

Carol/Brewster Conservation Restriction

The Carol/Brewster property consists of 4.75 acres of land purchased by the Town in 2009 using Community Preservation Act funds, and dedicated as open space. The land is located generally south of Carol Road and east of Brewster Drive, two narrow residential roads in a neighborhood south of Route 135. The property is bordered to the north and west by single family homes and to the south and east by the Ann Volante Conservation Area, under the stewardship of the Conservation Commission. The Carol/Brewster property includes areas of forested bordering vegetated wetlands associated with Fuller Brook, a small pond, portions of forested uplands buffering the wetlands, and 2+ acres of uplands that have been cleared. The property was once part of the Winslow Nursery, and is adjacent to farmland currently owned by Volante Farms.

Following purchase, the Town developed a restoration plan that includes planting trees and shrubs, creating a meadow, constructing a pedestrian trail, and implementing an invasive species control and monitoring plan. Because of its history as a nursery, there are many non-native species on the property, and other invasive species (oriental bittersweet, Japanese knotweed, garlic mustard, multiflora rose and others) became established after part of the site was cleared.

The purpose of this Conservation Restriction held by the Needham Land Trust is to assure that the Carol/Brewster property will be maintained in its current condition in perpetuity and for conservation purposes in a natural, scenic and undeveloped condition, and to prevent any use or change that would be detrimental to its conservation and preservation values. These values include:

- **Open Space Preservation.** The protection of the property contributes to the protection of the scenic and natural character of the open spaces described in the Open Space and Recreation Plan of the Town of Needham and will enhance the open space value of these lands. The Premises are adjacent to other open space owned by the Town of Needham and are part of the largest contiguous area of Town-owned open space land that includes the Ann Volante Conservation Area, the Nike Site, and Ridge Hill Reservation.
- **Protection of Wildlife Habitat.** The property has been re-vegetated with native species of plants which provide wildlife habitat and provide an important buffer between the adjacent residences and wildlife habitat in the larger Fuller Brook wetland complex.

- **Water Quality.** The property includes a portion of a man-made pond and bordering vegetated wetlands, and the natural and restored vegetation protects water quality in these aquatic habitats.
- **Scenic Preservation.** The property preserves the natural landscape along a portion of Carol Road and Brewster Road, and increase the buffer between the former landfill site and the abutting neighborhood. The former landfill is located approximately 750 feet south of the Premises, separated by a forested wetland.
- **Flood Plain Protection.** A substantial portion of the property lies within the 100-year flood plain and contains a portion of the United States of America Corps of Engineers Natural Valley Storage Project. The protection of this flood plain will ensure the continued availability of this flood storage during major storm events.