



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

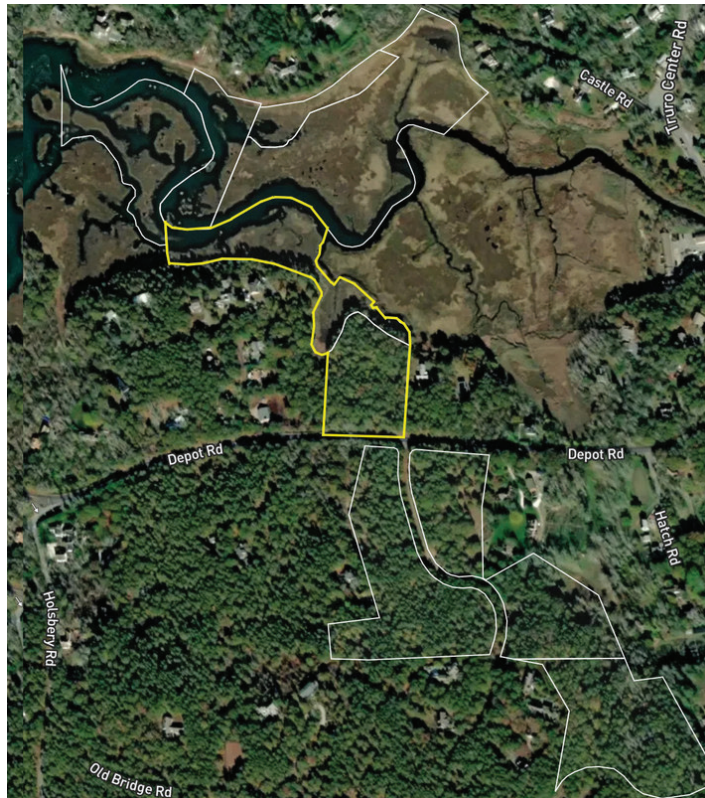
# Newsletter

Spring / Summer 2022

[www.TruroConservationTrust.org](http://www.TruroConservationTrust.org)

## Acquisition of Two Contiguous Depot Road Properties

In March, your Trust signed a Purchase and Sale Agreement for the acquisition of two contiguous lots on Depot Road, known as 17 Depot Road and 0 Pamet River (see the attached map). The first lot is 2.6 acres of wooded upland, while the second lot is 3.4 acres



*Yellow highlight is the new acquisition; white highlights are existing and contiguous TCT properties.*

of south-shore Pamet River wetland. The combined 6 acres of the two lots are not only adjacent to each other, but also abut 8.76 acres of Pamet River wetland on the north shore and the 15 acres of the Keezer tract across Depot Road already owned by your Trust, thereby, creating a contiguous wildlife habitat – an important conservation objective. Part of the Keezer tract already has a trail through the woods. It is our

intention to expand that trail to all these properties and place a bench above the wetland property for people to sit and enjoy the spectacular view of the Pamet River and its wetlands.

Your Trust is acquiring these lots for \$400K, well below the appraised value through the generosity of the seller – Deborah Mawhinney. We have agreed, also through Deborah's generosity, to a unique purchase plan whereby we will pay off the property over three years with a closing date by December 31, 2024. This provides us time to raise the funds for the acquisition and enables Deborah to apply for a Commonwealth tax credit under a program that is already subscribed out to 2024 – a mutual agreement.

This project is an example of how the Trust and seller can work together to jointly protect our environment, wildlife habitat, and the rural character of Truro.

## Land Transfer for Habitat Protection

In 2020 The Commonwealth's Natural Heritage and Endangered Species Program (NHESP) – a State agency – reached an agreement with A/C Mobile Home Park ("A/C"), of North Truro (previously Horton's Campgrounds). The settlement was conservation restitution for A/C's previous destruction of turtle habitat for the installation of a new, and required, sewage system for their multi-site mobile park locations. A major component of the agreement was that A/C was required to identify a conservation organization to transfer 9.63 acres of land to for habitat protection in perpetuity. A/C created a site plan identifying the required acreage in 4 different parcels on their land – 6.49, .68, 1.06, and 1.40 acres, respec-

*continued on page 4*



## Trustees

Fred Gaechter, Chair  
Paul Wisotzky, Vice Chair  
Eric Bingham, Treasurer  
Robert Daglio, Secretary

Brian Boyle  
Tom Bow  
Carl Brotman  
Ave Gaffney  
Michal Kaelberer  
Jean Krulic  
Meg Royka  
Irma Ruckstuhl  
Andrienne Snow

## Trustees Emeritus

Robert Bednarek  
Betsey Brown  
Ansel Chaplin  
Charles Davidson  
Carol Green  
William Worthington

## Dear Friends and Neighbors,

We are all looking forward to summer in Truro, to walking the beach or a favorite nature trail, sitting in the sun reading a book, relaxing while viewing the rural and seaside environment that surrounds us, starting up the barbecue, greeting our summer visitors, observing the abundant wildlife, enjoying a gentle off-shore breeze on a warm day, and socializing with our friends in the outdoors.

Many of these activities and their supporting ecosystem are sustainable and enhanced by your Trust's mission and your support for it. A safe and robust environment is one of the legs on the sustainability stool of any community. Open space, conserved in perpetuity, protects our aquifer, provides habitat for our plant and animal wildlife, helps protect our beaches/ponds/wetlands/trails, attracts visitors to our rural character – an economic driver of our community, helps protect the Cape's clean air through the carbon sequestration of plants, prevents landscape erosion, and provides outdoor activities and recreation for our residents and visitors all year.

Long-term, many of these characteristics of a sustainable environment could be adversely impacted by the effects of climate change: beaches and coastal/river banks eroded by a rising sea-level, wildlife habitat changed – diminished or destroyed by warmer temperatures, aquifer polluted or salinized, air quality compromised, weather pattern changed with increased and damaging storm activity, wetlands destroyed, and septic systems compromised by over wash. Land conservation and climate change mitigation/adaptation go hand-in-hand. Your Trust, therefore supports the Truro Climate Action Committee and the Truro Energy Committee – we have a Trustee on each Committee. Along with your continuing support for your Trust, we also encourage your support of these Committees and their synergistic missions.

We thank you for your past, present, and future support of our mission. We could not have the successes that you read about in our Newsletters without you.

Enjoy your 2022 Summer!

Fred Gaechter, Chairman  
On the behalf of the Board of Trustees



*End of TCT's Dalsheimer trail  
at Pamet Harbor inlet.*

# Meet our Newest Trustees

We introduce our newest Trustees to you, not based on their traditional resumes, but on their Truro experience and why they support the TCT's mission.

## Carl Brotman

I first came to Truro in 1947. My parents rented a cottage on Old County Road. My grandmother joined us and every day she would march my brother and me across the open grassy hills to play at Depot Beach. These early loving memories are always with me and form the basis of my interest in Truro's land conservation.



*Carl Brotman*

My wife, Sally, and I have had a home on the north side of the Pamet River for fifty years. We were lucky to be surrounded by a community that was already dedicated to land conservation. Our neighbor, Helen Rule, bequeathed several acres to the Truro Conservation Trust (TCT) and we contributed to the neighborhood effort to add an adjoining parcel to her bequest. Sally and I also worked with the TCT and with the Wellfleet Audubon's Bob Prescott to develop a plan to maintain an open heathland along the Pamet. The heathland, once so prevalent in Truro, is the fastest disappearing ecosystem on the Cape and is home to a large variety of wildlife. It is my favorite place to be in Truro, especially during the winter.

I look forward to contributing to the TCT's highly successful program of land acquisition and conservation. This work is made increasingly more urgent by the climate crisis. As sea levels change, our seaside habitats are threatened and it will be imperative that we focus on adjoining lands that might provide landscape corridors for the "migration" of flora and fauna.

I retired from my medical practice in 2010.



*Michael Kaelberer*

## Michael Kaelberer

Having been brought up in a rather urban setting outside of New York City, where every parcel of land seemed to be built upon, I really appreciate the vast difference that Truro offered me as a child visiting every summer. Not then, nor now, are there multi-storied apartments along Route 6, or a Dunkin Donuts or McDonald's every three miles.

If one has to drive fifty miles to a large department store in Hyannis, that's a welcome trade-off for living in Truro.

Thus, the rural character of Truro means much to me and preserving that and being able to work with the TCT to continue its work is primary.

I'd like to explore the viability of land preservation somehow co-existing with affordable housing, such as Habitat for Humanity. While affordable housing is an important issue in keeping workers in town, I support individual units with a small footprint over larger and more dense apartment buildings.

My favorite spot in Truro has always been Ballston Beach. It was my favorite ocean beach as a child and later in life I wound up caretaking the last two houses on North Pamet Road, sitting atop the dune that overlooks the beach. At the end of each season, I had the opportunity to stay in one house with only a wood stove for heat and no insulation or television. A real back-to-nature experience.

I am currently the Office Manager at Truro's Department of Public Works.

## Jean Krulic

Growing up in rural Connecticut I took nature and open space for granted. Only as an adult, have I realized how precious and vulnerable open space can be. It takes a lot to remediate the destruction of many of our past behaviors. I want to make sure clean water is available for future generations.



*Jean Krulic*

Understanding that abundant water and clear air cannot be taken for granted, I am motivated to protect our natural resources. I firmly believe that our collective actions can make a difference. It is possible for all Truro residents to join together to protect and enjoy the natural resources and beauty that surround us. For me, being a good citizen means being self-conscious and aware of my footprint on the earth and working with others to improve our land.

My primary residence is in Cambridge. That city is on a campaign to plant trees and promote bicycle and electric bus transport. I support these actions — small steps that contribute to a cleaner environment. Having lived, worked, and volunteered in multiple locations has educated me in community service actions, involvement, and organizational skills.

I am retired after having worked for many years for the University of Connecticut.

## Land Transfer for Habitat Protection

*continued from page 1*

tively (see the map) with addresses at 10 Dewline Road and 67 South Highland Road.

A/C approached your Truro Conservation Trust (TCT) to determine our interest in being the conservation organization that would accept and protect the land. After concluding negotiations that included transitioning from a Conservation Restriction to a Quit Claim deed transfer, it was agreed to transfer ownership of the 9.62 acres to the TCT. Once the Truro Planning Board and the Cape Cod Commission approved the requisite sub-division plan that would enable the land transfer, the property is now owned by the TCT, signs required and approved by the NHESP are being installed, and the TCT has assumed stewardship responsibility in perpetuity. There were simultaneous, but separate, negotiations underway between A/C and the Town of Truro regarding the use of the remainder of the land.

We are proud that A/C selected the TCT for this land transfer and that the NHESP gratefully approved our ownership.

This is a significant project in that it transfers this valuable wildlife habitat to the TCT for habitat protection and that the NHESP trusts us – the Board of Trustees and you, our supporting members – to do so in perpetuity.



*Blue highlight shows the four parcels that make up the 9.61-acre conservation area.*

## Donating via a Qualified Charitable Distribution (QCD)

There are many ways for one to donate to favorite non-profit organizations including via a QCD.

If you are age 72 or older and are taking an annual Required Minimum Distribution (RMD) from an IRA, using that distribution to fund a donation to the Trust is an extremely tax efficient method of charitable giving.

For example, Jane is 75 and in 2022 is required to take a \$1,000 distribution from her IRA. That RMD would be taxed as Ordinary Income (i.e., like a pay check). Assuming a combined Federal and State tax rate of 30%, Jane would receive \$700 and \$300 would go to taxes. To make a \$1,000 gift to the Truro Conservation Trust (TCT), Jane would have to add \$300 from savings to her \$700 net distribution.

Jane could instead make a \$1,000 donation to the TCT directly from her IRA, that would be a QCD, as she is both over age 72 and the Trust is a tax

exempt, not for profit entity. The \$1,000 given via the QCD would result in no tax, and the Trust would receive the full \$1,000 donation, while “costing” Jane \$700.

This form of donating has become increasingly popular with TCT members as more understand its potential tax advantages. As always in financial matters, please first consult with your tax preparer to ensure any decision is best for you.

To make a gift to the Trust via a QCD please provide your IRA Broker/Administrator with the following:

TCT Broker:  
UBS Securities, Account # PW85049, DTC # 221

TCT Contact:  
Eric Bingham, ericbinghamTCT@gmail.com

# High Head Trail Project Underway

We previously reported on a TCT project to create a public trail system at the High Head Conservation Area. As reported, this is a 48-acre tract jointly owned by the Town of Truro and Commonwealth of Massachusetts with land management oversight by the Truro Conservation Commission.

The land is a rare and endangered coastal heathland predominantly in coastal New England, with several examples on Cape Cod. The Commission has authorized and the appropriate Town and Commonwealth entities have supported your Trust's development and implementation of this new land management plan.

In early-May Phase 1 of the project – trail clearing – was completed (see photo). This involved gently clearing a 30"-wide trail, only where necessary. Professional experts assisted volunteers by guiding the clearing through the tract in a manner that had minimal impact on the habitat while affording public access to visit and view this amazing rare environment. Prior to creating this trail, visitors were creating their own trails and wandering through the habitat in an uncontrolled manner that resulted in widespread harm to sensitive species indigenous to a coastal heathland. Signage will now direct visitors along the trails to prevent further

damage to the habitat.

Phase 2 will place several benches at points of interest throughout the trail – viewpoints, peaceful settings, and rare habitat viewing areas. We will also install stations throughout the tract to visually inform visitors of the species that they are viewing as they walk the trails. Informational and directional kiosks will be installed at the two trailheads – one at the 6A access and the other at the Route 6 access. At the conclusion of this Phase, we are planning a public ceremony officially opening the trail system for public use, probably late-summer of this year.

Phase 3 will be the removal of invasive species that choke or shade the growth and expansion of the native species typical of a coastal heathland and enable the long-term survival of this rare habitat for generations. This last Phase will occur slowly and deliberately over the next 12-18 months.

This project was made possible by the many on-site volunteers (including your Trustees), your donations, and a Community Preservation Act grant approved by the Truro Community Preservation Committee and the 2022 Annual Town Meeting and supported by the Truro Select Board.



*View to Beach Point, Provincetown, and East Harbor, from the High Head Conservation Area Trail.*

## Recognition for Their Service

Two valued Trustees have resigned from our Board of Trustees for personal reasons:

**Tony Hodgin** was a Trustee for 15 years. Tony volunteered to support our mission for virtually any need that came along. He was the longstanding manager of our important Stewardship Program. As such he ensured that our properties were inspected annually and maintained in accordance with conservation standards. He created stewardship teams from our list of

Trustees and motivated us to perform our inspections and update our records on every property under our protection. He also managed a team that updated our stewardship protocol and procedures. Additionally, in recent years, he served as the Vice-Chair of the TCT, stepping in as needed for the Chairman.

**Amanda Reed** was a Trustee for 12 years and was our valued in-house technical expert. She managed our web site, interfaced with the printer of our Newsletter, coordinated the

logistics for numerous TCT events, and stepped in when needed to coordinate various and sundry technical projects. She chaired the Fundraising and Community Relations Committee successfully for many years. Every organization needs such an experienced volunteer. She was the best and was there whenever needed.

Thank you, Tony and Amanda, for your dedication to Truro and to our TCT. You will be missed!

## TCT Chairman Receives Annual Award

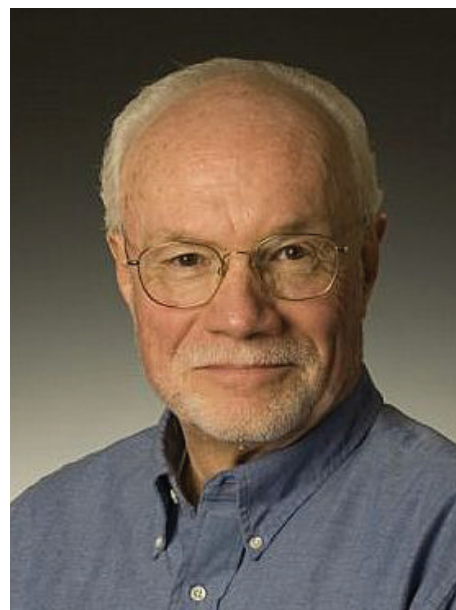
The Compact of Cape Cod Conservation Trusts awarded Fred Gaechter their 2021 prestigious Ansel B. Chaplin Award. The Chaplin Award is named after the founding President of the Compact, the late Ansel B. Chaplin of Truro, who also co-founded the Truro Conservation Trust and served as its ED for 15 years. The award is given annually to a land conservation volunteer nominated by his/her peers for "excellence in open space protection on the Cape" and who, by his or her dedication, inspires others to do likewise.

For twenty years, Fred Gaechter has dedicated his retirement in service to Truro's town offices, boards and committees, as well as serving leadership roles with numerous organizations. Nowhere has his contribution been more significant and foresighted than with the Truro Conservation Trust. Due in large part to Fred's leadership and skills, the TCT has acquired significant and sizeable parcels of land that protect and preserve fragile threatened wetlands, uplands, and ecosystems. Those who have worked with Fred in these efforts all emphasize his ability as collaborator and

negotiator, his vision and determination that ensure success.

During his tenure, Fred has put considerable emphasis on stewardship efforts. He has been instrumental in organizing systematic annual visits to all properties in our inventory. Under his leadership, the Truro Conservation Trust has become one of the most respected and effective non-profit organizations on the Lower Cape.

Fred is collaborative as he actively seeks partnership and knows how to use collaboration to leverage the strengths of TCT and also play to the strengths of our partners. Examples of his collaborative efforts include the collaboration with Truro Center for the Arts at Castle Hill, which yielded two spectacular parcels at Edgewood Farm, as well as the partnership with the Town to facilitate the Town's purchase of Poor's Hill and the Walsh properties. The acquisition of the ten-acre Twine Field parcel in 2017 from a developer who was planning to install a nine lot subdivision, was the result of a collaboration between TCT, a group of highly motivated neighbors, and a town-wide fund raising effort.



Fred's a thoughtful listener and instills confidence in reaching consensus. He is a master negotiator, creating alliances to achieve a good end. Each acquisition or collaboration is usually part of a larger strategy or goal such as protecting a particular natural resource or adding land to existing holdings. A gifted photographer, Fred is a strong believer in protecting the aesthetic beauty of the Outer Cape. Fred values relationships. He is ubiquitous around town, educating and raising awareness about land conservation and the mission and accomplishments of the TCT. He is known as someone who is honest, fair, direct and trustworthy.

Lastly, he is a leader. Through his chairmanship of TCT and also through his participation in a host of other community activities, he demonstrates a hardworking commitment to the overall well-being of Truro and brings to each a clear vision of how preserving and conserving open space is central to the health and future of our community.

— Trustees of the Truro Conservation Trust



*The property around the Hopper House has a Conservation Restriction held by the TCT, as do the next two bay front properties. The property beyond those, at the base of the hill, is owned by the TCT.*