



NEWSLETTER

Winter 2018

Truro Conservation Trust, P.O. Box 327, North Truro, MA 02652
www.TruroConservationTrust.org

Conservation, Preservation, and Art

Your Trust is pursuing a project that will include land conservation, historic preservation, and artistic endeavors. Mason Morfit and Jane Bunker are offering their property at 42 Corn Hill Road - land and cottage - to your Trust at a very advantageous price - below the appraised value. Agreements between the sellers, your Trust, and the Truro Center for the Arts at Castle Hill provide that the Trust will conserve the land in perpetuity and keep the historic and iconic summer cottage for as long as possible, while leasing the cottage to Castle Hill, for \$1 a year, as a summer artists' residence and the potential venue for art classes. The closing on the property is planned for early 2020 to allow for fundraising activities.

The property extends from Corn Hill Road, past the cottage, over a grass-covered rolling dune, to a natural tidal culvert, and then back over another dune to the beach (see photo).



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Warren Hassmer

Earlier this year, we were notified that a long-time friend of the Trust, Warren Hassmer, had passed and had bequeathed a portion of his estate to the Truro Conservation Trust. We wish to honor Warren and his partner, Bob, with a short biography and photo of them. The bio was lovingly written by another friend of theirs, Wendy Doniger:



*Warren and Bob
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Dear Friends and Neighbors,

This year was an exciting year for your Trustees. Our efforts, on your behalf, yielded numerous successes to protect open space throughout Truro. We enjoyed success in all aspects of our mission – land acquisition, land donation, land stewardship, member support, and in the prospect for similar successes in 2019. The articles in this Newsletter are reflective of some of those successes and future projects.

We started the year with the ownership of the Twine Field properties on Pond Road and are currently designing a trail system and a habitat restoration plan for those 11 acres. As the year progressed, we accepted a land donation on Meeting House Road (thank you Harry Collings and David Moon!), received a very generous bequest from the estate of Warren Hassmer (see related article), have inspected every one of our 121 properties and 367 acres to ensure that they are properly protected and conserved, and are looking forward to several new acquisitions next year, most notably the significant Morfit-Bunker joint project with the Truro Center for the Arts at Castle Hill (see related article).

As we have been doing in recent Newsletters, we recognize one of our past property donors with an article presenting her/his perspective on land conservation (see related article by Dan Sanders).

As in the past, you, - our friends, neighbors, and environmentalists, - have shown your support with generous land and financial donations, including your estate planning. You can see the results of your support in our mutual successes. We hope that you will similarly support our future successes by being as generous as you can this year. It's your ongoing support that encourages and motivates us.

We wish you a happy, healthy, and prosperous 2019.

Fred Gaechter
Chairman



From the land on which the "Hopper House" sits to the top of the hill is all protected by your Conservation Trust either by ownership or deeded Conservation Restrictions. This is what we can do when we work together to protect Truro's open space.

“Because I Believe ...”

Our property in South Truro has been in our family for many generations. Over the years, there have been numerous offers to sell the property due to its unique location and stunning views.

The uniqueness is evident in two ways. First, the hills on our property are some of the last remaining undeveloped parcels that feature “hog’s back” geological formations. Colonial period sea charts of Cape Cod Bay show the hills of South Truro as a series of hog’s backs, a crested ridge with steep and equally rounded sides caused by erosion. The hills served as a navigational guide to sea-going vessels. Most of the hog’s backs have now been developed as residential properties. Secondly, due to the combination of wetland and upland on the property and the resultant unique flora created by this topography, there is a phenomenal display of fall foliage that is known locally as the “oriental carpet” due to its impressive color and texture. The following photo displays both of these unique attributes of this property



We decided, in 2007, to work with the Truro Conservation Trust (TCT) to place a protective conservation restriction (CR) on 12.4 acres so this unique land will be preserved in its present state for future generations. The CR allows my family to retain ownership of the land while

preventing its development and limiting its use to only that typical of conservation land. As the holder of the CR, the TCT monitors the property to ensure that the terms of the restriction are honored and that there is no encroachment.

When combined with the 2.9 adjacent acres donated to the TCT by an abutter in 1996, the entire “oriental carpet” at the corner of Old County and Ryder Beach Roads is preserved and can be viewed by the public from benches, placed and maintained by the TCT, along each road.

The Truro Conservation Trust was a partner in helping us preserve in perpetuity this historic piece of our heritage. The process went smoothly and the tax advantages were well received. We encourage others to take advantage of this process to protect Truro’s rural character and history. –Dan Sanders.

New Tax Law Accelerates and Extends Tax Benefits of Conservation Restrictions (CRs)

If you have ever considered preserving your land, now is the time to act. Congress has renewed a remarkable piece of tax legislation enabling private landowners to reap enhanced incentives for donating permanent conservation restrictions (CRs) on their properties. The new tax law accelerates and extends the tax benefits of CRs by providing a bigger tax break each year and extending the length of time to enjoy it.

For more information, contact Mark Robinson, Executive Director of The Compact of Cape Cod Conservation Trusts at mark@thecompact.net.

.....The foregoing is taken from an article of the same title by Mark Robinson dated February 2016.

Conservation, Preservation (Cont.)

Acquisition of this bay front property, with Town-owned conservation land to both the north and south, and Cape Cod Bay to its west (see map), will create a continuum of conservation land from the Corn Hill Beach parking lot to, across, and around Pamet Harbor.



The history of the cottage reflects the history of Truro. It has had many names and iterations over the years related to its several uses. In its early years, it was part of an icehouse owned by the New Haven Railroad to store fish for transport to Boston, and later it became a “boathouse” used by weir fishermen to store their boats. In 1944, John and Emily Bunker turned the “boathouse” into a summer cottage that has been enjoyed by three generations of the Bunker family. John Bunker, of the middle generation, apprenticed as a ship model builder at a shop in Provincetown. When his mentor, John Whorf, retired, the shop’s sign was first hung

on the exterior of the cottage and then embedded as part of an interior wall where it can still be seen today. One of John’s models is on display at the Truro Historical Museum. (Source: Jane Bunker)

Walking the fabulous dune and beachfront of the property and understanding the local history of the cottage, one can only imagine the stimuli for an artist in residence and for other artists painting “en plein air” in this spectacular setting. This property fosters the synergy of conservation, preservation and art in one very impressive location. Your Trust and Castle Hill will co-host a fundraising event next year to raise the necessary funds to secure a new future for a beautiful property and an historic cottage.

Warren Hassmer (Cont.)

“Warren Hassmer, a retired English professor who cultivated his own garden paradise at his home in Truro, died on April 7, 2018, in Sandwich. He bequeathed the majority of his estate equally to the Truro Conservation Trust, the Cape Cod Chamber Music Festival, the Boston Symphony, and Outer Cape Health Services. These four gifts reflected who he was, a man who (1) loved the land and, with his beloved partner Bob Hayward, nourished it with his fabulous four-acre garden; who loved classical music, attending (2) the Boston Symphony and (3) the Cape Cod Chamber Music Festival concerts in Wellfleet; and (4) who was always grateful for a little help from his friends at what he lovingly referred to as OUCH (OUTer Cape Health). His spirit will live on in all who knew and loved him, but a special part of it will be preserved in the land that he loved so well.”

Your Trust is collaborating with his friends in the placement of a permanent memorial to Warren and Bob on a parcel of Trust land in the neighborhood where they lived.