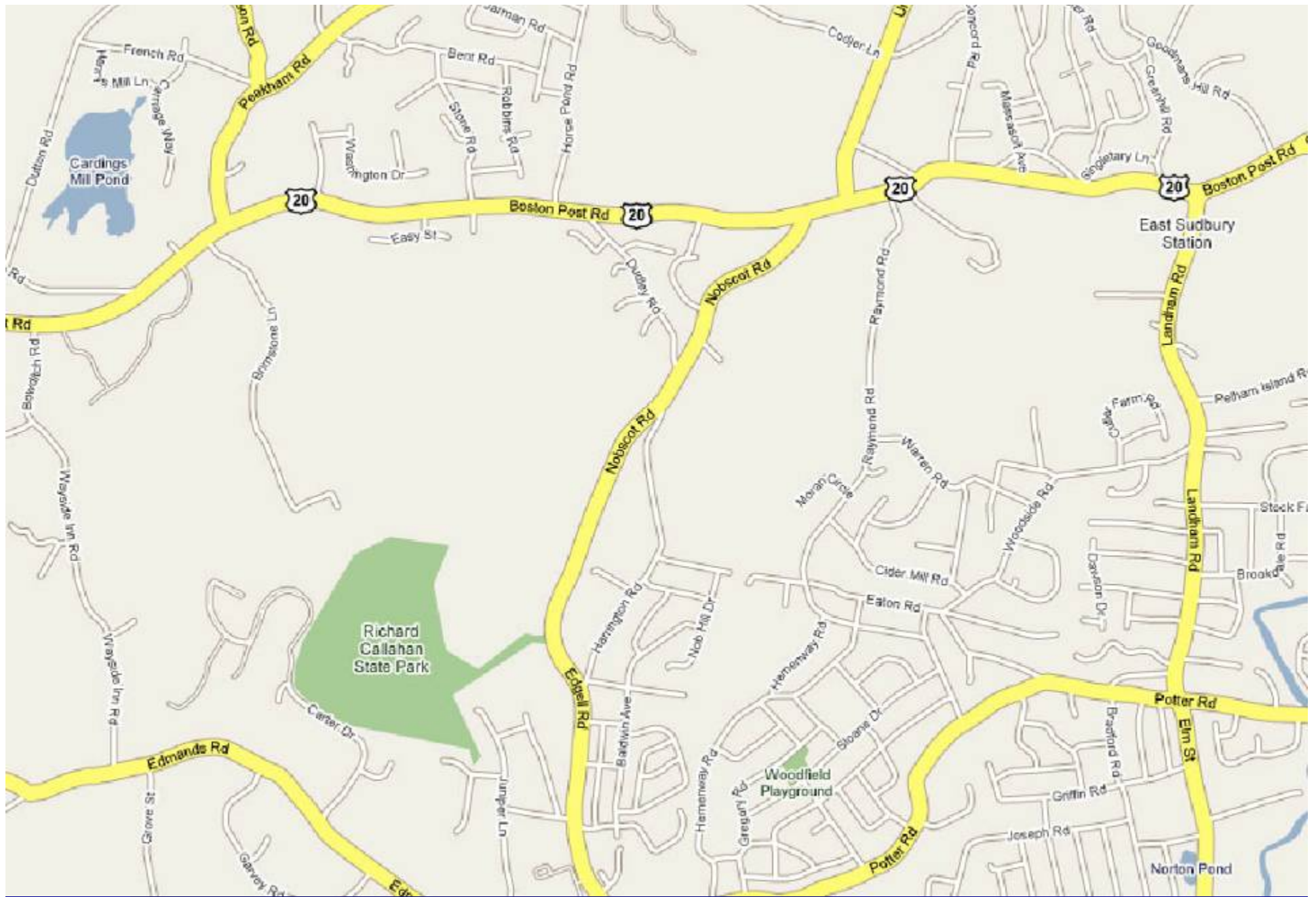


# Articles 33 and 34

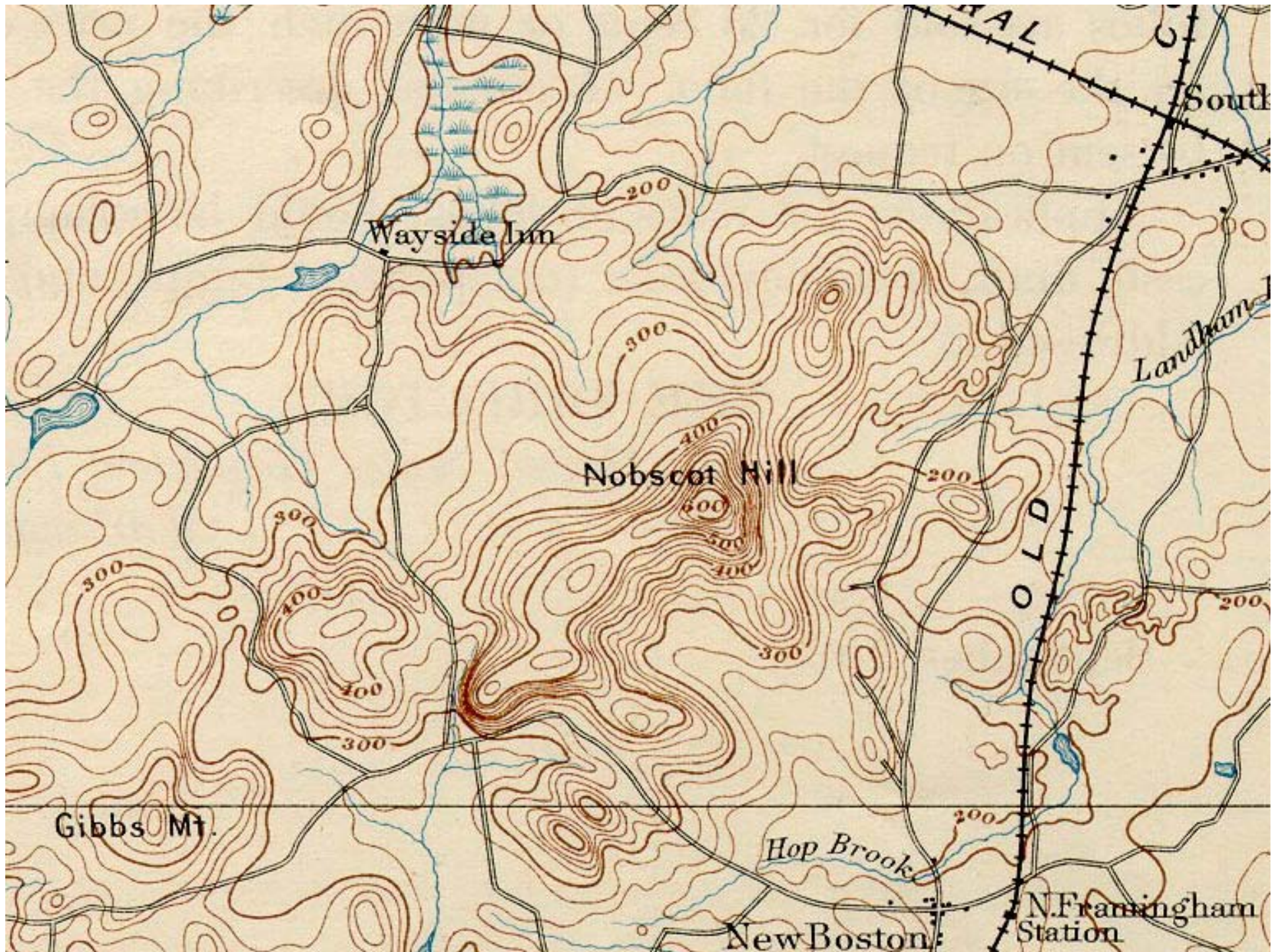
NOBSCOT RESERVATION  
PURCHASE OF DEVELOPMENT  
RIGHTS

THE NOBSCOT SCOUT  
RESERVATION  
452 ACRES  
IN SUDBURY AND FRAMINGHAM

THE CURRENT OPPORTUNITY:  
CONSERVE 303 ACRES IN SUDBURY





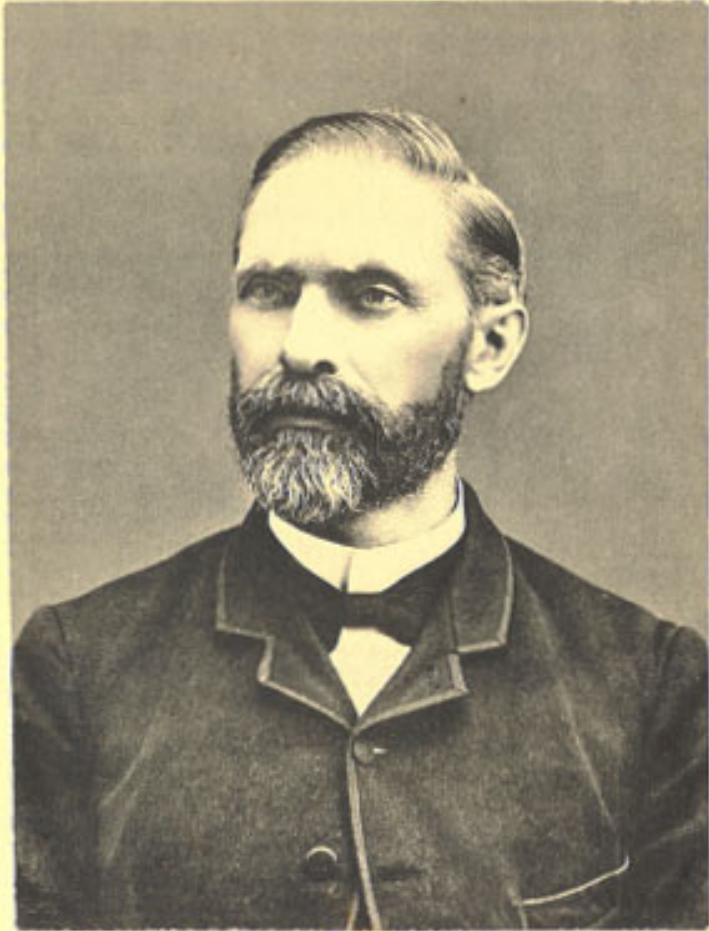


# Nobscot Reservation: A prominent landscape

- Identified as a Priority Heritage Landscape
- Highest elevation in Sudbury
- Largest undeveloped property in Sudbury
- High priority parcel for preservation in 2008 Open Space Plan and past plans
- Located on a major gateway into Sudbury



Nobscot Reservation from Concord Road



*Alfred S. Hudson*

©

THE

# HISTORY OF SUDBURY,

MASSACHUSETTS.

1638-1889.

BY

ALFRED SERENO HUDSON.

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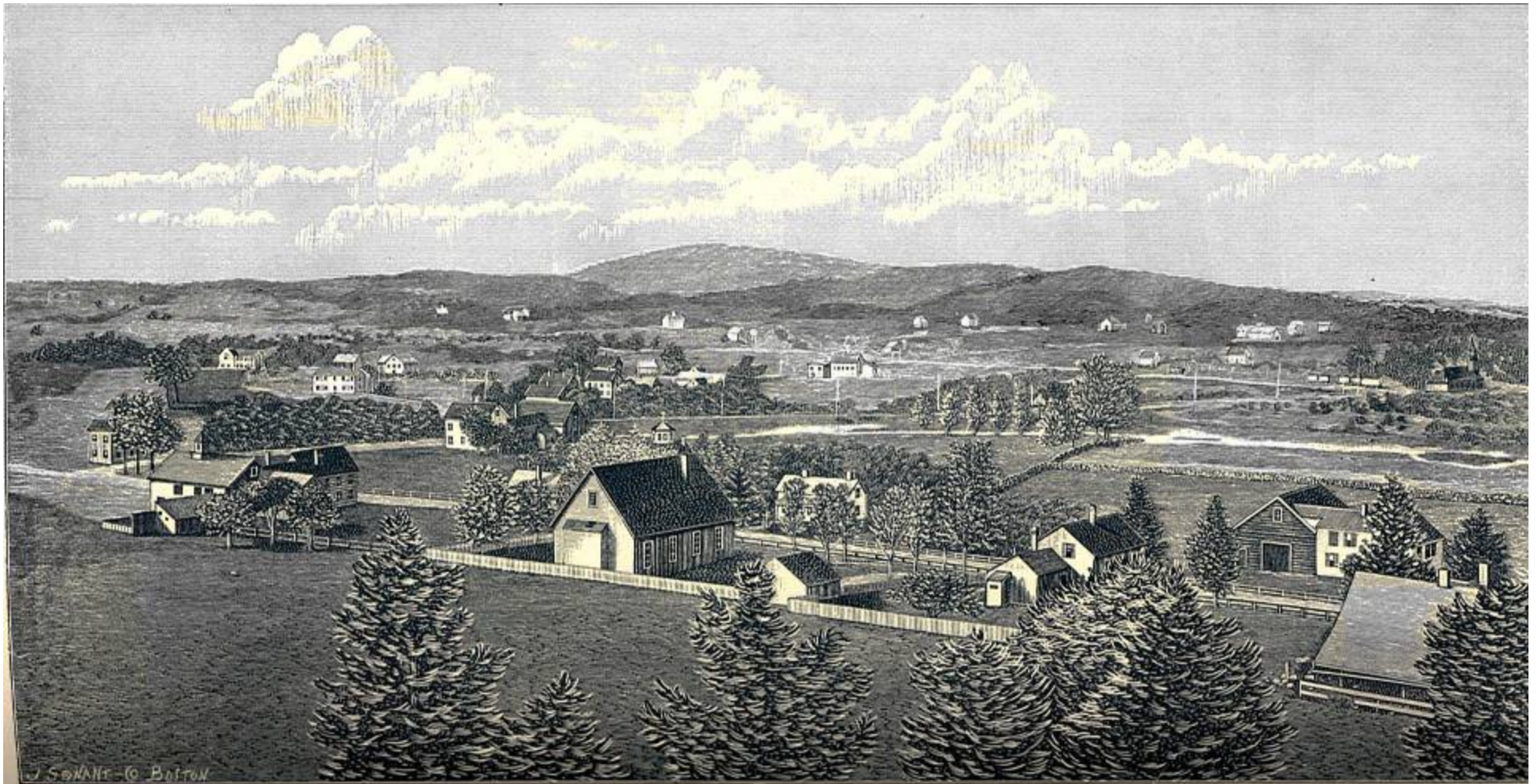
There is no past, so long as books shall live. — *Bulwer.*

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PUBLISHED BY  
THE TOWN OF SUDBURY.  
1889.





VIEW OF HOP BROOK VALLEY AND NOBSCOT.  
Taken from Rogers' Hill

From The History of Sudbury, Massachusetts 1638-1889 by Alfred Sereno Hudson

# Nobscot Reservation: An historical landmark

- Nipmuck tribe settlements
- 1700's Smallpox graveyard
- Historic homesteads

In the vicinity of Nobscot there is little doubt but that Indians once made their homes ; as tradition, record and relics give evidence of it. As we shall notice further on, a noted Indian by the name of Jethro had a wigwam near there, and it is supposed the Indians had a lookout there.



The old "Indian wash-bowl," so called, is pointed out in a field about east of the hill. This is an excavation shaped like a wash-bowl, formed in a large rock, and may have been made by nature or art. Probably it was never used as a washing place by the Indians, but, if made or used by them at all, it may have been for grinding corn.





## SMALLPOX BURIAL GROUND

As a result of the Smallpox epidemic of the early 1700's, several individuals died in the towns of Framingham and Sudbury. Both towns buried their victims as far away from the town center as possible because Smallpox was highly contagious.

Those individuals who contracted the disease were quarantined in "Pest Houses". You can see the remnants of the cellar holes behind you. Those who died were buried here, a convenient place nearby. While formal grave markers were not used in the cemetery, perhaps as a means to forget about this tragic time in the town's history, we do know of one individual who is buried here, Mr. Buckidey How, Jr., who died November 21, 1792. This area is now designated as How Pines.

Modified excerpt from Stephen Hercling  
Framingham Town Historian  
September 25, 1999

### What to think about

Where did Smallpox come from?

Was it already in the New World, or did it come from the Old World?

How did the people of Framingham and Sudbury contract the disease?

How was Smallpox eliminated in the U.S.?

Are there any current diseases in the world that are like the Smallpox epidemic that occurred here?



## EATON / HOWE / ELLIS HOMESTEAD

The cellar hole you see before you dates back to the Howe Homestead of 1730. This was part of a house built by Noah Eaton (1708 - 1791). The Eatons were related by marriage to Ezekiel Howe, who lived on Wayside Inn Road. His son, however, Ezekiel, Jr. is the next known resident of this homestead.

After Noah Eaton, Jr. passed on in 1864, the house and adjacent farm went on the market and was purchased by Moses Ellis along with a great deal of other Framingham properties, when he moved into the area in 1865. He never lived in the home itself, but is known to have leased it to tenant farmers. Ellis died in 1910 and the Nobscot property had been sold. The estate was purchased by the owner of the Nobscot Spring Bottling Company, Charles B. Brown in 1908. The home of Eaton-Howe was said to have been destroyed sometime before the Boy Scouts arrived in 1928.

Modified excerpt of Stephen Herring  
Framingham Town Historian  
June 9, 1999



What to think about ...

If you were building a home in the early 1700's, what would this place look like?

How many people could live here?

Would you have a farm?

If so, what kinds of crops and animals could survive here?

What does the word "Nobscot", or as it was originally spelled, "Penobscot" mean?

# Nobscot Reservation: An ecological sanctuary

- Vernal pools and wetlands
- Flora inventory
- Fauna inventory
- Geological importance



Photo Courtesy of David Blohm





Photo Courtesy of Ron McAdow



Photo Courtesy of Ron McAdow



Photo Courtesy of Sudbury Valley Trustees



Photo Courtesy of Sudbury Valley Trustees



Photo Courtesy of Sudbury Valley Trustees



Photo Courtesy of Sudbury Valley Trustees



Photo Courtesy of Sudbury Valley Trustees

# Nobscot Reservation: A serene recreational area

- Public access will be secured
- New recreational program opportunities will arise





Photo Courtesy of Ron McAdow



Photo Courtesy of David Blohm



Photo Courtesy of Ron McAdow



Totems and Models  
made at Nobscot.  
Summer 1932.

Photo Courtesy of Sudbury Valley Trustees

# Nobscot Reservation: Exquisite views

- Views of Mt. Wachusett to the west
- Views of Boston skyline to the east



Photo Courtesy of Sudbury Valley Trustees

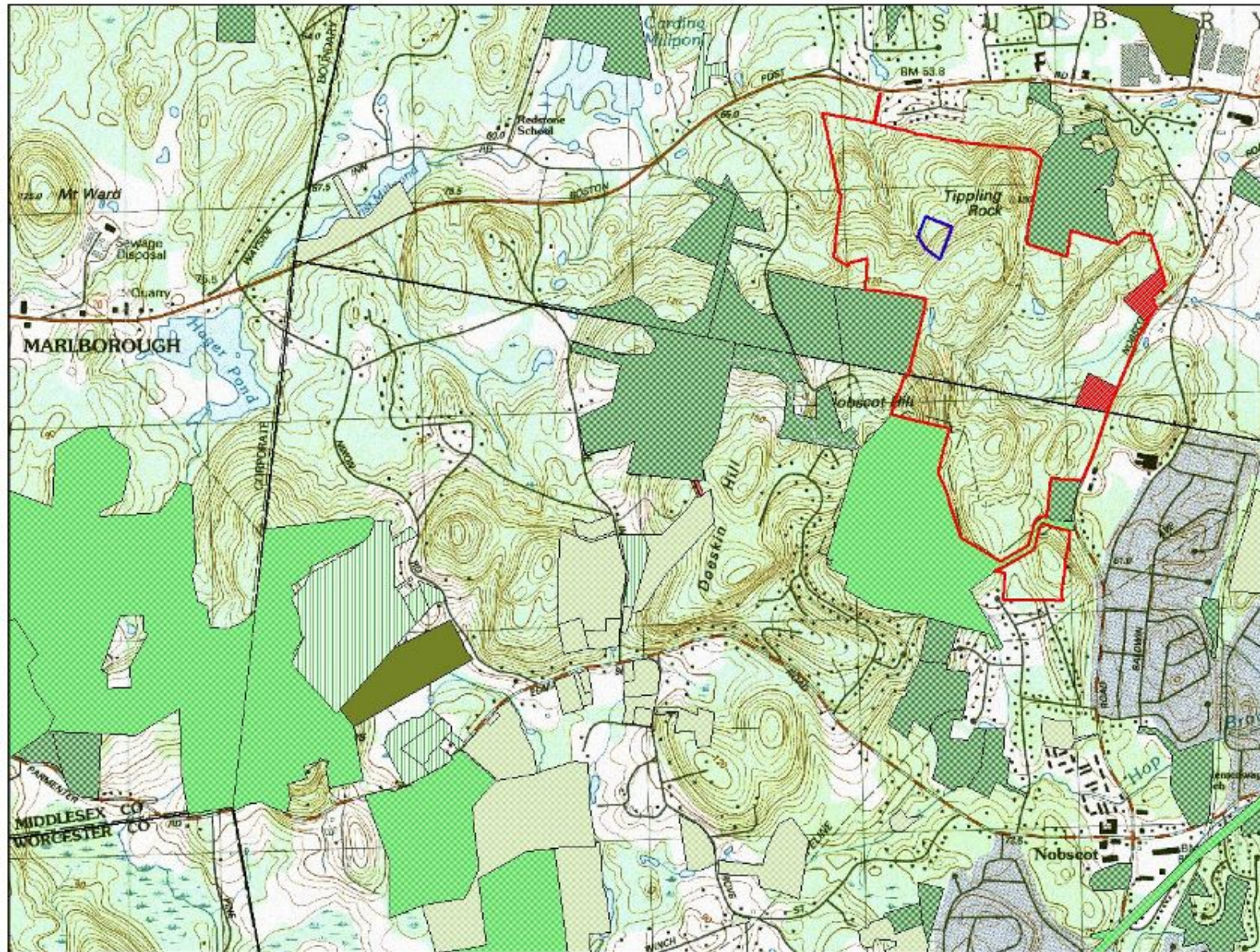


Photo Courtesy of Ron McAdow

# Nobscot Reservation

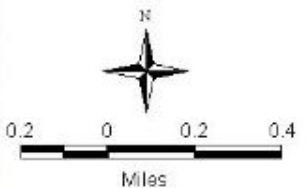
- An important parcel in the midst of abutting conservation lands and trails
- Bay Circuit Trail on property
- Trails to abutting Town conservation lands – Weisblatt, Nobscot
- Hiking opportunities





# Nobscot Scout Reservation: Regional Open Space Context

- Nobscot Scout Reservation
  - CR Exclusion Lands
  - Inholding
  - Town Boundaries
- Protected Open Space
- Access Easement
  - Agricultural Restriction
  - Conservation Restriction
  - Federal
  - Municipal
  - Non-profit
  - State



Date provided by MassGIS.  
This map should be used for reference only.  
Sudbury Valley Trustees, Inc. does not guarantee  
the accuracy of the data presented here.

# Nobscot Scout Reservation: Trails and Natural Resources



-  Nobscot Scout Reservation
-  Town Boundaries
- Trails**
-  Bay Circuit Trail
-  Side
-  Main
-  Minor
-  Streams
-  NHESP Potential Vernal Pools
-  NHESP Certified Vernal Pools
- Wetlands**
-  Deep marsh
-  Open water
-  Shallow marsh, meadow or fen
-  Shrub swamp
-  Wooded swamp, coniferous
-  Wooded swamp, deciduous
-  Wooded swamp, mixed trees

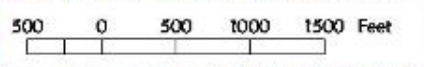
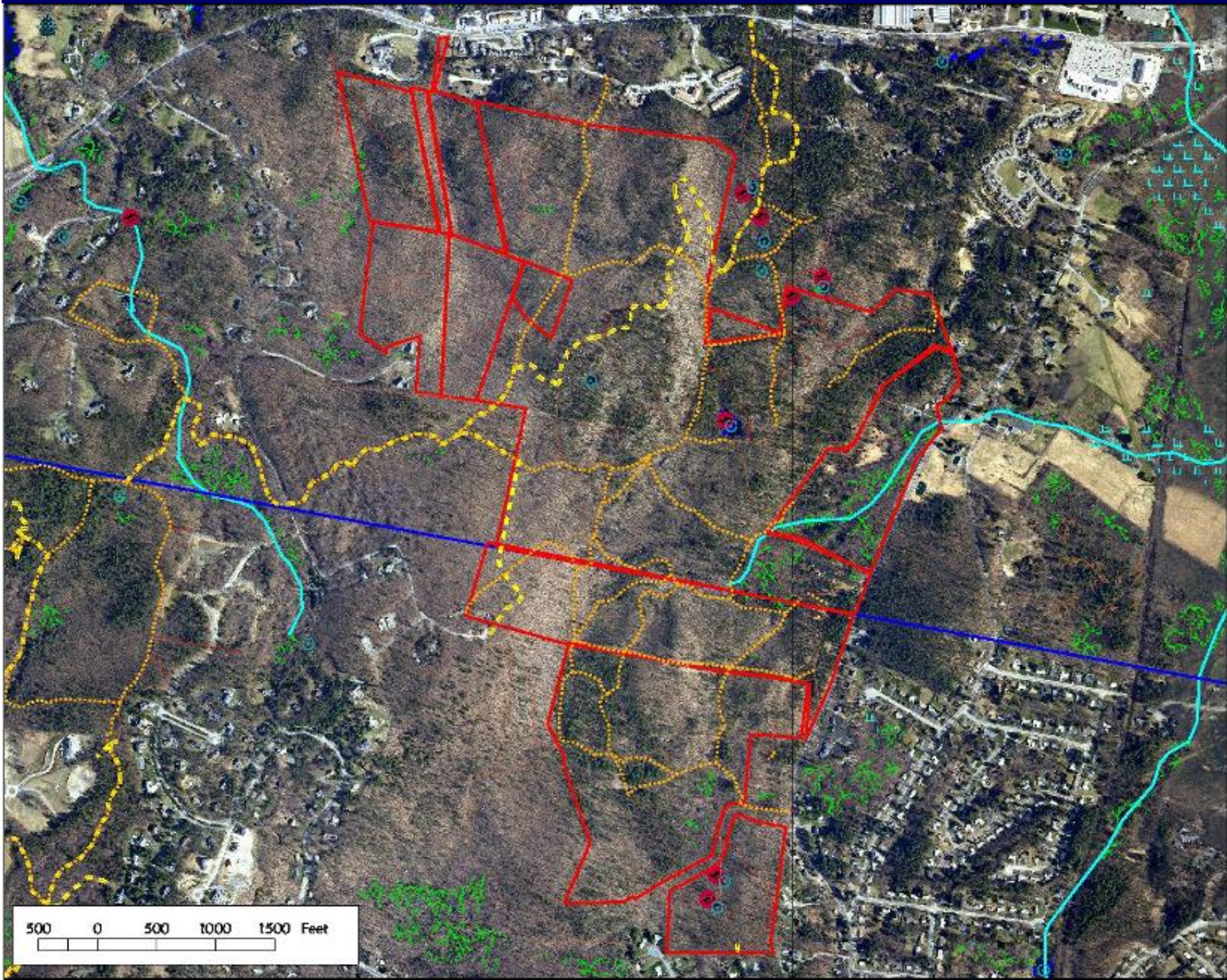
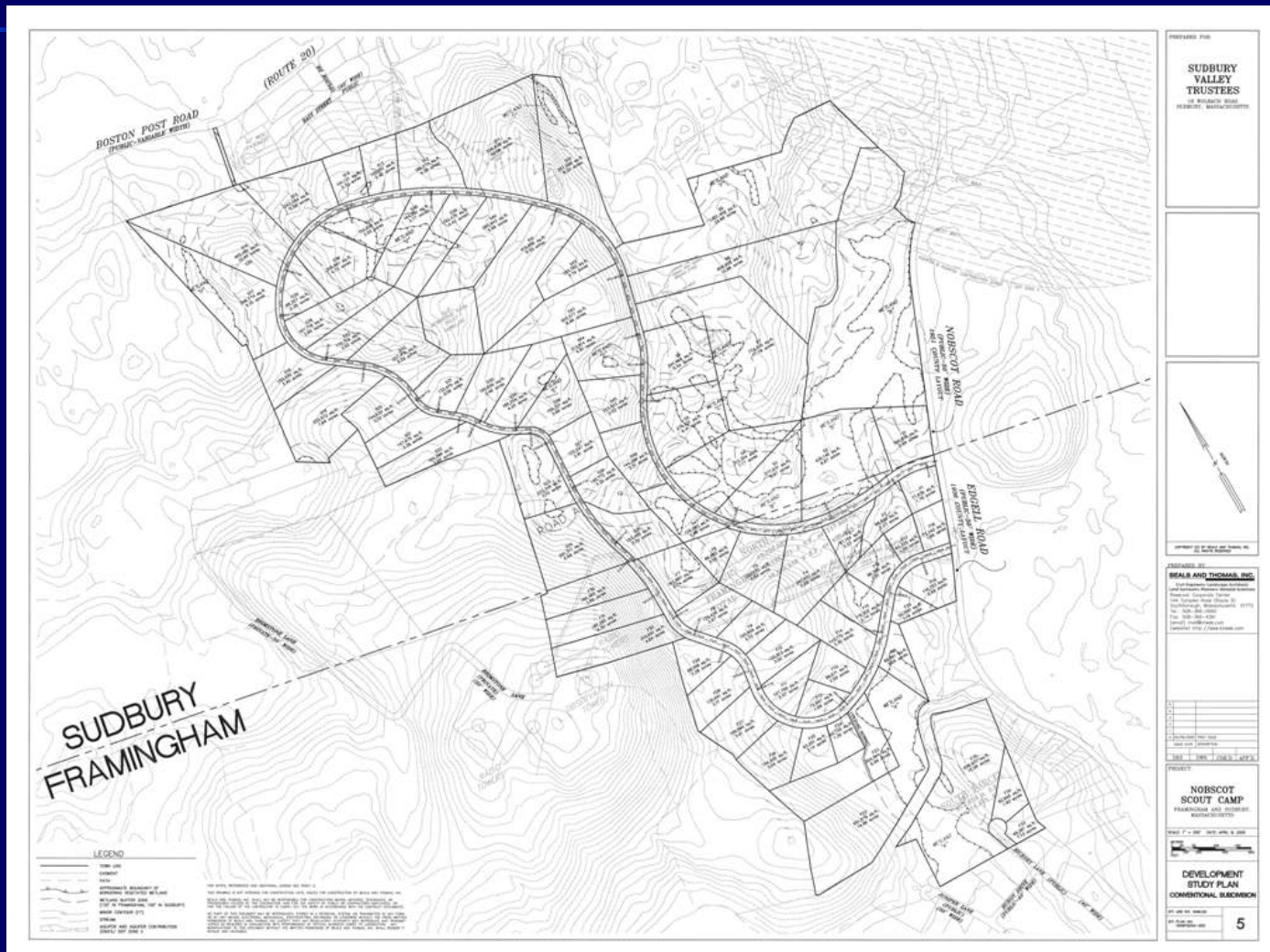




Photo Courtesy of David Blohm

# Nobscot Reservation: A 47 lot subdivision?



# Articles 33 and 34

- Opportunity to preserve Nobscot Reservation in perpetuity
- Knox Trail Council is ready to sell NOW
- Town CPA funds capable of funding
- Significant private fundraising effort by SVT to reduce overall cost to Town
- Public access to property secured

# Funding:

- Sudbury portion paid entirely out of CPA funds
- No increase in taxes or CPA contribution over what is normally collected annually
- Once 20 year bond is paid, land has no carrying costs, unlike developments which have costs in perpetuity

# Supported By:

- Board of Selectmen
- Community Preservation Committee
- Finance Committee
- Planning Board
- Conservation Commission
- Sudbury Historical Commission
- Park & Recreation Commission
- Sudbury Valley Trustees
- Sudbury Foundation