



**TOWN OF LEVERETT
COMMUNITY PRESERVATION COMMITTEE**

(Short Form)

**Project Application for Community Preservation Funding
(For \$25,000 and Under Only)**

Project Name: Woodard's Corner Drivable Trail to King Meadow

Project Location/Address: Shutesbury Road, Parcel 8-0-161

Applicant/Project Sponsor or Organization: Town of Leverett Select Board

Address: 9 Montague Road

City: Leverett State: MA Zip: 01054

CPA Category/Purpose: (Please check all that apply)

☐ Open Space ☐ Community Housing ☐ Historic Preservation ☒ Recreation

Project Budget:

Amount of CPA Funds Requested:	\$	25,000.00
Amount from Other Funding Sources:	\$	1,288.78
Project Budget:	\$	26,288.78

Please check which of the following is included with this application:

<input checked="" type="checkbox"/> One Paragraph Project Description*	<input checked="" type="checkbox"/> Detailed Project Budget*
<input checked="" type="checkbox"/> Map/Site plans, Architectural plans	<input checked="" type="checkbox"/> Timeline/Project Schedule*
<input checked="" type="checkbox"/> Photographs	<input type="checkbox"/> Letters of Support In process

*Required Documentation

Contact Person/Authorized Representative for this Project: Tom Hankinson for Select Board

Address: 9 Montague Road

City: Leverett State: MA Zip: 01054

E-mail: trhank@gmail.com

Phone: 1-508-733-3220

Signature of Applicant:  Date: 12/23/25

Goal: To establish a drivable trail through the Woodard's Corner town-owned properties between 61 and 83 Shutesbury Road to provide access to the King Life Estate meadow.

Overview: This project will create a drivable trail from Shutesbury Road, across town-owned land to the town-owned King Life Estate. The trail would be constructed primarily on the eastern parcel of the two "Woodard's Corner" lots (Parcel ID: 8-0-161) with a small section on the western parcel (Parcel ID: 7-0-222) where it meets the King property. The trail will be large enough to permit town mowing equipment and other maintenance equipment, as needed, to enter to maintain the natural recreational area. Maintenance of the King Life Estate requires tractor-sized equipment, mostly for mowing the field and in and around the collection of blueberry bushes.

The Woodard's Corner drivable trail would be available to the general public, including those with mobility limitations that currently are precluded via the currently available trails from the 4-H Forest, East Leverett Meadow, or Teawaddle Hill. A flat, open area at the bottom of the trail will allow for limited parking. The trail would provide vehicle accessibility for "three-seasons" and would not be plowed or sanded during the winter.

Matt Boucher, Eva Gibavic and Tom Hankinson have been closely involved in developing this application from the start. Joan Deely, Conservation Commission Chair, joined Matt and Tom two years ago when Matt first suggested Woodard's Corner as an alternative access to the King Meadow. Very recently (12/21/25) three members of the Conservation Commission walked the flagged route with Tom Hankinson and Eva Gibavic. All parties agreed that a wetland delineation map will need to be prepared, an activity typically managed by the Conservation Commission. Other permits/approvals are as listed under **Permits Required/Anticipated**, below.

Background: Gordon King, long-time Leverett resident and UMass Professor of Arboriculture, and his wife Frances, owned and maintained a 31-acre parcel of land adjacent to the 4-H Forest south the center of Leverett where he raised Christmas trees and blueberries for many years. In 2000, Gordon and his son James sold a life estate to the Town of Leverett Conservation Commission (Franklin Registry of Deeds Book 3836, page 344) for \$1,000.

Historically, access to the King property has been through a drivable trail from Shutesbury Road on Parcel 8-0-121 at 101 Shutesbury Road. Within the last two years this means of access has been questioned, with ongoing litigation that has come at a considerable financial cost to both the landholder and the town. It has also come at a considerable cost to the social fabric of the town, with considerable angst between opposing views.

The proposed drivable trail on town-owned land would create an alternative to the access through private land and, hopefully, provide a basis of healing of the tensions in town that surround this issue while providing access to the King Life Estate, the adjacent 4-H forest, and associated network of trails that are a natural recreational highlight of the Town of Leverett.

Land Use History: The two town-owned parcels known now as “Woodard’s Corner” (see attached map) were part of the farm located at the bend in the road across from the discontinued Rat Hollow Road. Chester Woodard built the house on family land in the 1930s, raised his family there, and continued to live in the house until his passing in 1977. In 1978, the property was subdivided, creating a house lot at 61 Shutesbury Road (Parcel ID 8-0-160) and a 3.61 acre lot (Parcel ID 8-0-161) south of the house lot (Franklin Registry of Deeds Plan Book 46, page 24). In 2010, the Town of Leverett bought Parcel 8-0-161 as well as the abutting lot Parcel 7-0-222 to the west (Franklin Registry of Deeds Book 5950, page 123).

Parcel 8-0-161 includes three wetlands areas as well as a small seasonal (intermittent) stream that comes off Brushy Mountain to the east. While there are currently no certified vernal pools on the property, state wetlands maps indicate that there is the potential for a vernal pool on the eastern side of the property. There is a constructed berm running north-south along part of what is now the west side of the parcel. The berm creates a water catchment area through which the intermittent stream passes and has the potential of functioning as a vernal pool.

The property has remnants of land use in the 1900s, including a north-south stone wall approximately 100 feet in length in the middle of that parcel. When the property was purchased Kenneth Woodard indicated that there was a barn near the wall about 50 feet north of the intermittent stream. There is no evidence of a stone foundation at the location, but there is a sizable excavation. Reportedly, after the barn collapsed, the pit was subsequently used as a metal dump. It currently contains a significant amount of metal debris as well as other household items including an old porcelain sink and an old television.

There is also a historical “borrow pit” where gravel was extracted on the west side of the highest knoll, south of the intermittent stream. The trail location would pass over this knoll through the remains of the borrow pit. The second pit is located about 50 feet to the

Project Description: The trail distance from Shutesbury Road to the King Life Estate will be approximately 575 feet in length and 12 feet wide, with a gravel surface sufficient for equipment and vehicular access. Three pull offs will be created to allow multi-vehicular passage. The requested funds will be used to pay for materials (itemized by **Project Budget**). The Town will provide the equipment and labor. The entire project is expected to take approximately one week to complete by our Highway Department, at a time convenient to them in July-August, 2026 time frame (see **Timeline/Project Schedule**, below).

Project Budget (Materials):

ExpenseItem	Total
2-12.5'x360' rolls of woven geotextile fabric for trail base	\$730.00
12'x575'x18" 6" minus bank run gravel for trail base approx. 383cubic yds (575 ton)	\$5,778.75
12'x575'x6" ¾" minus crushed gravel for trail surface approx. 127 cubic yds (191ton)	\$3,085.83
3-20'x12' pull offs	\$1,080.00
1-20'x36" double wall corrugated ADS culvert pipe	\$1,114.20
2-precast concrete headwalls for culvert	\$3,600.00
Disposal of woody materials (stumps/chips/unusable logs)	\$2500.00
Rental of compact track loader	\$3,800
Silt fence installed both sides of length of rd \$4.00 LF	\$4,600
TOTAL	\$26,288.78

OtherFunding:Private fundraising will ensue for the remainder of the costs needed if/when CPC approves the proposal to be sent to Town Meeting.

Sourcesof FundsOtherthanCP A	Amount	FundingRequested (Y/N)	FundingSecured (Y/N)
Private Donations	\$2,000	N	Pending
Rattlesnake Gutter Trust	\$2,000	Y	Pending

Timeline/Project Schedule:

Action	Timeline
Highway Department purchase of materials	July 2026
Trail Construction	July-August 2026

Permits Required/Anticipated:

Name of Permit	Filed(Y/N)	DateFiled	Date Obtained
Notice of Intent	In Process		
MESA Project Review Checklist	In process		

Woodard's Corner Drivable Trail to King Meadow Photographs



PHOTO 1: Trail crossing intermittent stream; pink flagging representing crossing location. Looking south.



PHOTO 2: Wetlands north of trail stream crossing, looking north. Right side of photo a car passes on Shutesbury Road.



PHOTO 3: Matt Boucher walking proposed trail, marked by pink tape on trees. King Meadow in the background. Looking southwest.

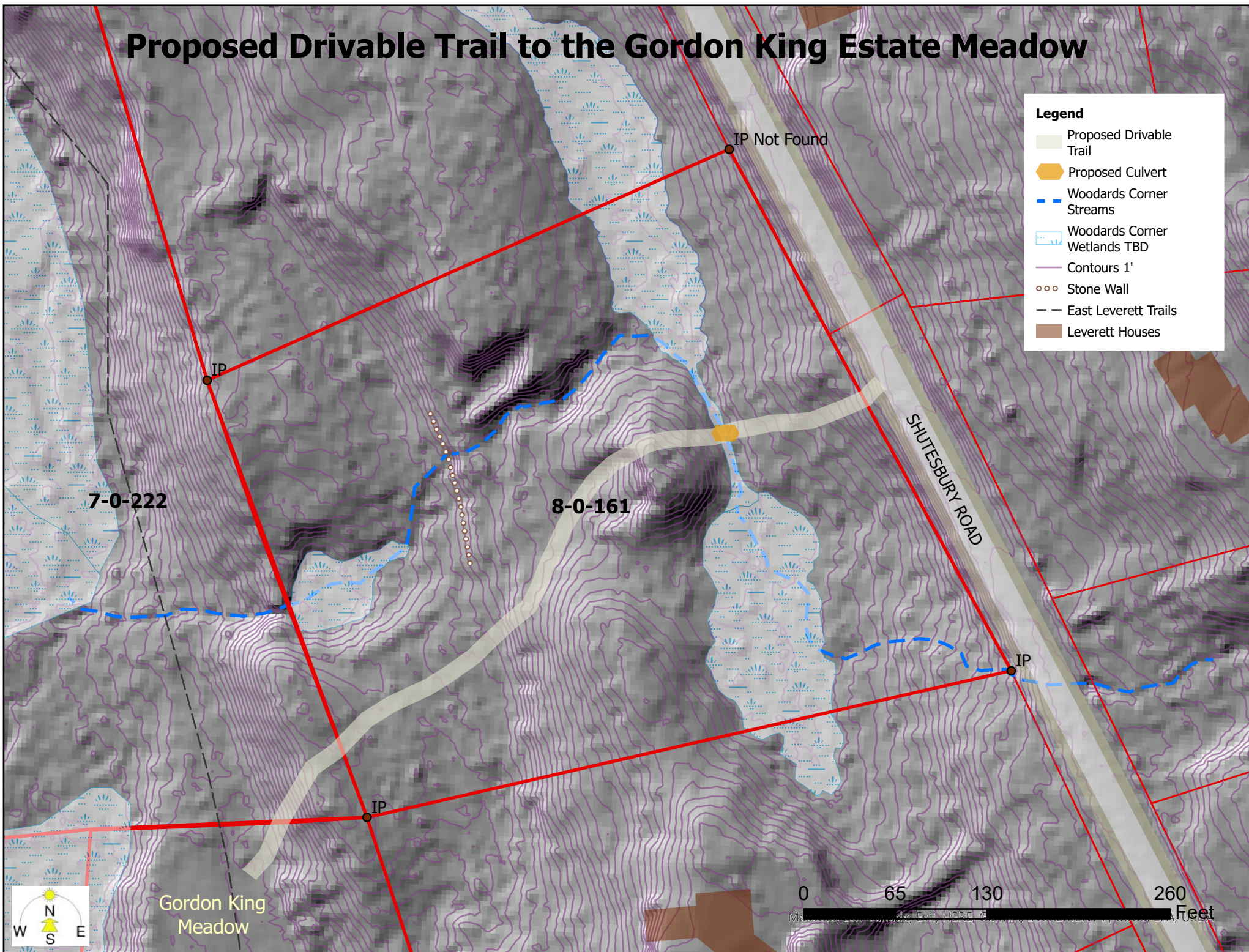


PHOTO 4: Borrow pit from 1900s farm on the proposed trail. Looking east.

Proposed Drivable Trail to the Gordon King Estate Meadow

Legend

- Proposed Drivable Trail
- Proposed Culvert
- Woodards Corner Streams
- Woodards Corner Wetlands TBD
- Contours 1'
- Stone Wall
- East Leverett Trails
- Leverett Houses



Proposed Drivable Trail to the Gordon King Estate Meadow

Legend

- Proposed Drivable Trail
- Woodards Corner Streams
- Woodards Corner Wetlands TBD
- Stone Wall
- East Leverett Trails
- Leverett Houses

Satellite-based relief map
made from aerial LiDAR

