



## LAND CONSERVATION & STEWARDSHIP

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

### 2024 Annual Monitoring Report

### 233 (237.02)--McLean Cemetery & Lone Tree Hill

#### Report Summary

**Summary:**

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. Only one change was noticed that is close to the CR. There is a new home being built at 89 SNAKE HILL RD. See Remote Imagery R3. No encroachment noted.

During the Site Visit, visited the 66 Vernon Road ongoing encroachment, the Arlington School possible encroachment and nearby Vehicle Access Area and the trail entrance where a new home is being built on 89 Snake Hill Road.

**New or unresolved potential Issues:** Request Landowner Follow-up, Boundary/Surveying Request that Boundary monuments be set (or located) along the Vehicle Access Area Easement (Photopoint 9, 10, 11).

<b>Staff:</b>	Tom Dodd
<b>Visit Date (Time):</b> <b>(Remote Analysis Date if Remote Only)</b>	9/19/2024 (12:11 PM for 1.47 hours)
<b>Methods:</b>	Foot, Remote Imagery

#### Property Information

<b>Property Interest (Size):</b>	Conservation Restriction (90.1806 Acres)
<b>Address:</b>	700 Concord Avenue; 248 Mill Street Belmont, Massachusetts - Middlesex
<b>Landowner/Trust:</b>	Town of Belmont, Board of Cemetery Commissioners 121 Grove Street Belmont, MA 02478
<b>Landowner/Trust:</b>	Town of Belmont c/o Board of Selectmen 455 Concord Avenue Belmont, MA 02478

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 8:20:45 AM GMT-5

user: tdodd@thetrustees.org

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The Trustees of Reservations - Conservation Restriction Program  
464 Abbott Ave Leominster, MA 01453 [www.thetrustees.org/ontheland](http://www.thetrustees.org/ontheland)

## Landowner / Representative Correspondence

### Contact Information

<b>Who was contacted (or attempts made at contacting)</b>	Tom Grimble, Radha Iyengar, Michael Macht-Greenberg
<b>Contact attempts made by whom?</b>	Tom Dodd
<b>Contact Methods?</b>	Email, Phone
<b>How significant was the contact?</b>	Low
<b>Contact Details</b>	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

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

### Remote Imagery Analysis

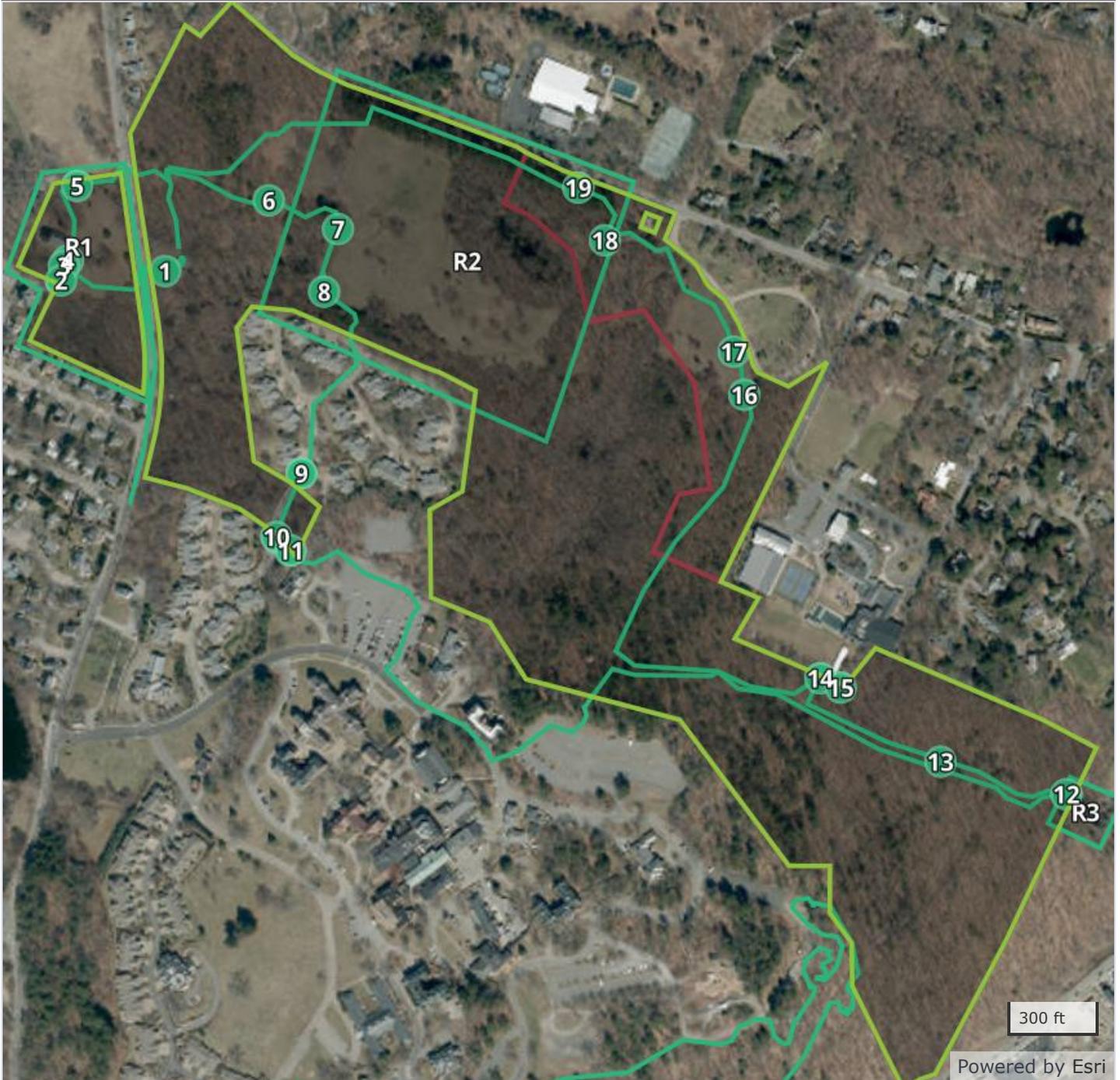
<b>Did you review all of the Site Visits, Reserved Rights, Issues, and Communications for the past 3 years?</b>	Yes
<b>Did you adhere to the Remote Imagery guidelines by selecting imagery from leaf off, current calendar year, and having a resolution of 0.5m or higher?</b>	Yes
<b>Did you create the minimum Remote Imagery Notes based on property size?</b>	Yes
<b>Remote Imagery Analysis Date</b>	9/19/2024
<b>Were there any other changes noted on the entire property?</b>	No

### Site Visit

<b>Others Present?</b>	No
<b>Weather conditions at time of visit?</b>	Sunny
<b>Areas Visited?</b>	Access points, Interior, Woods Roads/Trails, Boundaries - some, Building Envelope/ Use Area, Site of past Issue, Abutting potential encroachments
<b>Did you observe any infrastructure changes on the property?</b>	No

<b>What Resource Management activities have occurred since the last review?</b>	Trail Maintenance, Invasive Plant Control, Land Management
...	Planting of pine trees at Photopoint 8
<b>Did you observe any natural disturbances on the property?</b>	Yes
...	Lone Tree Hill is continuously managing invasives. Heavy infestation of Swallowwort at cemetery parcel (Photopoint 17)
<b>Did you observe or learn of any boundaries in need of posting or delineation?</b>	Yes
...	a) Photopoint 14, 15 - Difficult to know if large leaf pile is on CR property without having boundary monuments in this area. b) Photopoint 11 - Yurt, Shed, and garden plots at Arlington School may be on CR property. Based on Mass. Level 3 Parcel data, only the garden plots are. c) Photopoint 9,10 - Survey shows there were supposed to be monuments set in this Vehicle Access Area Easement, but a quick search did not locate them. While the lines for Zone 3 and 4 are being surveyed, this area should be checked to see if all monuments have been set (as were planned).
<b>Did you observe (or see sign of) any notable flora or fauna?</b>	Yes
...	While walking near the edge of Great Meadow at Photopoint 8, I heard a tree branch crack behind me. I looked behind me and saw nothing. Then, further down the trail, I saw an immature Red-tailed Hawk, fly out of the woods and drop into the meadow (50' away). It stayed on the ground for a minute or so. I thought that maybe it had caught something and was waiting for it to die. It took a few steps forward, and what I think was a Bob-White, flew out from the grass and headed straight for the woods. The Hawk was close behind. I heard the hawk crash into the vines and am not sure if the bird got away. I'm pretty sure it was a quail, being a small chunky bird, but didn't see any EBird listing showing they have been seen here at LTH.

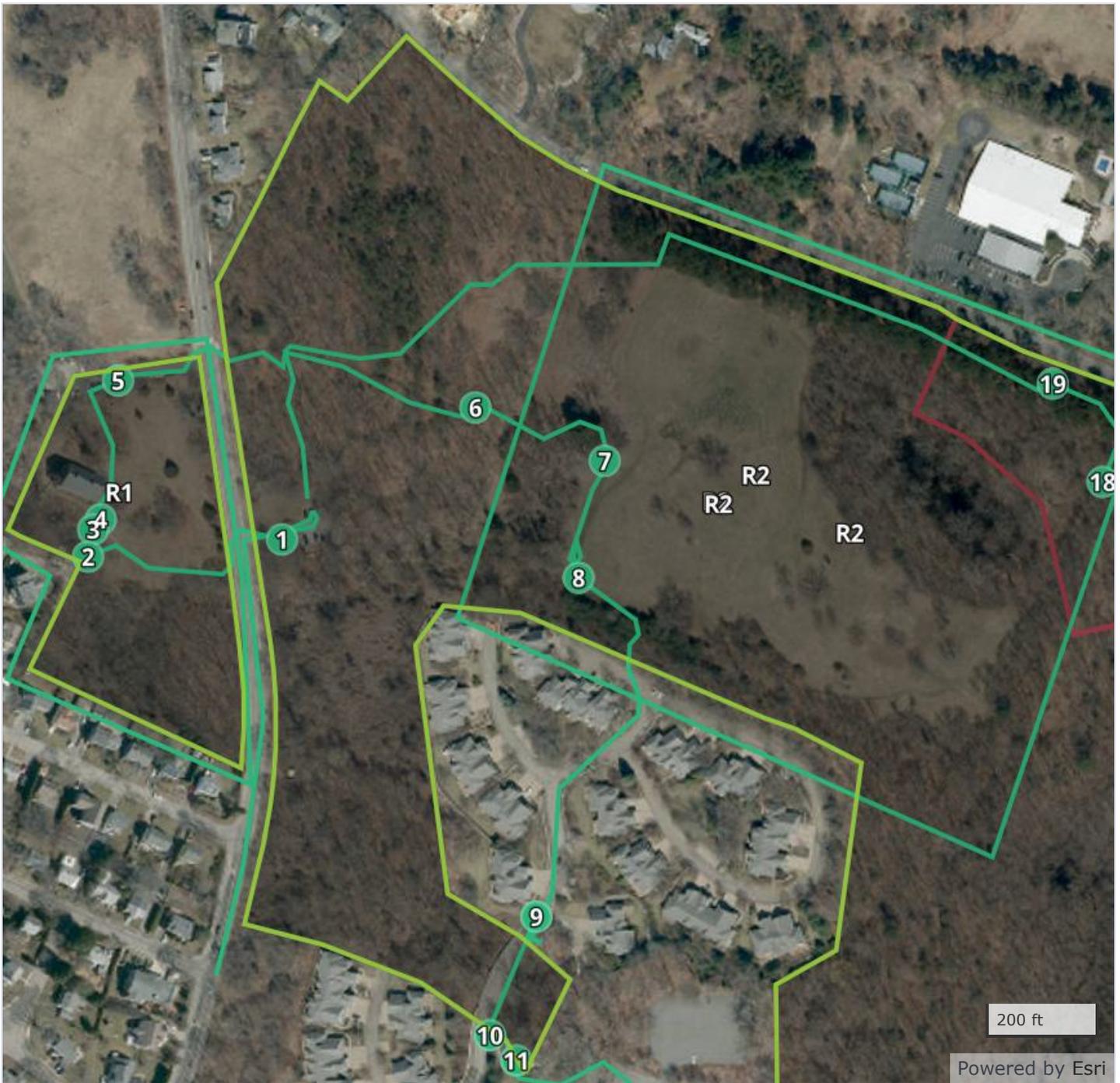
# Property Map



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

300 ft

Powered by Esri



- |   |  |
|---|--|
|  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** -- Mill St/Barn Area - No changes noted. There doesn't appear to be any change at known encroachment of 66 Vernon St. -- (Imagery Date: 4/9/2024)

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



**R1** -- Mill St/Barn Area - No changes noted. There doesn't appear to be any change at known encroachment of 66 Vernon St. -- (Imagery Date: 4/10/2023)

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



**R2 -- Great Meadow - No changes noted. -- (Imagery Date: 4/9/2024)**

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



**R2** -- Great Meadow - No changes noted. -- (Imagery Date: 4/10/2023)

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



**R3** -- SE boundary - New home construction along boundary. Stone wall delineates boundary. No encroachment noted. -- (Imagery Date: 4/9/2024)

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



**R3** -- SE boundary - New home construction along boundary. Stone wall delineates boundary. No encroachment noted. -- (Imagery Date: 4/10/2023)

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

## Site Visit Photos



**Photopoint 1**--Temporary storage area while road work underway

(42.39895, -71.19428--Taken by:Tom Dodd--Facing:WNW--File:McLean-Open Space (#237.00) 2024-11-19 22.jpg )



**Photopoint 2--66 Vernon Street update**

(42.39886, -71.19556--Taken by:Tom Dodd--Facing:WNW--File:McLean-Open Space (#237.00) 2024-11-19 23.jpg )



**Photopoint 2--66 Vernon Street update**

(42.39886, -71.19556--Taken by:Tom Dodd--Facing:W--File:McLean-Open Space (#237.00) 2024-11-19 24.jpg )



**Photopoint 3**--Appears to be access to 66 Vernon Rd abutter.  
(42.39899, -71.19552--Taken by:Tom Dodd--Facing:SW--File:McLean-Open Space (#237.00) 2024-11-19 25.jpg )



**Photopoint 4**--Barn  
(42.39904, -71.19547--Taken by:Tom Dodd--Facing:N--File:McLean-Open Space (#237.00) 2024-11-19 26.jpg )



**Photopoint 5**--Boulders placed recently?. Trail camera was found sitting on rock - placed it behind right boulder.

(42.39972, -71.19536--Taken by:Tom Dodd--Facing:S--File:McLean-Open Space (#237.00) 2024-11-19 27.jpg )



**Photopoint 6**--Great Meadow in background, with pine allee

(42.39959, -71.19301--Taken by:Tom Dodd--Facing:E--File:McLean-Open Space (#237.00) 2024-11-19 29.jpg )



**Photopoint 6**--Woods opened up in this area

(42.39959, -71.19301--Taken by:Tom Dodd--Facing:NE--File:McLean-Open Space (#237.00) 2024-11-19 28.jpg )



**Photopoint 7**--Great Meadow view

(42.39933, -71.19216--Taken by:Tom Dodd--Facing:ESE--File:McLean-Open Space (#237.00) 2024-11-19 30.jpg )



**Photopoint 8**--New pines planted here

(42.39876, -71.19233--Taken by:Tom Dodd--Facing:NE--File:McLean-Open Space (#237.00) 2024-11-19 31.jpg )



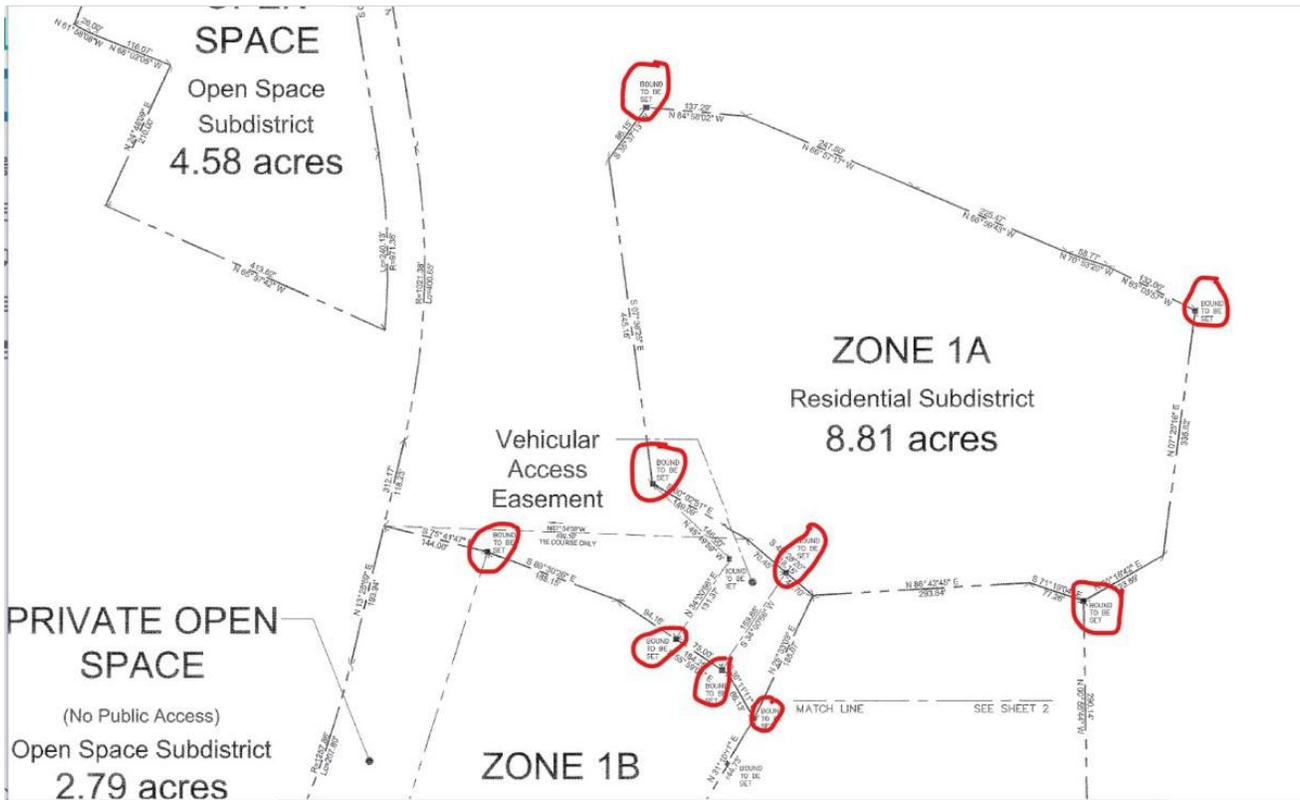
**Photopoint 9--View into Vehicle Access Area**

(42.39711, -71.19261--Taken by:Tom Dodd--Facing:WSW--File:McLean-Open Space (#237.00) 2024-11-19 32.jpg )



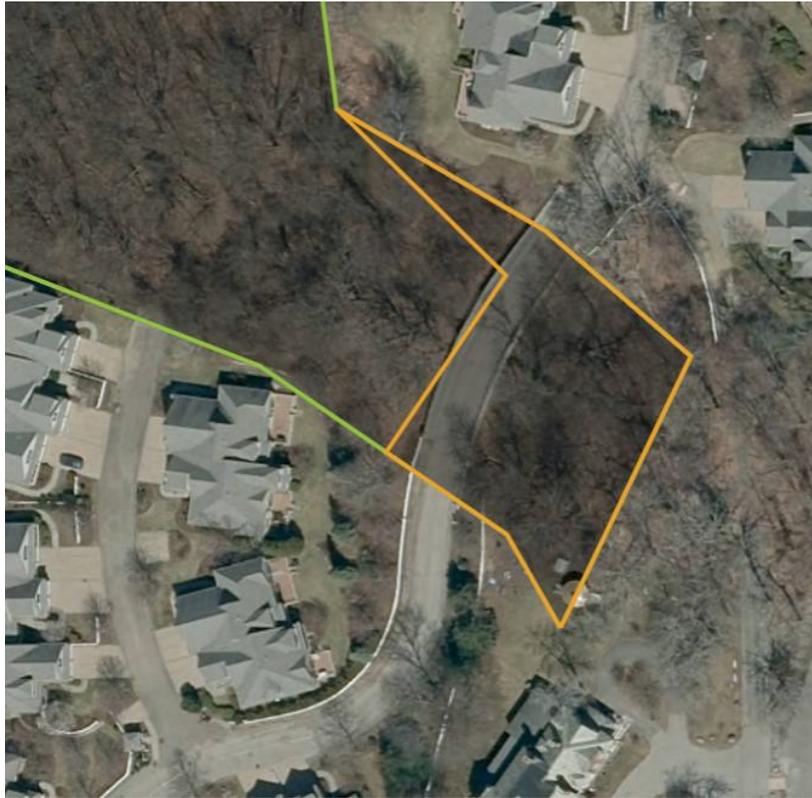
**Photopoint 9--View into Vehicle Access Area**

(42.39711, -71.19261--Taken by:Tom Dodd--Facing:SSW--File:McLean-Open Space (#237.00) 2024-11-19 33.jpg )



**Photopoint 10**--Vehicle Access Easement - Note that bounds were to be set (in red circles). These should be verified and if not set, then need to be set. See Plan 126 of 2005.

(42.39654, -71.19291--Taken by:Tom Dodd--Facing:No Direction--File:Screenshot 2024-11-27 080708.jpg.jpg )



**Photopoint 10**--Vehicle Access Easement - See Plan 126 of 2005. Note that our shapefile location is off slightly. Having bounds as specified would resolve this.

(42.39654, -71.19291--Taken by:Tom Dodd--Facing:No Direction--File:Screenshot 2024-11-27 080929.jpg.jpg )



**Photopoint 10--View into Vehicle Access Area**

(42.39654, -71.19291--Taken by:Tom Dodd--Facing:NNE--File:McLean-Open Space (#237.00) 2024-11-19 34.jpg )



**Photopoint 11**--Based on State Parcel Level 3 data, standing at CR corner. CR boundary line is through photo center. Some of the garden plots to the right are believed to be ON CR.

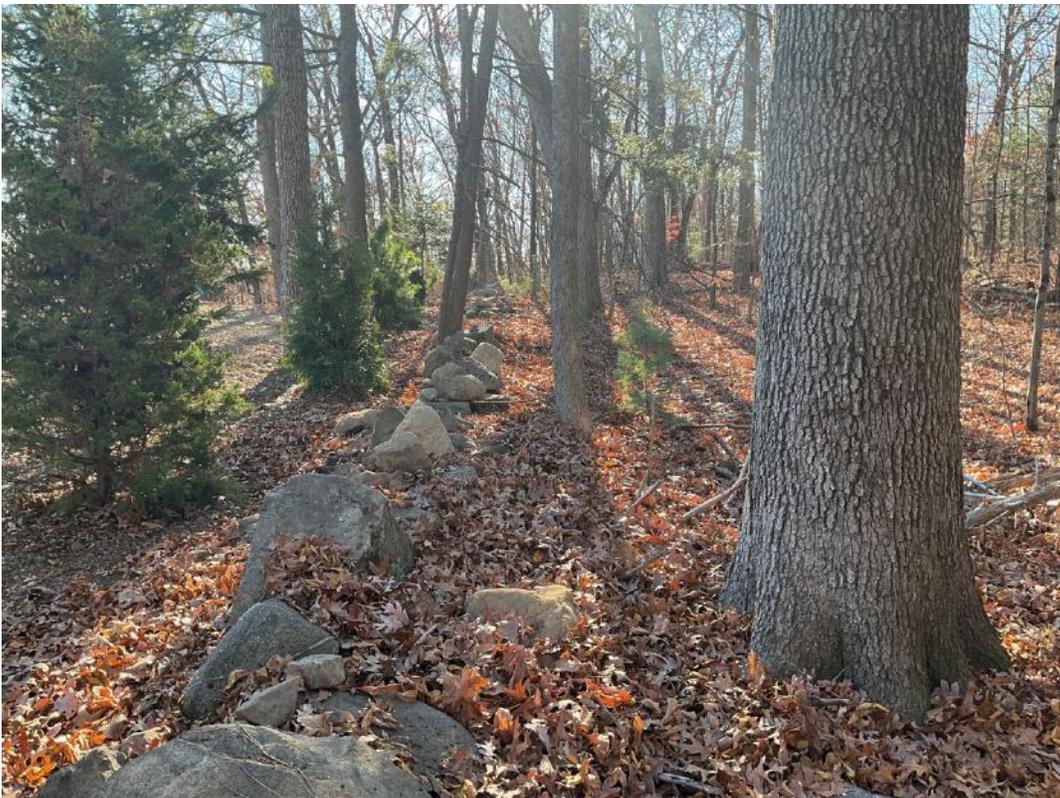
(42.39641, -71.19274--Taken by:Tom Dodd--Facing:NNW--File:McLean-Open Space (#237.00) 2024-11-19 36.jpg )



**Photopoint 11**--Based on State Parcel Level 3 data, standing at CR corner. The shed (and yurt just to right and out of photo are believed to be OFF CR. CR boundary line is through photo center, (42.39641, -71.19274--Taken by:Tom Dodd--Facing:NE--File:McLean-Open Space (#237.00) 2024-11-19 35.jpg )



**Photopoint 12**--View along boundary wall near new home. CR to left - No encroachment  
(42.39421, -71.18322--Taken by:Tom Dodd--Facing:NE--File:McLean-Open Space (#237.00) 2024-11-19 37.jpg )



**Photopoint 12**--View along boundary wall near new home. CR to right - No encroachment  
(42.39421, -71.18322--Taken by:Tom Dodd--Facing:SW--File:McLean-Open Space (#237.00) 2024-11-19 38.jpg )



**Photopoint 12--View of new home outside of CR**  
(42.39421, -71.18322--Taken by:Tom Dodd--Facing:E--File:McLean-Open Space (#237.00) 2024-11-19 40.jpg )



**Photopoint 12--View of new home outside of CR**  
(42.39421, -71.18322--Taken by:Tom Dodd--Facing:SE--File:McLean-Open Space (#237.00) 2024-11-19 41.jpg )



**Photopoint 12**--View of trail going to property where home is being developed.  
(42.39421, -71.18322--Taken by:Tom Dodd--Facing:W--File:McLean-Open Space (#237.00) 2024-11-19 39.jpg )



**Photopoint 13**--View of trail  
(42.3945, -71.18476--Taken by:Tom Dodd--Facing:NW--File:McLean-Open Space (#237.00) 2024-11-19 42.jpg )



**Photopoint 14**--Huge leaf pile dumped onto or near CR line

(42.39526, -71.18624--Taken by:Tom Dodd--Facing:ESE--File:McLean-Open Space (#237.00) 2024-11-19 43.jpg )



**Photopoint 15**--Near CR boundary corner. Huge leaf pile

(42.39517, -71.18599--Taken by:Tom Dodd--Facing:NNW--File:McLean-Open Space (#237.00) 2024-11-19 44.jpg )



**Photopoint 16**--View of Cemetery parcel field

(42.39783, -71.18717--Taken by:Tom Dodd--Facing:NNW--File:McLean-Open Space (#237.00) 2024-11-19 45.jpg )



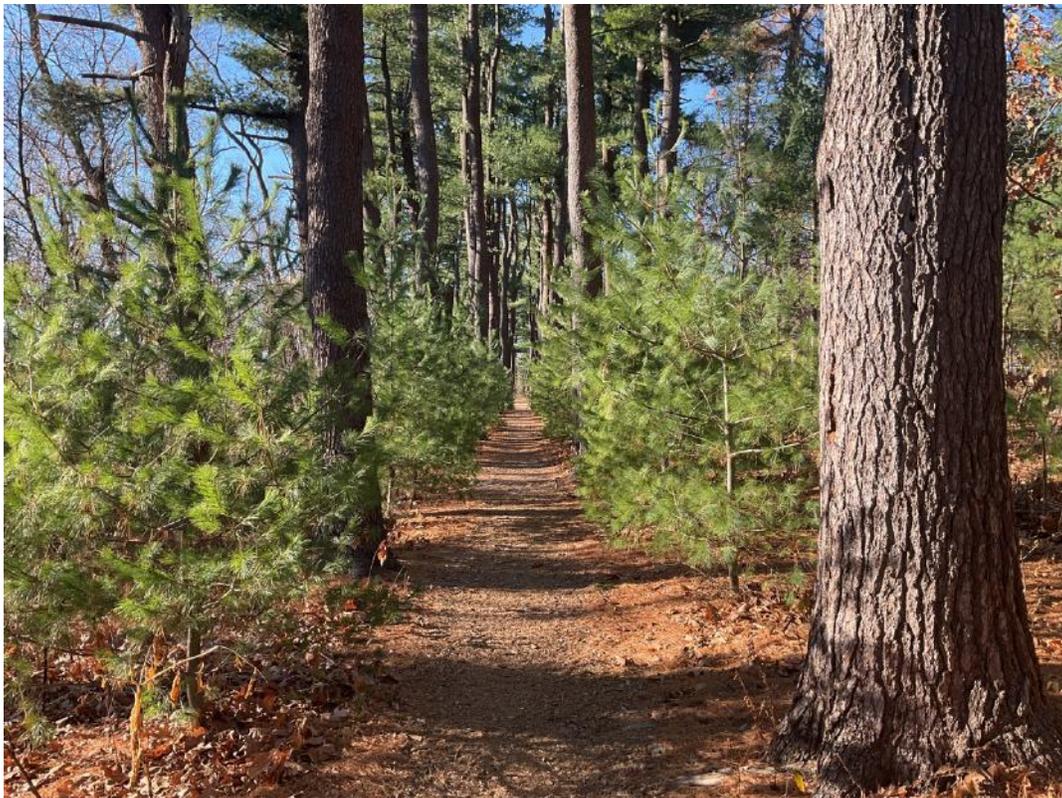
**Photopoint 17**--Heavily infested with non-native invasive swallowwort

(42.39822, -71.1873--Taken by:Tom Dodd--Facing:NW--File:McLean-Open Space (#237.00) 2024-11-19 46.jpg )



**Photopoint 18--View of Kiosk**

(42.39923, -71.18888--Taken by:Tom Dodd--Facing:E--File:McLean-Open Space (#237.00) 2024-11-19 47.jpg )



**Photopoint 19--Allee - Under planted pines doing well**

(42.3997, -71.18921--Taken by:Tom Dodd--Facing:NW--File:McLean-Open Space (#237.00) 2024-11-19 48.jpg )