



LAND CONSERVATION & STEWARDSHIP

Seeking, protecting, and caring for Massachusetts' most special places

2024 Annual Monitoring Report

237.00--McLean-Open Space

Report Summary

Summary:

Prior to visit, reviewed the past 3 years of Site Visits and other work records as well as open tasks, and communications. Reviewed 2024 Imagery and also 2023 MassGIS Imagery.

During the Site Visit I called Tom Grimble and spoke with him for 15 minutes. We briefly discussed the mountain bike ramps and banked corners, Zone 4 changes, and 66 Vernon Rd (CR-233).

This year's monitoring was planned to be done using Remote Imagery (satellite, aerial). However, TTOR received a request for an Estoppel Certificate in November that could certify there are no issues with respect to the Vehicle Access Easement along Olmstead Road, so a Site Visit was made to monitor this area as well as known possible issues from review of remote imagery and Lone Tree Hill Management meeting minutes.

New or unresolved potential Issues: Boundary/Surveying, Request Landowner Follow-up, 3rd Party Concern

1) Non-permitted mountain bike changes along Hillside Trail should be restored - removal of banked curves, and jumps. The TrailForks app has a September 13, 2024 Log entry for Hillside Trail that states " (Trail) closed right now for new features" that was posted by "SizeableSender". I want to state that I believe NEMBA has a good reputation and that this was not of their doing. Given that, it would be great to have something like the following:

- a) Lone Tree Hill / NEMBA schedule a trail work day to restore this trail.
- b) The event could be publicized on NEMBA, Trail Forks, and Lone Tree Hill web sites (with before/during restoration/after photos) as non-permitted unauthorized activity that was restored by NEMBA members and Lone Tree Hill volunteers.
- c) Adding an entry in Trail Forks App - Hillside Trail - that these unauthorized trail features have been removed by NEMBA and Lone Tree Hill volunteers.

2) Boundary Monuments along CR boundary at Zone 3/4 and Vehicle Access Easement interface should be set prior to any development.

3) It would be helpful if we could get periodic updates on the status of Zone 3 and Zone 4 development. Is there someone from McLean that could provide that information? We have concerns with:

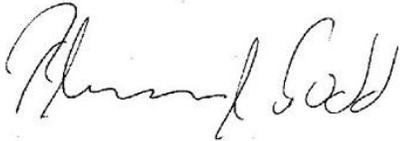
- a) Continued erosion of the coal road. This runoff is impacting the vegetation in that vicinity.
- b) Encroachment along the CR boundary line.
- c) Fill and leaves being dumped over the CR line. This destroys the native vegetation and allows for introduction of non-native invasive plants.

Staff:	Tom Dodd
Visit Date (Time): (Remote Analysis Date if Remote Only)	11/19/2024 (10:51 AM for 0.97 hours)
Methods:	Foot, Remote Imagery

Property Information

Property Interest (Size):	Conservation Restriction (26.0074 Acres)
Address:	115 Mill Street & 0 Pleasant Street (see Notes on Directions) Belmont, Massachusetts - Middlesex
Landowner/Trust:	McLean Hospital Corporation 115 Mill Street Belmont, MA 02478-9106

I attest that this report is a fair and accurate representation of the conditions that I observed on the protected property at the time of my visit.



Thomas J Dodd, Conservation Restriction Stewardship & Data Specialist

November 27th, 2024 at 8:01:23 AM GMT-5

user: tdodd@thetrustees.org

The Trustees of Reservations - Conservation Restriction Program
464 Abbott Ave Leominster, MA 01453 www.thetrustees.org/ontheland

Landowner / Representative Correspondence

Contact Information

Who was contacted (or attempts made at contacting)	Tom Grimble, Radha Iyengar, Michael Macht-Greenberg
Contact attempts made by whom?	Tom Dodd
Contact Methods?	Phone, Email
How significant was the contact?	Low
Contact Details	Sent Previsit email on 9/19/2024 and on 11/7/2024 with no response. T Dodd spoke with Tom Grimble via phone for 15 mins while on-site.

Feedback

Any ownership changes anticipated?	Not Answered
Any property changes in the past year?	Not Answered
Any property changes anticipated in the coming year?	Yes
...	Planning development for Zone 4
Any other comments or questions?	Yes
...	Tom stated that the town has not resolved encroachment issues with abutter at 66 Vernon Rd.

Remote Imagery Analysis

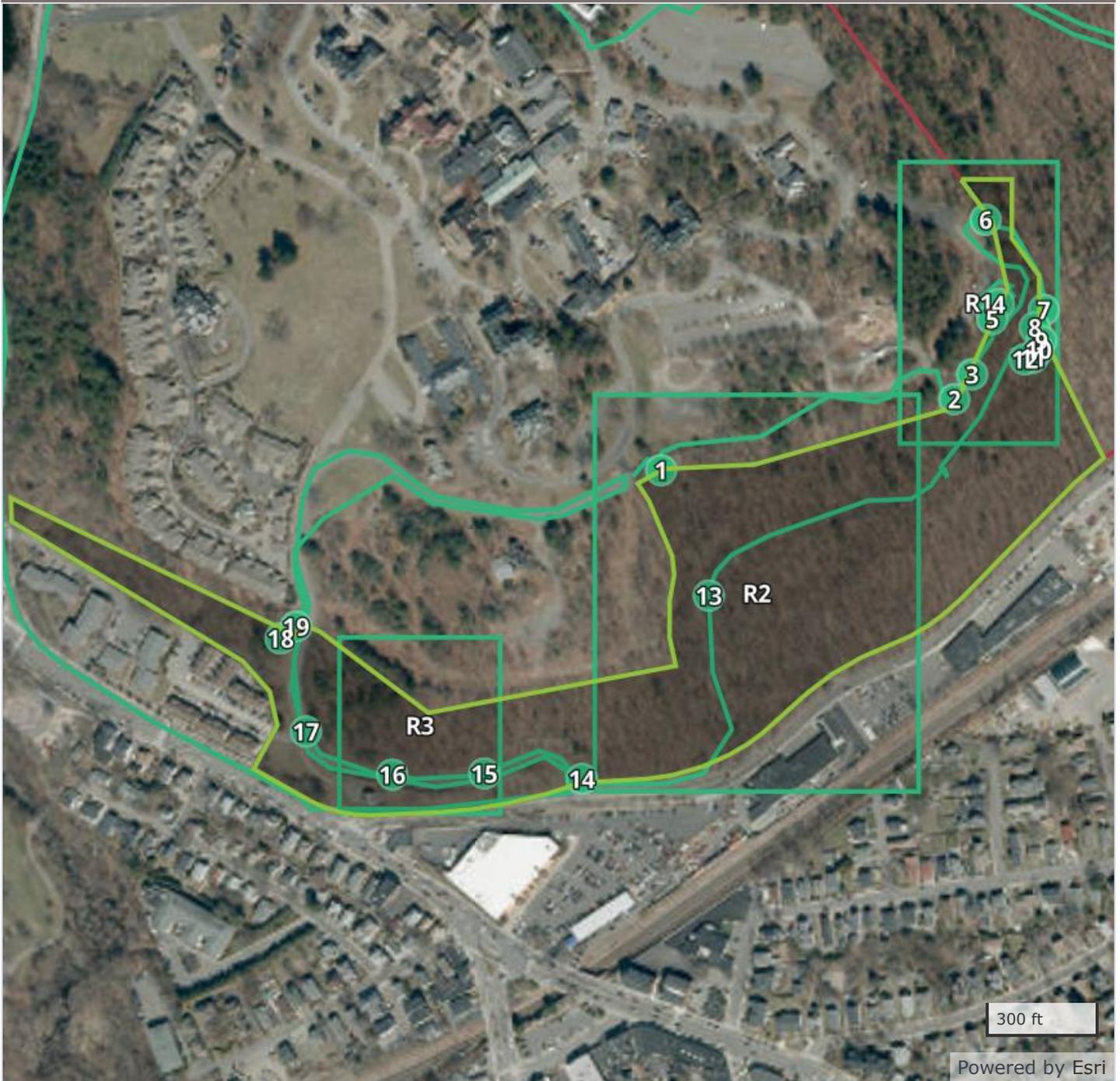
Did you review all of the Site Visits, Reserved Rights, Issues, and Communications for the past 3 years?	Yes
Did you adhere to the Remote Imagery guidelines by selecting imagery from leaf off, current calendar year, and having a resolution of 0.5m or higher?	Yes
Did you create the minimum Remote Imagery Notes based on property size?	Yes
Were there any other changes noted on the entire property?	No

Site Visit

Others Present?	No
Weather conditions at time of visit?	Sunny
Areas Visited?	Access points, Woods Roads/Trails, Boundaries - some, Building Envelope/ Use Area
Did you observe any infrastructure changes on the property?	No
What Resource Management activities have occurred since the last review?	Trail Maintenance

Did you observe any natural disturbances on the property?	Yes
...	Invasive Japanese Knotweed invading where fill was dumped over CR boundary line at Photopoint 4.
Did you observe or learn of any boundaries in need of posting or delineation?	Yes
...	Monuments should be found and/or installed along CR boundary and Zone 3 and Zone 4 to prevent any future. CR signs and posts should be placed along this line as well. If these Zones are being developed, then this should be required as an initial part of the project.
Did you observe (or see sign of) any notable flora or fauna?	No

Property Map



- | | |
|---|--|
|  CR Boundary |  Building Envelope / Use Area |
|  2023 Ortho |  Related Record Points |
|  Property Areas (Building Envelope, Use, ROW) |  Site Visit Areas |
|  Building Envelope / Use Area |  Site Visit Lines |
|  Property Points |  Site Visit Points |
|  Related Record Areas |  Sub-Record Boundary |



- | | |
|--|------------------------------|
| CR Boundary | Building Envelope / Use Area |
| 2023 Ortho | Related Record Points |
| Property Areas (Building Envelope, Use, ROW) | Site Visit Areas |
| Building Envelope / Use Area | Site Visit Lines |
| Property Points | Site Visit Points |
| Related Record Areas | Sub-Record Boundary |

Remote Imagery



R1 -- North Section - No recent changes noted. -- (Imagery Date: 4/9/2024)
Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2024.



R1 -- North Section - No recent changes noted. -- (Imagery Date: 4/10/2023)
MassGIS Aerial Imagery. Truecolor, high resolution. 2023 Commonwealth of Massachusetts..



R2 -- Central area - No changes noted. -- (Imagery Date: 4/9/2024)
Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2024.

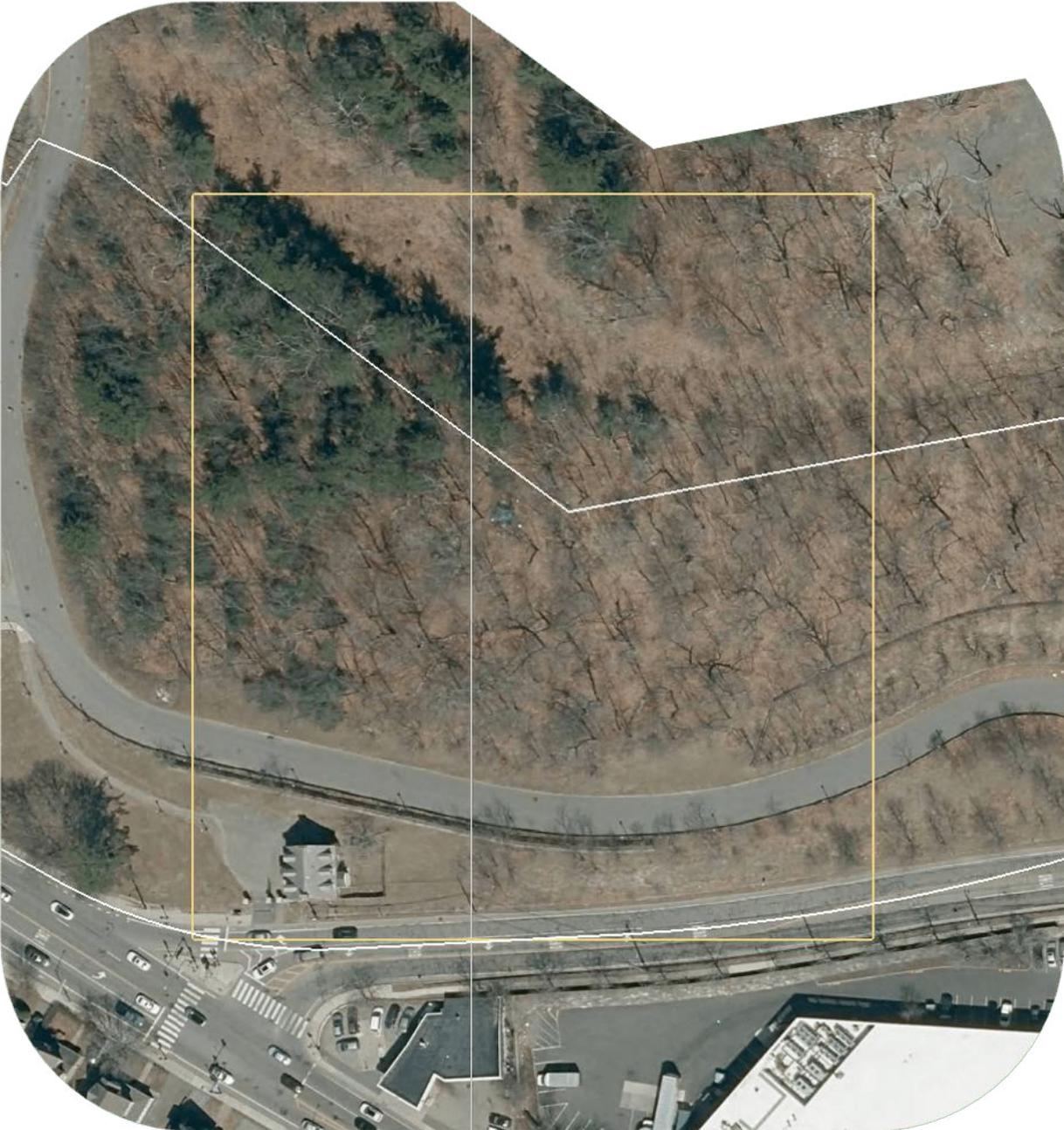


R2 -- Central area - No changes noted. -- (Imagery Date: 4/10/2023)
MassGIS Aerial Imagery. Truecolor, high resolution. 2023 Commonwealth of Massachusetts..



R3 -- Possible Structure - Maybe a tent was placed here sometime between Mar 2021 and Apr 2024, where it now appears to be removed. -- (Imagery Date: 4/9/2024)

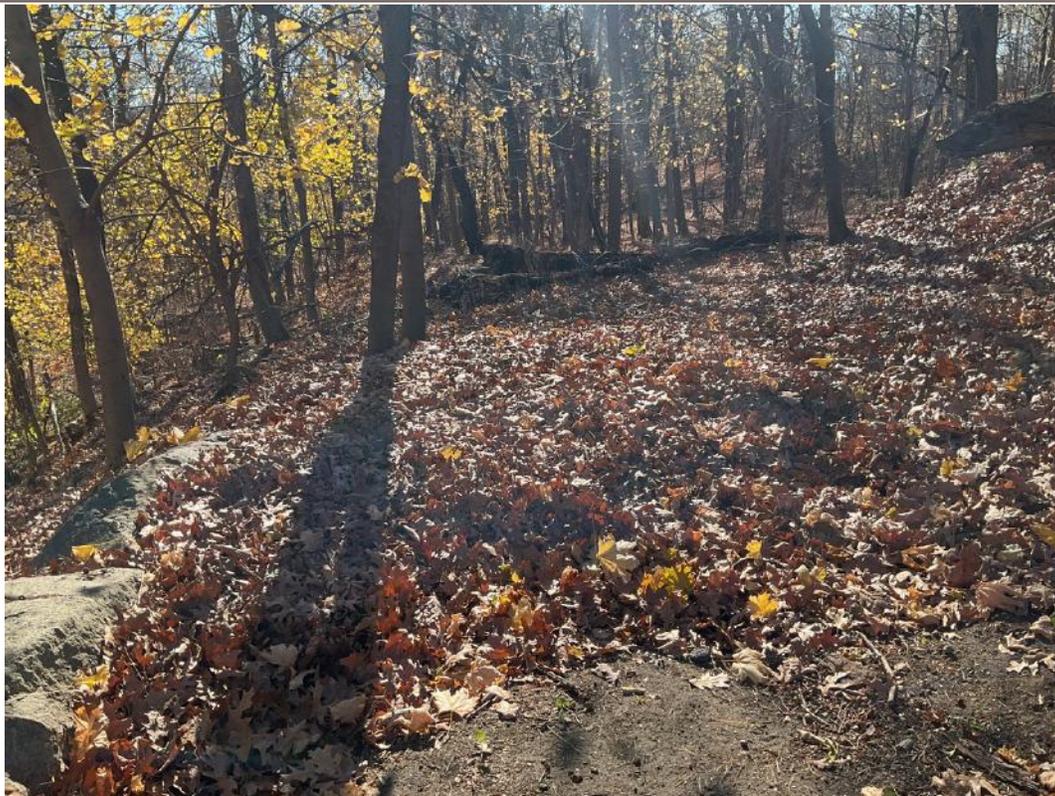
Nearmap (0.5m). Truecolor, high resolution. © Nearmap 2024.



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MassGIS Aerial Imagery. Truecolor, high resolution. 2023 Commonwealth of Massachusetts..

Site Visit Photos



Photopoint 1--Leaves blown onto CR. 3' high piles

(42.39144, -71.18957--Taken by:Tom Dodd--Facing:S--File:McLean-Open Space (#237.00) 2024-11-19 01.jpg)



Photopoint 2--CR boundary monument

(42.39196, -71.18669--Taken by:Tom Dodd--Facing:NW--File:McLean-Open Space (#237.00) 2024-11-19 02.jpg)



Photopoint 3--Attempting to direct water into trench and not down coal road

(42.39214, -71.18651--Taken by:Tom Dodd--Facing:NNW--File:McLean-Open Space (#237.00) 2024-11-19 03.jpg)



Photopoint 4--8' high pile of loam up to CR line - CR sign post seemed to work.
(42.39265, -71.18625--Taken by:Tom Dodd--Facing:WSW--File:McLean-Open Space (#237.00) 2024-11-19 04.jpg)



Photopoint 5--Cut tree trunks just over line. Standing on CR line. Blue flagging on CR line in distance
(42.39254, -71.18631--Taken by:Tom Dodd--Facing:SW--File:McLean-Open Space (#237.00) 2024-11-19 05.jpg.jpg)



Photopoint 6--CR Boundary monument

(42.39326, -71.18638--Taken by:Tom Dodd--Facing:NNE--File:McLean-Open Space (#237.00) 2024-11-19 06.jpg)



Photopoint 7--Mountain bikers built banked curve without permission

(42.39261, -71.1858--Taken by:Tom Dodd--Facing:SSW--File:McLean-Open Space (#237.00) 2024-11-19 07.jpg)



Photopoint 8--Banked curve

(42.39248, -71.18589--Taken by:Tom Dodd--Facing:SSW--File:McLean-Open Space (#237.00) 2024-11-19 08.jpg)



Photopoint 9--Banked curve

(42.39238, -71.18583--Taken by:Tom Dodd--Facing:SSE--File:McLean-Open Space (#237.00) 2024-11-19 09.jpg)



Photopoint 10--Built bike moguls and banked curves

(42.39232, -71.18586--Taken by:Tom Dodd--Facing:SW--File:McLean-Open Space (#237.00) 2024-11-19 10.jpg)



Photopoint 11--Sign indicates trail built without permission

(42.39226, -71.18591--Taken by:Tom Dodd--Facing:SSW--File:McLean-Open Space (#237.00) 2024-11-19 11.jpg)



Photopoint 12--3' deep hole used for banked curve material

(42.39225, -71.18599--Taken by:Tom Dodd--Facing:NW--File:McLean-Open Space (#237.00) 2024-11-19 12.jpg)



Photopoint 13--Coal road view

(42.39053, -71.1891--Taken by:Tom Dodd--Facing:NNE--File:McLean-Open Space (#237.00) 2024-11-19 13.jpg)



Photopoint 13--Coal road view

(42.39053, -71.1891--Taken by:Tom Dodd--Facing:SSW--File:McLean-Open Space (#237.00) 2024-11-19 14.jpg)



Photopoint 14--Olmsted Drive Entry (Vehicle Access Easement)

(42.38919, -71.19036--Taken by:Tom Dodd--Facing:NW--File:McLean-Open Space (#237.00) 2024-11-19 15.jpg)



Photopoint 15--End of safety fence along Olmsted Drive (Vehicle Access Easement)
(42.38923, -71.19132--Taken by:Tom Dodd--Facing:W--File:McLean-Open Space (#237.00) 2024-11-19 16.jpg)



Photopoint 16--View along Olmsted Drive (Vehicle Access Easement)
(42.38923, -71.19222--Taken by:Tom Dodd--Facing:WNW--File:McLean-Open Space (#237.00) 2024-11-19 17.jpg)



Photopoint 17--Olmsted Drive - Housing access (Vehicle Access Easement)
(42.38954, -71.19307--Taken by:Tom Dodd--Facing:WNW--File:McLean-Open Space (#237.00) 2024-11-19 18.jpg)



Photopoint 18--Leaves blown onto CR - 3' high, 40' long approximately
(42.39022, -71.19332--Taken by:Tom Dodd--Facing:WSW--File:McLean-Open Space (#237.00) 2024-11-19 19.jpg)



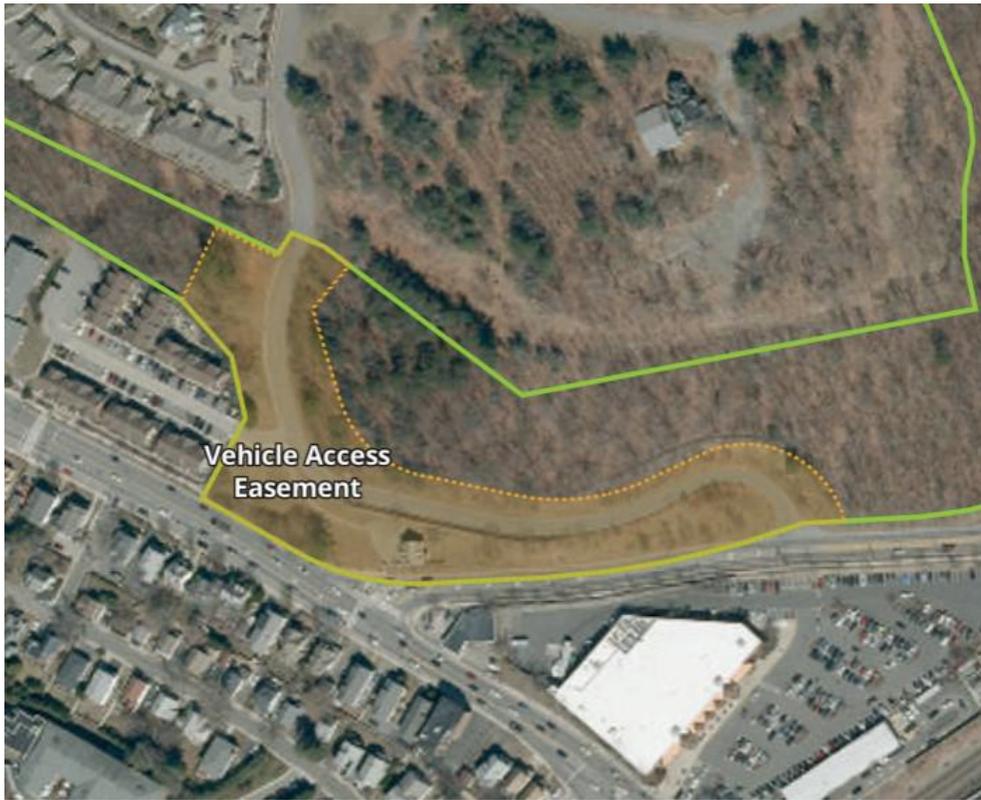
Photopoint 19--Olmsted Drive (Vehicle Access Easement)

(42.3903, -71.19317--Taken by:Tom Dodd--Facing:SSW--File:McLean-Open Space (#237.00) 2024-11-19 20.jpg)



Photopoint 19--Olmsted Drive (Vehicle Access Easement)

(42.3903, -71.19317--Taken by:Tom Dodd--Facing:SE--File:McLean-Open Space (#237.00) 2024-11-19 21.jpg)



Photopoint 19--Vehicle Access Easement

(42.3903, -71.19317--Taken by:Tom Dodd--Facing:No Direction--File:Screenshot 2024-11-27 074216.jpg.jpg)



Photopoint 19--Vehicle Access Easement - Note that a bound was to be set (in red circle). This should be verified and if not set, then needs to be set. See Plan Book 2005, Plan 126.

(42.3903, -71.19317--Taken by:Tom Dodd--Facing:No Direction--File:Screenshot 2024-11-27 074546.jpg.jpg)