

The Four Corners Campaign

Preserve Rural Princeton



THE FACTS

LOCATION

PRINCETON, MASSACHUSETTS

SIZE

168 ACRES

FEATURES

SCENIC RURAL LANDSCAPE
VIEWS OF MT. WACHUSETT
RARE BIRD HABITAT
WORKING FARMLAND
CONNECTS EXISTING OPEN SPACE

PUBLIC BENEFITS

MIDSTATE TRAIL RELOCATION
WATER QUALITY PROTECTION
HISTORIC PROTECTION
HIKING/WALKING
RUSTIC CAMPING
SNOW SHOEING
CROSS-COUNTRY SKIING
ENVIRONMENTAL EDUCATION

PARTNERS

TOWN OF PRINCETON
PRINCETON LAND TRUST
FOUR CORNERS PRESERVATION SOCIETY
MASSAUDUBON
THE TRUST FOR PUBLIC LAND



Four Corners hayfield—view to the north

PROTECTING PRINCETON'S FOUR CORNERS

In the northwest corner of Princeton's rural farming district lies the 168-acre Four Corners property, which has been a top conservation priority of the Town of Princeton and the local conservation community for seven years. The undeveloped agricultural and forested property is the missing link in a vast expanse of protected open space, including the Wachusett Mountain State Reservation and numerous state-protected watershed, wildlife and farming properties. Residents treasure the Four Corners property for its beautiful views of Mt. Wachusett, traditional agricultural uses, and valuable wildlife habitat. Located at the crossroads of Gates and Old Colony Roads, the property stretches northward to the Hubbardston border and south to conservation land along the historic Boston, Barre and Gardner railroad tracks.

The land contains magnificent open hayfields, transitional meadows, and adjacent woodlands. This habitat supports several rare species, including the American bittern, the threatened Blanding's turtle, and the four-toed salamander. In addition to the significant wildlife habitat, approximately 25 acres of the property continue to support agricultural activities and have been farmed for over 200 years. The property also includes portions of the historic Boston to Barre Turnpike.

This significant parcel is key to retaining Princeton's rural and historic character. At risk of being lost to residential development of up to 36 units, the property has been designated as one of Massachusetts' "Ten Most Endangered Historic Resources."

THE OPPORTUNITY

Working alongside its partners (Princeton Land Trust, Four Corners Preservation Society, Massachusetts Audubon Society and The Trust for Public Land) the Town of Princeton has a brief but compelling opportunity to conserve the majority of the Four Corners property and protect its valuable recreational and ecological resources. The Trust for Public Land has negotiated an agreement with the current owner, Fox Hill Builders of Holden, to purchase the property for \$2.9 million in January of 2008.

THE VISION

The conservation plan to protect Four Corners strikes a balance between preservation and affordability, and was developed over many years as a collaborative effort of the Town and numerous local and regional partners. Key elements include:

- Conservation of approximately 135 acres of the site (80%), including the farm fields, rare species habitat, and forested recreation land.
- Creation of approximately 80 acres of State Forest open to the public for recreation.
- Permanent protection of 9 acres of the land by the Princeton Land Trust for hike-in camping.
- Continued agricultural use of 25 acres of hayfields.
- Potential relocation of the Midstate Trail.
- Recreational opportunities including hiking, walking, cross-country skiing and birdwatching.
- Conservation easements over 13 acres of other sensitive locations.
- An environmentally sensitive, limited development of eight houses on approximately 30 acres.

The property is a keystone parcel, and its conservation will link a block of thousands of acres of protected land connecting Wachusett Meadow Wildlife Sanctuary, Wachusett Mountain State Reservation, Department of Fish & Game lands, and the state's Department of Conservation and Recreation watershed lands into an expansive greenway through Princeton. In addition to linking these protected lands, conservation of the Four Corners property will preserve agricultural, scenic, and recreational values in Princeton for generations to come.



Hayfield at Princeton's Four Corners



Hikers admire the view of Mt. Wachusett from the Four Corners property

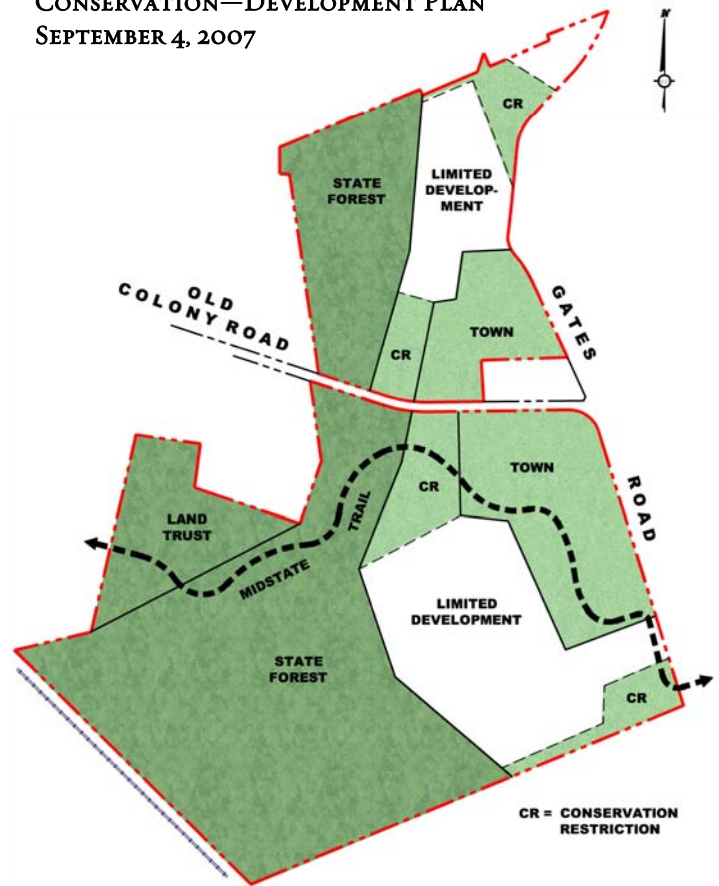
*Preserve Rural Princeton
Save Four Corners Forever*

PROJECT FUNDING

The land acquisition costs of the Four Corners project total \$2.9 million. At Town Meeting on October 30th, voters will consider a net expenditure of \$500,000 for the project. The Town has applied for a \$500,000 Self-Help grant from the state’s Executive Office of Energy and Environmental Affairs to leverage the Town’s investment. Grantees are expected to be announced by the state in the coming months. Conservation funding is also anticipated from the Massachusetts Department of Conservation and Recreation.

A portion of the remainder of the property would be subject to an environmentally sensitive limited development of eight houses located strategically to avoid scenic and wildlife conflicts. A private developer will be chosen to pursue this modest development and will be selected on the basis of financial considerations and his willingness to be responsive to environmental concerns such as respectful site planning, limited clearing, modest home size, and appropriate design. This limited development will ensure sufficient funding is available for this important project, and will provide approximately \$900,000 in project capital.

**CONSERVATION—DEVELOPMENT PLAN
SEPTEMBER 4, 2007**



PROPOSED PROJECT BUDGET	
TOWN	\$500,000
STATE FOREST	\$500,000
SELF-HELP GRANT	\$500,000
LIMITED DEVELOPMENT	\$900,000
PRIVATE DONATIONS	\$500,000
TOTAL	\$2,900,000

PRIVATE CAMPAIGN

The Trust for Public Land, Princeton Land Trust, the Massachusetts Audubon Society, and the Four Corners Preservation Society are collaborating on The Four Corners Campaign to raise \$500,000 from local residents and foundation grants to fill the remaining funding gap. Any additional funds raised will reduce the scope of the limited development.

Please give generously to The Four Corners Campaign. Donations such as yours will help ensure that the Four Corners property is conserved forever, protecting important natural habitat and historic agricultural uses while creating new opportunities for recreation and use of the Midstate Trail.

Please use the gift form on the back of this page for your donation to The Trust for Public Land.



Winter view of Mt. Wachusett

HOW YOU CAN HELP

Private campaign funds will play a critical role in conserving Princeton's Four Corners for future generations. Your gift, which is entirely tax-deductible, will help make this goal possible. Please join your neighbors in making the Four Corners property part of your legacy.

WAYS TO GIVE

There are several ways to make donations to the Four Corners Campaign. All donations are tax deductible to the fullest extent allowable by law. Contributions are being collected by The Trust for Public Land.

Gifts of Cash— Checks payable to The Trust for Public Land should be mailed along with the contribution form to: 33 Union Street, Boston, MA 02108. Please note on your check that your gift is for "Four Corners Campaign".

Credit Card Gifts— Credit card payments are accepted without additional fees through The Trust for Public Land.

Gifts of Stock—A donation of appreciated securities can have many financial benefits for the donor. If you prefer to make a gift of appreciated stock, or have any questions about your options, please contact Patti Murray at The Trust for Public Land (617) 367-6200.

PLEASE MAIL OR FAX THIS FORM TO:

The Trust for Public Land
33 Union Street, 4th Floor
Boston, MA 02108
Fax 617-367-1616

Attn: Lauren Wolpin



THE FOUR CORNERS CAMPAIGN

Donation Form

YES! I would like to support the protection of the Four Corners property.

I/We understand that The Trust for Public Land is relying on donations from individuals to move forward with this acquisition of land. I/We intend to support this project by making a donation as follows:

I/We have enclosed a check for \$ _____ and/or

I/We intend to make a credit card gift of \$ _____.

Please select payment method:

VISA MASTERCARD AMERICAN EXPRESS DISCOVER

Credit Card#: _____ Exp. Date: _____

Signature: _____

The funds will be used only for the protection of the Four Corners property in Princeton, Massachusetts.

All gifts are tax deductible to the fullest extent of the law.

*Please make your check payable to:
The Trust for Public Land.
Note: Please designate Four
Corners Campaign on your check.*

DONOR INFORMATION

Name: _____
(please print)

Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Signature _____

Name as you wish to be acknowledged (please print):

I wish to remain anonymous.

The Trust for Public Land is the fiscal agent for this project. The Trust for Public Land's taxpayer ID# is 23-7222333.



The Trust for Public Land (TPL) is a national land conservation organization that conserves land for people to enjoy as parks, gardens, and other natural places, ensuring livable communities for generations to come. Since 1972, TPL has worked with landowners, community groups, and state and local government agencies across America to protect more than 2.3 million acres in 46 states. TPL has completed over 100 projects and protected more than 11,500 acres in Massachusetts, including over 1,400 acres in Worcester County.

