



The
Nature Link
Conservation, Housing, & Access

FARRINGTON AND PANETTA LAND

CONSERVATION AND HOUSING PROJECT

1

The permanent protection of over **77 acres** of the Farrington and Panetta properties off of Page Road and Cambridge Turnpike and the creation of **local trails for community access**

2

A tightly clustered neighborhood of detached homes, consisting of mostly smaller sized houses to improve the **diversity of housing stock in Lincoln**

3

A partnership with Farrington Nature Linc that will allow them to remain on their property and continue to fulfill their important mission of providing children from low-income, urban communities with equitable access to and immersive engagement in nature.

4

A continued engagement with the City of Cambridge to help protect their **watershed.**

FARRINGTON AND PANETTA PROPERTIES

Farrington Land

- 75 Acres
- Woodlands and Wetlands
- Existing Structures include:
Program Barn, Single-Family Home, Old Unused Dormitory
- Access off of Cambridge Turnpike

Panetta Land

- 20 Acres
- 3 Developed Single-Family Homes
- Gerard's Farm Stand
- Wetlands along Page Road
- Access off Page Road and Cambridge Turnpike



Lexington Road

Route 2

Page Road

Old County Road

Tabor Hill Road

The Nature Link Project Map



77 Acres of Forests, Wetlands, and Fields Conserved
20 New Homes in a Mixed-Income Neighborhood
1.5 Miles of New Trails

PARTNERS

Rural Land Foundation



Rural Land Foundation (RLF), founded in 1965, has led creative land development in Lincoln, continually balancing the importance of open space with other Town needs, including housing.

Farrington Nature Linc



Nature Linc's parent organization Farrington Memorial has operated in Lincoln since 1912. Nature Linc's mission since 2011 has been to provide children from low-income, urban communities with equitable access to and immersive engagement in nature.

Panetta Family



The Panetta Family has been on the land for generations and previously farmed much of their property.

PARTNERS

The City of Cambridge



The City of Cambridge's Water Department has helped protect hundreds of acres of land in the Cambridge Reservoir's watershed in Lincoln.

The Town of Lincoln



Lincoln residents have consistently supported conservation projects at Town Meeting, particularly through the Community Preservation Act Fund.

Conservation Commission



The Conservation Commission has been and remains a critical partner in the acquisition and stewardship of Lincoln's conservation lands.

Why this land?

Identified as Land of Conservation Interest on Lincoln's Open Space and Recreation Plan

Largest remaining undeveloped and unprotected woodlands and wetlands in Lincoln



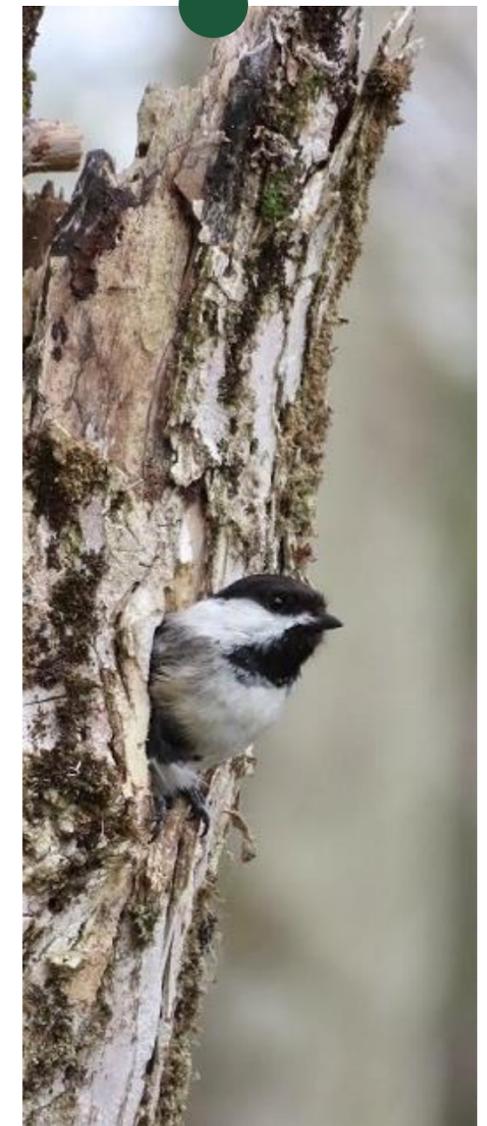
PUBLIC ACCESS



1.5 miles of new
interconnected
public trails

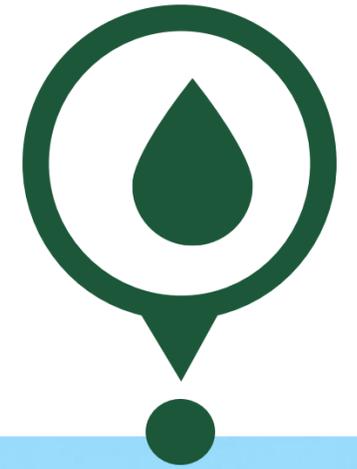


WILDLIFE HABITAT

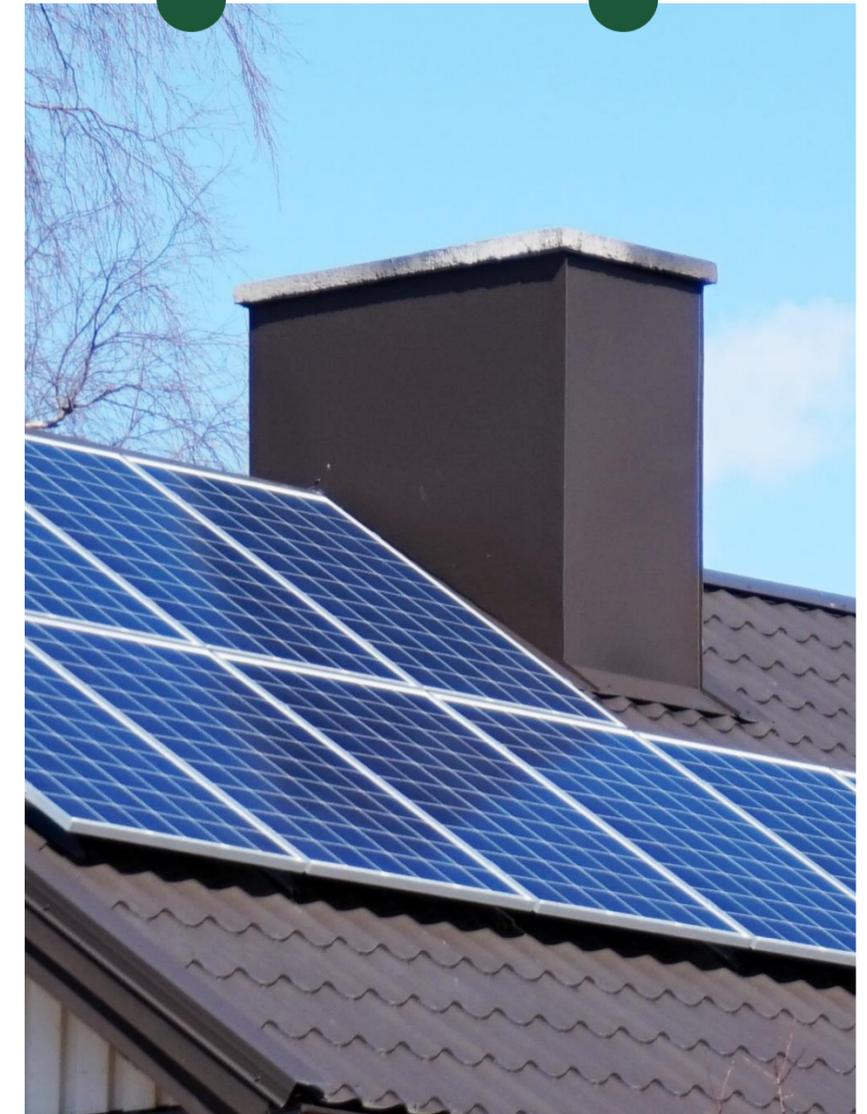
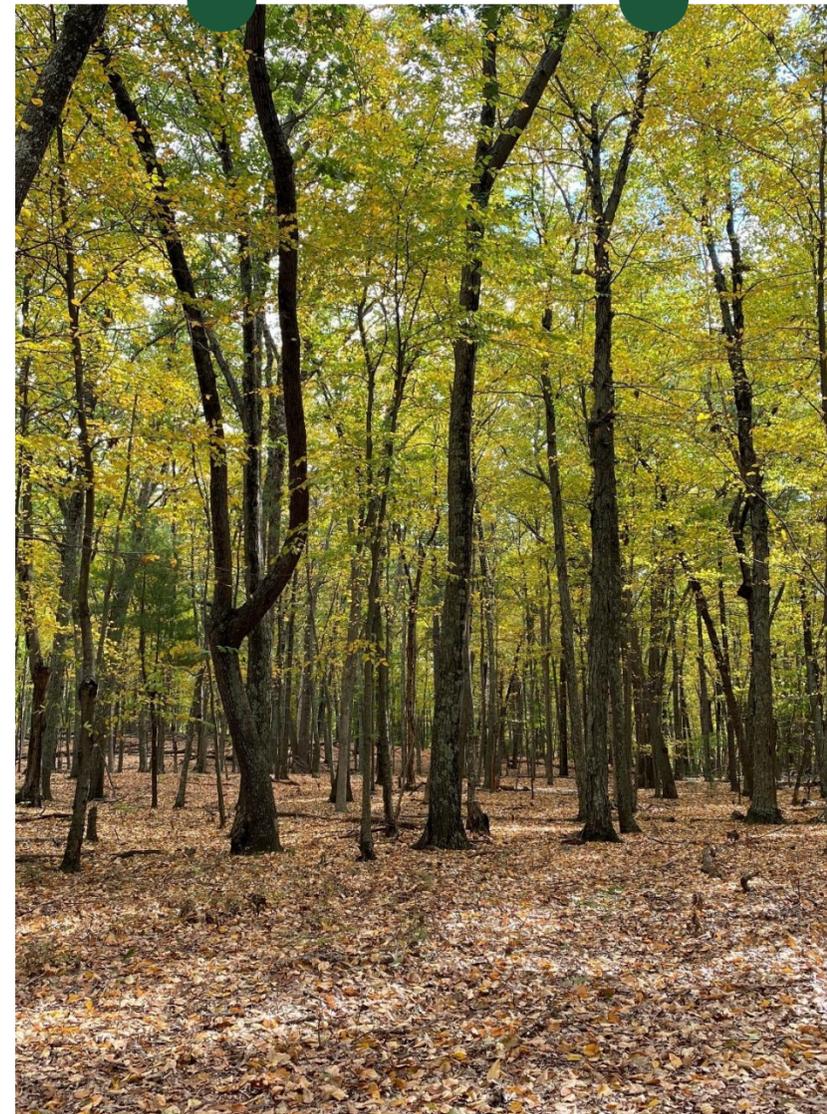


Significant, contiguous
wildlife corridor in
East Lincoln

CLIMATE CHANGE

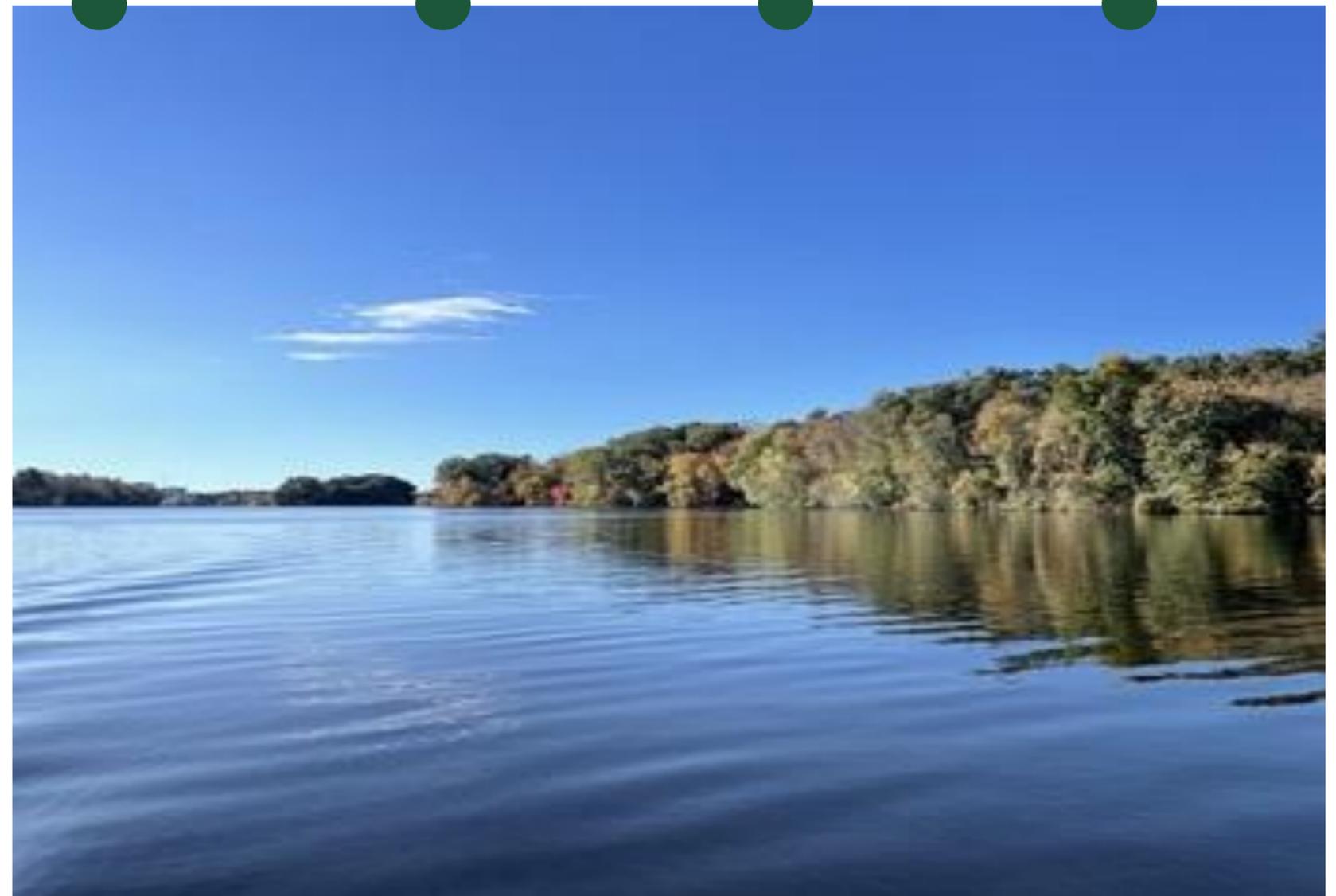
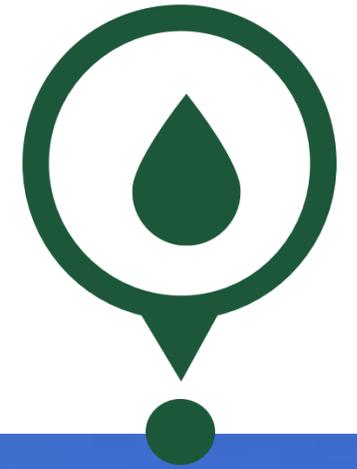


The best way to combat climate change at the local level is through land conservation.



WATERSHED PROTECTION

Protected land near
water sources is the
best way to ensure
clean drinking water.



BENEFITS FOR NATURE LINC

Security for
continued long term
nature-based use of
the site

New safe access off
of Page Road for
current programming
and future needs/use



Why this housing?

The missing middle

Lincoln's 2009 Comprehensive Plan

- Goals and Recommendations
 - Goal H-1: Provide for a variety of housing types to encourage diversity of Lincoln's population
 - Goal H-1.3 (Page 152): "Encourage retention or creation of smaller homes in order to maintain a range of housing stock available to smaller households and those in early or later stages of life."

NORTH LINCOLN OVERLAY DISTRICT

HOUSING PROPOSAL FOR PANETTA AND FARRINGTON LAND

1

RLF is working with Development Partners (Andrew Consigli from Civico and Brendon Giblin from Brendon Properties) to create a mixed-income community of tightly clustered, detached houses.

2

Proposal is similar to new State 40Y “**Starter Home**” program. However, regulations have not been finalized so pursuing similar development under North Lincoln Overlay District

Ownership Model:
Private houses share common land & amenities

3

Current neighborhood proposal: **20 Houses**

17 new 3-bedroom homes (3 income restricted, average size 1,850 sq ft)

3 larger homes in the range of 3,600 sq ft

All house will have green design elements.

4



Proposed Zoning change requires **2/3 approval** at Town Meeting



109 Page Road

EXISTING CONDITIONS - AERIAL
APRIL 28, 2025







FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

2,045 SQUARE FEET
 3 BEDROOM, 2.5 BATH
 WIDTH: 40'-0", DEPTH: 50'-0"

109 Page Road

SAMPLE COTTAGE - 3BR WITH PRIMARY DOWN
 APRIL 28, 2025



FARM STAND

01

Goal to preserve existing Farm Stand along Route 2 (Gerard's)

02

Proposed warrant article to include as a separate parcel in the North Lincoln Overlay District



Farrington and Panetta Land

2 separate land transactions Linked by critical access

1. **Farrington Nature Linc Permanent Conservation.** A \$3.1M transaction between Farrington Nature Linc and RLF, with funding from three sources:
 - The Town of Lincoln's CPA Fund (if approved at Town Meeting)
 - The City of Cambridge
 - Private Donations

The Town is not purchasing the land, but will receive permanent conservation restrictions on 77 acres.

2. **The Panetta Land/Housing Transaction.** A \$3.3M transaction between the landowner and Civico. The Town is not contributing any funding for the purchase or development of the land. The Town's involvement is related to zoning and permitting. The Town is not part of the financial negotiations for this transaction.

PRELIMINARY FINANCIALS

Farrington and Panetta Land

Farrington Nature Linc Land (Conservation and Deed Restrictions)	\$3.1 Million
Funding Sources	
City of Cambridge	\$800,000
Town CPA	\$950,000
Private Fundraising	\$1.35 Million

Panetta Land (Sale of Land)	\$3.3 Million
Funding Sources	
Housing Developer	\$3.3 Million

CPC Request Update

CPC has scheduled a hearing for May 29th to discuss project and potentially make a recommendation for June 25th 2025 Special Town Meeting



City of Cambridge Funding Request Update

01

Cambridge Water Department supportive

02

Cambridge has started process to seek funds from multiple sources

03

Cambridge is a trusted, long-time conservation partner



PRIVATE FUNDRAISING UPDATE

Goal:

\$1.35 Million

Pledges (to date):

RLF and LLCT: \$500K

Plus 100% individual commitments from
RLF/LLCT and Farrington Nature Linc
Boards



PRIVATE FUNDRAISING UPDATE

1

RLF has received many pledges from friends and neighbors

2

Great momentum for the project!

RLF estimates that we are over 50% of \$850K goal

3

RLF looking for additional written pledges.

Pledges can be given over a 3-year period

4

RLF soliciting pledges in a town-wide mailing in early June

Pledges would likely be called in 90 days after Town Meeting if the Town Meeting approves the project.

THE FRAMEWORK

1

Complex deal with
many different
interests

2

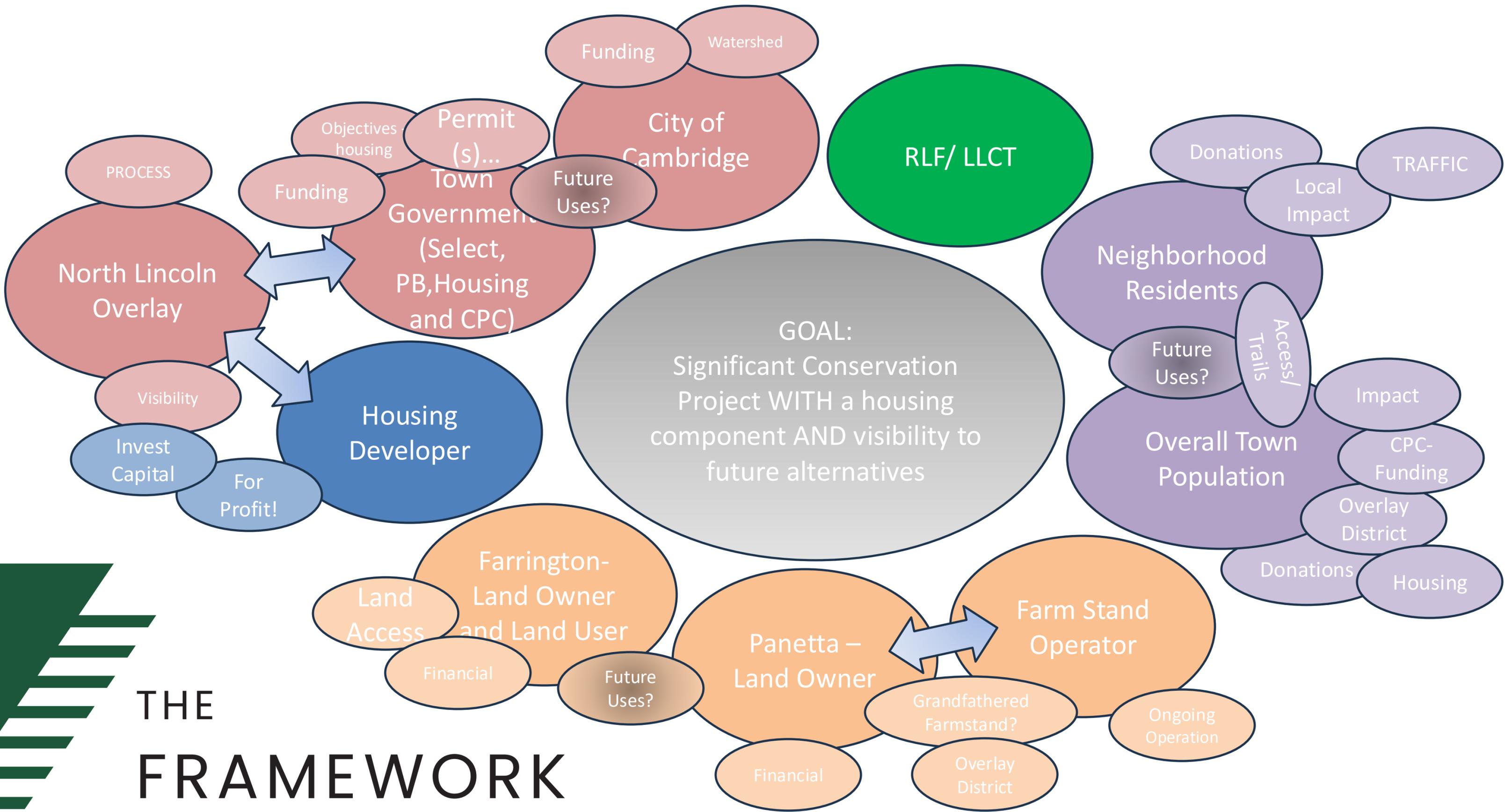
Result of years of
discussions and
negotiations

3

Balance of benefits
and sacrifices by all
parties

4

Moment in time is
Now!



THE FRAMEWORK



FARRINGTON PANETTA PROJECT PROPOSED **TIMELINE for Town Governance Meetings**

APRIL 28
Housing Coalition
Meeting 8:00 a.m.

May 7
Conservation
Commission

May 28
Conservation
Commission
Meeting

June 3
Historic
Commission
7:30 pm

June 17
Housing
Coalition
Meeting 8:00
a.m.

APRIL 14
Request to Select
Board for Special
Town Meeting

APRIL 29
Informal meeting
with Planning
Board 7:00 p.m.

May 27
Planning Board
Information
Session

May 29
Community
Preservation
Committee

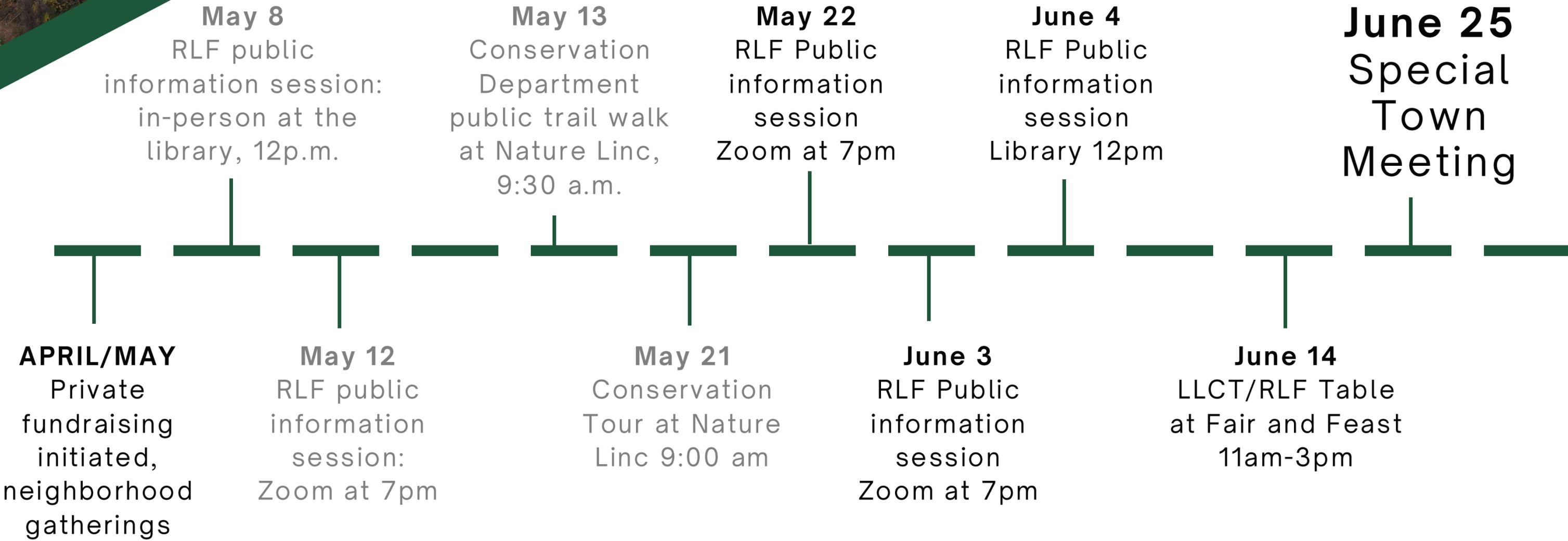
June 2
Select
board

June 10
Planning
Board public
hearing

June 25
Special Town
Meeting



FARRINGTON PANETTA PROJECT PROPOSED **TIMELINE for RLF Public Outreach**



AFTER TOWN MEETING

TIMELINE Summer + Fall 2025

Subject to community approvals at Town Meeting



Town Meeting Asks

Zoning:

- Town Meeting Approval for the housing and farm stand (2/3 vote)

Allocation of CPC Funds:

- Release of CPC Reserve Funds (majority vote)

How you can support the project



Public
Support



Financial
Support



Town Meeting
Votes



Nature Linc
F A R R I N G T O N

Vision

Farrington Nature Linc's Vision is a just world where every child has a deep sense of belonging in nature, and every community values and ensures equitable access to the natural world.



Programs

Experience: One-off programs, primarily field trips on our site in Lincoln

Explore: "Nature Clubs" at after school programs in urban Greater Boston, using parks/green spaces near them; and/or multi-visit series in Lincoln

Expand: Middle School Environmental Leadership Program

Extend: Teen Leadership Program







QUESTIONS?

Information is posted on LLCT/RLF's website: www.lincolnconservation.org

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