

PROPERTY MANAGEMENT PLAN

Prepared For:

TASCA FIELD

Town of Scituate
Scituate Land Trust
Scituate, Rhode Island



Prepared by:

The Scituate Land Trust and
The Scituate Conservation Commission

November 2017

LAND MANAGEMENT PLAN TITLE AND SIGNATURE PAGE

Tasca Field

North Scituate, Rhode Island

On behalf of the Town of Scituate and the Scituate Land Trust, I (we) certify that this Land Management Plan is prepared in accordance with the Conservation Easement covering the referenced parcel of land, and that I (we) agree to the recommendations provided, until such plan is further revised and approved.

IN WITNESS WHEREOF, the parties have executed this Land Management Plan on this 30th day of March 2023.

CURRENT OWNER:

CONSERVATION EASEMENT BENEFICIARY:

TOWN OF SCITUATE

SCITUATE LAND TRUST

By: Abbie Groves

By: Robert K Bone

Title: Town Council President

Title: Chair, Scituate Land Trust

WITNESSES:

Cynthia Graufrancesco

Marsi Marmaras

Cynthia Graufrancesco

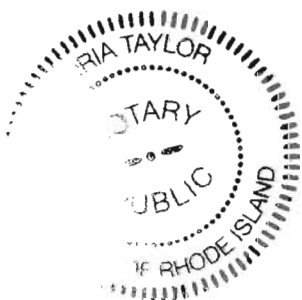
Marsi Marmaras

Printed Name

Printed Name

STATE OF RHODE ISLAND
COUNTY OF Providence

In Scituate, on this 30th day of March, A.D. 2023, then personally appeared Abbie Groves, of the TOWN OF SCITUATE, to me known and known by me to be the party executing the foregoing instrument, and s/he acknowledged said instrument, by him/her so executed, to be his/her free act and deed in his/her said capacity and the free act and deed of said TOWN OF SCITUATE, before me,



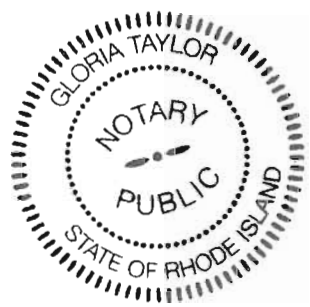
Gloria Taylor
Notary Public

Printed Name: Gloria Taylor

My commission expires: 7/1/2026
#756556

STATE OF RHODE ISLAND
COUNTY OF Providence

In Scituate, on this 30th day of March, A.D. 2023
then personally appeared Robert Bower, of
the SCITUATE LAND TRUST, to me known and known by me to be the party executing the
foregoing instrument, and s/he acknowledged said instrument, by him/her so executed, to be
his/her free act and deed in his/her said capacity and the free act and deed of said SCITUATE
LAND TRUST, before me,



Gloria Taylor
Notary Public

Printed Name: Gloria Taylor

My commission expires: 7/1/2026
756556

EXECUTIVE SUMMARY

The Tasca Field property is a 12.94-acre parcel in the Scituate Reservoir watershed situated along the northerly side of Route 6 (Hartford Pike) in North Scituate, Rhode Island. It is owned by the Town of Scituate and monitored by the Scituate Land Trust for active recreational use by the Scituate Youth Soccer Association and to protect the conservation values of the property in accordance with the Conservation Easement created when the property was transferred to the Town. This Management Plan sets forth the specific procedures by which the premises shall be maintained.

The property includes athletic fields, an access road, a walking path, a parking area, and a portion of Moswansicut Stream South and associated wetlands bordering the reservoir property owned by the City of Providence.

The property was purchased in 1971 as the potential site of an automobile dealership. In the mid-1970s the Tasca family, owners of the property, gave permission to the new town soccer association to use the fields for league play. In the late 1990s, the Town of Scituate took ownership through a land swap between Tasca Enterprises and the State of Rhode Island. As the soccer program expanded, the fields were seeded and graded, with major work (including installation of an irrigation system and a field house) completed in 2008 utilizing funds from a Rhode Island Department of Environmental Management Open Space Grant.

The major challenge in managing the property is to balance the conservation values with provision of public access for active recreational uses. Stewardship issues include:

- Protecting the Scituate Reservoir, which provides drinking water to approximately 60 percent of the State's residents.
- Protecting groundwater resources—the property is in the Town of Scituate groundwater recharge zone and near a number of public wells.
- Protecting surface water resources, including Moswansicut Stream South and Moswansicut Reservoir.
- Protecting the approximately 2.5 acres of forested wetlands associated with Moswansicut Stream South.
- Managing invasive plant species.
- Developing an effective turf management plan for the fields while protecting public health and the environment.

To address these stewardship issues, this document spells out three specific management plans.

The *Recreational Use Turf Management Plan* outlines best practices of turf management in maintaining a high quality athletic field consistent with the terms of the property deed. In addition, the plan recommends nutrient and soil management practices and a maintenance program for the soccer fields at Tasca.

The *Invasive Plant Management Plan* identifies six invasive plants on the Tasca property which crowd out native plants and provide little or no habitat value to wildlife. The plan recommends implementing a plant removal program, including initial removal and long-term control.

The *Water Resources Management Plan* focuses on features that are designed to protect the existing stream and wetlands, groundwater resources, and the adjacent Moswansicut Reservoir.

The Management Plan for Tasca Field concludes with four common sense general management recommendations.

MANAGEMENT PLAN
FOR
TASCA FIELD
NORTH SCITUATE, RHODE ISLAND

CONTENTS

Tasca Field Management Plan

BACKGROUND AND OVERVIEW

- I. Ownership and Purpose
- II. Goals and Objectives
- III. Property Overview
- IV. History
- V. Operation and Maintenance
- VI. Stewardship Issues

TASCA FIELD MANAGEMENT PLAN SPECIFICS

- I. Recreational Use Management Plan
- II. Invasive Plant Management Plan
- III. Water Resources Management Plan
- IV. Additional General Management Recommendations

APPENDIX

- A. Quit Claim Deed
- B. Conservation Easement
- C. Map

I. OWNERSHIP AND PURPOSE:

The Tasca Field property is a 12.94 acre parcel owned by the Town of Scituate. In July 2002, the Town of Scituate granted the Scituate Land Trust (SLT) a Conservation Easement (CE) and Restrictions in perpetuity for the property (Town of Scituate Deed Book 245, page 61). Through this easement, the SLT has been assigned responsibility to monitor restrictions on the property so as “solely to support recreation open space uses and in such a manner to create the least possible impact on the natural condition of the property”.

The Scituate Land Trust was established by an act of the Rhode Island General Assembly in 1990 and by town ordinance. The purpose of the Land Trust is to preserve suitable open spaces. To accomplish this, the Land Trust has the authority to acquire, hold, and manage real property and interests in the town including development rights of open, residential, agricultural, recreational, historical, or littoral property including existing and future well fields, aquifer recharge areas, fresh water marshes and adjoining uplands, wildlife habitats, land, or buildings providing access to or views of water bodies or for bicycling and hiking paths, or for future public recreational use and land for agricultural use or the air space thereof.

The SLT is a board of the Town, with volunteer members and associates whom, as part of their function, monitor several properties in town on behalf of the Town. The SLT works closely with the Scituate Conservation Commission (SCC) to assist with the management of the Town’s properties set aside for conservation and passive recreation uses.

The Conservation Easement outlines the Restrictions under which the CE was granted to the SLT. In order to address these restrictions, the SLT prepared this Management Plan for the property setting forth specific procedures by which the premises shall be maintained including, but not limited to, the adequate maintenance of the property to preserve the natural values, public access and other matters as may be required for the preservation of the property.

The Purpose of the Conservation Easement on the Tasca Field, as identified under Item 3 of the CE, is “that the property should be left in its present natural condition as an important natural resource, in its own right, and to act as a buffer to nearby wetlands in perpetuity, except as set forth” in the document. The primary goal, therefore, in the management of the Tasca Field is to protect the conservation values of the property in accordance with the CE. To accomplish this, the challenge is to balance the conservation values with provision of public access for active recreational uses.

II. GOALS AND OBJECTIVES:

This Management Plan provided guidelines and recommendations to meet the challenge of balancing the conservation values with provisions for public access and active recreational uses, especially the maintenance of safe and healthy soccer fields.

To address these objectives, this Plan includes the three components:

- A Recreational Use Turf Plan that provides guidelines on recreational access that is compatible with the protection of the property's conservation values.
- An Invasive Plant Management Plan; and
- A Water Resources/Wetland Conservation Management Plan for the protection of surface and groundwater resources.

III. PROPERTY OVERVIEW

Tasca Field is a multi-purpose athletic/conservation facility including The Tasca Field Athletic Complex, athletic fields, an access road, a walking path, a parking area, and a portion of Moswansicut Stream South and its associated wetland tributary to the City of Providence's Moswansicut Reservoir. A field house/concession building is located on the north side of the site.

The property is located within the Moswansicut Reservoir sub-watershed which is part of the Scituate Reservoir Watershed. Moswansicut Stream South, a major tributary stream to the Moswansicut Reservoir, runs through the property from east to west on its southerly side and adjacent to Hartford Pike eventually draining into Moswansicut Reservoir along the northerly side of Route 6 (Hartford Avenue).

Tasca Field is bounded on the west by the Village IGA Shopping Plaza, on the east by a parcel of land occupied by the former Ocean State Nursery, on the north by land owned the City of Providence for the protection of its Moswansicut Reservoir, and on the south by RI Route 6, Hartford Avenue.

The City of Providence owns an easement that runs across the easterly portion of the property in a north-south direction and provides access to City land from Route 6, Hartford Avenue.

The terrain in this area is level to nearly level sloping gently towards the southern portions of the property which contains a perennial stream.

IV. HISTORY

The original 17-acre parcel was purchased in 1971 by Tasca Enterprises. In the mid-1970s, the Scituate Youth Soccer Association (SYSA) was formed and was given permission by the Tasca family to begin league play on the western end of the fields. By the 1990's, the soccer program was utilizing the entire field area, most of which had been graded and seeded.

In the late 1990s, the Tasca family considered relocating their automobile dealerships to their property in Scituate (Tasca Field). Not wanting to disrupt or eliminate the SYSA/Town use of Tasca Field, the Tasca family entered into agreements with the Rhode Island Economic

Development Corporation (RIEDC) whereby the Tascas obtained State land in Cranston and the Town of Scituate obtained the 13 acre soccer facility in 2001. The remaining four (4) acres of the original parcel was purchased by the City of Providence as protection for their Moswansicut Reservoir.

The site continues to be used as a soccer complex by the Scituate Youth Soccer Association (SYSA). Original fields consisted of native grasses and fields that were laid on the natural topography. In 2005 the Town applied for and received \$236,000 from the Rhode Island Department of Environmental Management's Recreation and Open Space Grant Program to renovate and upgrade the facilities. Improvements included:

1. Re-grading, resurfacing and seeding to accommodate four (4) full sized soccer fields;
2. Construction of a single land loop perimeter roadway and walking trail;
3. Construction of perimeter walking path;
4. Construction of parallel parking along loop roadway (95 new parking spaces);
5. Construction of a new 1,000 square foot field house with restroom facilities, storage space, and a concession area;
6. Construction of a new septic system;
7. Installation of a water supply system; and
8. Installation of a field irrigation system.

Work was completed in 2008.

V. OPERATION AND MAINTENANCE

Tasca Field is currently maintained through a joint effort of the Public Works Department and the SYSA and is maintained in a highly acceptable manner. Funds for upkeep and improvements have largely been provided by the SYSA.

VI. STEWARDSHIP ISSUES

A. Protection of the Scituate Reservoir

Tasca Field is located within the Scituate Reservoir watershed. A small tributary stream (Moswansicut Brook South) runs along the entire frontage of the property and drains into the adjacent Moswansicut Reservoir and the property serves to protect the adjacent Moswansicut Reservoir.

The Scituate Comprehensive Plan (Plan) recognizes that Scituate must play a key role in protecting the health of the State's residents, approximately sixty percent of whom drink Scituate Reservoir water. The Plan states, in part that 'The Reservoir, including... The Scituate Reservoir Watershed Management Plan, State Guide Plan Element 125, sets forth land use guidelines designed to protect all waters tributary to the Reservoir. The land use

proposals of the Scituate Comprehensive Plan must be consistent with the watershed management controls of the *Scituate Reservoir Watershed Management Plan*.”

B. Water Resources

1. Groundwater

Although home to the largest surface water reservoir in Rhode Island, no Scituate home or business uses "Scituate" water. Except for a small area of Hope served by public water supplies, all local water users rely upon individual wells. Fortunately the Town's actions that are designed to prevent pollution of surface water reservoirs have an equal benefit in protecting groundwater resources.

The Tasca property is identified as a groundwater recharge zone within the town's Comprehensive Community Plan, and as such, actions taken in conjunction with active recreation on the parcel have the opportunity to pollute groundwater.

There are a number of public wells that could also be impacted.

2. Surface Water

The property is located within the Moswansicut Reservoir sub-watershed which is part of the Scituate Reservoir Watershed. The Scituate Reservoir provides drinking water to approximately 600,000 people in the Providence metropolitan area.

Moswansicut Stream South, a major tributary stream to the Moswansicut Reservoir, runs through the property from east to west on its southerly side and adjacent to Hartford Pike eventually draining into Moswansicut Reservoir along the northerly side of Route 101 (Hartford Pike).

Currently, Moswansicut Stream is classified as a 303D (impaired/threatened) stream according to RIDEM.

3. Wetlands

There are approximately 2.5 acres of forested wetlands associated with Moswansicut Stream South. Plant species in this zone include Red maple (*Acer rubrum*) Sweet pepperbush (*Clethra alnifolia*), Tall Bush Blueberry (*Vaccinium corymbosum*), and Arrowwood *Viburnum* (*Viburnum dentatum*) among others.

The wooded riparian zone along the stream provides a good buffer to any activities from the adjacent recreational uses. Handling and application of fertilizers in those areas should be carried out with caution to prevent polluting the groundwater, which eventually will enter the stream and the well water.

Providing buffers to wetlands and the proper use of fertilizers and pesticides associated with the recreation fields are important practices to consider.

C. Invasive Species Management:

Invasive species pose immediate and long-term threats to Rhode Island's natural environment. Defined as a non-native species whose introduction does or is likely to cause economic or environmental harm or harm to human, animal, or plant health, invasives are well-adapted to a variety of environmental conditions, out-compete more desirable native species, and often create monocultures devoid of biological diversity. The websites of the Rhode Island Natural History Survey Forest Health Works Project, <http://www.rinhs.org/what-we-do/fhwp/>, Invasive Plant Atlas of New England, www.nbiin.ciesin.columbia.edu/ipane, and the New England Wildflower Society, www.newfs.org are excellent sources of information regarding the identification and management of invasive plants. Some of the common invasive plants found in RI are listed below.

- Asiatic bittersweet (*Celastrus orbiculatus*)
- Autumn olive (*Elaeagnus umbellata*)
- Bush honeysuckles (*Lonicera species*)
- Glossy buckthorn (*Frangula alnus*)
- Japanese knotweed (*Polygonum cuspidatum*)
- Japanese barberry (*Berberis thunbergii*)
- Japanese honeysuckle (*Lonicera japonica*)
- Multiflora rose (*Rosa multiflora*)
- Norway maple (*Acer platanoides*)
- Porcelain berry (*Ampelopsis brevipedunculata*)
- Tree of heaven (*Ailanthus altissima*)
- Winged Euonymous/Burning Bush (*Euonymus alatus*)

An invasive plant survey was conducted by Cindy Gianfrancesco of the Scituate Conservation Commission. While the majority of the property is grassy fields, there is a border of naturally growing trees and shrubs on the south, east and north sides between the field and the property edges. Numerous native plants, such as Tall Bush Blueberry (*Vaccinium corymbosum*), sumac Smooth Sumac (*Rhus glabra*) and Arrowwood Viburnum (*Viburnum dentatum*) were found on the property. Invasive plants crowd out native plants, reducing the number and variety of native plants in an area, and provide little to no habitat value to wildlife. Control of invasive plants would encourage the growth of these native plants, which provide a high habitat value to wildlife.

The following invasive plants were found on the property:

- Japanese Barberry (*Berberis thunbergii*)
- Autumn Olive (*Elaeagnus umbellata*)
- Oriental Bittersweet (*Celastrus orbiculatus*)
- Winged Euonymus (*Euonymus alata*)

- Japanese Knotweed (*Polygonum cuspidatum*)
- Multiflora Rose (*Rosa multiflora*)

A detailed review of those plants, their locations, and control methods is provided within in the context of this Plan.

D. Rare and Endangered Species and Habitats

Presently, there are no known federal or state endangered plants or animal species on the property.

E. Recreational Use

Section 7(i)(1) of the CE permits the use of Tasca Field as an athletic field with some restrictions as to structures, sanitary facilities, and roads. It also prohibits the use any herbicides, pesticides, etc. except when they are used in conjunction with a comprehensive turf management plan approved by the SLT.

Tasca Field has been used by the SYSA since the mid-1970s and it was the intent of the Town to continue to permit this use when they acquired the property from the Tasca family in 2002. SYSA provides a significant amount of money and time to maintain these fields in excellent condition.

Athletic fields are complex landscapes to manage. Subject to the wear and tear of sports activities, athletic field turf requires considerable knowledge and understanding to keep it at its best. Poorly maintained fields can be unsightly to look at. Fields with bare patches, weeds and compacted soils create uneven playing surfaces, can be difficult to play on and can potentially cause injuries to athletes who fall or slip.

The management of athletic field turf can have an impact on sensitive resources such as the Scituate Reservoir, other surface waters, groundwater, and users of the field. Nutrients and pesticides have the potential to move off-site; surface and groundwater water resources can be impacted, and sensitive individuals can become exposed to applied chemicals.

An effective and useful turf management plan addressing potential impacts to public health and the environment is provided in the Recreational Management component of this Plan.

F. Pests and Pesticides:

RIDEM suggests using a management system(s) that promotes the development and adoption of environmentally friendly no-chemical methods of pest management that strives to avoid the use of chemical pesticides. If chemicals are used, proper equipment and training should be utilized to minimize health and environmental risks. In Rhode Island, the application of pesticides is regulated by the RIDEM. For more information, contact RIDEM, Division of Agriculture, Pesticide Unit at (401) 222-6800 or visit <http://www.dem.ri.gov/programs/bnatres/agricult/pesticide.htm>.

TASCA FIELD MANAGEMENT PLAN SPECIFICS

The management of the Tasca Field Property has been broken down into three distinct categories: The Recreational Use Turf Management Plan, The Invasive Plant Management Plan, and The Water Resources Management Plan. The purpose of these Management Plan components is to provide a set of guidelines for the recreational public use of the athletic fields at Tasca Field with respect to the primary purpose of the conservation easement in the deed.

I. RECREATIONAL USE TURF MANAGEMENT PLAN

The following publications served as the principal sources of information and inspiration:

- *Turf Management for Municipal Athletic Fields* by the Essex Conservation District with assistance from the Massachusetts Department of Agricultural Resources
- *The Soccer Field Handbook* by the editors of Soccer America Magazine
- *Turf IPM Facts* by the University of Massachusetts Extension
- *On Farm Strategies to Protect Water Quality* by the New England Small Farm Institute
- *Maintenance Program for Soccer Fields at Tasca Field*, Brian Boesch, University of Rhode Island

The challenge turf managers face is to schedule a management program around a busy athletic timetable while producing a healthy, functional turf; protecting sensitive resources from any potential impacts; and working within budgetary limits. This turf management guide is a joint effort by the Scituate Land Trust (SLT), The Scituate Conservation Commission (SCC), and the Scituate Youth Soccer Association (SYSA) to provide guidance on how to maintain a high quality athletic field consistent with the terms of the property deed, while limiting chemical use, protecting municipal water resources, and efficiently managing water resources for irrigation.

A well designed plan will allow the turf managers to independently evaluate any existing or potential impacts on sensitive resources and address these impacts as part of their normal management activities. The plan can also serve as a helpful tool to communicate to the public the reasons why certain turf management practices, such as pesticide applications, are being implemented. Furthermore, it will document the considerations for environmental concerns, and public health and safety which were taken into account when planning turf maintenance activities.

The goal of the turfgrass management program should be to produce and maintain a healthy coverage of turf. A healthy turf produces the best possible playing conditions for athletes and will also have the following benefits:

- potential pest problems are reduced because the chances of drought, stress and subsequent susceptibility to insect and disease damage are minimized,
- the turf can recover more quickly from the wear and tear of intense sports

- activities,
- safer playing surfaces are created for players with fewer weeds and areas of compaction,
- thicker healthier turf provides better groundcover, allowing for better water retention and less exposure of the soil surface thereby reducing soil water evaporation,
- soil erosion and runoff are minimized or prevented

Grass selection, mowing, watering, aeration, staff training, equipment maintenance, record keeping, and communication are routine turf management practices which are central to achieving the goal of producing and maintaining a healthy turf. Correctly implemented, these best management practices can increase the turf's tolerance to environmental stresses and pests, and reduce the need for chemical treatment.

A. General Management Practices

1. Choosing the Right Grass Species for your Field.

- Some commercially available mixtures may include endophytic seeds which can reduce pesticide use. The endophytic grass contains a nonvisible and nonpathogenic fungus which is resistant to some common surface feeding insect pests. Some cultivars of endophytic seeds also tend to have a high tolerance for drought and nutrient deficiencies.

2. Mowing:

- Mowing high to keep the grass two to three inches tall will encourage a dense turf with a well developed root system. As a result the turf will obtain water and nutrients from the soil more effectively. This will enhance the turf's drought tolerance, reduce fertilizer and water needs and crowd out or shade out weeds, especially annual weeds like crabgrass.
- Mowing should be done regularly. No more than one third of the grass blade should be removed at a time to avoid root shock. Leaving the grass clippings on the ground can serve a number of functions: valuable nutrients can be recycled into the soil; the soil can be protected from the impact of falling rain; and the velocity of runoff can be reduced.
- It is best to mow when it is dry to avoid spreading any disease. To avoid increased loss of moisture and nutrients, heat or drought-stressed grass should not be mowed in the middle of the day unless watering is done shortly afterward.
- Alternating mowing patterns each time the turf is cut promotes level turf surfaces by forcing the grass to grow upward rather than falling in a horizontal position.
- Different mowing patterns also reduce soil compaction and wear of turf from the mower wheels. By keeping mower blades sharp, shredding the turf can be avoided.

3. Irrigation

- Irrigation is a fundamental management practice for healthy turfgrass.
- Under irrigating leads to wilt and desiccation.
- Over irrigating can make the turf susceptible to disease, increase the potential for runoff and leaching, and lead to low tolerance for drought conditions.

4. Aeration

Aeration is the process of increasing the soil's air content by mechanically punching holes into the soil. Plugs are deposited on the soil's surface where they break down. Aeration will help prevent a number of problems including soil compaction and thatch build up.

- Soil compaction is a process which reduces oxygen availability and nutrient movement in the soil. Compaction results in poor turf coverage and bare soil conditions on the fields. Heavily compacted soil cannot support good turf development and can create poor drainage and runoff problems.
- Aerating the soil helps to loosen compacted soil so that air, water, and nutrients can move to the root zone and become available to the turfgrass.
- Aeration is also necessary to control the thatch layer. The thatch layer is a tightly intermingled layer of living and dead stems, leaves and roots which accumulates between the layer of actively growing grass and the soil underneath. Thatch can prevent water and nutrients from penetrating to the root zone. Thatch also serves as an excellent breeding ground for harmful insects and disease organisms. Aeration allows soil organisms to break down the thatch into nutrients and new living soil.
- Entire field aeration may not be necessary and localized treatments can be done for compacted areas such as around the goal post area. Over the long term, aeration can save expensive renovation costs.

5. Staff Training

It is important to have all employees, including temporary seasonal employees, trained properly on how to use and maintain equipment. All employees should be familiar with the basics of the turf management plan used for a particular field.

Any employee who applies pesticides as part of their job must be licensed by the RIDEM Division of Agriculture.

6. Equipment Maintenance

- Equipment should be well maintained and staff trained in its operation.
- All equipment should be kept in good working order.
- All equipment should be cleaned, blades sharpened, and calibrated on a regular basis. This is especially important for the spreader and irrigation equipment used to apply fertilizers and/or pesticides, seed, lime, and water

- o Excessive applications lead to a waste of materials and may result in damage to the turf, needless exposure to the users, and unnecessary impacts to the environment.

7. Record Keeping / Communication

A thorough record-keeping system is not only important for documenting applications. It also can be used as a valuable planning tool to address a nutrient or pest problem early on and avoid expensive and time-consuming crisis management practices.

Record-keeping helps in decision making, scheduling of activities, and in evaluating the effectiveness of the turf management practices. As a communications tool it demonstrates to the community how the turf management plan addresses any potential impacts on sensitive resources.

Pesticide use reports are required to be submitted to the RIDEM's Division of Agriculture.

8. Nutrient and Soil Management Practices

All plants require nutrients for growth. Nutrients are usually applied to the land as commercial fertilizer in a dry or fluid form. Of all the nutrients that turf grass requires the two most vital ones are Nitrogen (chemical symbol, N) and Phosphorus (P).

Nitrogen and phosphorus are the two major nutrients that degrade water quality. Excessive nitrogen has been found to accelerate eutrophication and Phosphorus is a contaminant in fresh, surface waters. Nitrogen, in the form of nitrates, has the highest potential to leach into groundwater. Infiltration is likely if the soil has been saturated through intense irrigation, has insufficient organic matter and is sandy.

Proper nutrient management will deliver the required amount of nutrients to the plant while reducing surface water run-off of nutrients and minimizing leaching of nitrates. Best management practices include:

- o Base Fertilizer Applications on a Soil Test.
- o Select the appropriate Fertilizer based upon a soil test to reduce the risk of water contamination.
- o Timing of Fertilization
 - Late August/ early September is considered to be a critical time for cool season grasses. At this time the nitrogen can help the turf recover from summer stress and pest damage.
 - Early spring applications are used to promote green up. Often late spring applications are done to promote growth before the heat and drought stress of summer can impact the turf. It is important that the type of fertilizer used at this time contain high amounts of slow release nitrogen (WIN).
 - Late Fall applications can be done after the last mowing (when turf has stopped growing), but just before the turf loses color. Not only does this timing enhance Winter turf color but it also can cause a Spring

green up three to four weeks earlier. Kentucky Bluegrass specifically benefits from this late season application by improved rooting the following Spring.

- Avoid fertilizing turf when wet because the fertilizer stays on the grass blade and can cause “fertilizer burn”.
- Any fertilizer application should be followed with watering. This washes off the blade and forces the fertilizer material closer to the soil surface for absorption.

9. Liming

The pH (acidity) of the soil affects the availability of other nutrients. Phosphorous is most available when the soil pH is nearly neutral between 6.0 and 7.0. In highly acidic soils with pH of less than 5.0, phosphorous gets “tied up” with iron and aluminum to form complexes which are unavailable to turf grasses.

Maintaining near neutral soil pH values also favors the activity of beneficial soil microorganisms, the release of nitrate from nitrogen fertilizers and more vigorous growth of most turf grasses.

The optimum pH range for cool-season turf grass is 6.0 to 6.5. Since most soils in New England are acidic, the application of lime will adjust the soil pH or acidity to the correct level. Lime is a calcium-based compound (ground limestone). Some turf grass diseases tend to increase with pH extremes.

Conduct a soil test prior to the liming application and use the amounts recommended by the soil lab.

The best time to apply lime is in the late Summer or early Fall. Late Fall applications should be avoided because they are known to increase some turf diseases such as pink snow mold.

10. Top dressing

Top-dressing is a way to slowly enhance the soil’s texture and nutrient level by lightly spreading a compost material on turf. By improving the soil texture (increasing the organic matter), the moisture holding capacity of the soil is increased and less water and nutrients are wasted. Because of the high cost, top dressing is seldom done on municipal fields. Often aerating, top-dressing and over-seeding are executed at the same time.

11. Vegetative Buffer Zone

Maintaining vegetative buffer zones of low maintenance grasses or natural vegetation between areas of highly maintained turf and water prevents erosion and provides a filter for unwanted nutrients. The width of the vegetative strip will depend on soil characteristics, the type of vegetation used, and the topography. In addition to acting as a trap, the planting provides other benefits by serving as a wind buffer zone, visual screen, wildlife habitat and noise barrier for abutters.

12. Minimize Fertilizer Applications Near Sensitive Areas

The application of fertilizer on slopes near to surface water increases the risk of negatively impacting water quality. It is important to consider if there is a need to apply fertilizer at all in these areas. Applications should be minimized in these areas or should be avoided if possible.

13. Recycle grass clippings

When practical, clippings should be allowed to remain on the turf area to decompose and recycle nutrients back into the turf. Often clippings are removed but they should not be blown into ditches or concrete areas where they have a high probability of running off into surface water sources.

14. Field Rotation

Field Rotation reduces compaction due to overuse and wear. Different fields should be used for practice by alternating user schedules. Also, shifting the entire playing surface can be done simply by remarking the lines on the field which will reduce repetitive wear on the turf in places such as goal areas. An athletic field with a dense coverage of turf is an effective tool to reduce erosion and runoff.

15. Pest and Pesticide Management Practices

Pesticides are often necessary to control pests. However, pesticides can present risks to the health of environmental resources and to the users of the fields.

Surface waters are particularly vulnerable to contamination by pesticides. Groundwater contamination can also occur.

Pesticides may harm the environment by eliminating or reducing populations of desirable organisms. Other sources of pesticide contamination may include spray drift during the application process, misuse and misapplication, spills, leaks, and discharges that may be associated with pesticide storage, handling and waste disposal. The application of pesticides to athletic fields is often a source of public concern, particularly as it relates to potential impacts on children.

Because of the risks inherent in using pesticides a number of regulatory and non-regulatory mechanisms have evolved to help manage and reduce those risks. Included among these mechanisms are pesticide regulations enforced by government agencies, such as the RIDEM Division of Agriculture Pesticide Licensing Section and pesticide Best Management Practices such as the use of Integrated Pest Management, correct mixing, loading and storage approaches, proper disposal of waste pesticides, maintaining records of applications, and ensuring equipment is calibrated.

A written Integrated Pest Management strategy is an essential component of any environmental assessment plan. IPM is an approach to pest control that links together several related components, including pest identification, monitoring and scouting, threshold setting, biological controls, mechanical and/or other cultural practices, and pesticide applications. By combining a number of these different methods and practices, satisfactory pest control can be achieved with less impact on sensitive resources than if pesticides were the sole control

mechanism. IPM aims to keep pests below levels which can cause unacceptable aesthetic or economic damage and which do not pose a hazard to the public. A significant benefit of IPM is that pesticides are used only when necessary to maintain turf quality.

B. Recommended Maintenance Program for Soccer Fields at Tasca Field **(developed by Brian Boesch, University of Rhode Island)**

1. Site Overview

- a. Tasca Field located off Route 6 in Scituate, RI.
- b. Area: approximately 276,000 square feet (6.3 acres)
- c. Turfgrass: Primarily Kentucky Bluegrass and Perennial Rye with Annual Bluegrass intrusion.
- d. Site Usage: Estimated March - November, busiest times May-September, primarily youth soccer.
- e. Restrictions: Pesticide applications prohibited unless determined essential to preserve safe playing conditions.
- f. Soils: Untested, but likely silt loam over gravelly base material.

2. Maintenance Program Goals/Requirements

The minimum requirement for maintenance of these athletic/recreational fields should aim to provide safe conditions, which should include but not limit to the following characteristics:

- a. Full turf cover within all fields of play
- b. A uniform smooth surface free from holes, depressions or tripping hazards
- c. Fields shall be free of obstructions or other debris which could impose danger of impact or impalement
- d. Field surface hardness shall be monitored and corrected to maintain turfgrass and player safety

Secondary to the above safety considerations, field playability and aesthetics should be considered for developing the proper maintenance program/schedule for these fields. These such characteristics include:

- Turf grass uniformity and density
- Turf grass (growth) vigor
- Mowing height

3. Basic Maintenance Program

The following maintenance should be employed to provide safe and desirable playing fields:

- a. Annual Soil Test
- b. Soil aerification: minimum 2x per year (spring/fall). Additional aerification in summer may help if play is excessive. Deep tine (6"-8") is desired for at least one

- of the aerifications per year.
- c. Fertilization: 3-5 lbs Nitrogen per 1,000 square feet per year, minimum 4-5 lb is more likely if elevated traffic or excessive play is expected. Ideal: 1 lb N applied each month (April, May, September, October); 1/2 lb N applied each summer month (June, July, August).
 - d. Seed application 2x per year (spring/fall). Good to apply after aerification.
 - e. Irrigate summer months for adequate growth
 - f. Mow grass 1.5"-2"

4. Additional Maintenance Considerations

a. Aerification:

1) BEST & RECCOMENDED:

Ideally soil cores would be harvested and the field should be top dressed with a good soil/sand medium. This practice should be employed if gradual soil improvement is a goal, but is costly.

2) GOOD & RECOMMENDED:

After aerification, the field can be top dressed with sand and soil cores can be dispersed by dragging a chain link or mat.

3) MINIMUM ACCEPTABLE:

No topdressing but disperse cores by dragging method after aerification.

At times, localized aerification to heavily trafficked areas, such as goal mouths, is helpful for preventing over compaction and development of bare spots. If soil becomes too hard or difficult to penetrate, the ground is likely over compacted and unsuitable for healthy turf.

5. Weed control:

Over time, good maintenance practices that promote healthy turf will diminish weed and pest problems and could eliminate the need for pesticide use. In summer months crabgrass especially can be a problem by outcompeting desired turf grasses and taking over. It is very invasive and if allowed to persist can take over an area within a few years. Crabgrass will disturb turf uniformity, has a negative impact on playability, and may lead to unsafe conditions since this grass is not particularly hardy or wear tolerant. Pre-emergent weed control is recommended in late April/early May to prevent seasonal infestations if determined to be a problem. Dimension (dithiopyr) herbicide would be the recommended choice herbicide if water/well contamination is a concern. Broadleaf weeds could also become an issue over time and these could be treated with a single herbicide application ideally in September/October. Annual Bluegrass also is an invasive weed not easily controlled using pesticides, but is problematic for all reasons mentioned previously that degrade field playability and safety. If weed infestations become problematic and are allowed to persist uncontrolled, costly site renovations may be the only recourse. It is highly recommended to embrace sound turf maintenance practices to eliminate/reduce these issues.

6. **Insect/Grub Control:**

Grub infestations primarily, and potentially a few other insect pests, may inflict damage to the turf which could warrant pesticide action to remedy the problem. Grub/insect damage can kill or thin the turf (especially damaging to stressed turf due to traffic/wear) and lead to safety issues. It's advised to monitor the site for a season and determine if these pests become a problem. Preventative treatment measures are only needed if large infestations are detected.

7. **Field Painting:**

It is a good practice to periodically line fields at varying orientations if space allows to avoid repetitive turf wear from play/traffic. In addition, it's also good to allow some areas that receive heavy traffic to rest and recover for 1-2 weeks before play is resumed. This is not always possible or feasible depending on play schedules, but it helps avoid excessive damage, unsafe conditions, and costly renovation.

8. **Record Keeping**

Simple but clear record keeping should include:

- All records of turf management receipts, pesticide, fertilizer and lime applications;
- Credentials and licenses of any subcontractors hired to conduct any or all of the items recommended in this plan;
- Any reports required to be filed with the Rhode Island Department of Environmental Management; and
- An annual calendar of activities for turf management activities

II. INVASIVE PLANT MANAGEMENT PLAN

An invasive plant survey was conducted on 10-4-13 by Cindy Gianfrancesco of the Scituate Conservation Commission. While the majority of the property is grassy fields, there is a border of naturally growing trees and shrubs on the south, east and north sides between the field and the property edges. Numerous native plants, such as Tall Bush Blueberry (*Vaccinium corymbosum*), sumac Smooth Sumac – (*Rhus glabra*) and Arrowwood Viburnum (*Viburnum dentatum*) were found on the property. Invasive plants crowd out native plants, reducing the number and variety of native plants in an area, and provide little to no habitat value to wildlife. Control of invasive plants would encourage the growth of these native plants, which provide a high habitat value to wildlife.

The following invasive plants were found on the property:

- Japanese Barberry (*Berberis thunbergii*)
- Autumn Olive (*Elaeagnus umbellate*)

- Oriental Bittersweet (*Celastrus orbiculatus*)
- Winged Euonymus (*Euonymus alata*)
- Japanese Knotweed (*Polygonum cuspidatum*)
- Multiflora Rose (*Rosa multiflora*)

Invasive plants by area are as follows:

South Area (adjacent to Hartford Pike)

Asian Bittersweet, Multiflora Rose and Japanese Barberry were found throughout the south area. Towards the eastern end of the south area there was also a few Japanese Knotweed and Winged Euonymus.

West Area (adjacent to former nursery)

This area is dominated by Autumn Olive. Oriental Bittersweet and Multiflora Rose were also found, especially along the fence of the adjacent property.

North Area (adjacent to Providence Water property)

This area is also dominated by Autumn Olive and Oriental Bittersweet. Multiflora Rose was also found at the western end.

Recommendations:

An invasive plant removal program should be implemented as soon as possible to prevent further infestation of invasive plants.

- The Winged Euonymus, and Japanese Barberry appear to be in the early stages of infestation, as there are only a few of these plants; as such, eradication could be accomplished by hand digging and pulling in one season.
- The Japanese Knot weed was seen only in 2 small patches at the edge of the field. While this plant is difficult to eradicate, repeated mowing, done with each mowing of the grass, could accomplish complete eradication within a few years.
- Removal of Autumn Olive, Multiflora Rose and Oriental Bittersweet should be done by cutting and stump treating with an appropriate herbicide, then annual follow-up with an herbicidal spray for any regrowth or small plants.

There are several commercial herbicide products available for this purpose, including Round-up or Rodeo (glyphosate), Brush-B-Gone (triclopyr), and Frontline (2,4-D). A brush-on-stump application of Rodeo concentrate, which is formulated for use within wetland areas due to a lack of a sticker compound which is harmful to fish, is recommended. Any application of this chemical should be carried out by a licensed applicator

This invasive plant management plan recommends initial removal and long-term control through an annual inspection and maintenance plan. Any invasive plant removal which takes place in the South Area within 100 feet of the stream that flows adjacent to Hartford Pike will require application to and approval from the RI Department of Environmental Management Wetlands Restoration Team.

III. Water Resources Management Plan

Consistent with the terms of the easement which state, in part, that the easement was acquired “to *act as a buffer to nearby wetlands,*” this plan focuses on features that are designed to protect existing streams and wetlands, groundwater resources, and the adjacent Moswansicut Reservoir.

Groundwater

The Tasca property is identified as a groundwater recharge zone within the town’s Comprehensive Community Plan, and as such, actions taken in conjunction with active recreation on the parcel have the opportunity to pollute groundwater.

Surface Water

The property is located within the Moswansicut Reservoir sub-watershed which is part of the Scituate Reservoir Watershed. The Scituate Reservoir provides drinking water to approximately 600,000 people in the Providence metropolitan area.

Moswansicut Stream South, a major tributary stream to the Moswansicut Reservoir, runs through the property from east to west on its southerly side and adjacent to Hartford Pike eventually draining into Moswansicut Reservoir along the northerly side of Route 101 (Hartford Pike).

Currently, Moswansicut Stream is classified as a 303D (impaired/threatened) stream according to RIDEM.

Wetlands

There are approximately 2.5 acres of forested wetlands associated with Moswansicut Stream South. Plant species in this zone include Red maple (*Acer rubrum*) Sweet pepperbush (*Clethra alnifolia*), Tall Bush Blueberry (*Vaccinium corymbosum*), and Arrowwood Viburnum (*Viburnum dentatum*) among others.

The wooded riparian zone along the stream provides a good buffer to any activities from the adjacent recreational uses. Handling and application of fertilizers in those areas should be carried out with caution to prevent polluting the groundwater, which eventually will enter the stream and the well water.

Providing buffers to wetlands and the proper use of fertilizers and pesticides associated with the recreation fields are important practices to consider.

Surface Runoff Pollution Related To Recreational Use

All plants require nutrients for growth. Nutrients are usually applied to the land as commercial fertilizer in a dry or fluid form. Of all the nutrients that turf grass requires the two most vital are Nitrogen (N) and Phosphorous (P).

Water Resources Recommendations:

- Designate limits of wetlands with signage;
- Use “porous” pavement on all loop roadways and parking areas to reduce storm flows and non-point source run-off;
- Use of bio-regenerator or rain gardens to intercept, collect, and treat run-off to reduce the impact on surface and groundwater;
- Use native plants in landscaping;
- Use landscaping design to reduce runoff;
- Re-design existing parcel to move existing parking away from Moswansicut Stream South and its associated riparian zone along the south-westerly portion of the property;
- Re-establish riparian zone plantings;
- Develop a maintenance program that incorporates best management practices to reduce water, fertilizer , and pesticide use.

IV. Additional General Management Recommendations for the Property :

- Post signs consistent with Town Ordinances on the property;
- Develop a “Field Use” permit form in conjunction with the SYSA and Public Works;
- Conduct litter pick-up and trash removal twice annually to remove litter and debris which may have accumulated during the year;
- At least once a year, schedule a meeting of the SYSA, SCC, and LT to discuss Tasca Field and the implementation of this plan.

APPENDIX A
Quit Claim Deed

BK203 PG0360

QUITCLAIM DEED

RHODE ISLAND ECONOMIC DEVELOPMENT CORPORATION, a Rhode Island public corporation, with an address of One West Exchange Street, Providence, Rhode Island 02903 (hereinafter "Grantor"), for consideration paid, grants to the **TOWN OF SCITUATE, RHODE ISLAND**, a Rhode Island municipal corporation, with an address of 195 Danielson Pike, North Scituate, Rhode Island 02857 (hereinafter "Grantee"), with **QUITCLAIM COVENANTS**:

That certain lot or parcel of land more particularly described on the one (1) page Exhibit A attached hereto and made a part hereof.

This property is conveyed subject to easements, conditions and restrictions of record, including, without limitation, the right to pass and repass over this property granted by Grantor to The Providence Public Buildings Authority by Quitclaim Deed dated June 21, 2001 and recorded in the land evidence records of the Town of Scituate immediately prior hereto.

This deed is being executed in duplicate for the purpose of recording in the land evidence records of both the Town of Scituate, Rhode Island and the Town of Johnston, Rhode Island.

No withholding is required under R.I.G.L. § 44-30-71.3 and no documentary stamps are required as Grantor is exempt from taxation pursuant to R.I.G.L. § 42-64-20.

Grantor hereby certifies that compliance with R.I.G.L. §23-28.35-1 et seq. is not required as this conveyance is exempt from the provisions of such law pursuant to R.I.G.L. §23-28.35-14.

Witness its hand this 21st day of June, 2001.

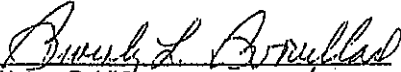
RHODE ISLAND ECONOMIC
DEVELOPMENT CORPORATION

By: 
Tom Schumpert, Executive Director

BK203 PG0361

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In said County and State on the 21st day of June, 2001, before me personally appeared Tom Schumpert, Executive Director of the Rhode Island Economic Development Corporation, to me known and known by me to be the party so executing the foregoing instrument and he acknowledged said instrument by him so executed to be his free act and deed in said capacity and the free act and deed of the Rhode Island Economic Development Corporation.


Notary Public
My Commission Expires: 4/26/2002

Return Deed to Grantee:
Town of Scituate, Rhode Island
195 Danielson Pike
North Scituate, Rhode Island 02887

182158_1.doc

APPENDIX B
Conservation Easement

Feb. '01
Rev. - June '01

EXHIBIT A

Metes and Bounds Description
(12.939 acre Town of Scituate Parcel)

That certain parcel of land, located in the Town of Scituate, Rhode Island lying on the northerly side of Hartford Avenue, bounded easterly by the Johnston Town Line, and described as follows:

Beginning at a point on the northerly line of Hartford Avenue, said point being at the Johnston Town Line and being one thousand seventy eight & 95/100 (1,078.95) feet easterly of a drill hole (ind) thirty & 00/100 (30.00) feet right of Highway Station 294+00.09 on State Highway Plat No. 305, and being the southwesterly corner of land now or formerly of FKP,LLC (once known as Ocean State Nursing and Landscape, Inc.) and being the southeast corner of the parcel herein described;

thence running N 84° - 18' - 03" W along said northerly line of Hartford Avenue bounded northerly by the parcel herein described a distance of eight hundred fifty one & 53/100 (851.53) feet to a point where a granite bound is set, said point being the southeasterly corner of land now or formerly of Scituate Village Shopping Center and the southwesterly corner of the parcel herein described;

thence turning and running N 10° - 39' - 30" W, bounded westerly by said land now or formerly of the Scituate Village Shopping Center, a distance of five hundred eight five & 27/100 (585.27) feet to a point, said point being the southwesterly corner of land now or formerly of the R.I. Economic Development Corporation and the northwesterly corner of the parcel herein described;

thence turning and running N 80° - 20' - 30" E, bounded northerly by said other land now or formerly of the R.I. Economic Development Corporation, a distance of Seven Hundred Seventeen & 80/100 feet (717.80) feet to a point, said point being the northeasterly corner of the parcel herein described;

thence turning and running S 34° - 25' - 29" E, bounded easterly by other land now or formerly of the R.I. Economic Development Corporation, and land now or formerly of FKP,LLC (once known as Ocean State Nursery) a distance of two hundred eighty three and 78/100 (283.78) feet to a granite bound on the Johnston town Line;

thence turning and running S 09° - 06' - 18" E, along the Johnston Town Line, bounded easterly by said FKP,LLC land, a distance of five hundred fifty three & 05/100 (553.05) feet to the point and place of beginning on said northerly line of Hartford Avenue.

However bounded and otherwise described, being the same parcel identified as Lot B on that Plan entitled "Administrative Subdivision Plan - Taxca Field, Richard S. Lipsitz, PLS 2000" and containing 563,622 square feet (12.939 acres) of land in the Town of Scituate, Rhode Island.

RECEIVED FOR RECORD
TOWN OF SCITUATE

2001 JUL -5 AM 10:47

MARGARET M. LONG
TOWN CLERK

CONSERVATION EASEMENT AND RESTRICTIONS

Town of Scituate
Plat 38, Lot 11 B

The Town of Scituate, Rhode Island, a municipal corporation of the State of Rhode Island (hereinafter referred to as "Grantor"), for good and adequate consideration in the form of a contribution or otherwise, the receipt of which is hereby acknowledged, grants to The Scituate Land Trust, organized under the laws of the State of Rhode Island (hereinafter referred to as "Beneficiary"), a Conservation Easement and Restrictions in perpetuity in accordance with the provisions hereof, with respect to that property located in the Town of Scituate, County of Providence, State of Rhode Island, which is more particularly identified on Exhibit A attached hereto and made part hereof (hereinafter referred to as the "Property").

Such Conservation Easement and Restrictions shall be governed by the following terms and conditions:

1. For and in consideration of the foregoing, and for other good and valuable consideration, the receipt and the sufficiency of which is hereby acknowledged, Grantor does hereby unconditionally, give, grant, bargain, transfer, assign, and convey unto Beneficiary, a perpetual right and easement for conservation and restriction purposes only over and on the Property, in the manner, nature and character and to the extent hereafter expressed, and to that end and for the purpose of accomplishing the intent of the parties hereto, Grantors, on behalf of itself, its successors and assigns, does hereby forever covenant with Beneficiary to do or refrain from doing upon, or with regard to the Property the various acts hereinafter set forth, it being hereby agreed and expressed that the doing and the refraining from said various acts, and each of them, on the Property and the covenants hereby granted shall be deemed to be covenants running with the Property and are for the benefit of the Beneficiary and the residents of the State of Rhode Island, present and future.

2. It is intended that the phrase "present, natural condition" as used herein shall mean the condition of the Property as of the date of this conveyance, and as said condition shall change and evolve naturally with the passage of time, and without any interference from any person or persons except as set forth herein.

BK 245 PG 0062

3. The Grantor and the Beneficiary (the "Parties") agree that the Property should be left in its present, natural condition as an important natural resource, in its own right, and to act as a buffer for the nearby wetlands in perpetuity, except as set forth herein.

4. Grantor, its successors and assigns, retains all responsibility and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of reasonably adequate comprehensive general liability insurance coverage. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

5. Grantor, its successors and assigns shall pay before delinquency all undisputed taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority, and shall furnish Beneficiary with satisfactory evidence of payment upon request.

6. Grantors, their successors and assigns shall hold harmless, indemnify, and defend Beneficiary and is director, officers, employees, agents, contractors and the heirs, personal representatives, successors, and assigns of each of them from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including without limitation, reasonable attorney's fees, arising from or in any way connected with injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property; except those damages arising from the negligence or wrongful acts of Beneficiary or said related or affiliated parties.

7. The restrictive easements granted upon the Property and the acts which Grantor, its successors and assigns so covenant to do or refrain from doing upon the Property or in connection therewith are and shall be as follows:

- (a) Only selective cutting, trimming or removal of any trees, plants or shrubs shall be allowed, such selective cutting to be reflective of normal care an maintenance of such trees, plants and/or shrubs.
- (b) The Property shall not be used to dump, fill, store or place natural or man-made materials of any kind, whether intended to be temporary or permanent.
- (c) No building material, objects, construction, structure, improvements, building, residential dwelling, mobile home, tower, fences, barriers, signs, billboards or other advertising material, of any kind, temporary or permanent, shall be placed,

stored or erected upon any portion of the Property with the sole exception of survey markers for designation of boundaries, those items necessary for the care and upkeep of natural vegetation and/or environmentally sensitive soils upon the Property, and those items explicitly identified in section (i) below

- (d) No herbicides, pesticides, insecticides, or animal plant control chemicals or chemical of any sort shall be applied to or within the Property, except a part of comprehensive turf management plan approved by the Land Trust.
- (e) The use of minibikes, motorcycles, snowmobiles, automobiles or other vehicles, whether self-propelled or propelled by engine, on any portion of the Property is prohibited, except for passenger vehicles in designated parking areas.
- (f) No change in the uses, in any manner, of the Property shall be caused or permitted.
- (g) There shall be on or in the Property no dumping or storing of ashes, trash, rubbish, garbage, sawdust, lawn cuttings, leaves, compost or other material or substances and there shall be no filling, excavating, digging, dredging, mining, quarrying or drilling, removal or disturbance of topsoil, sand, gravel, rock, minerals or other materials or any topographical changes or any building of roads or cause any change in the use and appearance of the Property in any manner, except for that which is necessary for those items explicitly identified in paragraph (i) below.
- (h) There shall not be conducted any activity on or in nor any use of the Property which damages fish or wildlife, or their habitats, or which alters the existing vegetation or drainage patterns, floodplains or wetlands, or results in erosion, siltation or other forms of water pollution.
- (i) Notwithstanding the restrictions in paragraphs 7 (a), (b), (c), and (g) above, and except for any provisions of this instrument to the contrary, the Grantor hereby reserves to and for itself and its legal representatives, successors and assigns all other customary rights and acknowledges ownership including the right to conduct or permit the following activities on the Premises, such activities or uses being designed and constructed solely to support recreation open space uses and in such a manner to create the least possible impact on the natural condition of the property:

- (i) Athletic fields;
 - (ii) Structures used directly in support of recreational purposes, such structures totaling not in excess of 2000 square feet of footprint or impermeable surface, and no more than one story high;
 - (iii) Sanitary and wash facilities and necessary septic systems and utilities for the same, such system in no case being located within 100 feet of the northerly property line;
 - (iv) Parking area not to exceed 10,000 square feet, impermeable surface, to support recreational uses;
 - (v) Walking and running tracks, trails and paths;
 - (vi) Gardening and flower beds.
- (j) Notwithstanding paragraphs 7(a) through (h) above, Grantor, its successors and assigns shall retain the right, on its own or through its employees, agents, contractors, or consultants, to perform any necessary activity in furtherance of characterization and or remediation of environmental contamination, and to further restrict use of the property for purposes of environmental protection.
- (k) No use shall be made of the Premises, and no activity thereon shall be permitted which is or may be inconsistent with the intent of this grant, being the perpetual protection and preservation of the premises for recreational and open space uses. No structure or land upon which it is situated shall be sold separately or otherwise severed from the Premises. No use or development of the Premises other than for recreational purposes shall be permitted. No subdivision or division the Premises or any portion thereof into two or more lots shall be permitted.

8. Beneficiary agrees that by accepting this Conservation Easement and Restrictions, it and its successors and assigns also shall abide by the terms and conditions hereof, and that nothing herein contained or set forth shall be or be deemed to be a grant of fee title in or to the Property, nor shall it be considered a grant to Beneficiary or the people of the State of Rhode Island of any right to use or pass over, under or through the Property.

IN WITNESS WHEREOF, Grantor has set its hand and seal this 31st day of July, 2002.

TOWN OF SCITUATE, RHODE ISLAND

By: [Signature]

Name: Theodore J. Richards III

Its: President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Rhode Island in said County on the 31st day of July, 2002 before me personally appeared Theodore J. Richard, III, President of the Town of Scituate, Rhode Island Town Council, to me known, and known by me to be the party executing the foregoing instrument on behalf of Town of Scituate, Rhode Island, and he acknowledged said instrument by him executed to be his free act and deed, and the free act and deed, and the free act and deed of Town of Scituate, Rhode Island.

[Signature]
Notary Public JAY G. GURUBINPA
My commission expires: 11/05/04

ACKNOWLEDGED AND ACCEPTED:

BENEFICIARY: _____

By: [Signature]

Name: PAUL C DOLAN

Its: CHAIRMAN/Scituate
Land Trust

STATE OF RHODE ISLAND
COUNTY OF _____

In Rhode Island in said County on the 2nd day of August, 2002 before me personally appeared PAUL C. DOLAN, CHAIRMAN of the Scituate Land Trust, to me known and known by me to be the party executing the foregoing instrument on behalf of the Scituate Land Trust, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of the Scituate Land Trust.

[Signature]
Notary Public
My commission expires: 11/05/04

Feb. '01
Rev. - June '01

EXHIBIT A

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thence running N 84° - 18' - 03" W along said northerly line of Hartford Avenue bounded northerly by the parcel herein described a distance of eight hundred fifty one & 53/100 (851.53) feet to a point where a granite bound is set, said point being the southeasterly corner of land now or formerly of Scituate Village Shopping Center and the southwesterly corner of the parcel herein described;

thence turning and running N 10° - 39' - 30" W, bounded westerly by said land now or formerly of the Scituate Village Shopping Center, a distance of five hundred eight five & 27/100 (585.27) feet to a point, said point being the southwesterly corner of land now or formerly of the R.I. Economic Development Corporation and the northwesterly corner of the parcel herein described;

thence turning and running N 80° - 30' - 30" E, bounded northerly by said other land now or formerly of the R.I. Economic Development Corporation, a distance of Seven Hundred Seventeen & 80/100 feet (717.80) feet to a point, said point being the northeasterly corner of the parcel herein described;

thence turning and running S 34° - 25' - 29" E, bounded easterly by other land now or formerly of the R.I. Economic Development Corporation, and land now or formerly of FKP,LLC. (once known as Ocean State Nursery) a distance of two hundred eighty three and 78/100 (283.78) feet to a granite bound on the Johnston town Line;

thence turning and running S 09° - 06' - 18" E, along the Johnston Town Line, bounded easterly by said FKP,LLC. land, a distance of five hundred fifty three & 05/100 (553.05) feet to the point and place of beginning on said northerly line of Hartford Avenue.

However bounded and otherwise described, being the same parcel identified as Lot B on that Plan entitled "Administrative Subdivision Plan - Tasca Field, Richard S. Lipsitz, PLS 2000" and containing 563,622 square feet (12.939 acres) of land in the Town of Scituate, Rhode Island.

RECEIVED FOR RECORD
TOWN OF SCITUATE

2003 SEP -9 AM 10:39

MARGARET M. LONG
TOWN CLERK

APPENDIX C

Map

