



## LINCOLN'S QUIET PLACES: Request for Funding to the Lincoln Community Preservation Committee

Protecting 67 acres of pristine open space in Lincoln through the "Lincoln's Quiet Places" project is clearly in alignment with the Town of Lincoln's Vision Statement and the Community Preservation Committee's Mission Statement . . . "Preserve and enhance Lincoln's open space for both conservation and recreation; . . ." The Rural Land Foundation, the Lincoln Land Conservation Trust, and the Lincoln Conservation Commission are working collaboratively on this project to preserve major portions of the Harrington and Row properties off of Tower Road. These properties have long been targeted by our Town's Open Space Plan as land of high conservation value. Therefore it is exciting that the opportunity to carry through with protection is now before us.

On these two properties is a diverse mix of habitats including fields, forest, and a variety of wetlands including the headwaters of Stony Brook. This land supports an array of flora and fauna and it offers excellent trails for hiking, skiing, and wildlife observation. The Rural Land Foundation currently holds options to preserve these properties at a total cost of \$2,800,000. This is a significant amount but it will permanently protect a large land area and the amount is less than market value because the families involved are willing to limit their financial gain in exchange for seeing their lands conserved.

The three Lincoln conservation organizations are all contributing funds towards this project. The City of Cambridge is also expected to be involved as a contributor since this land is quite valuable for protecting their surface water supply. Lincoln residents are another source of funding that will be relied on for substantial assistance to meet the fundraising goal. However, even with excellent participation it will be difficult to raise adequate funds to complete the project. If full funding is not achieved the project may not come to fruition and the timeframe to act is now. This is why the Conservation Commission is requesting \$500,000 from the Community Preservation Committee. We are very fortunate in Lincoln to have saved hundreds of acres from development in recent years and this has all been through private fundraising. Now it is time for the Town to get more involved in helping fund the last remaining large acquisitions in our community.

The Conservation Commission received \$163,500 from the Community Preservation Committee last year to go into our Conservation Fund to be used for land acquisition. We have committed \$50,000 of this money towards the Quiet Places project but this project is important enough to warrant this request for an additional \$500,000 to help ensure this open space effort is successful. If this land is preserved it will benefit all Lincoln residents and significant financial participation on behalf of the Town makes good sense.

*The following document gives a full explanation of the Lincoln's Quiet Places project.*



## RURAL LAND FOUNDATION

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November 15, 2004

**John Koenig, Chairman  
CPC Committee  
Town Offices**

Dear John,

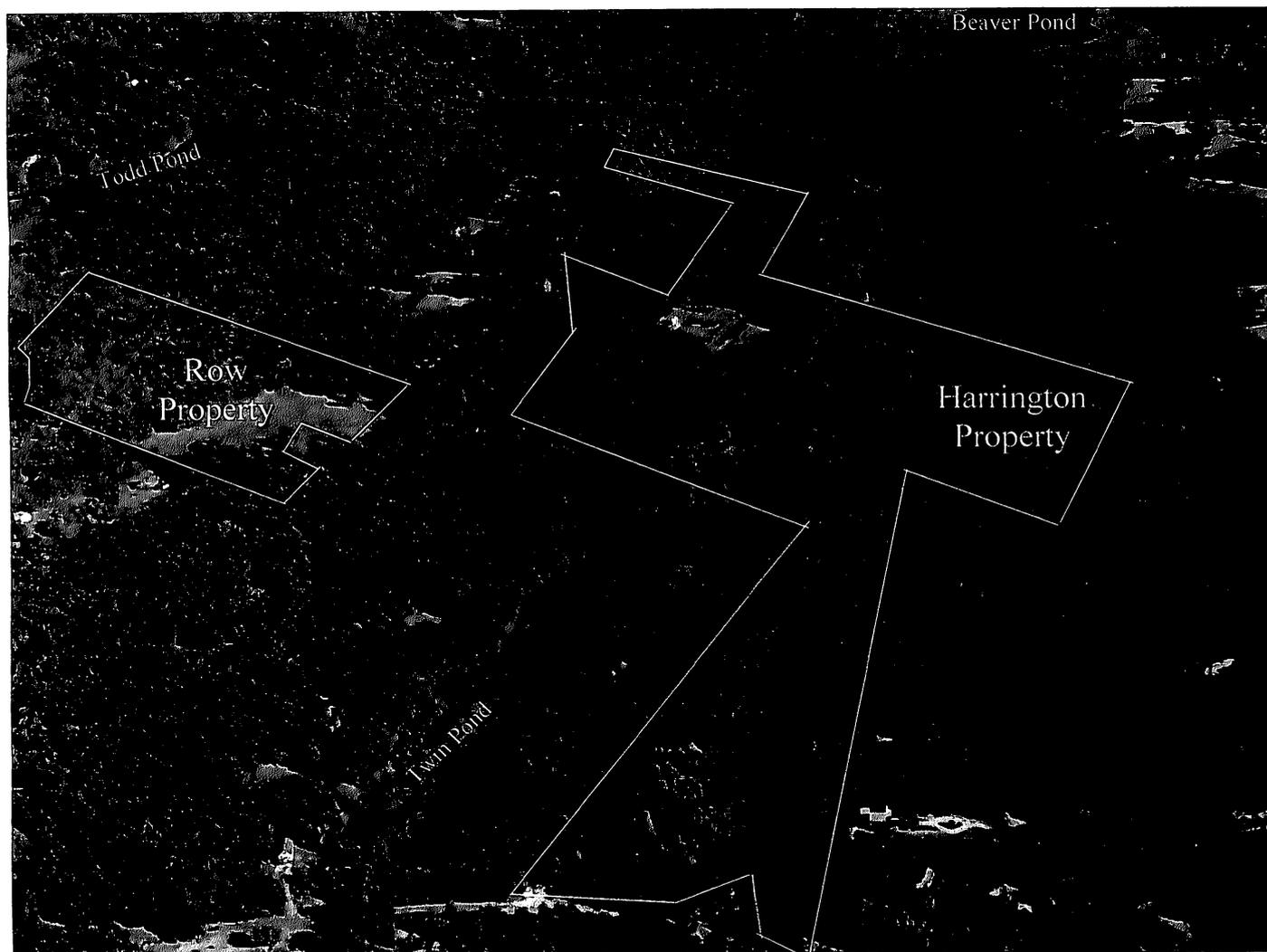
Based on the Town's current Open Space Plan, it is unlikely that the Town's three conservation organizations (Conservation Commission, Lincoln Land Conservation Trust and Rural Land Foundation) will be seeking frequent requests for the Town's CPA fund for land acquisition over the next five years. With the anticipated completion of the Heck and Harrington/Row conservation projects in FY 2005 and 2006, the number of large parcels of conservation interest, where CPA funds might be requested, is down to only a small number of properties.

It is impossible to predict when these properties might come up for sale, but currently we do not anticipate any immediate action on these few remaining properties. I hope this is helpful for your long-range planning efforts with the CPA funds. Please feel free to contact me (781) 259-9250 or Tom Gumbart in the Conservation Office, if you have further questions.

Sincerely,

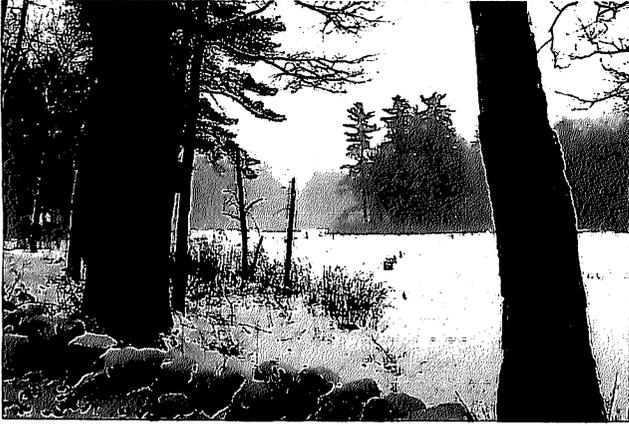
  
Geoff McGean,  
Executive Director

# Lincoln's QUIET PLACES

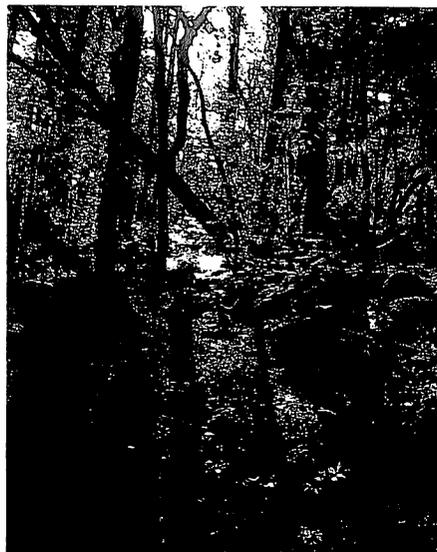


*A Conservation Initiative  
by the*

**Rural Land Foundation  
Lincoln Land Conservation Trust  
Lincoln Conservation Commission**



Snow-sculpted woodlands  
Sunrise on a spring-green field  
A symphony of early morning birds  
Turtles sunning on a log  
Bluebirds and hawks and tawny meadows  
Swamp maples red in fall  
Old stone walls and reflective ponds. . .



*Some of the  
loveliest quiet  
places imaginable  
are in Lincoln.*

# LINCOLN'S QUIET PLACES

The goal of Lincoln's Quiet Places project is to preserve two properties with beautiful habitats: the Harrington property located to the east of Twin Ponds between Rte. 117 and Tower Road, and the Row property off Tower Road near Twin Pond Lane. On the Town's behalf, the Rural Land Foundation currently holds a short term option to limit development on these properties by buying portions of the land and/or establishing permanent restrictions on future development.

The proposed preservation involves creative land use strategies that will result in:

- 67 acres of permanent open space, including 60 forested acres and a variety of habitats
- Creation of over one mile of public trails
- Linkage of key conservation areas: Beaver Pond, Weston Rd., Fernald Woods, and Umbrello
- Preservation of widely enjoyed pond, meadow, and forest vistas
- Protection of spectacular habitat for birds and water fowl
- Protection of important watershed land
- Restriction of the size and height of existing landowners' homes
- Limitations on development of adjacent land.



The value of the property rights to be acquired in this conservation project totals many millions of dollars. This preservation initiative is made possible by the landowners' willingness to limit their personal financial return. We hope that you will contribute generously to this project and help the Town embrace this unique opportunity.

## A PRECIOUS OPPORTUNITY

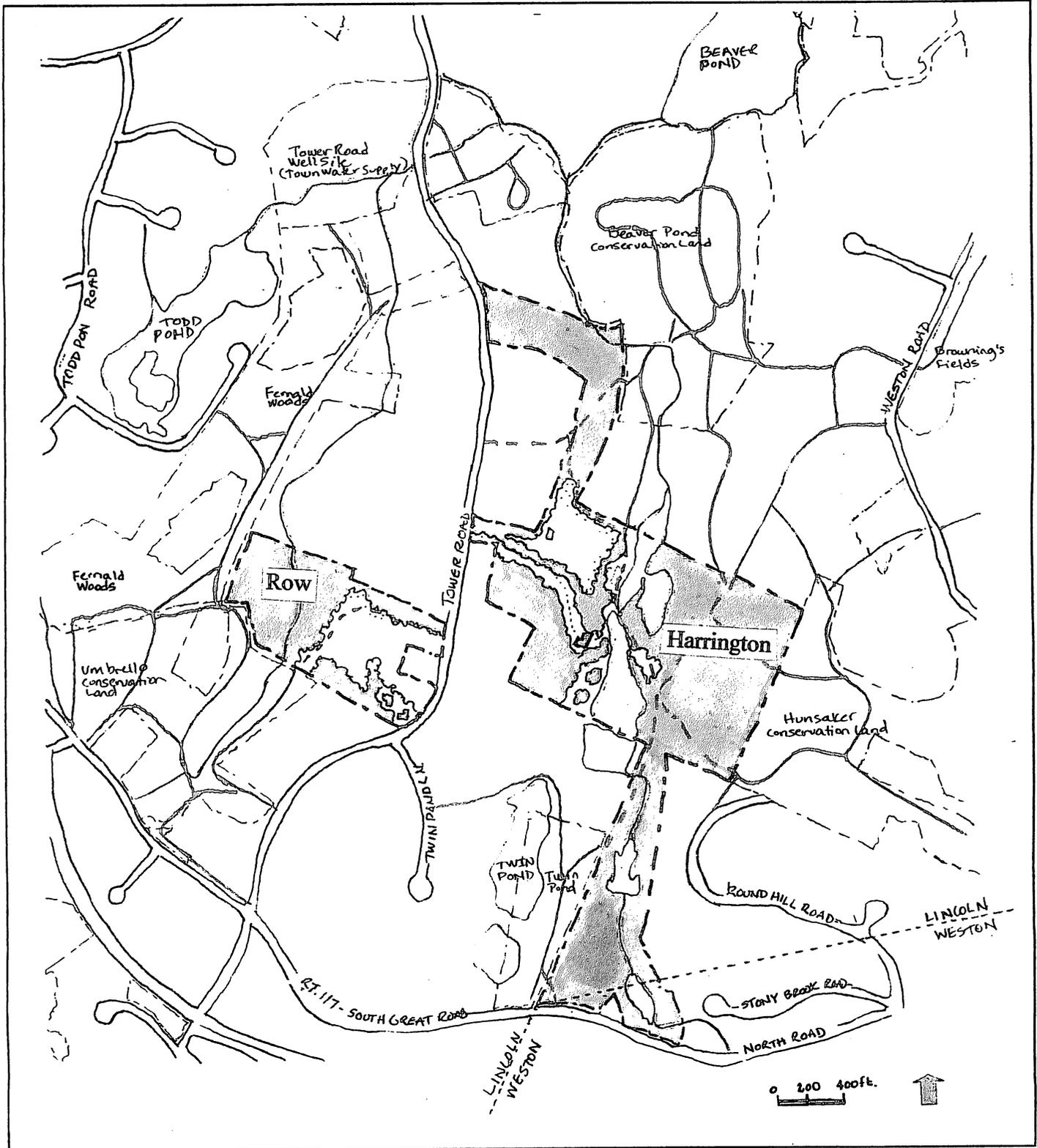
Today, we have the opportunity to preserve some of Lincoln's most important quiet places, located on two parcels in southeast Lincoln. This land encompasses a wide variety of habitats – woodland and open meadow, forest, stream, wetland, and pond, and it hosts a wide variety of wildlife. It provides trail and wildlife linkages among some of Lincoln's major conservation areas – Beaver Pond, the former Hunsaker property, Umbrello lands and Twin Pond conservation areas.



Lincoln has managed to preserve its rural character through careful planning and the generosity of its landowners and citizens. Respect for the land we occupy and a desire to preserve the land, not simply for our current enjoyment but for all time, have led to conservation efforts that have made Lincoln a unique community and a national leader in land preservation.

# Lincoln's Quiet Places

A Conservation Initiative by the  
Rural Land Foundation  
Lincoln Land Conservation Trust  
Lincoln Conservation Commission  
August, 2004



## *The Harrington Property*

The Harrington Property is comprised of 69 acres owned by the Harrington family. The site contains secluded spots and spectacular vistas covering a variety of habitats: upland pine and oak forest; a wetland system including Stony Brook, 4 ponds and at least 2 vernal pools; and 2 upland meadows.

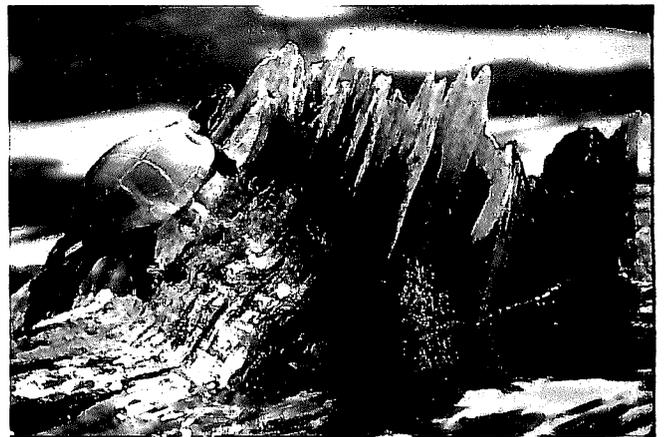
A hidden jewel, the site includes an important wildlife corridor along the ponds and streams that extend northward to Beaver Pond and beyond. Maintained as a bird sanctuary since the 1960's, the land contains locally significant bird habitat where bluebirds, waxwings, saw-whet and screech owls, red-shouldered and red-tailed hawks, woodpeckers and wood ducks are frequently sighted. A sawmill and gristmill operated along the streams. When the sawmill closed in the 1920's, it was the last mill operating in Lincoln.

The land connects to the Twin Pond conservation property to the west, the Hunsaker conservation land to the east and the Beaver Pond conservation land to the north. The Harrington family has granted public access for hiking and viewing for many years.

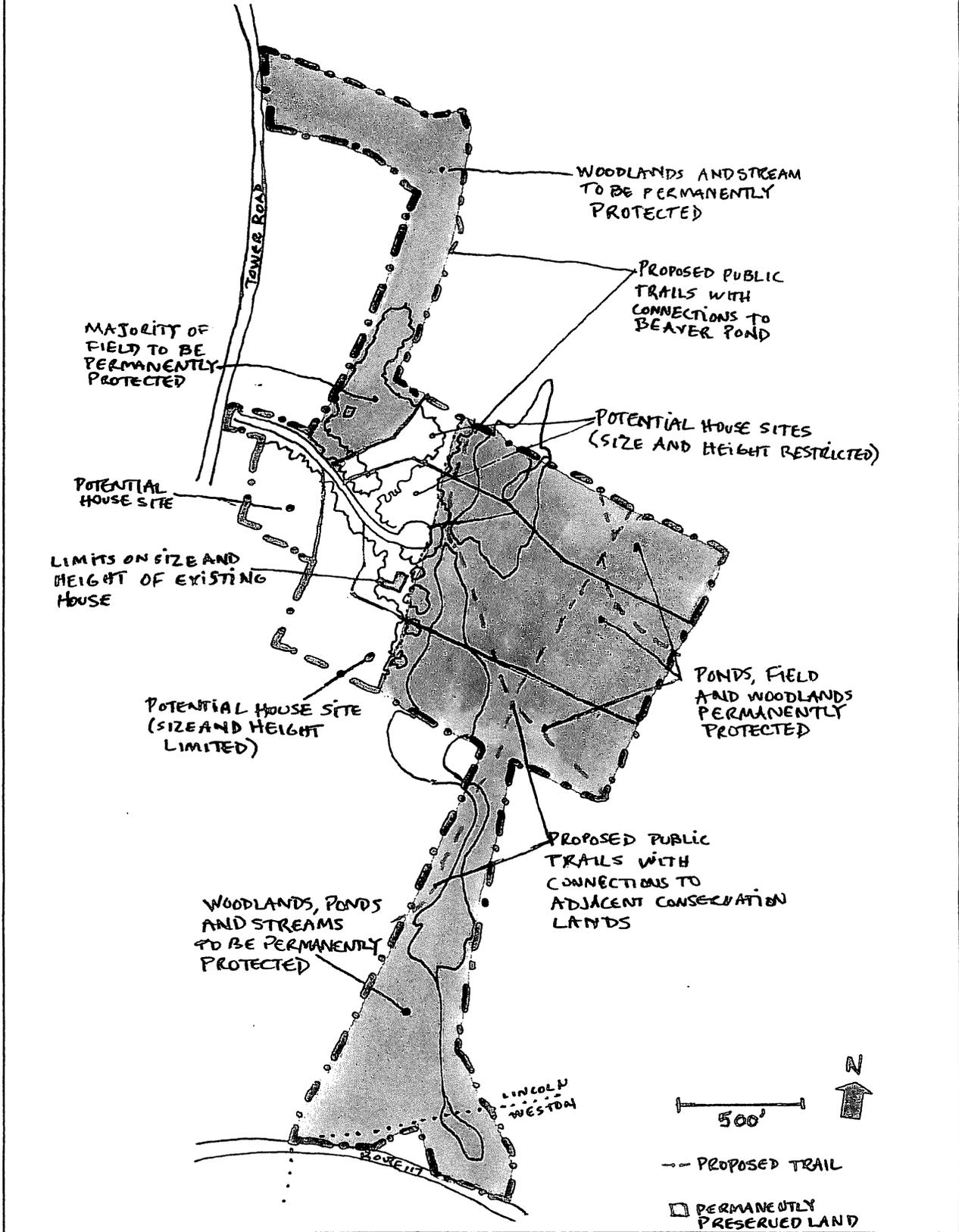


***The preservation strategy developed with the Harringtons involves:***

- Purchase of 25 acres of the Harrington property, located between Route 117, Weston Road and Tower Road
- Preservation of 54 acres containing a variety of wildlife habitats and ecosystems
- Maintenance/enhancement of trail access to superb vistas within the property, linking adjacent public and private conservation lands and providing public access from South Great Road and Tower Road
- Protection of locally significant wildlife habitats and crucial watershed lands, including a tributary to the Hobbs Brook reservoir
- Restrictions on expansion of existing structures on the property
- Restricted development of up to 5 houses (including the existing Harrington house), which is 7 fewer than zoning allows, most with size and siting restrictions.



# Harrington Property



## *The Row Property*

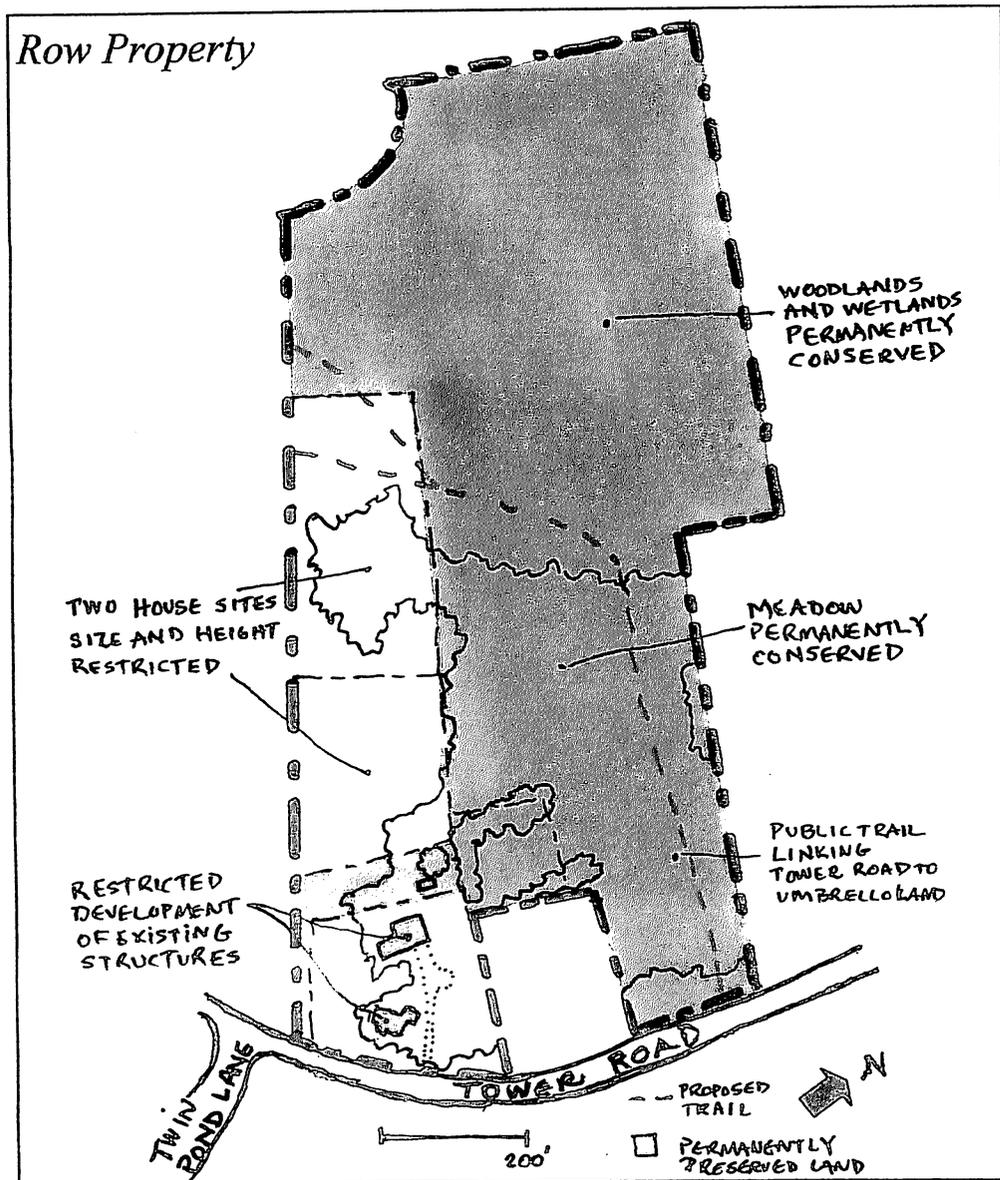
Located on Tower Road, the 17.5 acre Row property is owned by Ronald and Jane Row. A portion of the current house was constructed in 1771, and the barn is also historically significant. The site encompasses a lovely open meadow and a peaceful upland Pine forest. A significant wetland and stream system flows toward the Tower Road well watershed to the north. An important wildlife corridor extends along the existing stream and wetland system and extends southward to the Umbrello parcel and northward toward the Andrysiak/Donaldson field.

The land is adjacent to the Umbrello conservation property to the south, Fernald Woods conservation property to the west. The wetlands connect to the Tower Road well watershed lands to the north.



*The preservation strategy developed with the Row family involves:*

- Preservation of a 5-acre open meadow and 8 acres of upland Pine forest and wetlands as part of larger protected area including the adjacent Umbrello fields
- Restricted development of the existing structures on the site
- Limit of two houses on the site with house size restrictions
- Creation of a vital trail corridor linking adjacent public and private conservation lands and providing public access to the Umbrello trails from Tower Road



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Thanks to Winty Harrington for his wildlife photographs.