

**LAND MANAGEMENT COMMITTEE MEETING**  
**September 17, 2002 Minutes**  
@ Town Hall

Members Present:

Ellen O'Brien Cushman	Chairman, Cemetery Commission Representative
Andy Healy	McLean Hospital Appointee
Stephen Kidder	McLean Hospital Appointee
Lauren Meier	Belmont Citizen Appointee
Michele Gougeon	McLean Hospital Appointee
Frank Keefe	McLean Hospital Appointee
Richard Pichette	Historical District Commission Rep.

Others Present: Tim Higgins \_ Office of Community Development, Bob Gallant - Implementation Committee, Magnus Snorrason - NEMBA, Wesley Ward and Lisa Vernegard - The Trustees Reservation (TTOR), Ellen A. Stevens - Belmont Land Trust, Martha Moore - M.O.S.A.

**1. Eugene Record** - The Judy Record Found (JRF) was pleased to be a part of the Trails Restoration grant application. They would also be happy to be a part of putting together a trail evaluation and maintenance plan as a part of the Land Management Plan. This would help in making recommendation on the final trail use plan and pedestrian/bicycle designations.

Ellen A. Stevens - When the JRF is trying to raise funds, there is hesitation in stepping up until there is a land transfer. When will this occur?

Ellen O'Brien Cushman - Appreciates the offers and cooperation from Judy Record Fund. Suggested that the LMC needs make some basic level decisions about the use of the property prior to specifically working on trails determination. The exercise with TTOR tonight should be a great start. Ellen noted that recent correspondence from Town Counsel addressed the land transfer issue.

Town Counsel Bob Morrissey gave his written opinion on ways to force land transfer, which he determined are currently somewhat limited.  
Discussion followed on zoning, the DEP appeal on Junction Brook and affordable housing litigation.

**2. Update on North Meadow**

Tim Higgins provided all LMC members with a letter from Weston & Sampson that raised several issues concerning the remaining demolition piles. There is a need to get consultants together to discuss status.

Bob Gallant had some questions as to the status of the new planting. It is not growing well and is very weedy. Andy Healy will look into this, specifically under warranty.

### **3. Telecommunications Facility**

The original combined RFP ( service providers and tower construction) was ready to go to Central Register. Questions were raised whether the combined nature of actual of RFP was legal. Inspector General's office got involved and said the RFP was not in compliance with state purchasing law. Town is in process of redoing RFPs separately and it will delay the process. Survey firm has been contacted to do land survey.

### **4. Grant Application**

This application was filed. The Town sincerely thanks Eugene Record for assistance and timeliness. Application is being reviewed now.

### **5. Conservation Restriction**

Wesley Ward (TTOR)- a meeting was held last week with Joel Lerner, Tim Higgins, Steve Kidder and Wes Ward. It was thought that the restriction had been provided earlier to Joel but he indicated that he had not previously seen restriction. Most comments were not substantive. Particular questions arose regarding CR, BII covering the inactive Cemetery, and the ability of the Town Meeting to vote to lift parts of restriction. Mr. Lerner would not support this. Steve Kidder will meet with Mr. Lerner's counsel to discuss this further.

### **6. Wes Ward - Trustees of Reservations - Basic Property Concept**

Lisa Vernegard - Director of Planning and Ecology at TTOR addressed the LMC. She looked at Ecological Management Plan and considers it an excellent plan. She was pleased it also addresses issues such as trail use. Recently Lisa developed a generic table of contents regarding the planning process which she shared with those in attendance. She suggested that LMC should go through systematic review of issues presented in the table of contents and as discuss the land user experience, now and the desired experience. That process will develop a plan for how we want to use property including what the liability and risks are and ultimately form basis for budget.

Chapter 10 is Implementation. Need to figure out how much money, volunteer efforts etc are necessary to implement the selected plan.

Chapters 9 and 10 provide discipline to know what you want to do and how to get there. Eugene Record - Do these plans sometimes set fair line minimum in turns of what must be done?

Lisa Vernegard - Sometimes that gets phased as here is what we think is significant as to feature and what must be protected.

Ellen O'Brien Cushman - we have defined goals and objectives. One of our struggles to date has been to decide what physical presence is necessary on the property. Likes the words in Lisa's plan about "preserving significance", and listing risks and actions necessary to preserve what we consider special about the property.

Lisa Vernegard - Look well to visitor experience criteria. Are there current visitor conflict issues? For instance, if there are serious issues about biking then there is no way to do this without a physical presence to enforce a prohibition.

Tim Higgins - How do you determine what is the part of visitor experience?

Lisa Vernegard - you can go out and ask. Use a survey to ask and figure out. We can do a focus group. Also the LMC could just decide what we want the experience to be and mandate it.

Lauren Meier - Plan needs to define what are most important ecological values. Should be considered with other issues of visitor experience etc. Then all get together put it together for decision as to what we want to accomplish and how to implement.

Ellen O'Brien Cushman proposes that the LMC should sit down with the miniplan outline provided by Ms. Vernegard and just start making decisions.

Lisa Vernegard noted that the McLean Ecological Plan has no summary.

Tim Higgins - he recently reviewed plan and there is a lot of the work already done. Everyone should review the plan and then come to a working session to make decisions.

Lisa Vernegard - Think about what the desired future condition is and let that help guide you.

Ellen O'Brien Cushman - this should be a real plan

Lauren Meier - also should reveal goals and objectives plan - perhaps review the Historical Register Form for the landscape aspects in particular

Wesley Ward - need to think specifically about biking because Ecological Management Plan assumed there wouldn't be any (the prior CRs didn't allow it at all).

Ellen O'Brien Cushman - ultimately wants to look at process for funding Land Manager.

**Action:** The Committee agreed to re-read the Ecological Management Plan and make a list of three things, either features or experiences, that must be protected once the land is transferred. Then consider the risks there may be to losing that feature. What can be done about it? Other members of the community are encouraged to make their own lists as well. The ultimate combined list will be discussed in detail at next meeting and the consensus list will form the foundation for the "mini plan" provided by Lisa.

There being no further discussion this issue was closed.

### **Fire Road/Trails Issues:**

Michele Gougeon - McLean did clearing for fire road. With prior notification and participation, all went smoothly. Fire Department has inspected them.

Andy Healy reported that some people are moving large logs on to trails. No one knows who is doing this. McLean and other users are moving them off. This is dangerous to all users and could create also an impediment to proper fire control.

There being no further business, the meeting was adjourned at 8:50. The next meeting is scheduled for October 22 at 7:00 p.m. in Conference Room # 3.