
Hubbardston Boundary Markers 2018

Presentation to the Board of
Selectmen and Town Clerk by
Robin Langer, March 18, 2019

Perambulation Results

- ❖ All nine official boundary markers (stone monuments) for the Town of Hubbardston were located
- ❖ The year “2018” was painted in 2-inch high white lettering on eight of the markers, all of which were in good condition
- ❖ The one marker that was not painted was the Hubbardston-Phillipston-Templeton (H-P-T) stone, which is not in good condition
- ❖ The H-P-T marker, originally standing on a small island in the Burnshirt River, is now lying on its side partially submerged

Letter Reporting 2018 Survey Results

Robin Langer

94 Hale Road
Hubbardston, MA 01452
978-928-5685
langer.robin.b@gmail.com

January 30, 2019

Board of Selectmen and Town Clerk
Town of Hubbardston
7 Main Street, Unit #3
Hubbardston, MA 01452

Dear Board of Selectmen and Town Clerk,

This letter is to report the results of the 2018 inspection of the Town boundary markers. Per vote of the Board of Selectmen on 26 March 2018, I was appointed to perform this duty in accordance with Massachusetts General Law 42, Section 2.

Hubbardston has nine official boundary markers, all of which were located. Eight were found to be in good condition and were marked "2018" in 2.5" high lettering using white acrylic paint. The marker designations and the dates they were painted are as follows:

BARRE-HUBBARDSTON-PHILLIPSTON (B-H-P), 9/16/18
BARRE-HUBBARDSTON-RUTLAND (B-H-R), 5/26/18
GARDNER-HUBBARDSTON-TEMPLETON (G-H-T), 11/4/18
GARDNER-HUBBARDSTON-WESTMINSTER (G-H-W), 7/9/18
HUBBARDSTON-PHILLIPSTON-TEMPLETON (H-P-T), not painted
HUBBARDSTON-PRINCETON 1 (H-P1), 10/14/18
HUBBARDSTON-PRINCETON 2 (H-P2), 10/14/18
HUBBARDSTON-PRINCETON-RUTLAND (H-P-R), 5/26/18
HUBBARDSTON-PRINCETON-WESTMINSTER (H-P-W), 10/14/18

The H-P-T marker, which was originally standing on a small island in the Burnshirt River, was found horizontal and partially submerged, with the Hubbardston side (chiseled with an "H") face down in the water. No attempt was made to mark the date "2018" on this stone.

Sincerely yours,

Robin B. Langer

Chapter 42 - BOUNDARIES OF CITIES AND TOWNS

- ❖ Section 2 - Locating and marking of town boundary markers; recordation; copy of records to contiguous town

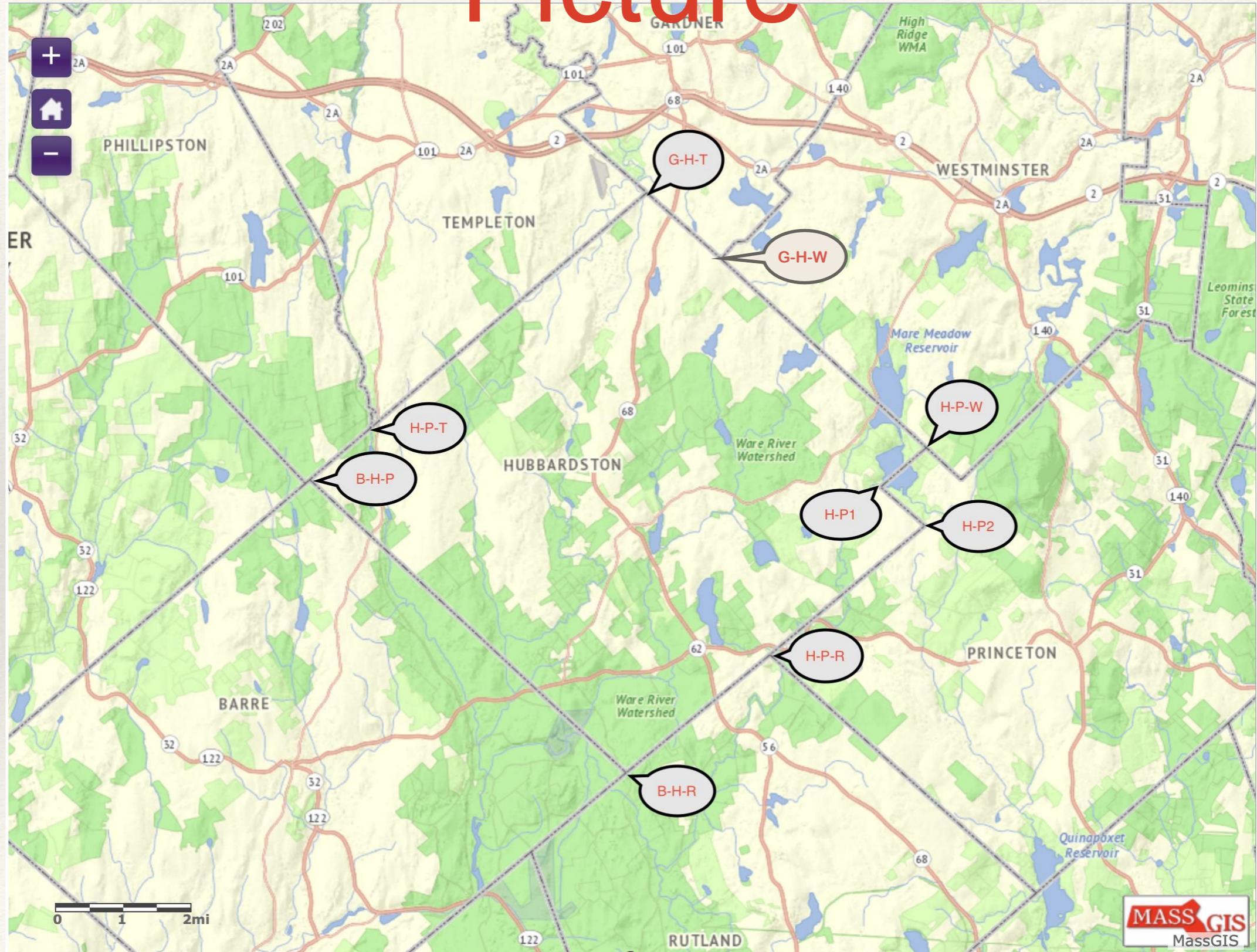
Section 2. The boundary markers of every town shall be located, the marks thereon renewed, and the year located marked upon the face thereof which bears the letter of the town locating its boundary, once every five years, by at least two of the selectmen of the town or by two substitutes designated by them in writing. The marking shall be made with a paint or other suitable marking material.

The proceedings shall be recorded with the town clerk and the board of selectmen of the town in writing signed under penalty of perjury setting forth which boundary marks were located, and those which were not located. A copy of such records shall also be sent, by registered letter, to the town clerk and the board of selectmen of any contiguous town.

Hubbardston Town Corner Latitudes and Longitudes Degrees, Minutes and Seconds in NAD83 Datum

Corner	Designation	Latitude (N)	Longitude (W)
Barre-Hubbardston-Phillipston	B-H-P	42 29 4.28	72 5 58.87
Barre-Hubbardston-Rutland	B-H-R	42 25 15.70	72 00 26.58
Gardner-Hubbardston-Templeton	G-H-T	42 32 47.79	72 0 4.95
Gardner-Hubbardston-Westminster	G-H-W	42 31 56.31	71 58 46.86
Hubbardston-Princeton-Rutland	H-P-R	42 26 47.78	71 57 55.59
Hubbardston-Phillipston-Templeton	H-P-T	42 29 44.23	72 4 55.33
Hubbardston-Princeton-Westminster	H-P-W	42 29 29.21	71 55 11.40
Hubbardston-Princeton 1	H-P1	42 28 58.52	71 55 59.48
Hubbardston-Princeton 2	H-P2	42 28 28.33	71 55 12.91

Town Corners - The Big Picture



References

1. Massachusetts Department of Transportation Interactive Town Corners Map, <https://gis.massdot.state.ma.us/towncorners/>
2. Massachusetts Interactive Property Map, <https://www.mass.gov/service-details/massachusetts-interactive-property-map>
3. “Atlas of the boundaries of the towns of Amherst, Enfield, Greenwich, Hadley, Pelham, Prescott, Hampshire County : Leverett, Shutesbury, Sunderland, New Salem, Franklin County : Barre, Dana, Hardwick, New Braintree, Petersham, Worcester County”, Commonwealth of Massachusetts Harbor and Land Commission, 1909. Available online at <https://archives.lib.state.ma.us/handle/2452/47871>
4. “Atlas of the boundaries of the city of Fitchburg and towns of Ashburnham, Athol, Gardner, Leominster, Lunenburg, Phillipston, Royalston, Templeton, Westminster, Winchendon, Worcester County Bernardston, Erving, Gill, Montague, Northfield, Orange, Warwick, Wendell, Franklin County Ashby, Townsend, Middlesex County”, Commonwealth of Massachusetts Harbor and Land Commission, 1909. Available online at <https://archives.lib.state.ma.us/handle/2452/47869>
5. “Atlas of the boundaries of the city of Marlborough and towns of Boxborough, Hudson, Stow, Middlesex County Berlin, Bolton, Boylston, Clinton, Harvard, Holden, **Hubbardston**, Lancaster, Northborough, Oakham, Paxton, Princeton, Rutland, Southborough, Sterling, West Boylston, Worcester County, Commonwealth of Massachusetts Harbor and Land Commission, 1908. Available online at <https://archives.lib.state.ma.us/handle/2452/47868>

massDOT Town Corners (Reference 1)

- ❖ Interactive map giving coordinates and other information for boundary marker locations (“corners”) of all towns in Massachusetts
- ❖ Of the nine official corner points on the Hubbardston boundary, six are corners of Hubbardston and the remaining three are abutting corners of other towns
- ❖ To get information on a particular corner, zoom down to corner using “+” button and mouse (pan/scroll), then click on green triangle marking that corner
- ❖ Table of all corner points for Hubbardston with coordinates of each can be created by filtering corner names for “Hubbardston”
- ❖ Corner point locations given as NAD83 Longitude and Latitude, suitable for use with GPS, Google Maps, Google Earth, etc.
- ❖ Coordinates are only approximate, not legal definitions of town boundaries, but very useful for finding boundary markers with a hand-held GPS or a GPS app on a smartphone!

Massachusetts Interactive Property Map (Reference 2)

- ❖ Combined information from assessors maps for all towns in Massachusetts: Boundaries and Property ID of each parcel, name and address of owner, street address of property, etc
- ❖ Can select display of streets, or topography, or aerial imagery by selecting appropriate base map
- ❖ Can be used to measure distances by clicking on ruler

Massachusetts Harbor and Land Commission Atlases (References 3-5)

- ❖ **General Description:** How each town was created historically
- ❖ **Boundary Lines:** Historical origin of boundary lines in terms of Massachusetts laws and 1700's town plans
- ❖ **Present Boundaries:** For each boundary line between two towns, distances and compass bearings between markers, and descriptions of markers
- ❖ **Statutes:** Text of Massachusetts statutes and official colonial records defining boundary lines between towns
- ❖ **Map of Triangulation Stations** for line-of-site angular location of boundary points [High points such as church steeples. Obsolete: Use GPS instead!]
- ❖ **Tables of Geographical Positions** of Town Corners and Triangulation Points [Obsolete]
- ❖ **Descriptions and Locations of Triangulation Stations** [Obsolete, but of historical interest]
- ❖ **Descriptions of City and Town Corners** [Some landmarks obsolete]
- ❖ **Sketches of Town Corner Locations** [Some landmarks obsolete]

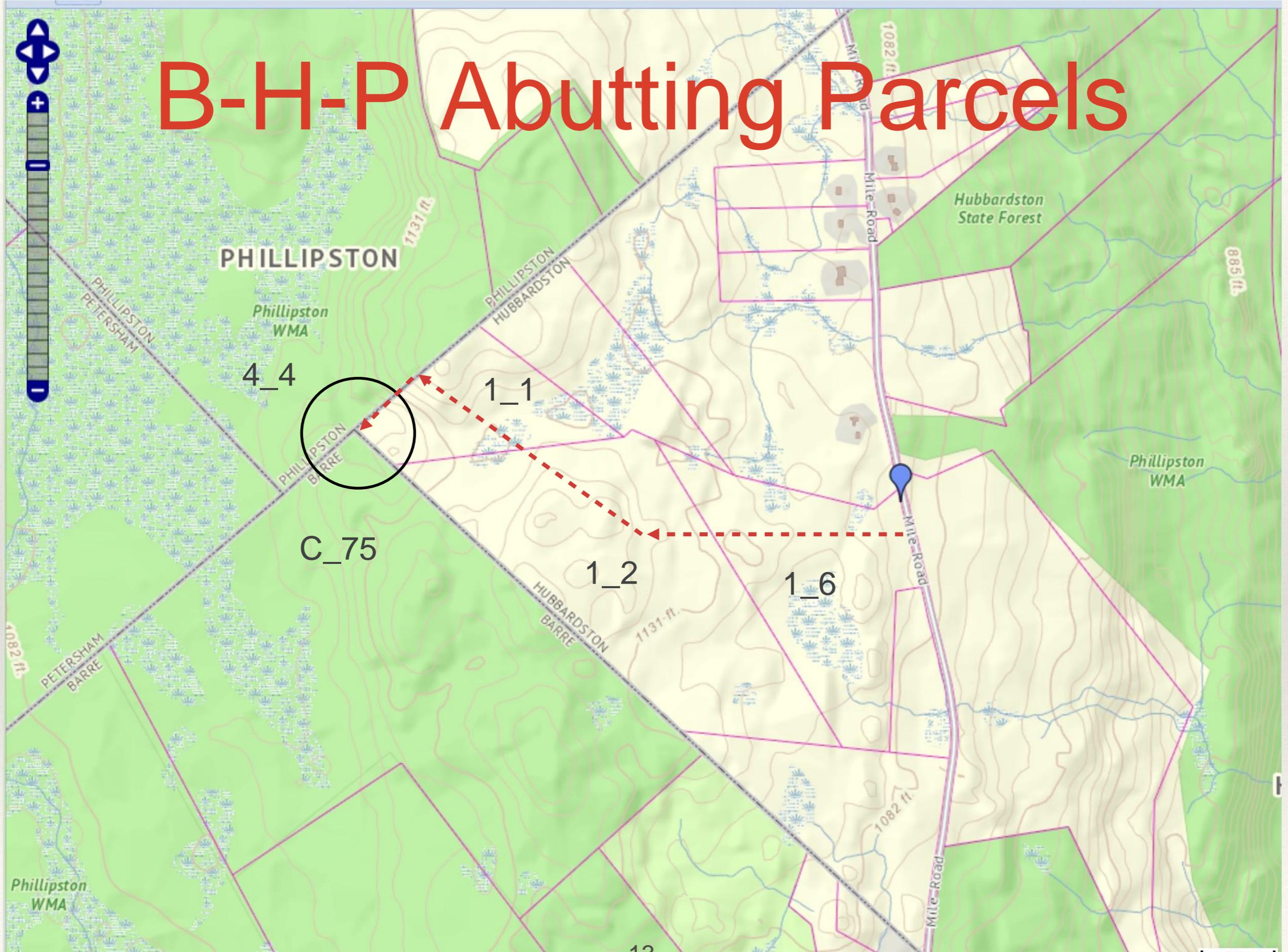
Remaining Slides: Marker-specific Information

- ❖ Location description from applicable Atlas volume (References 3-5)
- ❖ Marker description from Atlas
- ❖ Suggested access route. NOTE: For privately owned parcels, permission should be secured from landowner before crossing property!
- ❖ Map of abutting parcels
- ❖ Photograph of marker, showing face with “2018” painted on it
- ❖ Special considerations, if any, regarding condition or history of marker

Barre-Hubbardston-Phillipston (B-H-P)

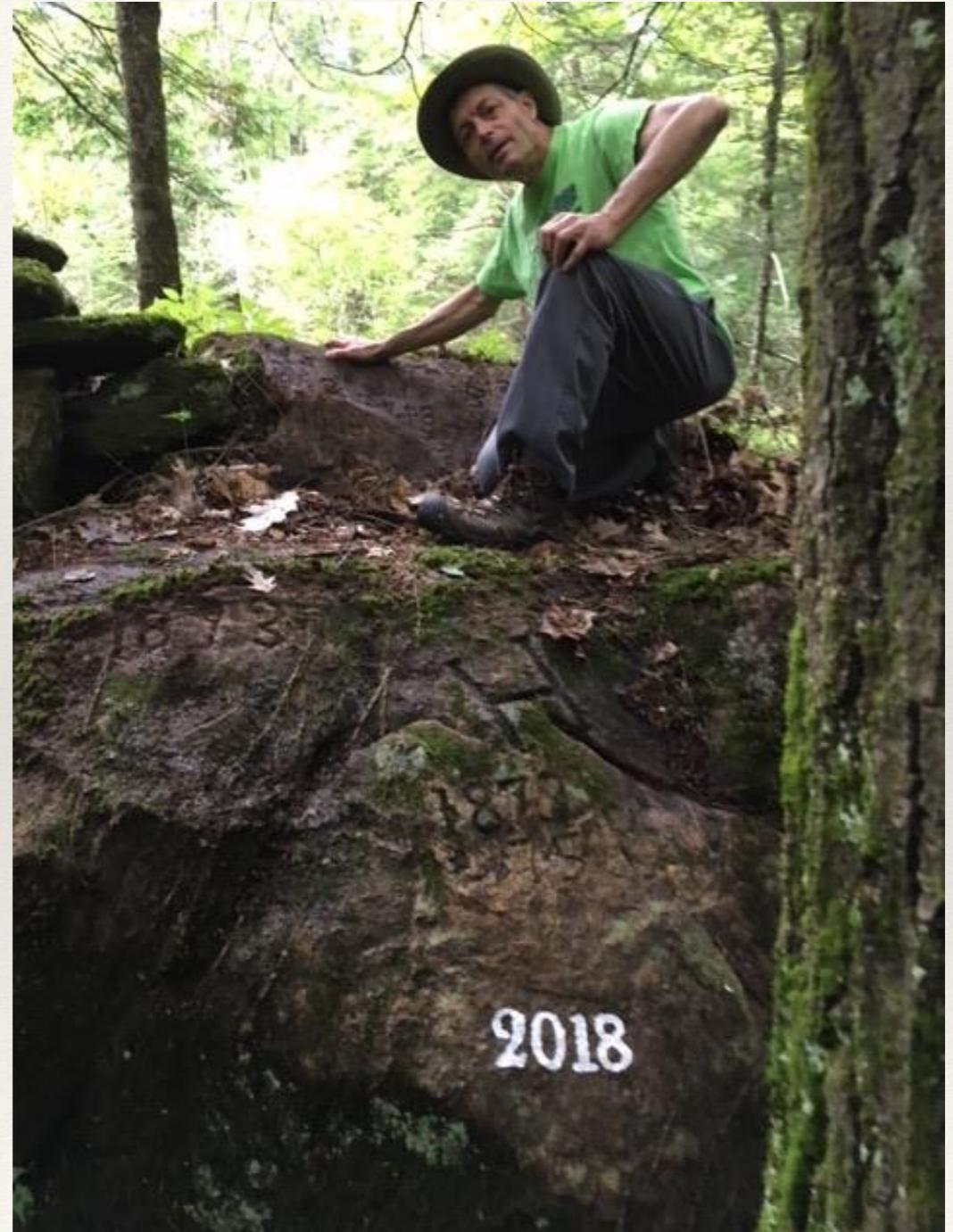
- ❖ Westernmost point in Hubbardston
- ❖ Location description: “The corner is situated in woodland about 450 feet southwesterly from a wood-road.” [Reference 3, Folio 17. The “wood-road” is a cart road starting from the west side of Mile Road 0.7 miles north of Old Petersham Road, opposite utility pole 13.]
- ❖ Marker description: “The corner mark is a boulder 6 feet high and about 18 x 25 feet in section at the base, with numerous dates and letters cut thereon.” [Reference 3, Folio 17]
- ❖ Abutting parcels: Hubbardston Property ID 1_1 (off Mile Road); Phillipston Property ID 4_4 (off Narrow Road); Barre Property ID C_75 (off Phillipston Road)

B-H-P Abutting Parcels



B-H-P, Continued

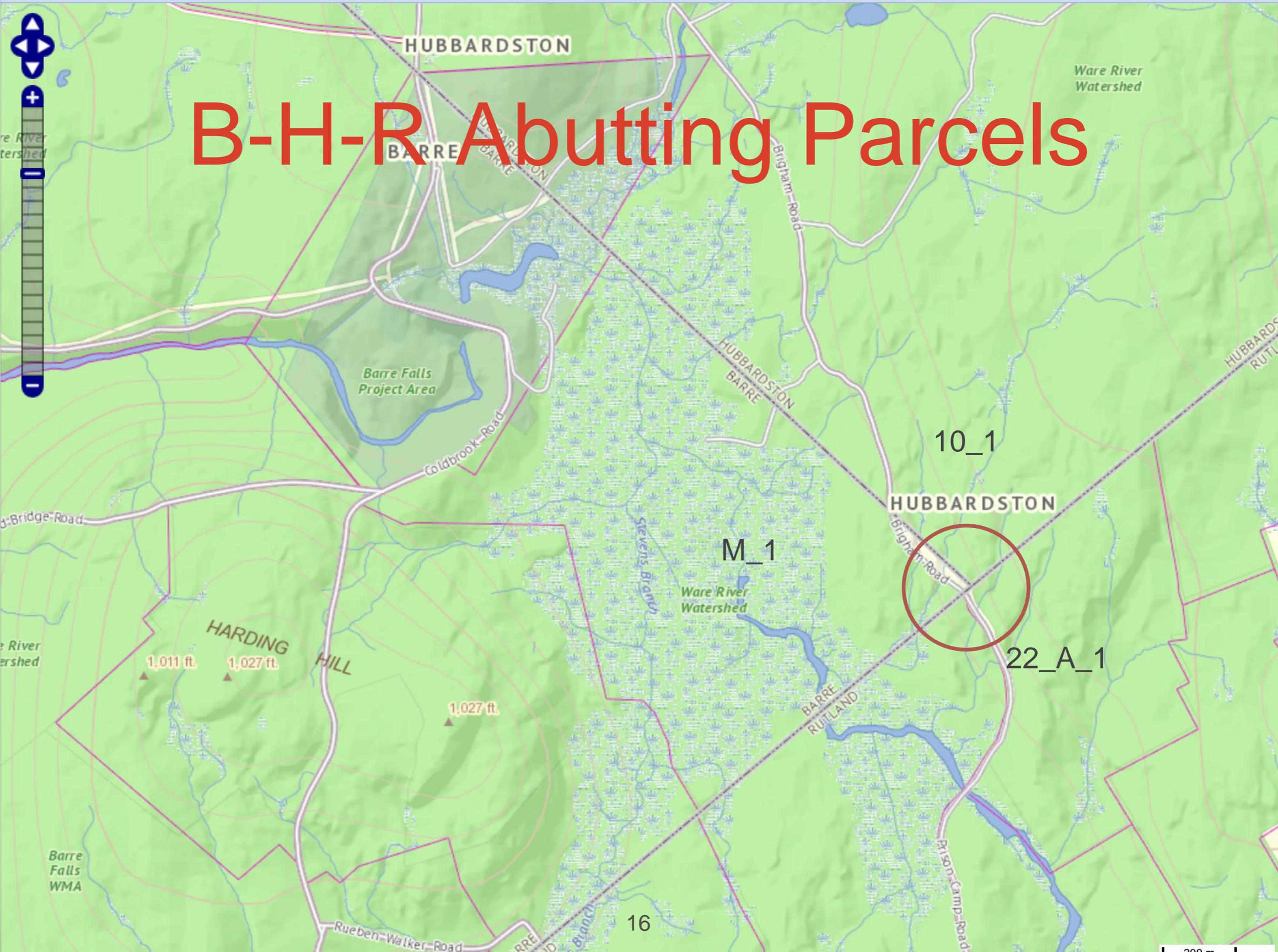
- ❖ Suggested access (with landowner's permission): From Mile Road, proceed on above mentioned "wood-road" about 1/4 mile to fork, then bear right and continue another 1/4 mile to Phillipston line (as indicated by yellow and green Wildlife Management Area Boundary sign on tree on E side of road). Marker is approximately 350 feet into woods in a southwesterly direction.



Barre-Hubbardston-Rutland (B-H-R)

- ❖ Southernmost point in Hubbardston
- ❖ Location description: “The corner is situated in a wall 90 feet northeasterly from its junction with the wall on the easterly side of the road leading from New Boston to the western part of Hubbardston, at a point 1,925 feet northwesterly from the Ware River bridge.” [Reference 3, Folio 17. The road mentioned is Brigham Road, near Barre Falls Dam.]
- ❖ Marker description: “The corner mark is a granite slab 5.5 feet high and about 10 x 30 inches in section. The letters H B are cut on the northwest face, and R on the southeast face, together with numerous dates.” [Reference 3, Folio 17]
- ❖ Abutting parcels: Hubbardston Property ID 10_1 (Old Boston Turnpike); Barre Property ID M_1 (Gilbert/Granger Road); Rutland Property ID 22_A_1 (Intervale Road). Note all three parcels are Ware River Watershed land owned by the Commonwealth of Massachusetts.

B-H-R Abutting Parcels



B-H-R, continued

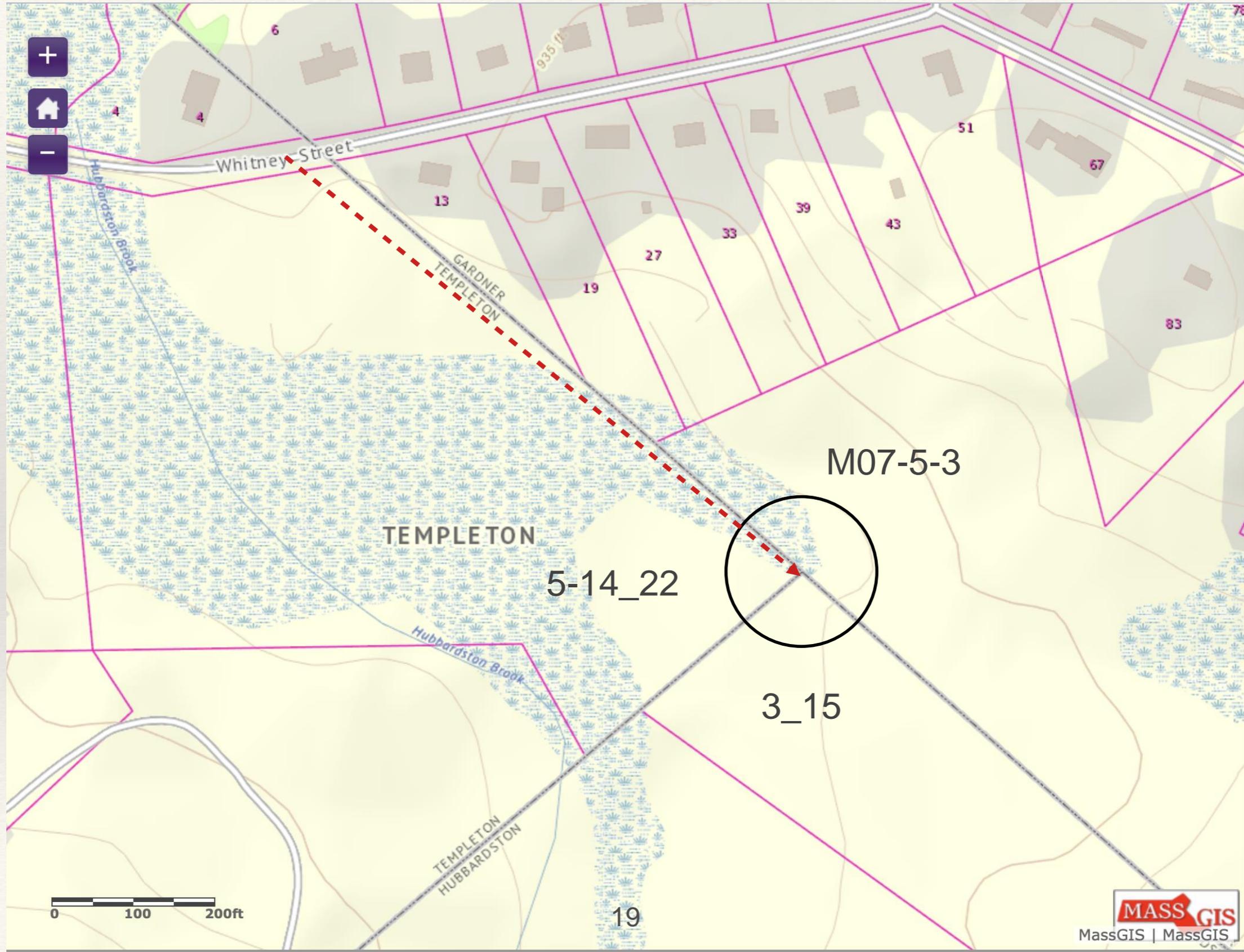
- ❖ Suggested access: Brigham Road is a gravel road on DCR property, usually open to motor vehicle access. However, note that the bridge at the junction of Brigham Road and Tracy Lane is pedestrian use only. From Brigham Road, about 0.4 miles N of the concrete bridge (open to motor vehicles), or about 1.2 miles S of the above mentioned foot bridge, look for a stone wall on the E side of the road. Follow wall 90 feet NE to marker.



Gardner-Hubbardston-Templeton (G-H-T)

- ❖ Northernmost point in Hubbardston
- ❖ Location description: “The corner is situated in a wooded swamp, at the easterly corner of a wall about 725 feet south of the junction of Mill and Whitney streets in Gardner.” [Reference 4, Folio 33]
- ❖ Marker description: “The corner mark is a rough granite monument of irregular shape, 4.4 feet high and about 8 x 10 inches in section. The letter G is cut on the north face, on the south face, and T on the west face .” [Reference 4, Folio 33]
- ❖ Abutting parcels: Gardner Property ID M07-5-3 (163 Whitney St.); Hubbardston Property ID 3_15 (off Gardner Road); Templeton Property ID 5-14_22 (Whitney St.)

G-H-T Abutting Parcels



G-H-T, continued

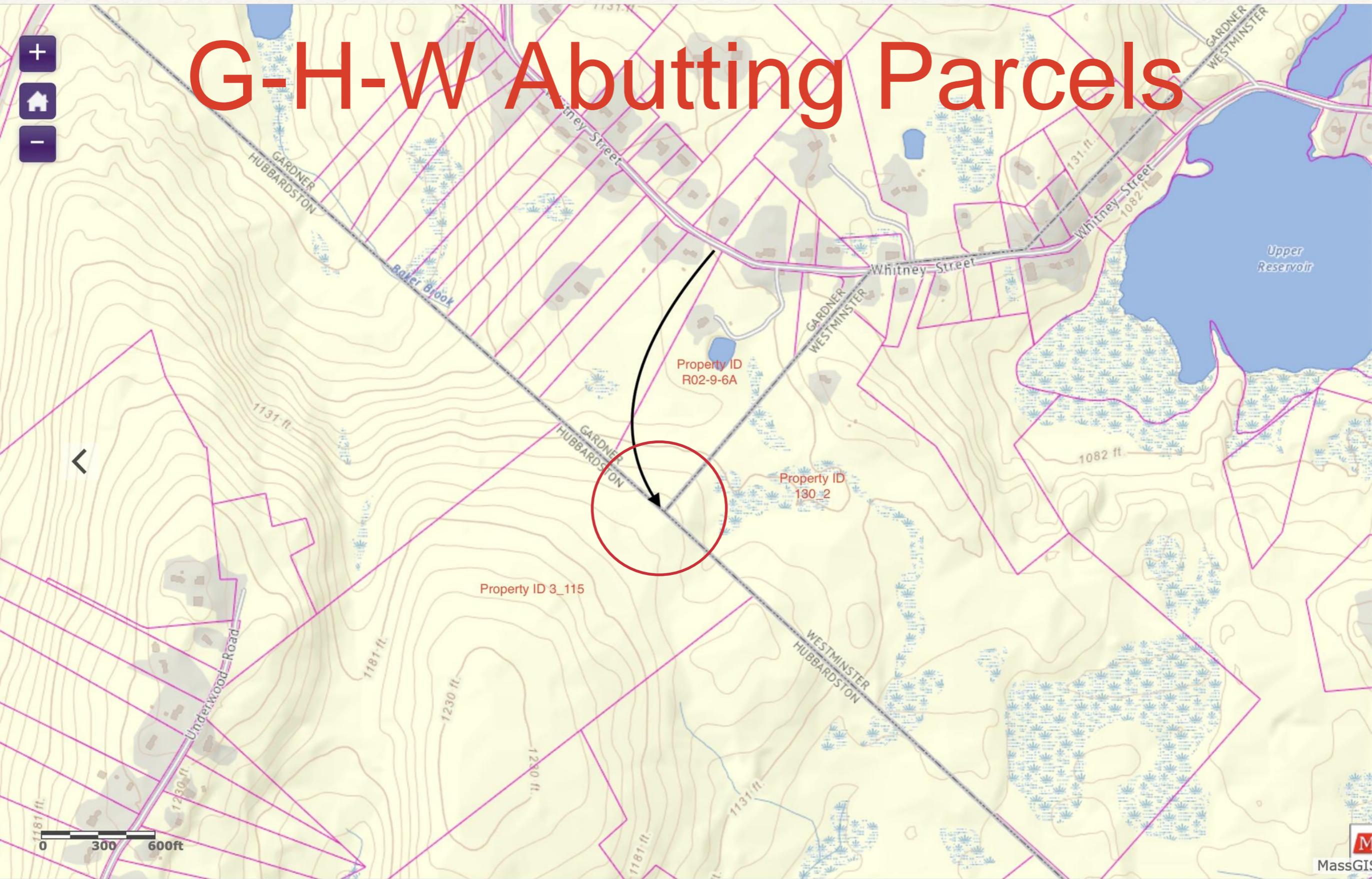
- ❖ Suggested Access: From the south side of Whitney Street, at the Gardner-Templeton line and the utility pole marked 65-50, proceed southeasterly approximately 780 ft to marker



Gardner-Hubbardston-Westminster(G-H-W)

- ❖ Location description: “The corner is situated in open pasture, on the northeasterly slope of a bare hill, at a junction of walls about 1400 feet southwesterly from Charles Bridge's house on Baker street in Gardner.” [Reference 4, Folio 33]
- ❖ Marker description: “The corner mark is a rough granite monument of irregular shape, 6 feet high and about 6 x 10 inches in section. The letter G with a number of dates, is cut on the north face, H on the south face, and W on the east face.” [Reference 4, Folio 33]
- ❖ Abutting parcels: Gardner Property ID R02-9-6A (701 Whitney St.); Hubbardston Property ID 3_115 (Underwood Road); Westminster Property ID 130_2 (70 Whitney St.)
- ❖ Access: From the south side of Whitney St., enter through 685 or 701 Whitney St., Gardner. The corner is about 1400 ft from the closest point on Whitney Street, with the easiest route through the wooded back land mostly following an old right of way. With a somewhat longer walk (2600 ft) through the woods, this corner point can also be accessed from the abutting Hubbardston parcel on Underwood Road.

G-H-W Abutting Parcels



G-H-W, continued

- ❖ Access (with permission of property owners): From the south side of Whitney St., enter through 685 or 701 Whitney St., Gardner. The corner is about 1500 ft from the road. The easiest route is through the wooded back land, mostly following an old right of way. With a somewhat longer walk (2600 ft) through the woods, this corner point can also be accessed from the abutting Hubbardston parcel on Underwood Road.



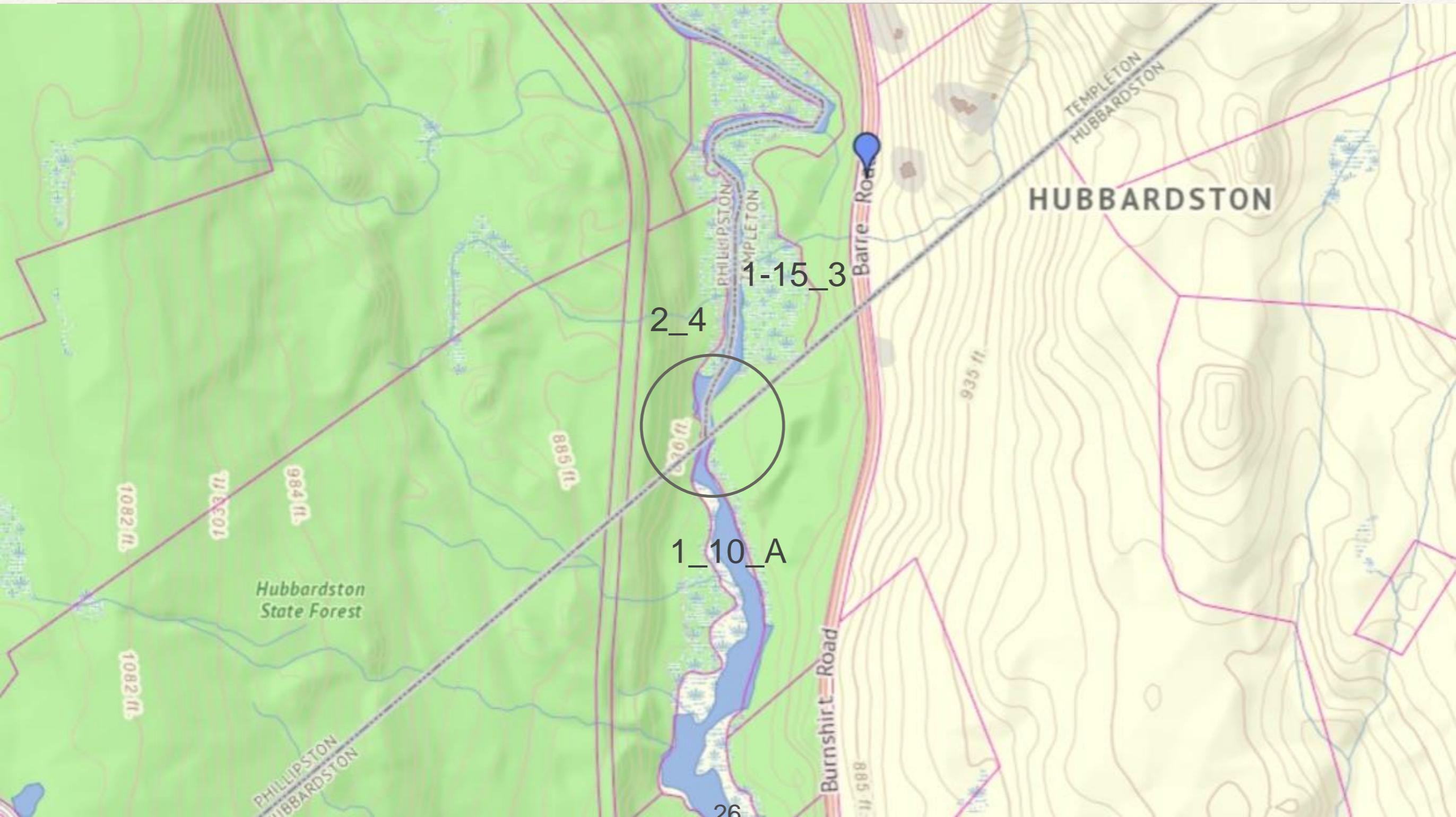
Hubbardston-Phillipston-Templeton (H-P-T)

- ❖ Location description: “The corner is situated on an island in the middle of Burnt Shirt river, about 350 feet east of the Ware River branch of the Boston & Albany railroad.” [Reference 5, Folio 29]
- ❖ Marker description: “The corner mark is a rough granite monument 4.3 feet high and about 10 x 13 inches in section. The letters P C are cut on the north face, T C on the east face, and H on the south face. There are also a number of dates cut upon the stone.” [Reference 5, Folio 29]
- ❖ Abutting parcels: The marker is surrounded by land owned by the Commonwealth of Massachusetts: Hubbardston Property ID 1_10_A (Mile Road), Phillipston Property ID 2_4 (Williamsville Road), Templeton Property ID 1-15_3 (Barre Road)
- ❖ Access: At the Hubbardston/Templeton town line on Burnshirt Road/Barre Road, marked by a sign and a granite post on the west side of the road, follow the cart road winding westerly down the hillside to the Burnshirt River, less than a quarter of a mile. The monument is in the water, about 20 ft from the eastern shore and 40 ft south where the cart road crosses the river.

H-P-T, continued

- ❖ H-P-T marker is no longer standing, but is lying on its side, partially submerged
- ❖ Hubbardston side of the marker (with “H” cut into it) is face down, below water line, Templeton side of the marker is face up, Phillipston side is on the side of the marker as currently positioned
- ❖ The “island” mentioned in the Reference 5 description appears to have been washed away above water line
- ❖ Obstacles to restoring marker to its original upright position include: location of marker in about 2 ft of water, weight of the stone (estimated at 650 lb), and possible loss of original foundation

H-P-T Abutting Parcels



H-P-T, continued



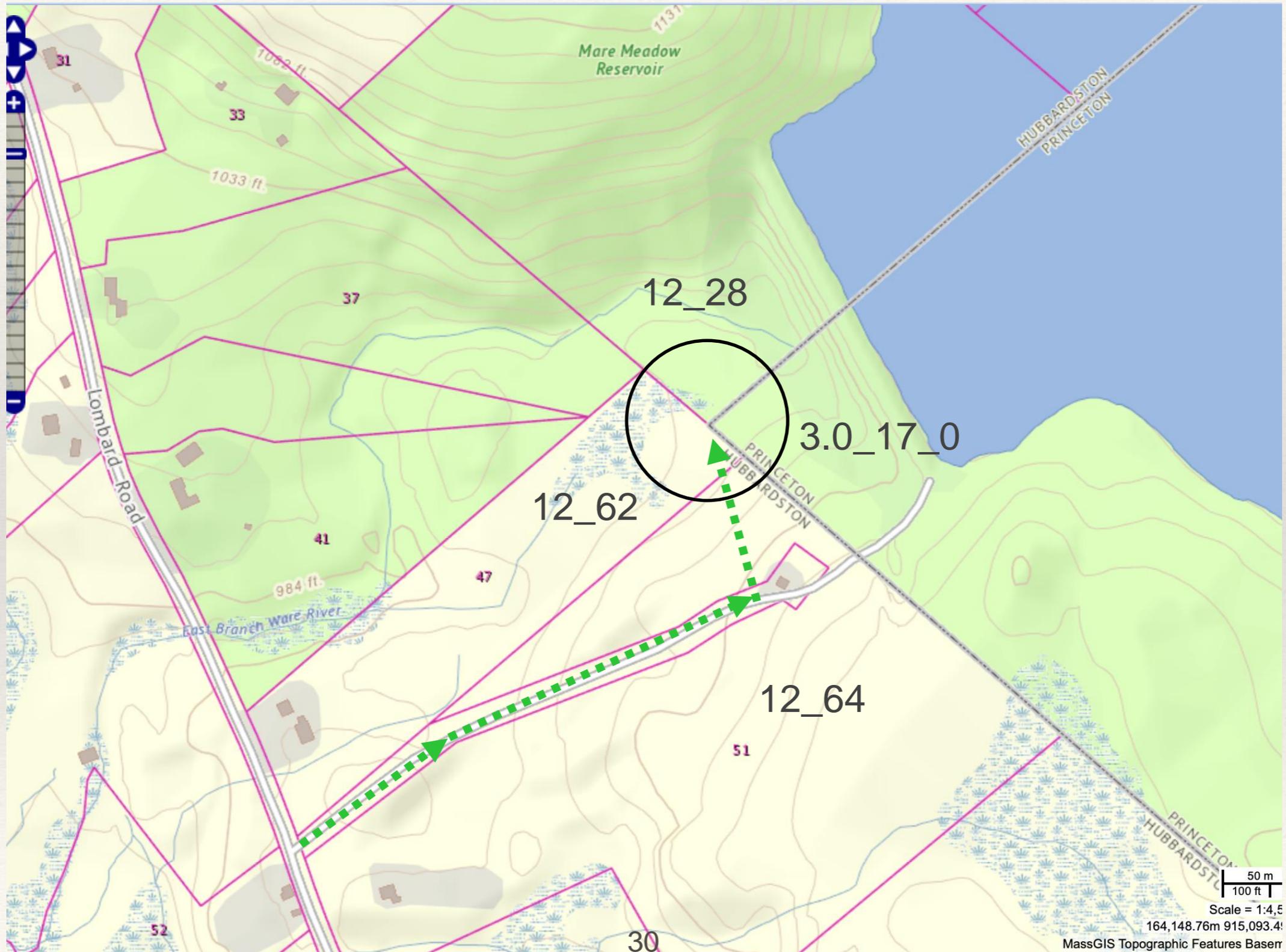
Annexation of East Corner to Princeton

- ❖ The Eastern 0.9 x 0.9 mile rectangle of Hubbardston (about 486 acres) annexed to Princeton on February 16, 1810 (Chapter 47 of the Laws of 1809; passed February 16, 1810), by petition of the residents of that area, because the meeting house in Princeton was much easier for them to get to than that of Hubbardston
- ❖ As a result of the annexation, the Hubbardston-Princeton-Westminster (H-P-W) corner was moved and two new corners were created: Hubbardston-Princeton 1 (H-P1) and Hubbardston-Princeton 2 (H-P2)
- ❖ Text of law: AN ACT TO SET OFF A PART OF THE TOWN OF HUBBARDSTON, IN THE COUNTY OF WORCESTER. AND TO ANNEX THE SAME TO THE TOWN OF PRINCETON. (DEFINING THE HUBBARDSTON - PRINCETON LINE FROM HUBBARDSTON-PRINCETON-WESTMINSTER TO CORNER 2; ALSO THE PRINCETON-WESTMINSTER LINE FROM CORNER 11 TO HUBBARDSTON-PRINCETON-WESTMINSTER) That a part of the Town of Hubbardston, together with the inhabitants thereon, as described within the following bounds, be and are hereby annexed to and made a part of the town of Princeton, viz: - Beginning at a pine stump, the southeasterly corner of said Hubbardston ; thence north, forty-one degrees west, two hundred seventy-eight rods to a stake and stones ; thence south, fifty-seven degrees west, two hundred and eighty rods to a stake and stones; thence south, forty-one degrees east, two hundred and seventy-eight rods to a stake and stones on Princeton line ; thence, on said line. two hundred and eighty rods to the bound first mentioned;

Hubbardston-Princeton 1 (H-P1)

- ❖ Location description: “The corner is situated in woodland, at the southerly corner of a wall and the northwesterly end of a fence.”
[Reference 5, Folio 29]
- ❖ Marker description: “The corner mark is a rough granite monument 3.9 feet high and about 6 x 13 inches in section. The letters H P are cut on the southwest face, and P on the northeast face. There are also a number of other initials and dates cut upon the stone.”
[Reference 5, Folio 29]
- ❖ Abutting parcels: Hubbardston Property ID 12_62 (47 Lombard Road), Property ID 12_28 (off Bickford Pond Road), Princeton Property ID 3.0_17_0 (Rhodes Road)

H-P1, Abutting Parcels



H-P1, continued

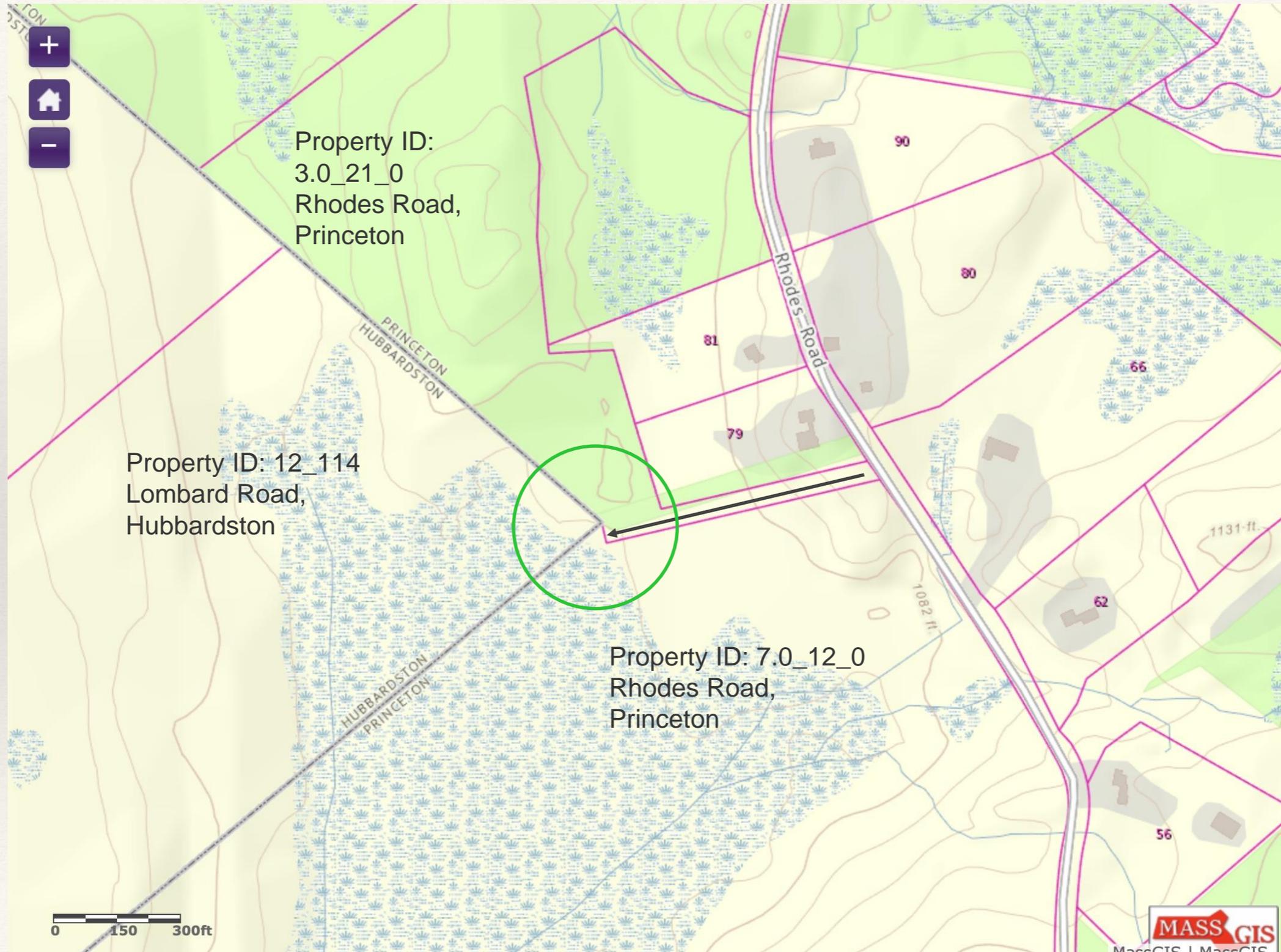
- ❖ Suggested Access (with permission of property owners): Follow gated right-of-way at 51 Lombard Road about 1/4 mile to a concrete block utility building. Marker is approximately 300 ft north of building.



Hubbardston-Princeton 2 (H-P2)

- ❖ Location description: “The corner is situated at the southwesterly corner of a wall, about 700 feet westerly from a cross-road leading from Thompson road to Westminster road in Princeton.” [Reference 5, Folio 29. The “cross-road” is probably what is now called Rhodes Road, which runs from Thompson Road to Greene Road in Princeton.]
- ❖ Marker description: “The corner mark is a rough granite monument 4.8 feet high and about 10 x 12 inches in section. The letters H 1828 P are cut on the southwest face. There are also a number of other initials and dates cut upon the stone.” [Reference 5, Folio 29]
- ❖ Abutting parcels: Hubbardston Property ID 12_114 (97 Lombard Road), Princeton Property IDs 7.0_12_0 and 3.0_21_0 (both Rhodes Road)
- ❖ Suggested Access: Just south of the southeastern corner of property at 79 Rhodes Road, Princeton, head westerly along stone wall leading into woods about 680 ft to marker.

H-P2 Abutting Parcels



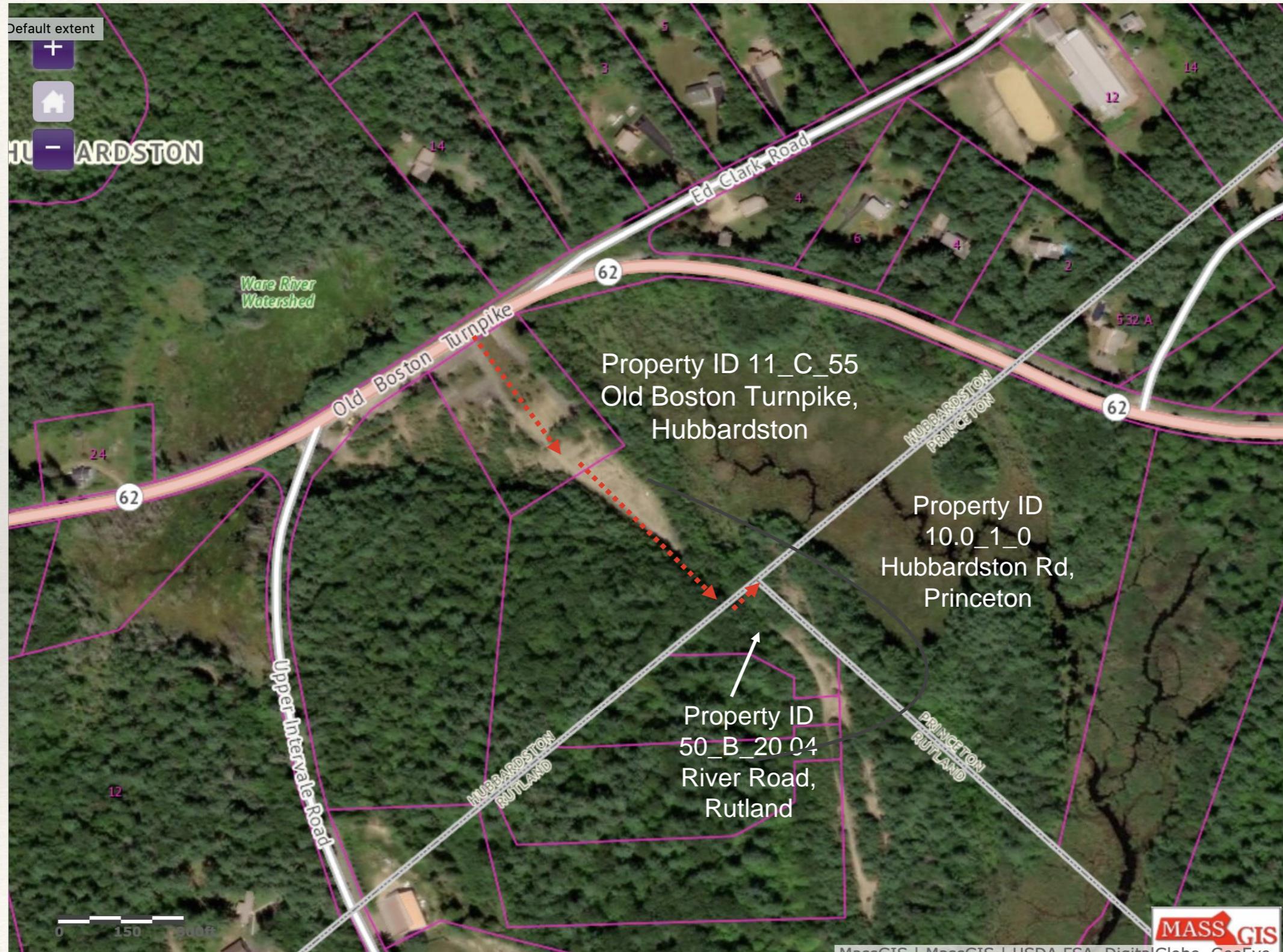
H-P2, continued



Hubbardston-Princeton-Rutland (H-P-R)

- ❖ Location description: “The corner is situated in woodland near the easterly foot of a hill, at the northeasterly corner of a wall, and about 900 feet southerly from the old Boston and Barre turnpike.” [Reference 5, Folio 29]
- ❖ Marker description: “The corner mark is a rough stone slab 3.8 feet high and 7 x 15 inches in section. The letters R P are cut on the southeast face, and H on the northwest face. There are also a number of other initials and dates cut upon the stone.” [Reference 5, Folio 29]
- ❖ Abutting parcels: Hubbardston Property ID 11_C_55 (Old Boston Turnpike), Princeton Property ID 10.0_1_0 (Hubbardston Road), Rutland Property ID 50_B_20.04 (River Road)
- ❖ Suggested Access: At the former Wain-Roy property on the south side of the Old Boston Turnpike (Rt. 62) between Upper Intervale Road and Ed Clark Road, follow the cart road southeasterly for 900 ft. The marker is in the woods along about 50 ft off the road in a northeasterly direction along a stone wall.

H-P-R Abutting Parcels



H-P-R, continued: before and after



Hubbardston-Princeton-Westminster (H-P-W)

- ❖ Easternmost point in Hubbardston (just edging out H-P2!)
- ❖ Location description: “The corner is situated in woodland, at the northeasterly end of a wall, about 1,200feet easterly from E. F. Withington's house on Westminster road.” [Reference 5, Folio 31]
- ❖ Marker description: “The corner mark is a rough granite monument 4.5 feet high and about 8 x 15 inches in section. The letters P 1828 H are cut on the north face, and P 1828 on the south face. There are also a number of other initials and dates cut upon the stone.” [Reference 5, Folio 31]
- ❖ Abutting parcels: Hubbardston Property ID 12_20 (Bickford Pond Road), Princeton Property ID 3.0_2_0 (Greene Road), Westminster Property IDs 201_2 (98 Lanes Road) and 201_1_1 (Lanes Road)
- ❖ Note that certain roads in the vicinity of the H-P-W corner may have flooded sections (eastern end of Bickford Pond Road and northern end of Greene road). As a result, the easiest access to this marker is from Lanes Road in Westminster (see Slides 39 and 40).

H-P-W, continued

- ❖ Suggested Access: From the corner of Davis and Lanes Roads in Westminster, head southwesterly on Lanes Road to the Hubbardston-Westminster line (0.35 mi). Continue on Lanes Road in Hubbardston, turning towards the south after 0.1 mi, then another 0.3 mi to the Hubbardston-Princeton line (marked by 6 ft concrete post and 1 ft granite post on E side of road). Head northeasterly into the woods along a stone wall approximately 1100 ft to H-P-W marker.

