at any time in the future.

**Reference** is made to deed of William F. and Lucy L. Parsons dated Sept. 22, 1989 and recorded in the Somerset Registry in Book 1633, Page 065.

**Reference** is also made to the following Plans: "Final Subdivision Plan - Timberview Estates" for Ames Enterprises, Inc. by Garbacik Surveyors dated April 19, 1988 and filed in the Somerset Registry in Plan File Index No. 92-037; And to a "Standard Boundary Survey of Land owned by Marcus L. Parsons, III, William F. Parsons and Lucy L. Parsons" by Robert S. Smith dated October, 1987 and unrecorded.

**Meaning and Intending** that this deed, together with a second deed from the Marcus L. Parsons, III, 2014 Family Trust and John H. Parsons, shall constitute conveyance of the entire interest in the above-described property.

William H. Parsons, Stephen F. Parsons and Lynn P. Chorich release all rights in the above-described premises except as stated hereinabove.

**With reference to** the above-cited plan of Timberview Estates as filed in Plan File Index No. 92-037; and with specific reference to the rights-of-way depicted thereon, we, Marcus L. Parsons, III, individually, and John H. Parsons, do hereby individually state, declare and affirm that in the many decades of our family's ownership of the subject property, we have never seen, heard, or otherwise been made aware of any passage by anyone over any portion of the subject land under any claim of right.

*In Witness Whereof,* We, William H. Parsons, Stephen F. Parsons and Lynn P. Chorich have hereunto set our hands as of this \_\_\_\_ day of February, 2016.

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Witness William H. Parsons

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Witness Stephen F. Parsons

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Witness Lynn P. Chorich

\* \* \* \* \*

State of New Jersey

February \_\_\_\_\_, 2016

County of \_\_\_\_\_, ss. \_\_\_\_\_

Personally appeared William H. Parsons and acknowledged the above instrument to be his free act and deed. William H. Parsons also affirmed the foregoing statement as regards passage over the said parcel to be true and correct.

Before me,

\_\_\_\_\_

- Notary

Public

\* \* \* \* \*

State of New Jersey

February \_\_\_\_\_, 2016

County of \_\_\_\_\_, ss. \_\_\_\_\_

Personally appeared Stephen F. Parsons and acknowledged the above instrument to be his free act and deed. Stephen F. Parsons also affirmed the foregoing statement as regards passage over the said parcel to be true and correct.

Before me,

\_\_\_\_\_

- Notary

Public

\* \* \* \* \*

State of South Carolina

February \_\_\_\_\_, 2016

County of Aiken, ss. \_\_\_\_\_

Personally appeared Lynn P. Chorich and acknowledged the above instrument to be her free act and deed. Lynn P. Chorich also affirmed the foregoing statement as regards passage over the said parcel to be true and correct.

Before me,

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Public

- Notary

## Warranty Deed

We, **Marcus L. Parsons, III**, Trustee of the **Marcus L. Parsons, III, 2014 Family Trust** and **John H.**

**Parsons** both of 41 Waldorf Road, Newton, MA 02461, in consideration of one dollar and other valuable consideration paid by the Somerset Woods Trustees, a non-profit corporation organized and existing under the laws of the State of Maine with address of P.O. Box 833, Skowhegan, Maine 04976, the receipt whereof we acknowledge, do hereby give, grant, bargain sell and convey to the **Somerset Woods Trustees**, its successors or assigns, with **Warranty Covenants**, the following described land in **Skowhegan**, Somerset County, Maine as follows:

**Parcel One:** A collective one-half interest in-common and undivided in and to a certain lot or parcel of land without buildings or improvements thereon located on the easterly side of the Malbons Mills Road, so-called, in said **Skowhegan**, and more particularly described in two warranty deeds of Priscilla H. Parsons dated January 14, 1987; the first to John H. Parsons recorded in the Somerset Registry of Deeds in Book 1318, Page 148; and the second to Marcus L. Parsons, III, recorded in Book 1318, Page 149.

For a more particular description reference may be made to the warranty deed of Marcus L. Parsons to Marcus L. Parsons and Priscilla H. Parsons dated June 19, 1981, recorded in the said Registry in Book 996, Page 40, being a portion thereof.

**Excepting** and **Reserving** the premises more particularly described in the warranty deed of Marcus L. Parsons, III, and John H. Parsons to Barbara E. Batcher dated July 8, 1988 and recorded in the said Registry in Book 1465, Page 343.

**Parcel Two:** Also conveying a collective one-half interest in-common and undivided in and to a certain lot or parcel of land located easterly of the Malbons Mills Road and being situated in **Skowhegan**, Somerset County, Maine, and more particularly described in a warranty deed of Barbara E. Batcher to Marcus L. Parsons, III, and John H. Parsons dated September 27, 1988 and recorded in the said Registry in Book 1465, Page 339.

**Also Conveying** all our interest in the Turner Mill Road as referenced and described in a certain deed dated May 26, 1845 and recorded in the said Registry in Book 70, Page 178.



**Excepting** and **Reserving** further, the herein-granted premises shall not be developed or subdivided at any time in the future.

**Reference** is made to a deed from Marcus L. Parsons, III, to the Marcus L. Parsons, III, 2014 Family Trust dated June 8, 2015 and recorded in the Somerset Registry of Deeds in Book 4913, Page 008.

**Reference** is also made to the "Final Subdivision Plan - Timberview Estates" for Ames Enterprises, Inc. by Garbacik Surveyors dated April 19, 1988 and filed in the Somerset Registry in Plan File Index No. 92-037. And to a "Standard Boundary Survey of Land Owned by Marcus L. Parsons, III, William F. Parsons and Lucy L. Parsons" by Robert S. Smith, RLS dated October, 1987 and unrecorded.

**Meaning** and **Intending** that this deed, together with a second deed from the William H. Parsons; Stephen F. Parsons and Lynn P. Chorich shall constitute conveyance of the entire interest in the above-described property.

The Marcus L. Parsons, III, 2014 Family Trust, and John H. Parsons release all rights in the above-described premises except as stated hereinabove.

**With reference to** the above-cited plan of Timberview Estates as filed in Plan File Index No. 92-037; and with specific reference to the rights-of-way depicted thereon, we, Marcus L. Parsons, III, individually, and John H. Parsons, do hereby individually state, declare and affirm that in the many decades of our family's ownership of the subject property, we have never seen, heard, or otherwise been made aware of any passage by anyone over any portion of the subject land under any claim of right.

*In Witness Whereof,* We, Marcus L. Parsons, III, both individually and as Trustee of the Marcus L. Parsons, III, 2014 Family Trust, and duly authorized; and John H. Parsons, individually, have hereunto set our hands as of this \_\_\_\_ day of February, 2016.

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Witness

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Marcus L. Parsons, III, Trustee of  
the Marcus L. Parsons, III, 2014 Family Trust

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Witness

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John H. Parsons

*Commonwealth of Massachusetts*

February \_\_\_\_\_, 2016

*County of Middlesex, ss.*

Personally appeared Marcus L. Parsons, III, duly authorized; and John H. Parsons individually and acknowledged the above instrument to be their free act and deed and the free act and deed of the Marcus L. Parsons, III, 2014 Family Trust. Marcus L. Parsons, III, and John H. Parsons, both of them individually, did also affirm the foregoing statements to be true and correct.

Before me, \_\_\_\_\_

- Notary Public

*Warranty Deed*

*We*, Jeffrey M. McCabe and Sara Colburn McCabe of 93 Malbons Mills Road, Skowhegan, ME 04976, in consideration of one dollar and other valuable consideration paid by the Somerset Woods Trustees, a non-profit corporation organized and existing under the laws of the State of Maine with address of P.O. Box 833, Skowhegan, Maine 04976, the receipt whereof we acknowledge, do hereby give, grant, bargain sell and convey to the **Somerset Woods Trustees**, its successors or assigns, with **Warranty Covenants**, the following described land, without buildings or improvements, in **Skowhegan**, Somerset County, Maine as follows:

Located easterly of the Malbons Mills Road and described as beginning at a point marking the northwesterly corner of land of Stanley H. Ames, *et. al.*, as described in their deed recorded in the Somerset Registry of Deeds in Book 1276, Page 283; thence North 84° 15' 04" West one hundred fifty-eight and 01/100<sup>th</sup> (158.01) feet along the present southerly [sic-northerly] line of Parsons and the northerly [sic-southerly] line of land formerly of Thirza Withee, later of Barbara Batcher, now of the Grantors herein, to a point marked by a 7/8" iron rebar with surveyor's cap #444 thereon set in the ground; thence North 46° 04' 42" East one hundred ten and 20/100<sup>th</sup> (110.20) feet through land formerly of Batcher, now of the Grantors, to a point along the northwesterly [sic-southwesterly] line of other land currently owned by said Parsons and in the southerly [sic-northeasterly] line of land formerly of said Batcher now of the Grantors herein marked by another 7/8" iron rebar with surveyor's cap bearing #444 thereon set in the ground; thence South 42° 01' 26" East one hundred twenty-five (125) feet along the now northerly [sic-southwesterly] line of said Parsons and the now southerly [sic-northeasterly] line of said land formerly of Batcher to a point in the northerly line of said Ames; thence North 84° 15' 04" West five and 87/100<sup>th</sup> (5.87) feet along the said northerly line of said Ames to the point of beginning, consisting of 0.16 acres.

All prior references to this parcel as containing 1.6 are scrivener's errors as were the numerous errors in boundary references cited above.

Being Parcel Three of the premises conveyed to Jeffrey M. McCabe and Sara Colburn McCabe by deed of Jana Burgoyne dated August 6, 2015, recorded in the Somerset Registry of Deeds in Book 4941, Page 146.

Reference is made to a "Standard Boundary Survey of Land owned by Marcus L. Parsons, III, William F. Parsons and Lucy L. Parsons" by Robert S. Smith dated October, 1987 and recorded in Plan File No. 2016- No conveyance has been or is currently contemplated of the equal-area triangle from Parsons.

The intent and purpose of this deed is to convey a small triangular parcel lying between two parcels formerly owned by Parsons, now owned by the Somerset Woods Trustees by deed from Parsons to be filed immediately prior to these presents.

Jeffrey M. McCabe and Sara Colburn McCabe release all rights in the above-described premises.

**In Witness Whereof,** We, Jeffrey M. McCabe and Sara Colburn McCabe, have hereunto set our hands this \_\_\_\_ day of February, 2016.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Jeffrey M. McCabe

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Sara Colburn McCabe

# Mowing Plan

