

BASELINE DOCUMENTATION REPORT

McLean Open Space and Cemetery Conservation Restrictions Table of Contents (December 2008)

Section 1: Conservation Restriction

- Copy of Conservation Restriction B-1, "Open Space Property, Recorded August 13, 2005
- Copy of Conservation Restriction B-2, "Cemetery Portion", Recorded August 13, 2005

Section 2: CR Abstract

- Abstract of CRs outlining reserved rights

Section 3: History & Commentary

- History & Commentary of CR project produced by The Trustees

Section 4: Title Documents

- Quitclaim Deed from McLean Hospital Corporation to the Town of Belmont, Recorded September 27, 2004
- Quitclaim Deed from McLean Hospital Corporation to the Town of Belmont Board of Cemetery Commissioners, Recorded June 14, 2005
- Quitclaim Deed from McLean Hospital Corporation to Eric Helga Cosman, Recorded June 17, 2005
- Quitclaim Deed from McLean Hospital Corporation to the Town of Belmont, Recorded June 28, 2005
- Quitclaim Deed from McLean Hospital Corporation to the Town of Belmont Board of Cemetery Commissioners, Recorded July 14, 2005

Section 5: Relevant Documents

- *McLean Hospital Open Space Ecological Management Plan*, prepared by BSC Group in cooperation with the Cecil Group, May 2001
- *McLean Land Management Committee, Goals & Objectives*, September 04, 2003
- *Recommendations for Field Management at the McLean Open Space*, prepared by Mass Audubon Ecological Extension Service, May 15, 2006
- *Comprehensive Trail System Analysis and Implementation Plan: Existing Trails Assessment Plan*, prepared by Pressley Associates Landscape Architects, September 10, 2007
- *Comprehensive Trail System Analysis and Implementation Plan: Trails Recommendations Plan (draft)*, prepared by Pressley Associates Landscape Architects, October 1, 2007

Section 6: Survey Plan & Maps

- USGS quadrangle with CR boundary produced by The Trustees of Reservations, March 2006
- McLean Conservation Restrictions Base Map, produced by The Trustees of Reservations, March 2007.
- McLean District Zoning Map, prepared by The Keefe Company, March 1, 1999

Table of Contents (December 2008), continued ...

- Plan of Land in Belmont Massachusetts (cell tower), prepared by Design Consultants, Inc., Recorded September 27, 2004
- McLean Hospital Reuse Master Plan, Prepared by Design Consultants, Inc., Recorded January 31, 2005
- Plan of Land in Belmont Massachusetts (town cemetery), prepared by Design Consultants, Inc., Recorded June 14, 2005
- Subdivision Plan of Land (872 Concord Ave), prepared by Design Consultants, Inc., Recorded June 17, 2005

Section 7: Aerial Photographs

- MassGIS 2001 aerial photograph with CR boundary, produced by The Trustees of Reservations, April 2001

Section 8: Ground Photographs

- Baseline photo location map for photos taken of McLean CRs July 15, 2005
- 9 pages of baseline photographs, with descriptions, taken on July 15, 2005 (53 images total)

Section 9: Grantor/Grantee's Acknowledgement

- Copy of Acknowledgement document attesting to accuracy of Baseline Documentation Report.

Section 10: Activity History

- Copy of request and approval letters, dated September 14, 2005 and October 13, 2005 respectively, for Judith K. Record Memorial Bench
- Copy of 2006 CR Monitoring Route Maps with accompanying monitoring photos (12 images), dated October 4, 2006
- Copy of CR Program welcome/introduction letter for new landowners, dated October 12, 2006
- Copy of 2006 Monitoring Route Map for "Cosman Parcel", dated November 14, 2006
- Copy of proposal for Field Management from Polatin Ecological Services, dated May 1, 2007
- Copy of proposal for Invasive Plant Control from Polatin Ecological Services, dated May 1, 2007
- Copy of 2007 CR Monitoring Route Map with accompanying monitoring photos (16 images), dated November 1, 2007
- Copy of email from The Trustees to McLean Corp. regarding temporary construction trailer in "access easement area"
- Copy of 2008 CR Monitoring Route Map
- Copy of Subdivision Plan of Land for 872 Concord Ave illustrating proposed CR amendment



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CONSERVATION RESTRICTION B-1

McLean Hospital Property, Open Space Property

Belmont, Massachusetts

I. Grantor Clause:

The McLean Hospital Corporation, a Massachusetts corporation having a usual address of 115 Mill Street, Belmont, MA ("Grantor"), acting pursuant to Sections 31 et seq. of Chapter 184 of the General Laws, grants, with quitclaim covenants, to The Trustees of Reservations, a Massachusetts nonprofit corporation having an address at 572 Essex Street, Beverly, MA 01915, and its successors and assigns ("Grantee") in perpetuity and exclusively for conservation purposes, the following described Conservation Restriction on certain parcels of land located in the Town of Belmont, Massachusetts, constituting 109.99 +/- acres, said parcels being those identified as "Conservation Restriction Areas" on Exhibit A attached hereto, which Exhibit is based upon a plan titled "McLean Hospital Reuse Master Plan, Belmont, Massachusetts, Prepared By Design Consultants, Inc.," dated February 22, 1999, and recorded in the Middlesex County Registry of Deeds at Book 2005, Page 126 (the "Premises"). For Grantor's title, see deed from Massachusetts General Hospital to McLean Hospital, dated September 30, 1980 and recorded in the Middlesex County Registry of Deeds, Book 14084, Page 0272.

II. Purposes:

The Premises contain unusual, unique or outstanding qualities, the protection of which in their natural or open condition will be of benefit to the public. These qualities include: wooded upland habitat, wetlands, springs, vernal pools, open meadows, native grasses and wildflowers, and significant habitat for native plants and wildlife, scenic vistas and historic landscapes, landscape features and archeological sites; as well as significant scenic beauty and opportunities for passive recreation consistent with the protection of open space and habitat. The mature forest community known as the Eastern Woods and the meadow known as Lone Tree Hill are of high ecological value and provide critical habitat to wildlife. The views looking out west from Lone Tree Hill to the former site of the Metropolitan State Hospital (a significant portion of which has been dedicated as public open space), of the white pines (known as the Pine Allee) along Concord Avenue, and the fields along Mill Street are important for their scenic and historic values. The diversity of natural habitats on the Premises, and its location as part of a regional greenway, make this a parcel of significant ecological and conservation value. Baseline documentation of the conservation values of the Premises has been prepared by Grantee and approved by Grantor and is available for review in the offices of Grantee.

In addition, this Conservation Restriction is an integral part of the Memorandum of Agreement between McLean Hospital and the Town of Belmont, entered into on

RETURN TO
HEMENWAY & BARNES
60 State Street
Boston, MA 02109
Attn: SYB

Premises: "McLean District", Belmont, MA
a/k/a Mill Street, Belmont, MA

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November 22, 1999, which required the rezoning of the McLean Hospital property and the establishment of Conservation Restriction B-1 and B-2. Said Memorandum including Conservation Restriction B-1 and B-2 was approved by the Belmont Town Meeting in May 1999 and by Town Referendum in July 1999 after a public process extending over more than three previous years. The adopted zoning provides for the development of a limited amount of land within and adjacent to the historic McLean Hospital campus in the context of conservation in perpetuity of at least 109.99 acres of McLean Hospital open space as provided in Said Restriction B-1 and B-2

III. Land Management Committee:

The Premises shall be under the management responsibility and oversight of the Town of Belmont Land Management Committee established pursuant to the Memorandum of Agreement referenced above and to the Land Use and Management Plan to be entered into between the Grantor and the Town of Belmont. It is the intent of the Land Management Committee to retain the services of a Management Agent pursuant to the Land Use and Management Plan to implement its policies and to perform the day-to-day management activities. Funding for the Management Agent is expected from a dedicated portion of the revenue stream from any and all contracts the Town of Belmont may enter into with private users collocating on the public telecommunications facility.

IV. Prohibited Acts and Uses, Exceptions Thereto, and Permitted Uses:

A. Prohibited Acts and Uses. Subject to the exceptions set forth in Paragraph B below, the Premises (including, without limitation, any body of water thereon) shall be continued in their present undeveloped and natural condition and shall not be used for residential, industrial, institutional, or commercial use. The following acts and uses are prohibited on the Premises:

1. Constructing or placing of any building, tennis court, landing strip, mobile home, swimming pool, fences, asphalt or concrete pavement, sign, billboard or other advertising display, antenna, utility pole, tower, conduit, line or other temporary or permanent structure or facility on, above or below the Premises;

2. Mining, excavating, dredging or removing from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit; unless such excavating, dredging or removing from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit is a temporary activity directly associated with any use or activity permitted herein;

3. Placing, filling, storing or dumping on the Premises of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material or the installation of underground storage tanks; unless such placing, filling, or storing of soil or other non-toxic, non-

hazardous substance or material is a temporary activity directly associated with any use or activity permitted herein;

4. Cutting, removing or otherwise destroying trees, grasses or other vegetation;

5. The subdivision of the Premises, except as necessary to convey a portion of the Premises to the Town of Belmont, to convey a buffer parcel of less than one-half acre to the owners of the abutting Cosman parcel (provided that in such event, the land so conveyed shall be subject to the further restriction that no portion thereof may be used in calculating lot area, frontage or other zoning dimensional requirements with respect to the abutting Cosman parcel) or to convey the existing recreational field on the Premises;

6. Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation;

7. The use of motorcycles, motorized trail bikes, snowmobiles and all other motor vehicles, except as required by the Americans with Disabilities Act (ADA), police, firemen or other governmental agents in carrying out their lawful duties and except for cars, trucks and farm vehicles reasonably necessary for purposes permitted by this Conservation Restriction;

8. Team sport activities, such as soccer, field hockey, baseball or softball (except on the existing "Claffin" recreational field on the Premises as shown on Exhibit A); horseback riding; bicycles; or walking of unleashed dogs;

9. Inclusion of the Premises or any portion thereof as part of the gross area of other property not subject to this Conservation Restriction for the purposes of determining density, lot coverage, or open space requirements under otherwise applicable laws, regulations, or ordinances controlling land use and building density; and

10. Any other use of the Premises or activity which would materially impair significant conservation interests unless necessary for the protection of the conservation values that are the subject of this Conservation Restriction.

B. Exceptions to Otherwise Prohibited Acts and Uses. The following acts and uses otherwise prohibited in paragraph A are permitted, but only if such acts or uses do not materially impair significant conservation interests as determined by the Grantee, and only in accordance with the Plan (as defined in Section C.13):

1. Hiking, cross-country skiing, bird watching, and other similar passive, outdoor recreational uses, provided that such uses are consistent with the conservation purposes of this Conservation Restriction. The members of the public are hereby granted access to the trails shown on a plan approved by the Land Management Committee at its meeting on March 20, 2002. Such plan may be revised pursuant to Section B.2 below, subject to rules and regulations that may be adopted and posted from time to time by Grantee and the Land Management Committee, including the establishment of appropriate buffer zones with adjacent residences as determined by the Land Management Committee;
2. The maintenance, construction, relocation and closure of trails (including maintaining the fire roads to Belmont Fire Department standards) as determined by the Land Management Committee and approved by Grantor and Grantee. Such trails shall be illustrated on a plan reviewed, approved and posted from time to time by the Land Management Committee;
3. Non-motorized biking, provided that such use is approved by the Land Management Committee, the Grantee and the Grantor and is conducted on trail(s) designated for such use and under such conditions as are set by the Land Management Committee and approved by the Grantee and Grantor;
4. The construction, erection and maintenance of signs setting forth restrictions on the use of the Premises or identifying trails, locations, natural features or similar items and, with the prior approval of Grantee, the construction, erection, maintenance and use of kiosks or other minor or temporary structures for educational and management purposes;
5. The mowing of existing fields and meadows, so long as the same is scheduled and conducted in a manner which avoids the nesting season of field birds located at the Premises;
6. The use of emergency response vehicles; and the use of mowers, tractors or other motorized vehicles utilized for upkeep, maintenance and management of the Premises;
7. The right, but not the obligation, to monitor and study, or to permit others to monitor and study, plant and animal populations, plant communities, natural habitats, historic landscapes, landscape features and archeological sites on the Premises, all with prior written approval from Grantee;
8. The right to conduct, or permit others to conduct, management of the Premises for the benefit primarily of native flora and fauna (including ecologically appropriate methods to promote native species and to manage invasive species by chemical or non-chemical means) and/or for the

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purpose of identifying and restoring and protecting historic landscapes, landscape features and archeological sites within the Premises, with prior written approval from Grantee;

9. The use of the Premises for educational programs, subject to the approval of the Land Management Committee, designed to increase the public's knowledge, understanding and appreciation of the natural world or of historic and archeological aspects of the Premises, including without limitation the right to conduct tours, nature walks, and ecological, environmental, historic or archeological research;

10. The construction (with the prior approval of Grantee), maintenance and use of parking areas accessory to the recreational, educational and management uses permitted hereunder (but not municipal cemetery use). The construction, maintenance and use of a bike path along the Pleasant Street edge of the Premises;

11. Construction, maintenance and use of vehicular and pedestrian access ways, and infrastructure, (such as drainage, gas, water and sewer systems) serving the unrestricted adjacent land of Grantor (including Zone 6 and the structures at 248 Mill Street), but only within those areas identified as "Vehicular & Pedestrian Access Areas" on the plan attached hereto as Exhibit B, which Exhibit is based upon a plan titled "McLean Hospital Reuse Master Plan, Belmont, Massachusetts, Prepared by Design Consultants, Inc.," recorded in the Middlesex County Registry of Deeds at Book 2005, Page 126. Construction, maintenance and use or a widening or alteration of layout of Pleasant Street;

12. The installation, maintenance and use of new underground utilities including electric, telephone, water supply, sanitary sewer, natural gas, cable television, fiberoptic cable, and similar communication systems, but not storm sewers and drainage systems, to serve the unrestricted adjacent land of the Grantor (including Zone 6 and the structures at 248 Mill Street) is permitted with prior notice to the Grantee provided that such utilities are located and constructed in a manner which minimizes the impact on the conservation values of the Premises as determined by the Land Management Committee.

13. The replacement and maintenance of existing utility and communication facilities on the Premises are permitted with prior notice to the Land Management Committee and the Grantee. The existing utility facilities including the water line as detailed in the Design & Site Plan Approvals granted by the Belmont Planning Board, dated 12/03/01 are not illustrated on Exhibit C. The existing, relocated telecommunication facilities (both aboveground and buried) are shown on Exhibit C to this Conservation Restriction. With respect to the communications tower, replacement of such tower (with the result that no more than one tower shall be located on the

Conservation Restriction B-1

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Premises protected by Conservation Restrictions B-1 and B-2) may include relocation, together with necessary appurtenant structures and landscaping, and possible expansion of users thereon including a private user(s) under contract with the Town of Belmont as follows:

- a. that written notice and plans including elevation drawings for such relocation and construction have been provided for review and comment by the Land Management Committee and the Grantee;
- b. that such relocation is within the area designated on Exhibit C attached hereto;
- c. that reasonable measures have been taken at ground level to reduce the visual impact of the tower and associated structures and facilities, including but not limited to the access drive, fencing, and exterior materials;
- d. that in the case of structures, facilities, and equipment to be used by private lessees, prior written approval of the Land Management Committee and the Grantee shall be required upon a finding that said structures and facilities, considered in the context of their location, size and materials and of mitigating measures and conditions, will not have an undue negative impact upon the conservation values of the premises.

14. Use, maintenance and replacement of the so-called "Claflin" recreational field (as identified on Exhibit A), and of the underground drainage, sprinkler and emergency fire lane support systems as approved by the Town of Belmont as part of the expansion of the Belmont Day School described in the Belmont Planning Board Design & Site Plan Approval in Case No. PB01-02, and the reasonable alteration or enlargement of such systems, subject to the prior written approval of the Land Management Committee and the Grantee, provided that such alteration or enlargement is not for the purpose of allowing further expansion of the Belmont Day School or the recreational field.

15. The historically and architecturally significant Barn located at 248 Mill Street may be renovated (including new infrastructure), used, and maintained for such uses as environmental education, the storage of materials and equipment associated with management of the Premises or management of the cemetery area, and office space for staff of the cemetery and/or the Premises. The existing house located to the west of Mill Street may be renovated, used, and maintained for activities or uses permitted by this Conservation Restriction. The historically significant Pleasant Street Lodge may be renovated, used and maintained for uses ancillary to the uses allowed on the adjacent land of Grantor.

16. The installation of the screening within the open space abutting Zone 1A (as illustrated on the "Concept Site Plan for Proposed Planting At Zone 1A", prepared in cooperation with the McLean Implementation Committee and the McLean Land Management Committee (dated June 18,

2000)) even though it is located on the open space land to be owned by the Town.

- C. Ecological Management Plan.** An Ecological Management Plan (the "Plan", dated May 2001 by the BSC Group) has been developed for the Premises that sets forth measures to preserve and protect its natural resources, including its meadows, forests and wetlands. The Plan allows for passive outdoor recreational uses of the Premises by the public while identifying and documenting areas of significant ecological value. The Plan provides methods for managing those areas to help protect and enhance native plants and wildlife. These methods include mowing, pruning of trees, removal of invasive species, planting of trees and shrubs, and other activities deemed appropriate by the Land Management Committee, the Grantor, and the Grantee. The Plan may be amended from time to time by the Land Management Committee, subject to approval by the Grantor and the Grantee.
- D. Permitted Acts and Uses.** All acts and uses not prohibited by paragraphs A and B are permissible if they are clearly consistent with the conservation purposes of this Conservation Restriction and with prior written approval of the Land Management Committee, Grantor, and the Grantee. Permitted acts and uses may be further regulated as recommended by the Plan or consistent with the Plan so as to protect native plants and wildlife and the scenic and historic quality of the landscape. Particular attention will be paid to the protection of bird habitat, which may require certain specific regulations (including regulation of otherwise permitted uses) during the nesting season. All uses must comply with local, state, and federal laws.
- E. Notice and Approval.** Whenever notice to or approval is required under the provisions of paragraphs A or B, such notice shall be provided in writing not less than sixty (60) days prior to the date the activity in question is to be undertaken. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit an informed judgment as to its consistency with the purposes of this Conservation Restriction. Where approval is required, such approval shall be granted or withheld in writing within sixty (60) days of receipt of the written request therefor. Approval shall not be unreasonably withheld, but shall only be granted upon a showing that the proposed activity shall not materially impair the purposes of this Conservation Restriction. Failure to respond in writing within such 60 days shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

V. Legal Remedies of the Grantee:

A. Legal and Injunctive Relief. The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, including, without limitation, relief requiring restoration of the Premises to its condition prior to the time of the injury complained of (it being agreed that the Grantee may have no adequate remedy at law), and shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee.

B. Reimbursement of Costs of Enforcement. Grantor and thereafter the successors and assigns of the Grantor covenant and agree to reimburse Grantee all reasonable costs and expenses (including without limitation reasonable counsel fees) incurred in enforcing this Restriction or in taking reasonable measures to remedy or abate any violation thereof, provided that a violation of this Conservation Restriction is acknowledged by Grantor or its successors and assigns or is determined by a court of competent jurisdiction to have occurred and that such court determines that reimbursement shall occur and so orders (or Grantor, or its successors and assigns and Grantee agree to such reimbursement). The reimbursement obligation of any party hereunder shall be limited to violations caused or permitted by said party within a portion of the Premises then owned by such party.

C. Grantee's Disclaimer of Liability. By its acceptance of this Conservation Restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises, including without limitation the condition of former disposal areas, both known and unknown.

D. Non-Waiver. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

VI. Access:

The members of the public are hereby granted access to the trails shown on a plan approved by the Land Management Committee at its meeting on March 20, 2002. Such plan may be revised pursuant to Section IVB.2, subject to rules and regulations that may be adopted and posted from time to time by Grantee and the Land Management Committee, including the establishment of appropriate buffer zones with adjacent residences as determined by the Land Management Committee. The Conservation Restriction hereby conveyed does not grant to the Grantee, or to the public generally, or to any other person any right to enter upon the Premises, except as provided herein and except that there is granted to the Grantee and its successors, assigns, agents and representatives the right to enter the Premises at reasonable times and in a reasonable manner for the purpose of inspecting the same to determine compliance herewith.

VII. Assignability:

A. Running of the Burden. The burdens of this Conservation Restriction shall run with the Premises in perpetuity, and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Premises.

B. The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction; the Grantor on behalf of itself and its successors and assigns appoints the Grantee its attorney-in-fact to execute, acknowledge and deliver any such instruments on its behalf. Without limiting the foregoing, the Grantor and its successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit. The benefits of this Conservation Restriction shall be in gross and shall not be assignable by the Grantee, except in the following instances and from time to time:

i. as a condition of any assignment, the Grantee requires that the purpose of this Conservation Restriction continue to be carried out, and

ii. the assignee, at the time of assignment, qualifies under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and under Section 32 of Chapter 184 of the General Laws as an eligible donee to receive these Conservation Restrictions directly.

iii. it is understood that Grantee may in its discretion assign an interest in this Conservation Restriction temporarily or in perpetuity to a qualified Grantee of such a restriction, including but not limited to a state conservation agency of the Commonwealth of Massachusetts, in order to obtain assistance in enforcing this Conservation Restriction.

VIII. Subsequent Transfers:

The Grantor agrees to incorporate by reference the terms of this Conservation in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Premises, including a leasehold interest.

IX. Estoppel Certificates:

Upon request by the Grantor, its successors and assigns, the Grantee shall within thirty (30) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance with any obligation of the Grantor contained in this Conservation Restriction.

X. Effective Date:

This Conservation Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative approvals required by Section 32 of Chapter 184 of the General Laws have been obtained, and it has been recorded, or if registered land, it has been registered.

XI. Miscellaneous.

(a) Controlling Law. The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in favor of the grant to effect the purpose of this Conservation Restriction and the policy and purpose of Mass. Gen. Laws Chapter 184, Sections 31-33. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Conservation Restriction that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If any provision of this Conservation Restriction shall to any extent be held invalid, the remainder shall not be affected.

(d) Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Conservation Restriction and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Restriction, all of which are merged herein.

(e) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

(f) Pre-existing rights of the Public. Approval of this Conservation Restriction pursuant to M.G.L Chapter 184, Section 32 by any municipal officials and by the Secretary of Environmental Affairs is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

(g) If circumstances arise under which an amendment to or modification of this Conservation Restriction would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Conservation Restriction; provided that any such amendment must also be agreed to in writing by the Town of Belmont, ratified by a majority vote of Town Meeting, the Board of Selectmen, and the Secretary of the Executive Office for Environmental Affairs; provided further that any such amendment shall be consistent with the purpose of this Conservation Restriction, shall not affect its perpetual duration, and shall not permit any impairment of the significant conservation

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values of the Premises. Any such amendment shall be recorded in the Middlesex County Registry of Deeds.

XII. Recordation:

The Grantor shall record this instrument in timely fashion in the Middlesex County Registry of Deeds.

Executed under seal this 19th day of May, 2005.

THE McLEAN HOSPITAL CORPORATION

By: [Signature]

Its Duly Authorized President/Psychiatrist in Chief

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

Date: May 19, 2005

Then personally appeared the above-named Bruce M. Cohen, M.D., Ph.D. and proved to me through satisfactory evidence of identification, which was (personal knowledge of identity) (a current driver's license) (a current U.S. passport), to be the person whose name is signed on the document and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My Commission Expires

CATHERINE F. BOWEN
NOTARY PUBLIC

MY COMMISSION EXPIRES OCT. 10, 2008

Conservation Restriction B-1

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ACCEPTANCE BY THE TRUSTEES OF RESERVATIONS

Executed under seal this 17th day of May, 2005.

THE TRUSTEES OF RESERVATIONS

By: [Signature]Its Duly Authorized Executive Director

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE ss.Date: MAY 17, 2005

Then personally appeared the above-named ANDREW W. KENDALL and proved to me through satisfactory evidence of identification, which was (personal knowledge of identity) ~~(a current driver's license)~~ ~~(a current U.S. passport)~~, to be the person whose name is signed on the document and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]

Notary Public
My Commission Expires



F. SYDNEY SMITHERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 30, 2008

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APPROVAL OF THE TOWN OF BELMONT

Executed under seal as of the date first above written.

Town of Belmont

By: Paul Solomon

Selectman

By: Angelo Firenze

Selectman

By: William N. Brownsberger

Selectman

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

Date: May 13, 2005

Then personally appeared the above-named Paul Solomon,
Angelo Firenze, and William N. Brownsberger and proved to me
through satisfactory evidence of identification, which was (personal knowledge of
identity) (a current driver's license) (a current U.S. passport), to be the persons whose
names are signed on the document and acknowledged to me that they signed it
voluntarily for its stated purpose.

Rebecca Vose
Notary PublicMy Commission Expires December 19, 2008

REBECCA VOSE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 19, 2008

APPROVAL BY SECRETARY OF ENVIRONMENTAL AFFAIRS

COMMONWEALTH OF MASSACHUSETTS

The undersigned, Secretary of the Executive Office of Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Conservation Restriction to The Trustees of Reservations has been approved in the public interest pursuant to M.G.L. Chapter 184, Section 32.

Date: June 1, 2005

Ellen Roy Kenzfelder
Secretary of Environmental Affairs

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

Date June 1, 2005

Then personally appeared the above-named *Ellen Roy Kenzfelder* and proved to me through satisfactory evidence of identification, which was (personal knowledge of identity) (~~a current driver's license~~) (~~a current U.S. passport~~), to be the person whose name is signed on the document and acknowledged to me that they signed it voluntarily for its stated purpose.

Kimberly Seard

Notary Public

My commission expires: 12/15/2011



CONSERVATION RESTRICTION B-1
EXHIBIT A

Being the following "Conservation Restriction Areas" as shown on a plan entitled "McLean Hospital Reuse Master Plan, Belmont, Massachusetts, Prepared by Design Consultants, Inc.," dated February 22, 1999 and recorded in the Middlesex County South District Registry of Deeds as Plan No. 126 of 2005: the area shown as "Public Open Space" and located adjacent to and to the west of Mill Street, containing 4.58 acres; the area shown as "Soccer Field," containing 1.46 acres; the area shown as "100' Buffer", containing 2.83 acres; the area shown as "Public Open Space" and located adjacent to and to the north of Pleasant Street, containing 27.23 acres; and the area shown as "Public Open Space" and located adjacent to and to the south of Concord Avenue, which area contains 73.89 acres; the total of said Conservation Restriction Areas being 109.99 acres.

For title, see Deed recorded with said Deeds, Book 14084, Page 272.

CONSERVATION RESTRICTION B-1
EXHIBIT B

Being the following "Vehicular and Pedestrian Access Areas" as shown on a plan entitled "McLean Hospital Reuse Master Plan, Belmont, Massachusetts, Prepared by Design Consultants, Inc.," dated February 22, 1999 and recorded in the Middlesex County South District Registry of Deeds as Plan No. 126 of 2005: the area shown as "Public Open Space" and located adjacent to and to the west of Mill Street; the area shown as "Vehicular Access Easement" located south of Zone 1A and north of Zone 1B and linking said Zones; and the area shown as "Vehicular Access Area" located adjacent to and to the north of Trapelo Road and Pleasant Street.

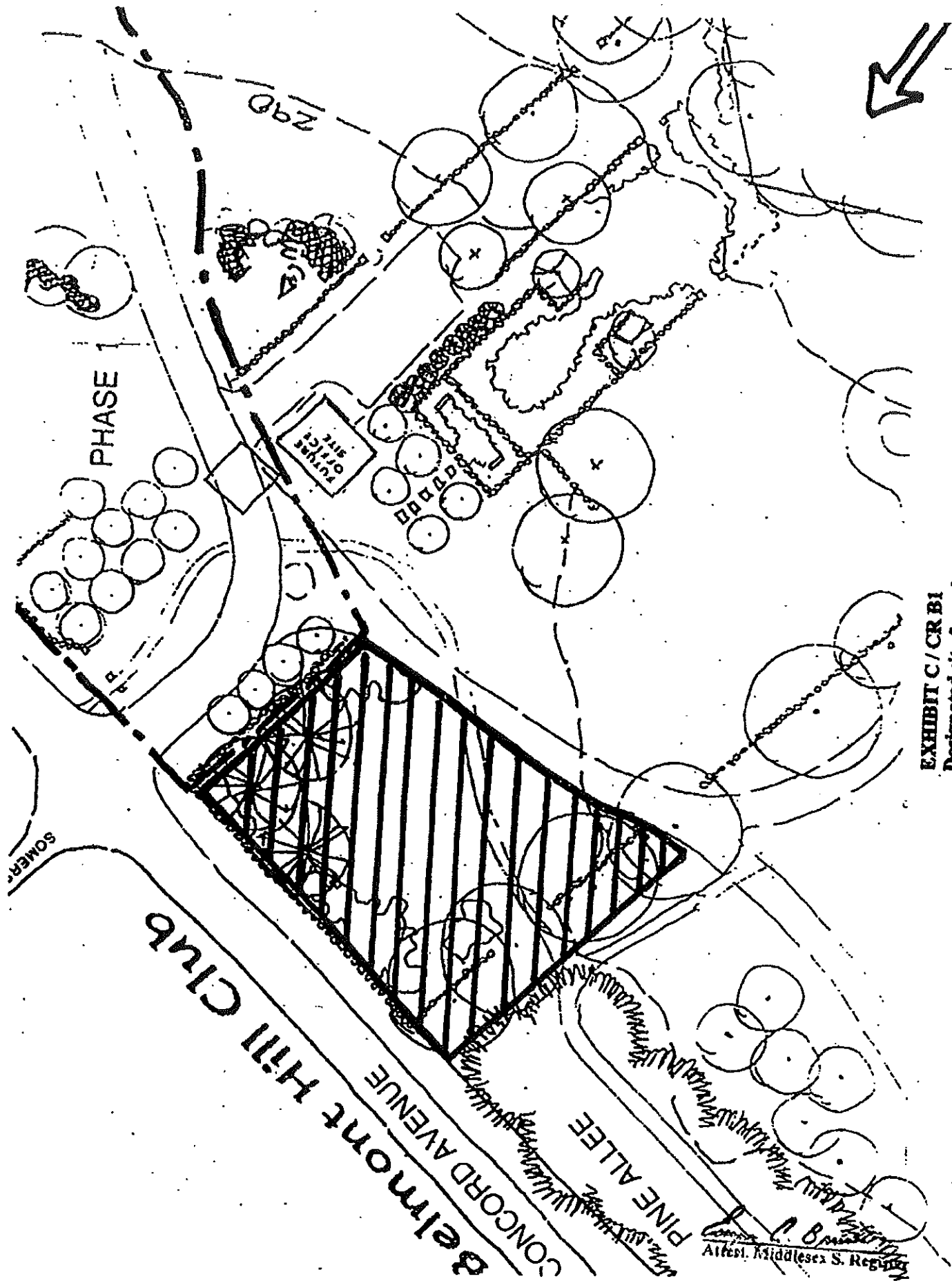


EXHIBIT C / CR B1
Designated site for relocated
Telecommunications Facility

Estimated Cost: No additional cost if viewing area is only identified on a trail map. Optional costs are estimated at \$350-\$650 for purchase/installation of a park bench and interpretive display.

Priority: Low

3.6 PROPERTY MANAGEMENT RECOMMENDATIONS – SUMMARY TABLE

RECOMMENDATION	ESTIMATED COST	FREQUENCY (TIMING)	PRIORITY
Natural Community Management:			
1. Maintain open fields	Mowing: \$2,640 - \$4,060 for 12-14 acres Brush Cutting: \$1,800 - \$2400	- Mow: Biannual (Sept.-Oct) - Cut: One time	High
2. Maintain edge effects	No add'l costs if coordinated with Recommendation #1	See #1	High
3. Pitch pine woodland mgt.	- if natural succession is allowed, no cost - if controlled burn, coordinate with fire department(s)	- NA - every 3-5 yrs.	Medium
4. Prune apple trees/ restore fruiting	\$400-\$600 for professional arborist (one day of labor)	Annual (October)	Med./Low
5. Forest thinning plan / long-term forest mgt. plan	- if tree-marking for forest thinning, \$40 - \$50 per hour; - if develop forest mgt. plan, \$1,500 - \$2,00	- One time - One time	High
6. Selective forest thinning	Cost varies with extent of thinning: \$4.60 - \$6.90 per tree	Varies	Medium
7. Install bird houses / Bat boxes	\$500-\$600 (20 houses/boxes at \$25-\$30 each)	One time, clean annually	High
8. Create additional snags	Labor / volunteer time as recommended by forest mgt. plan	Varies	Medium
9. Japanese knotweed control	\$400 (cut plants, licensed herbicide applicator)	Annual, as needed (spring-summer)	High
10. Poison ivy control	\$400 (herbicide application)	Annual, as needed (spring-summer)	Medium
10. Purple Loosestrife control	Volunteer hand pulling, \$250 for wetland seed mix (2 lbs.)	Annual, as needed (early June)	Medium
11. Norway maple thinning	No additional cost - coordinate with Recommendation #6	Varies....see #6	Medium
12. Invasives monitoring	Volunteer labor	Annual	Medium
Trail Management:			
13. Pine Allee maintenance	\$650 (cut unhealthy pines, replant 4'-5' saplings)	One time	Medium
14. Cut encroaching plants	No add'l cost if coordinated with Recommendation #1	See #1	Low
15. Volunteer trail crews	Volunteer labor	Annual	Medium
16. Parking Areas :	\$25-\$100 per sign	One time	Medium
17. Trail Marking (blazes)	\$100 (paint), volunteer labor	Every 3-5 yrs.	High
18. Trail Signage	\$400-\$500 per kiosk (labor/materials); \$25-\$100 per sign	One time	High
19. Trail Maps	Printing costs: \$125 - \$250 per 1000 copies	Varies	Medium
Public Use Policies:			
20. Pet / Bicycle Policies	No costs anticipated.	Infrequent	Low
Cultural Resources Management:			
20. Archeological resources protection	No costs anticipated	Infrequent	Low
21. Stone wall maintenance	Volunteer labor. Labor costs for a stone mason will vary.	As needed.	Low
22. Chenery Barn area maintenance	- Mowing should be coordinated with Recommendation #1 - As needed, labor costs for a stone mason will vary.	- See #1 - As needed	Low
23. Restore orchard trees	See Recommendation #4	See #4	Med./Low
Scenic View Management:			
24. Lone Tree Hill view screening	Costs to be incurred by developer	One time	High

25. Scenic viewing area	Varies with level of effort, 0\$-\$650 (i.e., park bench, signs)	One time	Low
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- The Nature Conservancy, various Element Stewardship Abstracts for the invasive species described in this report, as obtained from *tncweeds.ucdavis.edu*.
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McLean Land Management Committee

Goals & Objectives

September 04, 2003

Mission Statement: To provide sound stewardship conservation, and management policies for the McLean Open Space that protects the property's natural and historic resources and which allows passive recreation and educational use.

Preamble: Approximately 119 acres of the McLean campus are reserved as publicly-accessible open space pursuant to the terms of a Memorandum Of Agreement (MOA) which was agreed to by the Town of Belmont and McLean Hospital. This public open space is subject to two Conservation Restrictions (B1 and B2) to the MOA. The McLean Land Management Committee was created by this MOA (Attachment E) to establish and implement a land use and management plan for the property, which will incorporate and adhere to the goals and objectives articulated herein.

GOALS & OBJECTIVES:

The primary goals and objectives of the Land Management Committee are:

Goal I. Identify, evaluate and record the important ecological, scenic, passive recreational and historic resources of the McLean Open Space.

Objectives:

- A. The Committee shall coordinate the completion of various studies and reports.
 - 1. Periodically review the Ecological Management Plan by the Cecil Group.
 - 2. Identify, list and prioritize other items for future studies.
- B. Incorporate the results of these studies into future work programs and make them available to the general public.

Goal II: Contract with a non-profit organization to serve as the Land Manager to implement the decisions and the policies of the Committee.

Objectives:

- A. The Committee shall develop and define the list of responsibilities of the Land Manager and develop and define the evaluative criteria to be used to select and formally contract with the Land Manager.

B. In defining the role and responsibilities of the Land Manager, the Committee shall seek the advice and recommendations of the holder(s) of the Conservation Restrictions, the Land Manager, the general public and other interested parties. Once the Land Manager is under contract, the Committee shall continue to seek advice, recommendations and revisions to the responsibilities as well as evaluate the performance of the Land Manager.

Goal III: Develop a comprehensive Management Plan for the land that reflects the important ecological, scenic, passive recreational and historic resources of the McLean Open Space.

Objectives:

A. The Management Plan shall be consistent with the Conservation Restrictions and shall protect the property's ecological, historic and scenic resources while fostering public enjoyment of the property.

B. The Committee shall develop a comprehensive management plan

1. The plan shall include an ecological management strategy which takes into account the preservation of historic and natural landscapes, visual resources, landscape features, passive recreation and archeological sites.

2. The plan shall incorporate routine and cyclic maintenance.

3. The plan shall identify areas in need of immediate attention and mitigation options shall be identified.

4. The plan shall include a multi-year, capital improvements component that shall be updated and revised as necessary.

C. The Management Plan and the policies of the Committee shall be updated and revised as needed.

D. The Committee shall seek the advice and recommendations of the Land Manager, the holder(s) of the Conservation Restrictions, the general public and other interested parties.

Goal IV: Develop a capital and operating budget to implement the Management Plan and to operate and maintain the McLean Open Space.

Objectives:

- A. Employing the Land Management Plan, the Committee shall determine an appropriate level of funding (annual budget).
- B. The Committee shall seek the advice and recommendations of the Land Manager, the holder(s) of the Conservation Restrictions, the general public and other interested parties.
- C. The Committee shall identify potential funding sources, methods to obtain this funding and shall advocate for financial support to manage the open space.
- D. The Committee shall support the creation of an endowment for the holder(s) of the Conservation Restrictions.
- E. The Committee shall seek the advice and recommendations of the Land Manager, the holder(s) of the Conservation Restrictions, the general public and other interested parties.

Goal V: Encourage public access to and enjoyment of the McLean Open Space.

Objectives:

- A. Establish formal public access policies and appropriate rules and regulations regarding hours of operation, permitted open space uses and the like.
 - 1. These policies, rules and regulations shall be consistent with the Conservation Restrictions, Cemetery needs and requirements as well as the Management Plan.
 - 2. Within the publicly accessible open space, an environmentally sensitive trail system shall be designed incorporating the existing trails where appropriate.
 - 3. Public access shall be discouraged adjacent to surrounding properties to maintain the quiet character of these areas and the open space pursuant to Section six of the Land Use And Management Plan, Attachment E to the memorandum Of Agreement.
 - 4. The Committee shall seek the advice and recommendations of the Land Manager, the holder(s) of the Conservation Restrictions, the general public and other interested parties.
 - 5. The Committee shall investigate potential sites for improved public parking for users of the open space.

Goal VI: Define and Maintain the Roles & Responsibilities of the Committee in pursuit of these Goals and objectives.

Objectives:

- A. Initiate and maintain public outreach programs to share information and provide meaningful opportunities for all interested parties to be heard.
- B. Maintain communication and coordination with municipal boards, holder(s) of the Conservation Restrictions and interested public and private organizations.
- C. Promote the Committee's role as the focal point for all issues affecting the open space.
- D. Periodically review the two Conservation Restrictions, the Ecological Management Plan, the comprehensive Management Plan and other future studies to make recommendations for improvements as necessary.
- E. Periodically review the monitoring of the Conservation Restrictions by the Holder.

**Recommendations for Field Management
at the
McLean Open Space**

Submitted

15 May 2006

to the

**McLean Open Space
Land Management Committee**

by

**Jeffrey Collins
Mass Audubon
Ecological Extension Service**

Introduction

Early successional natural communities – grasslands, meadows, and shrublands – are an increasingly uncommon cover type in our region. In the natural process of succession, grasslands and meadows are pioneered by woody species, becoming shrublands; as tree species seed into the site and grow taller, shrublands succeed to forest. In order to maintain early successional habitat, some disturbance is required to continually set back the clock of succession.

Natural disturbances that create early successional habitat include browsing, fire, wind damage, forest disease, and beaver damming. Some of these processes occur on our landscape, but some, such as large scale browsing by wild animals, and fire, have essentially been removed from our landscape. In addition, throughout Southern New England agricultural landscapes are being abandoned and allowed to revert to forest or developed for housing or commercial use. As a result, the Massachusetts landscape, which was as little as 20% forest at the height of land clearing in the 1850s is now nearly 80% forested. While forest makes fine habitat, a wide range of plants and animals require grasslands or shrublands for parts of their life cycles. With fewer natural processes allowed to set back the successional clock, humans must take an active role in managing for early successional cover.

The McLean Open Space includes roughly 11 acres of grassland habitat and 5.4 acres of early successional shrubland habitat (Figure 1). The fields have been kept open by mowing in the past, but mowing was discontinued in the mid-1990s. The McLean Open Space Ecological Management Plan (BSC Group and Cecil Group, 2001) recognized that the open field sections of the property were beginning to revert to shrubland along the edges and recommended resumption of mowing. This report provides more specific recommendations for maintaining the open fields.

The objective of this report is to assist the McLean Land Management Committee in improving the ecological condition of a significant portion of the property and to make the property more accessible and desirable for passive recreation. For more than one hundred years, this property was held in private ownership, though casually allowing some passive public access. In 2005, ownership was transferred to the Town of Belmont, allowing and encouraging full public access. In addition to the ecological goals, the Committee wants to make the property more appealing to the average Belmont resident.

Methods

Mass Audubon staff visited the site on 8 April 2006. The site inspection included walking inventory of The Great Field, the Heart-Shaped Field, and the Barn Meadow. Areas or stands with a common management need were delineated on an aerial photograph, and these units were then reproduced in ArcView GIS software. ArcView was used to calculate area for each management unit. The recommendations below were generated based on our experience managing early successional habitat, the characteristics of the vegetation encountered, and our experience planning for and implementing invasive species control.

Inventory Results and Management Recommendations

Comments focus on maintenance of open habitat and control of invasives.

Recommendations include removal of native species, such as staghorn sumac where it is growing into the meadow, and white ash where poorly formed or unhealthy individuals have established in the meadow or on the edge.

The desire of the committee is to make the property more accessible. In that vein, the committee expressed concern over the amount of poison ivy on the property and asked that it be made a target for management. Our inventory did not locate an overabundance of poison ivy. The only significant locations were along the stone wall at the western edge of the Heart-Shaped Field and in one location in the Great Field. Regular mowing will limit the growth of poison ivy in the meadows themselves, and reduce the potential for contact by casual visitors. Poison ivy is present at higher density in the adjacent forested areas, and there is a fantastic example (from a botanical and natural history perspective) of a very large free-standing poison ivy shrub found alongside the trail just to the west of The Great Field.

The Great Field

Comments are keyed to management units numbered in Figure 2.

Trees and shrubs – These copses and individual trees dot the field. Several of them provide a visual treat and should remain, with some cutting of invasives from underneath. Since too many trees dotting a field can detract from the grassland habitat, some of these trees and shrubs should be removed, particularly the poorly formed ones. Final determination of which trees to remove will be completed in the field and will involve the landscape contractor, Mass Audubon, and the Land Management Committee.

- 1) A sparse stand of black locust, generally less than 3 inches diameter at breast height (dbh) and under 20 feet tall, although a few reach 6" dbh and 25' in height, and a single tree is up to 12" dbh. Oriental bittersweet grows along the ground underneath these trees and has begun growing up some of them. Staghorn sumac and common buckthorn also grow in this patch, with Celandine common on the ground.
 - This area should be cleared with a brush hog. A few of the larger black locust may require clearing by hand. After brush hogging, the site should be mown to reduce the cover of wild madder (*Galium mollugo*). Wild madder is an herbaceous perennial that can take over meadows if not controlled with mowing. It isn't listed with the most obnoxious weeds, but its overabundance degrades the habitat quality of the meadow.
- 2) A small stand dominated by a large black oak roughly 18 inches dbh and 30' tall with a pleasant, spreading canopy. Glossy buckthorn and a few black locust grow around the tree underneath the lowest branches and oriental bittersweet is underneath and starting to reach up into the tree.
 - Brush hog buckthorn, pull down and cut out bittersweet, trim lower dead branches from black oak (for access and aesthetics). Remove 8" dbh black locust nearby.

- 3) A sparse stand of glossy buckthorn on a small bedrock outcrop.
 - This section should be cleared out with a brush hog, paying attention to the presence of bedrock.
- 4) A single large silver maple with dense common and glossy buckthorn, oriental bittersweet, and poison ivy growing underneath.
 - Leave large silver maple, but brush hog vegetation underneath, pull bittersweet vines down from tree. Remove the few small white ashes too.
- 5) A section of 40 or so small trees including white ash, glossy buckthorn, ~20 apple or cherry trees and one larger white ash. This larger white ash is multi-stemmed, poorly formed, and not in good health. A single patch of Japanese knotweed has established in this section.
 - The apple trees are beautiful in flower and are worth keeping for now. In future they might be thinned. All other trees should be removed, including the large white ash, which will likely require a chainsaw.
- 6) This patch extending from the adjacent forest is dominated by staghorn sumac and glossy buckthorn.
 - This stand should be cleared to expand the meadow and control the spread of glossy buckthorn, which will likely require a chainsaw.
- 7) Edge between forest and field fairly dominated by invasives and creeping further into the field. One large mulberry (12" dbh, 25') stands at the north end of this section, surrounded by multiflora rose, buckthorns, staghorn sumac, and oriental bittersweet. A ragged edge of oriental bittersweet, buckthorns, honeysuckle, and multiflora rose continues south to a large bigtooth aspen with an Autumn olive near its base. Other bigtooth aspens along this border are heavily laden with oriental bittersweet vines into the canopy.
 - The mulberry and invasives at the north end should be completely removed. The edge should be pushed back into the forest to remove invasives and expand the meadow. There is a beautiful redbud roughly 50 feet into the forested section, obscured by poorly-formed trees and oriental bittersweet. Should be revealed. Immediate attention should be paid to removing the Autumn olive near large bigtooth aspen; this is the only occurrence of this rapidly spreading species found on the property. Removal of the mulberry and some of the larger trees may require a chainsaw. The bulk of clearing in this area will require a brush mower.
- 8) Further into the forest edge is a Tree-of-heaven and a Norway maple with multiflora rose growing underneath. Oriental bittersweet grows into the crown of a quaking aspen.
 - Although this is getting some distance from the meadow itself, these trees should be removed, especially the Tree-of-heaven, which can rapidly spread along the meadow edge. Area could possibly be addressed as part

- of removal of construction debris, etc., from nearby. The trees will require a chainsaw for removal
- 9) A large stand of Japanese knotweed
 - This stand should be a high priority for control. Japanese knotweed is often managed with chemical herbicide carefully applied by hand.
 - 10) A very large pignut hickory with two smaller ones surrounded by buckthorns, oriental bittersweet and staghorn sumac.
 - Largest pignut hickory, and possibly smaller ones, should stay, but invasives should be removed, with hand tools if a brush hog can't get underneath large tree.
 - 11) A dense thicket on a short, steep, rocky slope. There are many invasives including black swallowwort, Japanese knotweed, and honeysuckles. A larger white ash growing at the eastern end is not in good form or good health. Two red cedars and the site's only willow grow in the mix. The area directly adjacent was brush hogged in 2005. The vegetation, when viewed from the stones under the Lone Tree, provides some screening of the new townhouses built to the south, but most of the vegetation is actually down the steep bank from this viewing point, and provides no screening.
 - Management of black swallowwort here should be a very high priority. Chemical treatment is the most effective approach. The white ash could be removed and most of the shrubs in this stand could be removed with a brush mower. The red cedars and willow should remain.
 - 12) A stand of quaking aspens with glossy buckthorn underneath and bittersweet behind.
 - This section should be left as is and monitored for spread of oriental bittersweet into the meadow.
 - 13) One of the few locations of black swallowwort found on the property.
 - Black swallowwort can rapidly expand and become a very troublesome invasive plant. This section should be regularly mown with a grass mower and monitoring for the spread of black swallowwort. Chemical control may be necessary.
 - 14) The southern end of this section running along a stone wall includes large trees overhead with mostly glossy buckthorn growing underneath. The northern end has fewer large trees and is dominated by multiflora rose, Japanese barberry, honeysuckle, and oriental bittersweet.
 - The northern end of this section is the area proposed to be controlled as a Boy Scout project. The understory of the entire section could be cleaned out by hand if Scouts are available. The committee expressed concern about potential complications of the Boy Scout work if this area was heavy with poison ivy. There is actually very little if any poison ivy here, so this should not be a problem if basic precautions are taken.

- If the Boy Scouts or other volunteers are unavailable, the northern end should be brush-hogged as close to the wall as possible, and the area should be regularly mown to control resprouting of woody species. Brush-hog should get in underneath larger trees of southern section as much as possible, but large trees should remain.

The wetland buffer

These sections are adjacent to the forested wetland. Any management in these areas should be done after communication with the Conservation Commission regarding activities within the wetland buffer area. Questions include: is this patch within the Conservation Commission jurisdiction? Does the wetland act as a vernal pool? Where are the boundaries of the wetland? What is the applicable 'no activities' buffer?

All recommendations for vegetation management are secondary to buffering the wetland. Vegetation management in these areas will only marginally expand the meadow habitat, but will help to reduce the seed source for invasives to re-establish in the meadow. The understory of the adjacent forest stand is dominated by common buckthorn, so complete removal of the seed source is not feasible

- 15) Much of this section, now dominated by pin cherry and black cherry saplings, was already brush hogged in 2005 and the remaining edge needs no further treatment. This section may be best left to regenerate to strengthen the buffer area of the vernal pool. A few cherries were left standing 20-30 feet from the shrubby edge. These should be removed to open up the meadow and to ease access for a mower. The heavy woody debris remaining from the brush-hogging should be reduced with a mower and this section mown regularly as part of the meadow.
- 16) A few pignut hickory and quaking aspen with staghorn sumac and gray dogwood underneath.
 - This stand should be left alone to buffer the wetland.
- 17) This area was cut in November.
 - Some consideration should be given to allowing the edge vegetation to regenerate here, as a buffer to the vernal pool.
- 18) A small stand of cherries with a poorly-formed white ash and common and glossy buckthorn dominating the shrub layer.
 - The buckthorn could be pushed back from the field edge with a brush hog, but the trees should be left.
- 19) A large black locust (5" dbh) with glossy buckthorn, common buckthorn, and multiflora rose underneath.
 - This section should be cleared out with a brush hog.

The open meadow

- 20) This section appears to have drier soil than others and to have been more recently disturbed. Herbaceous vegetation is dominated by ragweed with goldenrod and

grasses are subdominant. Japanese knotweed and oriental bittersweet have crept in from the adjacent forest. A single small quaking aspen stands in the middle of this section and seedlings of quaking and bigtooth aspen are pioneering the section.

- The quaking aspen should be removed (with loppers or hand saw or chain saw) and this section should be mown regularly to favor grasses over ragweed and invasives.

21) This eastern section of the meadow is an attractive meadow dominated by grasses. A few areas are currently covered with woody slash from the 11/05 brush hog operation. The vegetation management in November left approximately 20 trees standing within the meadow; most are pignut hickory, quaking aspen, or pin cherry.

- Too many trees within a meadow detract from its habitat quality. Several of these trees should be removed. The trees to remove should be decided on site by the contractor, Mass Audubon, and members or representatives of the Land Management Committee. The large privet shrub should be removed.

22) The lone tree of Lone Tree Hill. A very nice pignut hickory with a few stones underneath for sitting in the shade.

- Area requires no special management at present but should be monitored for new sprouts and poison ivy.

23) The central section of the meadow is dominated by grasses and only needs to be mown regularly.

24) The north-western section of the meadow is thick with wild madder and needs regular mowing to favor grasses over this moderately invasive non-native herbaceous plant.

Adjacent shrubland

25) This large section northwest of the meadow is excellent shrubland habitat and should be left as is. Invasives management here, focusing on control of glossy buckthorn, would be beneficial, but would involve mowing back to meadow stage and allowing to revert again to shrubland. The invasive species would likely come to dominate again after mowing. The best approach here may be to allow this patch to grow undisturbed for now.

Heart-Shaped Field

This meadow is generally in good shape after some clearing completed in November, 2005. The field could be left alone but for mowing to reduce coarse debris and limit resprouting. A more aggressive approach would include additional clearing on the

western bound, to maintain and enhance the view of stone wall, to remove poorly-formed and non-native trees (black locust and mulberry), and to clear out the unsightly oriental bittersweet vines which were cut near the ground in 2005. This meadow is adjacent to a wetland at the southwest, and the southwest corner of the meadow shows some wetland characteristics. Activities in this corner should be limited, or planned in consultation with the Conservation Commission. The following comments are keyed to the management units numbered in Figure 3.

- 1) A stone wall runs the length of this end of the field, southwest to northeast. Pignut hickories, white ashes, and black locust trees grow along the wall and a short distance from the wall out into the meadow. Poison ivy is rather common along the base of the wall, and oriental bittersweet grows on the ground and formerly grew into the trees. Vegetation management in November 2005 removed many lower shrubs and revealed the very attractive wall somewhat. The 11/05 operation cut most of the bittersweet stems, but left them dangling 8 feet above the ground. Many of the trees are heavily laden with bittersweet vines, now dead, but still unsightly.
 - o The ground in front of the stone wall should be kept clear of woody plants by mowing. A few more of the trees growing alongside the wall might be removed, particularly the white ashes. Oriental bittersweet vines should be pulled down from the trees that remain.
- 2) A thick stand of glossy buckthorn and oriental bittersweet.
 - o This clump of shrubs should be cleared out with a brush hog and then mown as part of the meadow.
- 3) This is another stand dominated by glossy buckthorn in the shrub layer.
 - o Buckthorn should be removed underneath larger trees.
- 4) The southwest corner of the meadow is adjacent to a forested wetland and has some plants that indicate higher soil moisture including jack-in-the-pulpit, jewelweed, and sensitive fern. Conservation Commission staff should be consulted regarding the classification of this wetland, its boundary, and requirements for buffering the wetland.
- 5) A single mulberry tree stands alone in the meadow.
 - o This tree should be removed using a chain saw
- 6) A single black locust tree stands alone in the meadow, heavy with bittersweet.
 - o This tree should be removed. Poorly formed pignut hickories growing away from the wall could be removed as well (with chainsaw).

Barn Meadow

A pleasant, small meadow dominated by little bluestem and other grasses, with mosses and a few wildflower species. Effort should focus on thinning areas of woody shrubs and

removing invasive species. Ongoing maintenance includes mowing open areas annually or every second year. Comments keyed to management units numbered in Figure 4.

- 1) A few staghorn sumac grow along the property bound adjacent to the road and the Rock Meadow driveway.
 - It would be nice to clear these out to maintain the view into the meadow from the road.
- 2) A very large, old common buckthorn, quite a specimen. Honeysuckles grow underneath and a red cedar grows in tight to the buckthorn. A few small cherry trees grow nearby.
 - The buckthorn isn't unattractive, but is a seed source and should be removed, together with the honeysuckle, by a brush hog. If possible, the red cedar could stay, but it is growing in close contact to the buckthorn and may need to come down. The cherries could stay if possible.
- 3) A large black cherry with Norway maple black cherry, staghorn sumac, and buckthorns underneath.
 - The large black cherry should stay. The Norway maples, buckthorns, and sumacs should be cleared out with a brush hog. The small cherries could be removed, or could stay if possible.
- 4) A large black oak with glossy buckthorn, oriental bittersweet, and staghorn sumac underneath.
 - The black oak should stay. The smaller woody vegetation should be removed with a brush hog.
- 5) A steep bank with glossy buckthorn thick in the shrub layer and various tree species overhead.
 - This area may be best left untouched due to the steep bank. If possible, the buckthorn could be thinned underneath using a brush hog.
- 6) This very thick tangle is best left untouched.
- 7) A very large cottonwood with honeysuckle, oriental bittersweet, and glossy buckthorn underneath.
 - The smaller vegetation should be cleared with brush hog.
- 8) A line of black cherries, red cedar, and black oak with glossy buckthorn underneath. The ground is rocky underneath
 - Buckthorn should be cleared out with a brush hog.
- 9) The house site. A variety of invasives and poorly formed shrubs grows around the house.
 - After removal of the house, all vegetation within the fence should be removed. It would be nice to retain the one large white cedar (arborvitae) at the southeast if possible.

- 10) A classical line of old sugar maples with glossy buckthorn and a few other shrubs growing very sparsely underneath.
 - An arborist should be hired to remove the worst of the sugar maples, a few of which are dead or nearly dead. The shrubs should be removed to maintain a sightline into the meadow from the road. The healthy sugar maples should remain untouched.
- 11) Could keep red cedar in middle of field.

Specific Management Steps and Timeline

Shrub clearing

The following areas should be cleared with a brush mower capable of handling vegetation up to 4 inches in diameter:

Great Field – sections 1,2,3,4,5,6,7,10,11,14, 18, 19 (1.8 acres).

Heart-Shaped Field – sections 2,3 (0.2 acres).

Barn Meadow – 1, 3,4,7,8,9 (0.4 acres).

Tree clearing

Larger trees should be removed from the following sections. Stem diameters (dbh) are approximate.

Great Field – sections 1 (3 6" black locust, a 12" black locust), 2 (8" black locust), 4 (3 6" white ash), 5 (6" white ash), 7 (12" mulberry), 11 (8" white ash), 21 (many).

Heart-Shaped Field – 1 (10" white ashes), 5 (8" mulberry), 6 (8" black locust).

Barn Meadow – 2 (8" common buckthorn), 10 (one or two large, dead sugar maples).

Invasives Management

Invasives currently found in the meadow will be controlled by repeated mowing over the long term. Periodic review of the site should pay attention to the growth of woody vegetation around the edges, and mowing should be targeted to prevent shrubby species from re-colonizing the edges of the fields and re-establishing on the ground surrounding trees left in the fields. Glossy and common buckthorn, Japanese knotweed, oriental bittersweet, Autumn olive, and black locust will all be controlled by annual mowing.

Specific attention should be paid to the control of black swallowwort, which has established at two locations in the Great Field (units 11 and 13 on Figure 2), and to the reduction of wild madder in the west end of the Great Field. Black swallowwort is frequently best controlled with the targeted use of chemical herbicides. The vegetation management contractor hired for the work should ideally have experience managing black swallowwort. Wild madder, currently comprising up to 50% cover in patches of the Great Field, will be reduced with regular mowing. This section of the field calls for more frequent mowing, or mowing with a lower blade, over the first few years of management, to reduce the population of this mildly invasive species.

Grassland Restoration

Sections of the fields with very little grass regeneration after shrub clearing should be seeded with a native grass restoration mix. New England Wetland Plants is a potential source of native grass seeds for this restoration. Their Native Warm Season Grass mix would be a good candidate for this site.

Mowing

After land clearing, all of the open meadow sections of the three fields should be mown annually for five years to suppress woody stump sprouts, to reduce the cover of wild madder in the Great Field, to hasten the breakdown of slash from the clearing operation,

and to favor grasses over wind-dispersed weedy species such as ragweed. Mowing should be conducted after August 1st.

Equipment

An operator with a brush mower could do the bulk of the clearing work recommended, although a chainsaw may be required for a few of the larger trees. Common equipment used for this type of work include rotary deck mowers and flail mowers. Deck mowers act like the familiar lawn mower, cutting with a rotating metal blade. Lighter equipment such as a Brush Hog brand mower can handle woody vegetation up to 4 inches in diameter. The brush hog-type attachment is dragged behind a tractor with a set height up to 12 inches. A heavy duty rotary mower, such as the Davco mower, is a sturdier spinning disk attached to a tracked vehicle or articulating arm, so that it can reach up into higher vegetation. The Davco can also handle vegetation up to 4 inches in diameter.

Another type of clearing equipment is a spinning drum, or flail-type, mower, such as the Fecon mower. These toothed cutters, usually attached to an articulating arm, act more like wood-chippers and can grind larger diameter stems from the top down. The Fecon-type will also reduce vegetation to smaller wood chips instead of stringy slash resulting from most rotary mowers. A third approach to clearing is the Brush Brute, a toothed rake mounted on the front of a tractor, which is used to pull small-diameter vegetation straight out of the ground, roots and all. The Brush Brute would reduce or eliminate small stumps left from the clearing and would reduce stump sprouting. Any of these types of equipment would be effective for the clearing recommended at the McLean Open Space as long as mowing is used to reduce stump sprouting and maintain the meadows as grasslands in the years following brush clearing. Each type of equipment would involve mild soil disturbance as the machinery moves about the site. If planned to avoid wet periods, soil disturbance should be minimal.

Timing

The clearing recommended here involves conversion of shrubby areas to meadow, with the meadow conditions maintained over the long-term by frequent mowing. Management of shrubby areas, such as power lines, is usually done in the Spring, after leaf-out, when plants have translocated nutrients from their roots into new growth. At this point, energy reserves in the roots are low, so the woody plants will take longer to resprout. Since the McLean Open Space meadows will be managed as fields, with mowing to control re-sprouting woody plants, the seasonal timing of the brush clearing is not critical. If equipment is on-site as part of the cemetery or projects, the work could proceed in early Summer. In the interest of limiting disturbance to birds that will already be nesting in the vegetation to be cleared, activities might be postponed until late Summer or Fall.

Long-term maintenance of the meadows will require a tractor-mounted deck mower made for cutting high grass, not necessarily as robust as a brush hog deck mower. Long-term, mowing should take place after August 1st. Regular annual mowing will over time favor grasses and flowering herbaceous species over woody species. If mown annually, the meadow would be expected to equilibrate as a wildflower meadow within 3-5 years.

Potential Contractors

The following landscape contractors offer a range of land clearing and invasives management services. Information on equipment and rates are attached.

Contractor	Information
Chris Polatin Polatin Ecological Services PO Box 913 Montague, Massachusetts 01351 413 262 9102 413-659-0292 (fax)	PES provides land clearing and invasives management with a special focus on the needs of conservation land managers. They use a Brown deck mower for land clearing Rates: Mower & operator = \$60/hr. Licensed herbicide applicator = \$40/hr.
Jeff Taylor Vegetation Control Service, Inc. 2342 Main Street Athol, MA 01331 (978) 249-5348	VCS has completed habitat restoration projects for the MassWildlife Upland Habitat program. They use a Davco rotary mower for land clearing. Rates Land clearing = \$160/hr.
Letourneau Products Manufacturing Corp. Mark Letourneau President/Director of Operations 200 Chace Road Freetown, MA 02717 508-763-9737	Mark Letourneau completed the initial field clearing work in 2005. Land clearing = \$1,500/day
R. J. Cobb Land Clearing, Inc. 174 Maple St Bellingham, MA 02019 508-966-516	Cobb uses a Fecon mower to reduce woody material to fine woodchips Rates Land clearing = \$1,500/day

None of these contractors was able to provide on-site estimates within the timeline of this report, however work would not be expected to require more than two days. The daily rates above include mobilization. Including the Barn Meadow site may incur additional mobilization fees as equipment will need to be loaded and transported from the other meadows. Chipping remnants can be left to decompose on-site. Large wood sections from tree removal should at least be moved to the meadow edge so they do not interfere with future mowing.

Conclusion

The land clearing completed in November 2005 went a long way to restoring the Great Field to grassland habitat and reclaimed an important section of the Heart-Shaped Field. Additional clearing and a long-term management of these fields with mowing will create an attractive open area with views to the distance, pleasant walking paths, and fine habitat for the suite of species that make use of small grasslands.



Figure 1. McLean Hospital Open Space -- Landscape Context

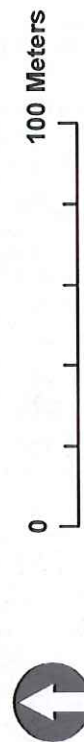


Figure 2. Great Field Management Units.

Vernal pool extent is estimated from 2005 MassGIS aerial photo.



Figure 3. Barn Meadow Management Units.

2005 MassGIS aerial photo.



0



50 Meters



Figure 4. Heart-Shaped Field Management Units.

2005 MassGIS aerial photo.

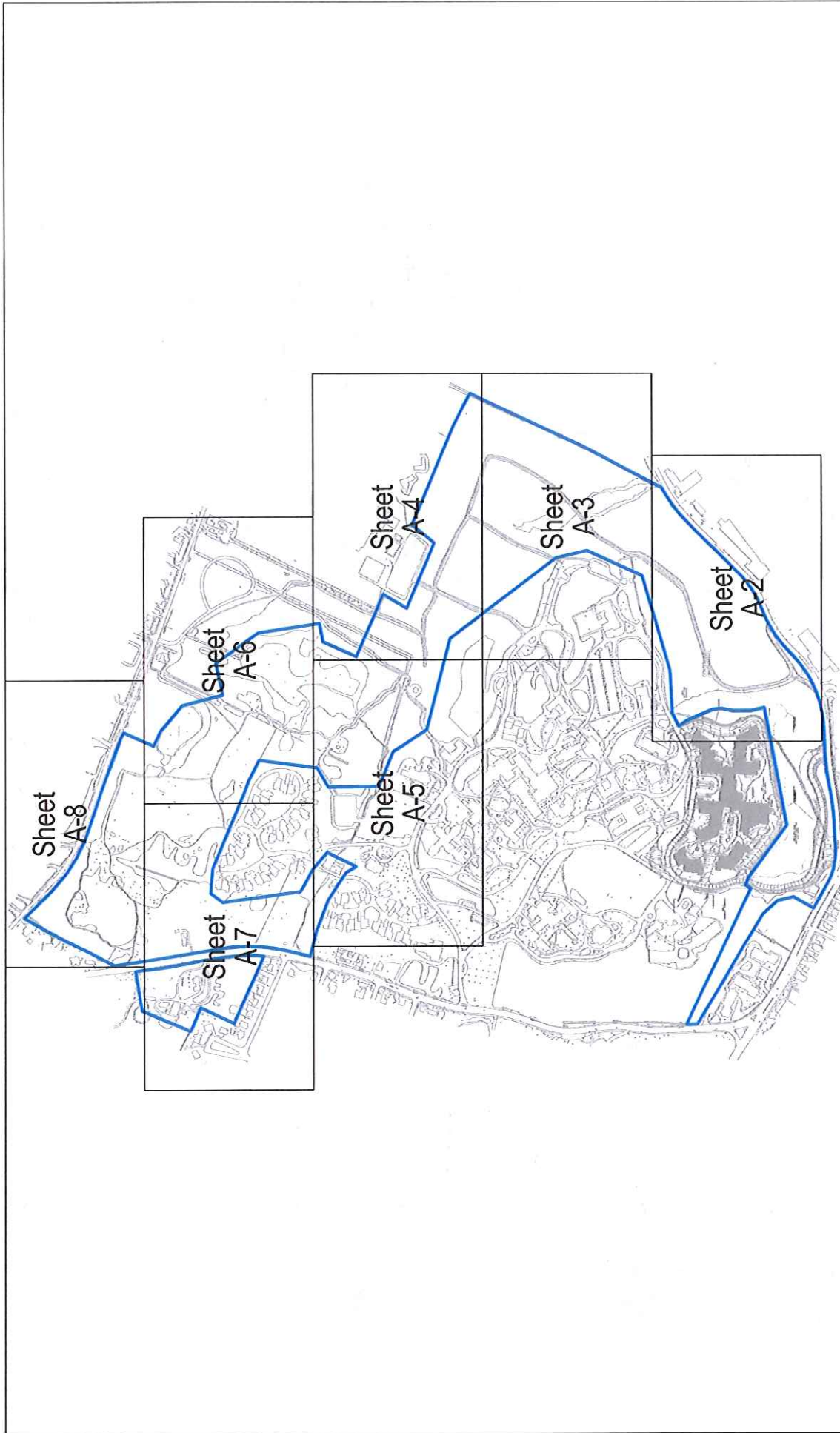


0 50 Meters

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Legend

Open Space Property Line



Topographic Lines



Marsh



Delineated Wetland



100' Wetland Buffer



Primary Trail



Secondary Trail



Trailhead*



Wet/Muddy Trail



Eroded Trail



Obstructed Trail



Overgrown Vegetation



* Main trailheads are indicated with Roman numeral (I, II, III, etc.)

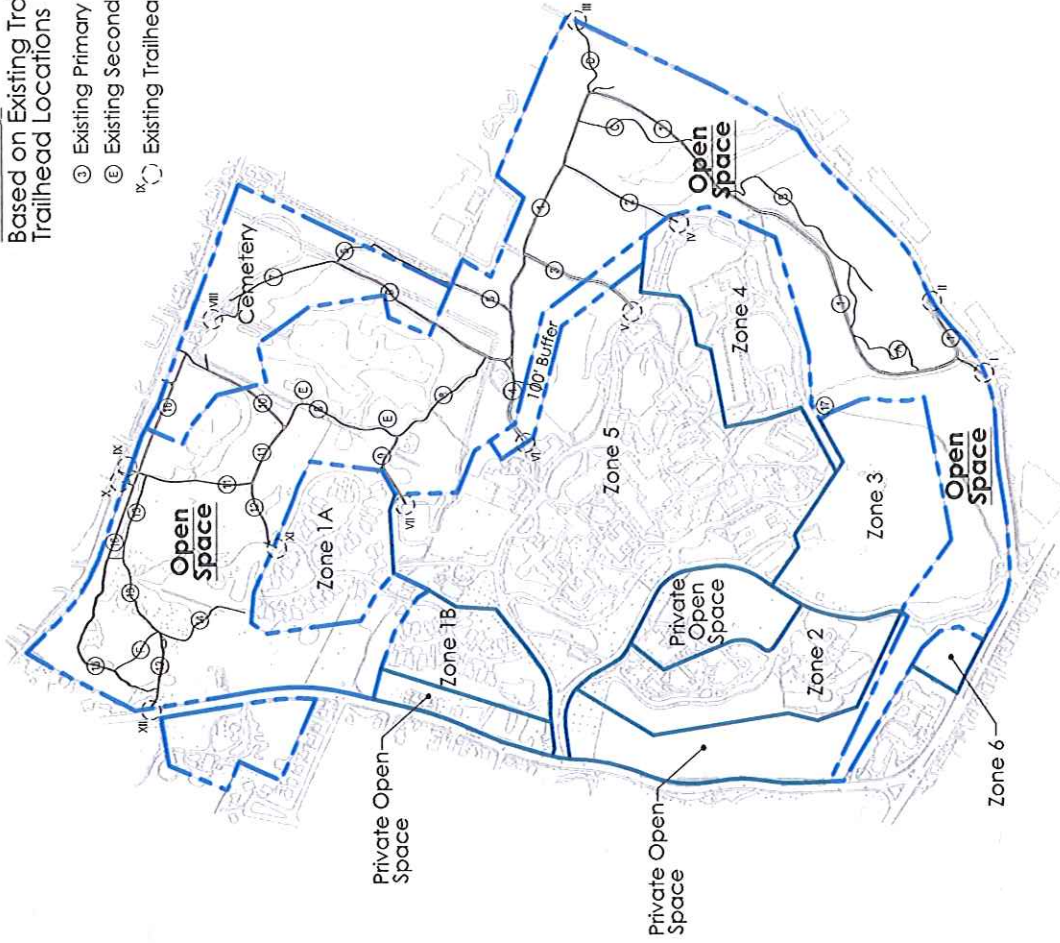
Trail Key

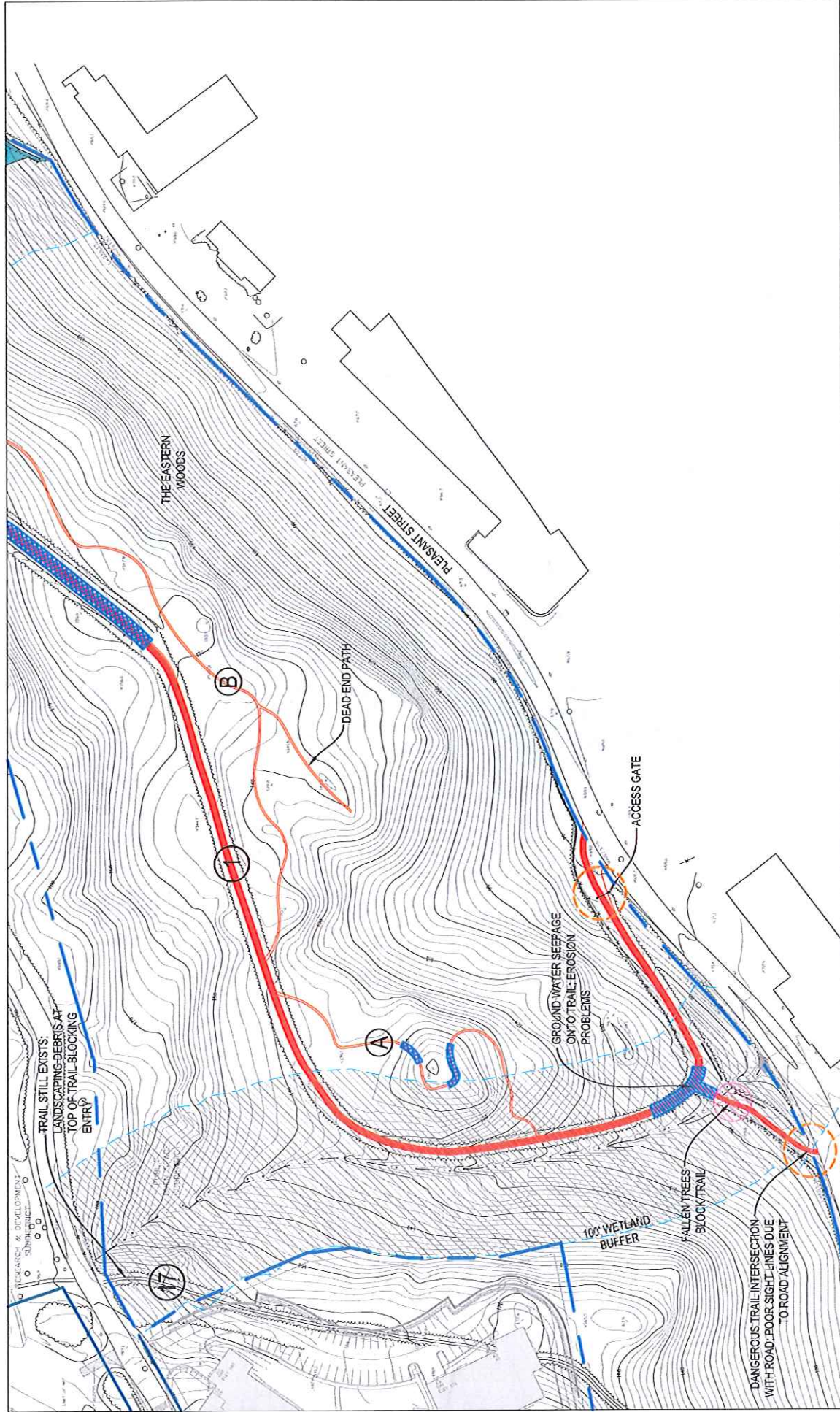
Based on Existing Trail and Trailhead Locations

③ Existing Primary Trail

ⓔ Existing Secondary Trail

IX Existing Trailhead



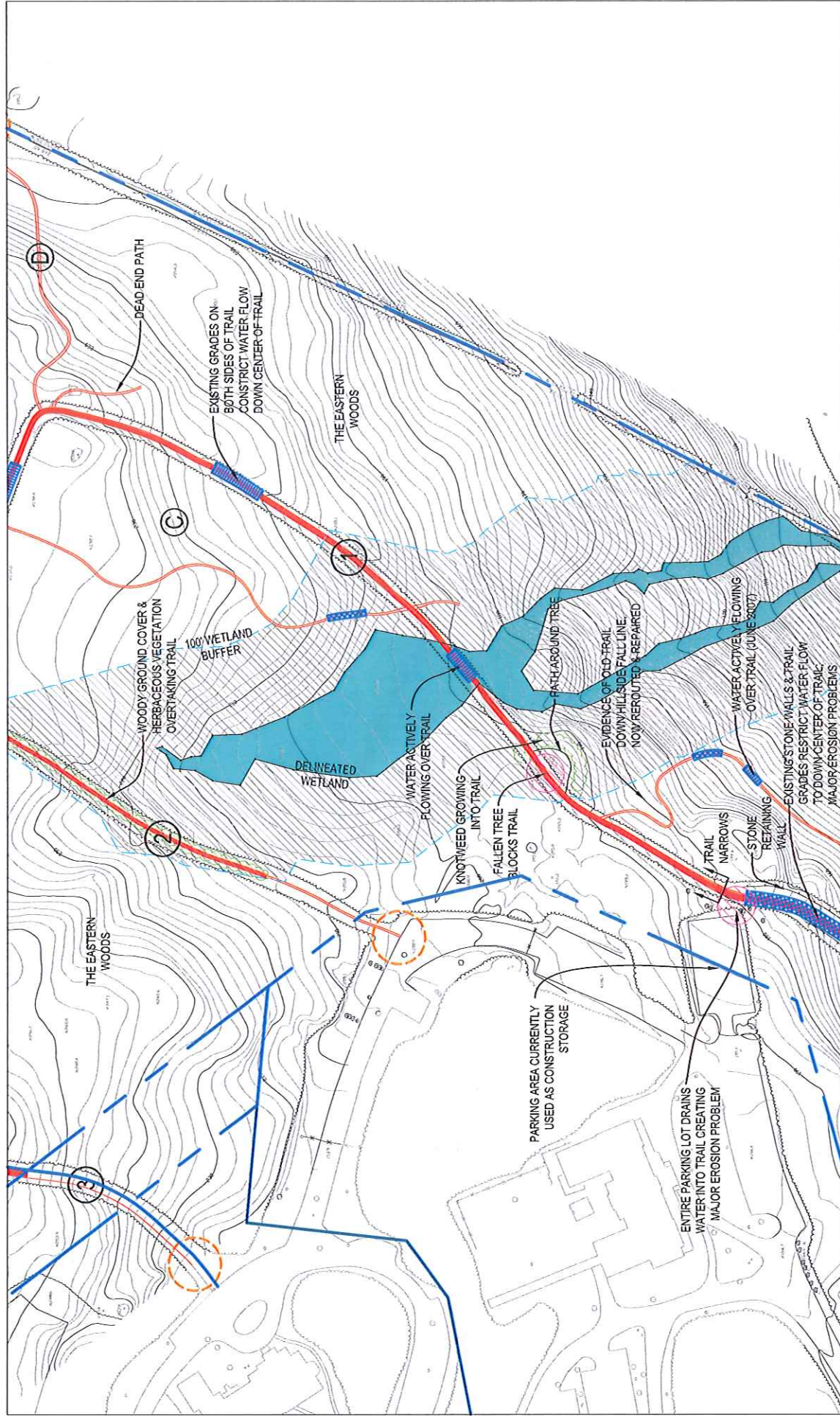


McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan

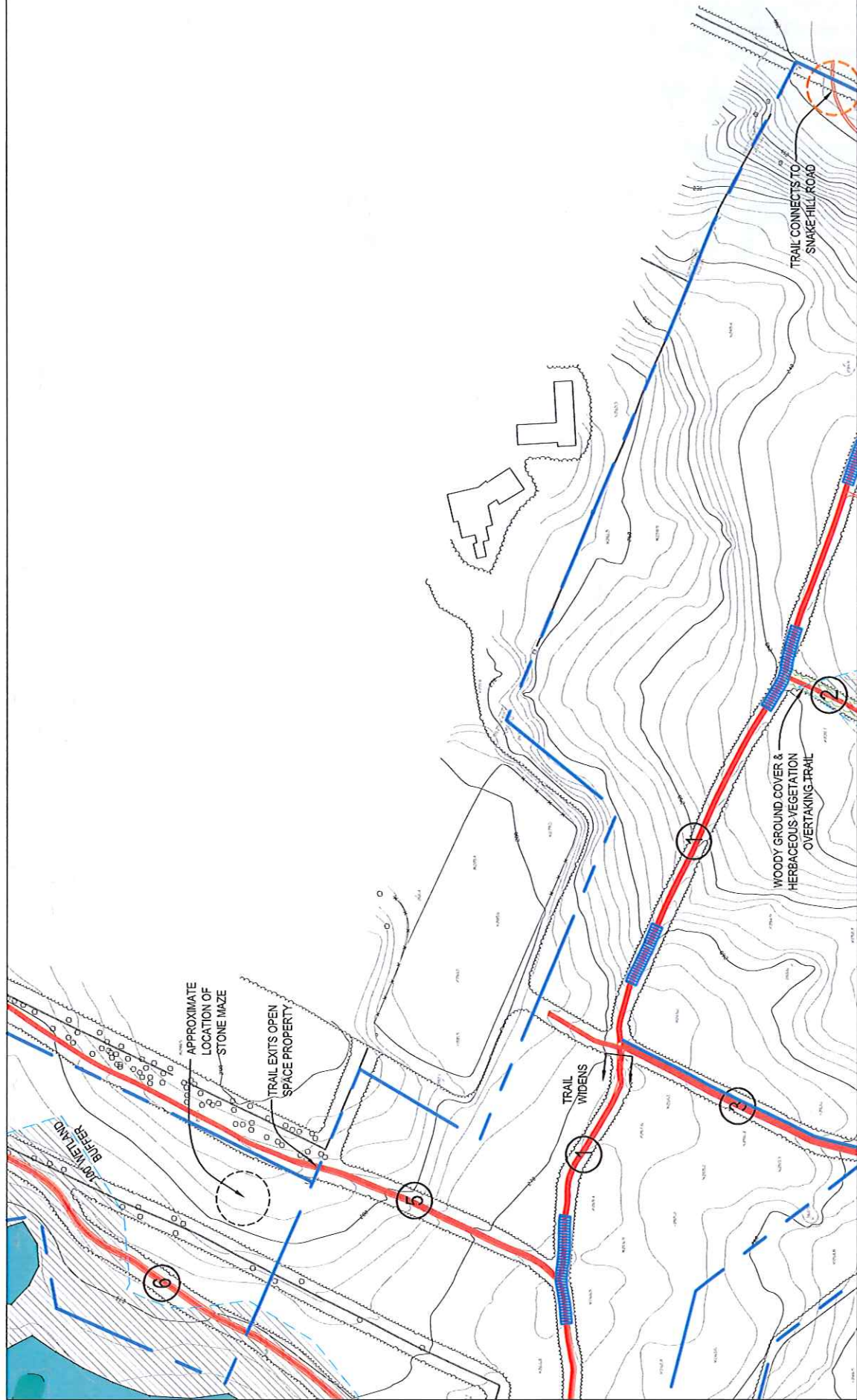
EXISTING TRAILS
ASSESSMENT PLAN
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September 10, 2007



Sheet
A-2



McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan



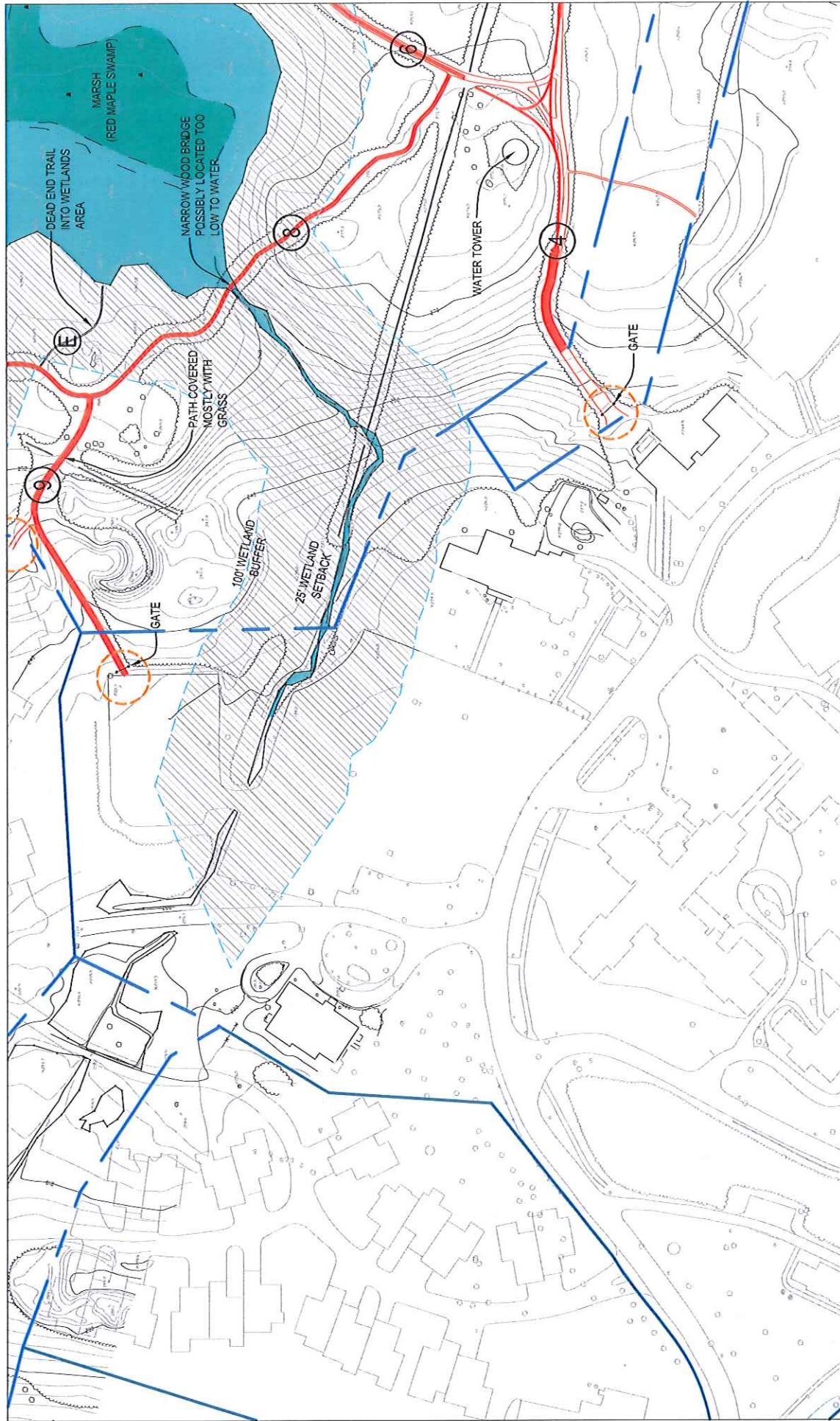
McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan

P
Prestley Associates
Landscape Architects



Sheet
A-4

EXISTING TRAILS
ASSESSMENT PLAN
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September 10, 2007



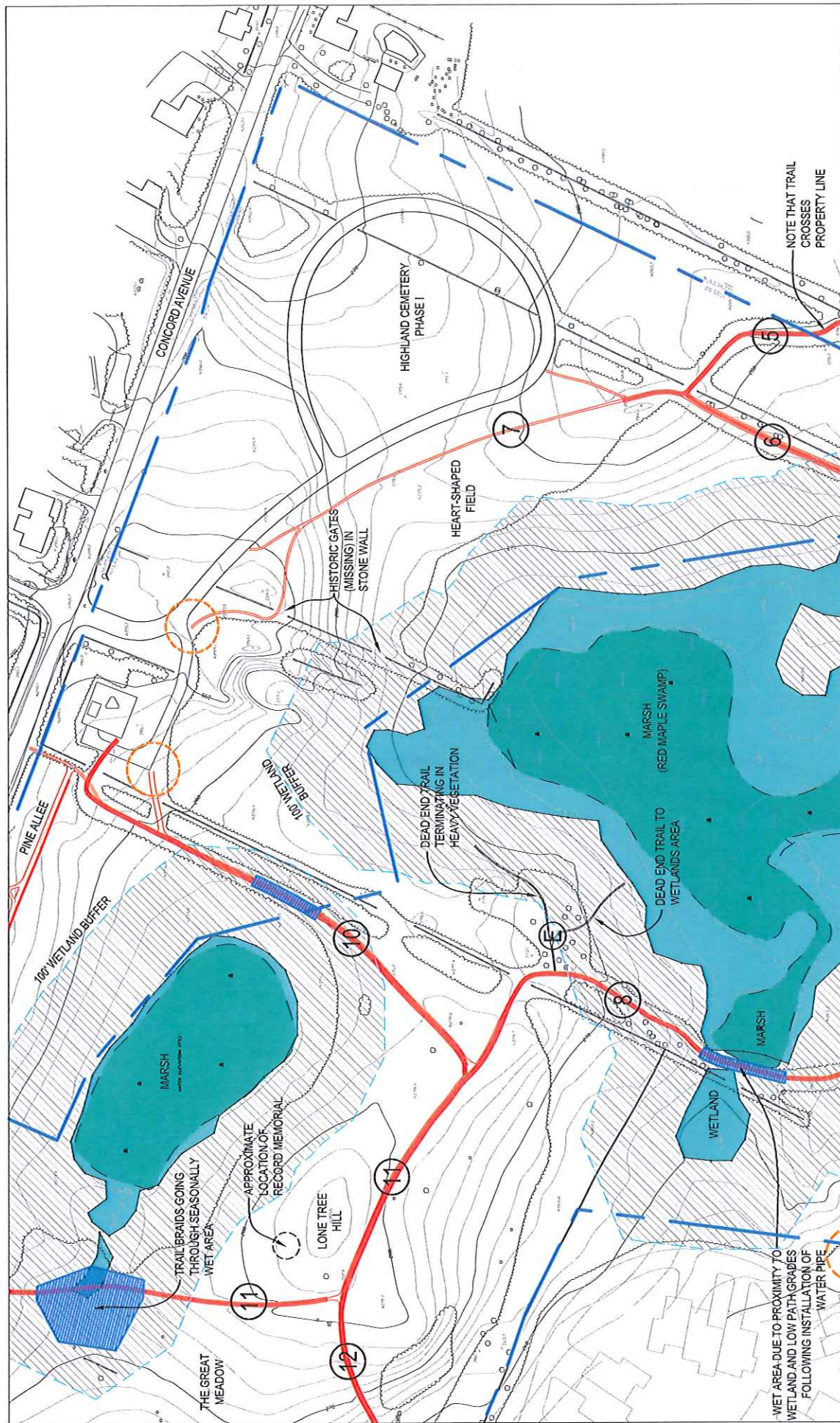
McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan



Pressley Associates
Landscape Architects

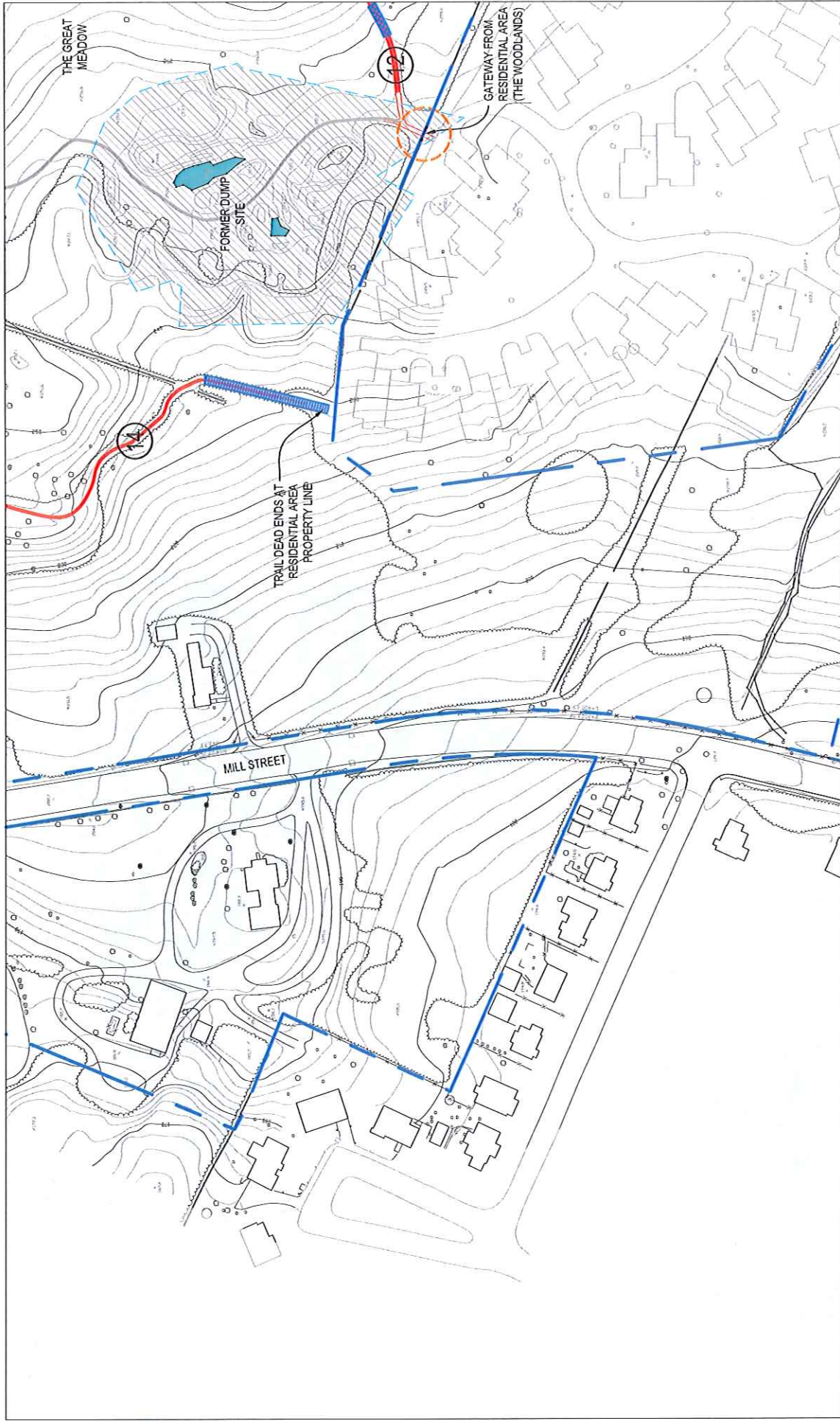
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September 10, 2007

Sheet
A-5



McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan

EXISTING TRAILS
ASSESSMENT PLAN
Scale: 1" = 100.0'
Prestley Associates
Landscape Architect
September 10, 2007

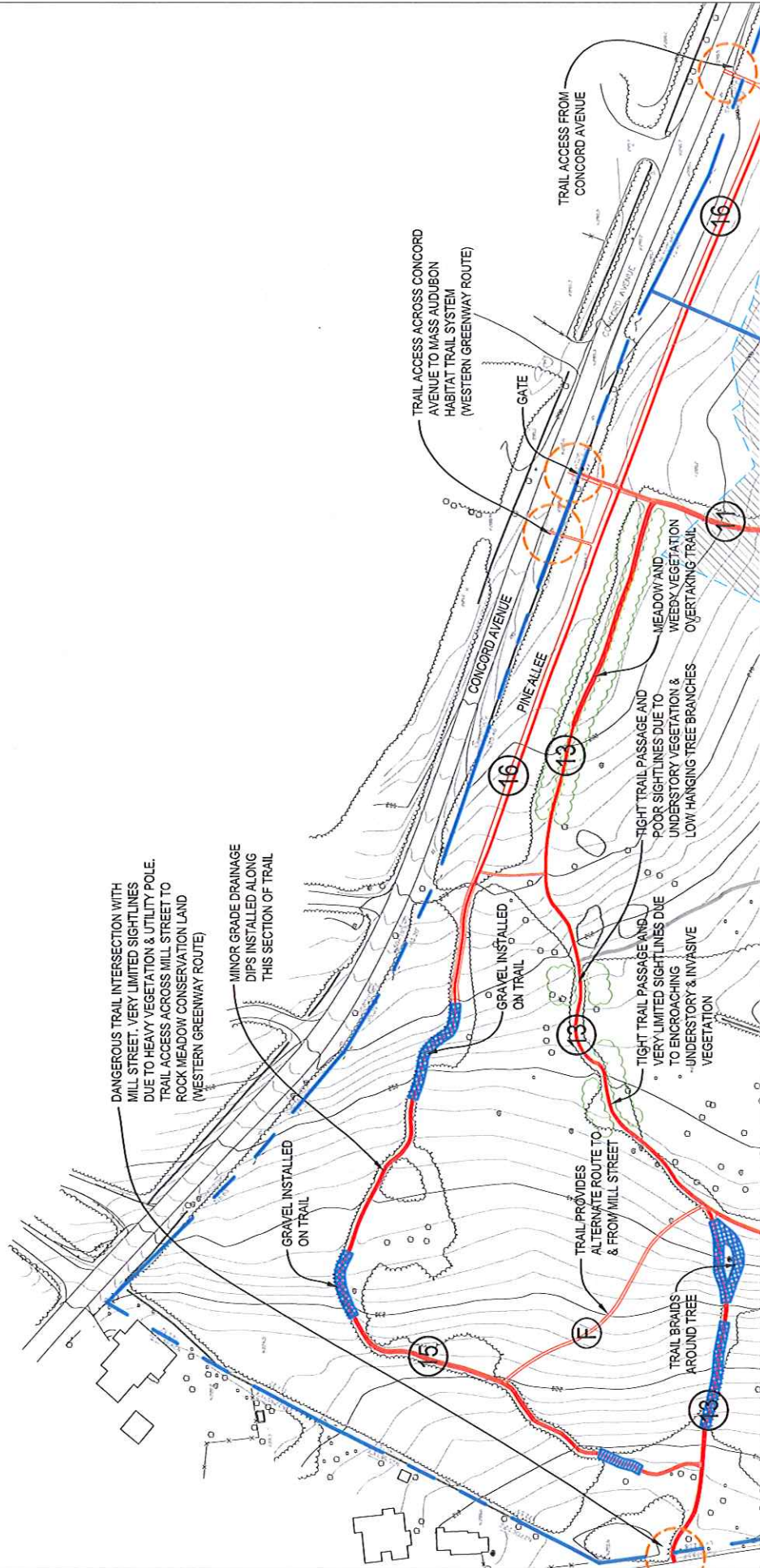


McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan





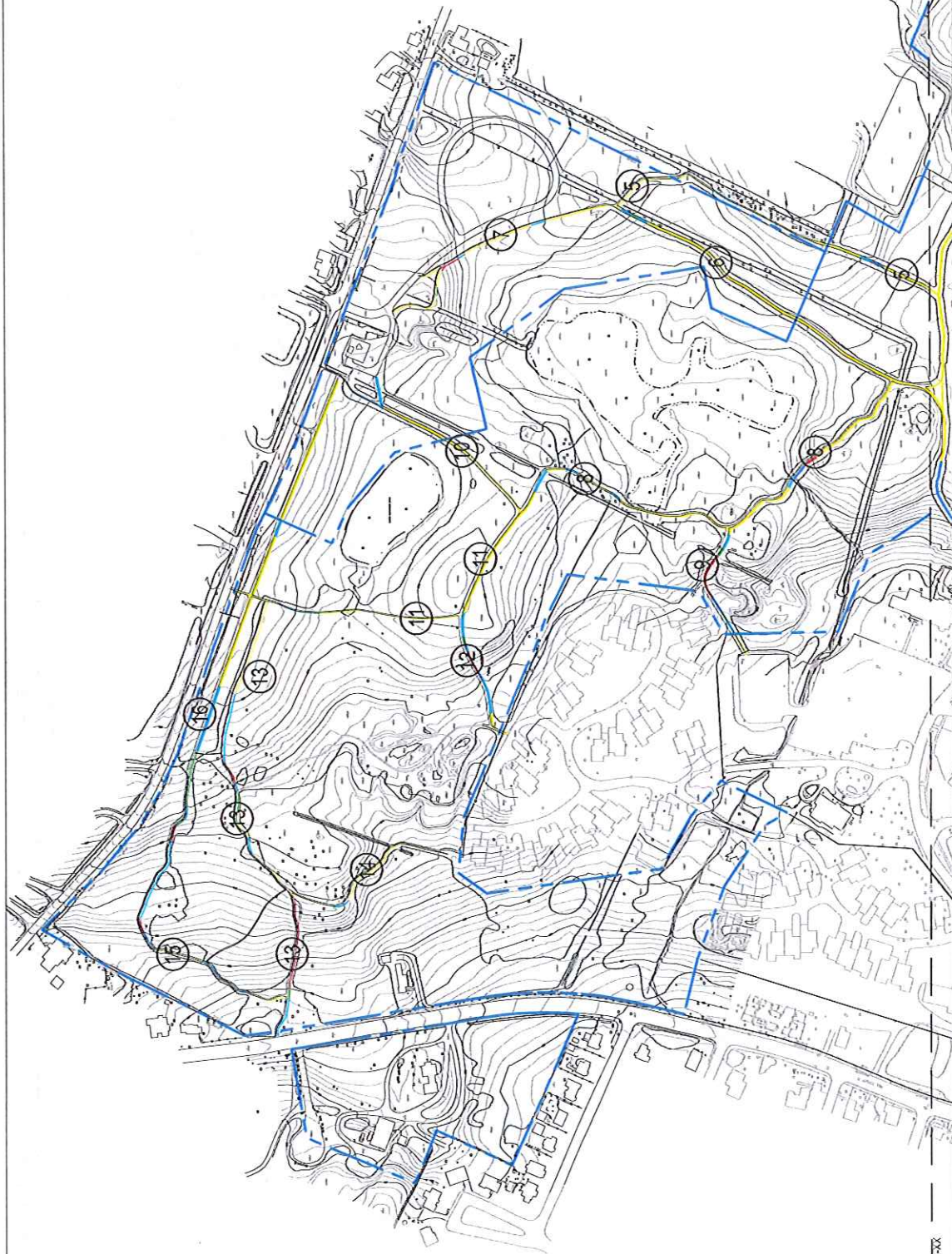
Prestley Associates
Landscape Architects
Scale: 1" = 100'-0"
September 10, 2007

Sheet
A-7



McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan

 North
 Prestley Associates
 LANDSCAPE ARCHITECTS
 EXISTING TRAILS
 ASSESSMENT PLAN
 Scale: 1" = 100'-0"
 September 10, 2007



Existing Grades of
Primary Trails

Grades Legend

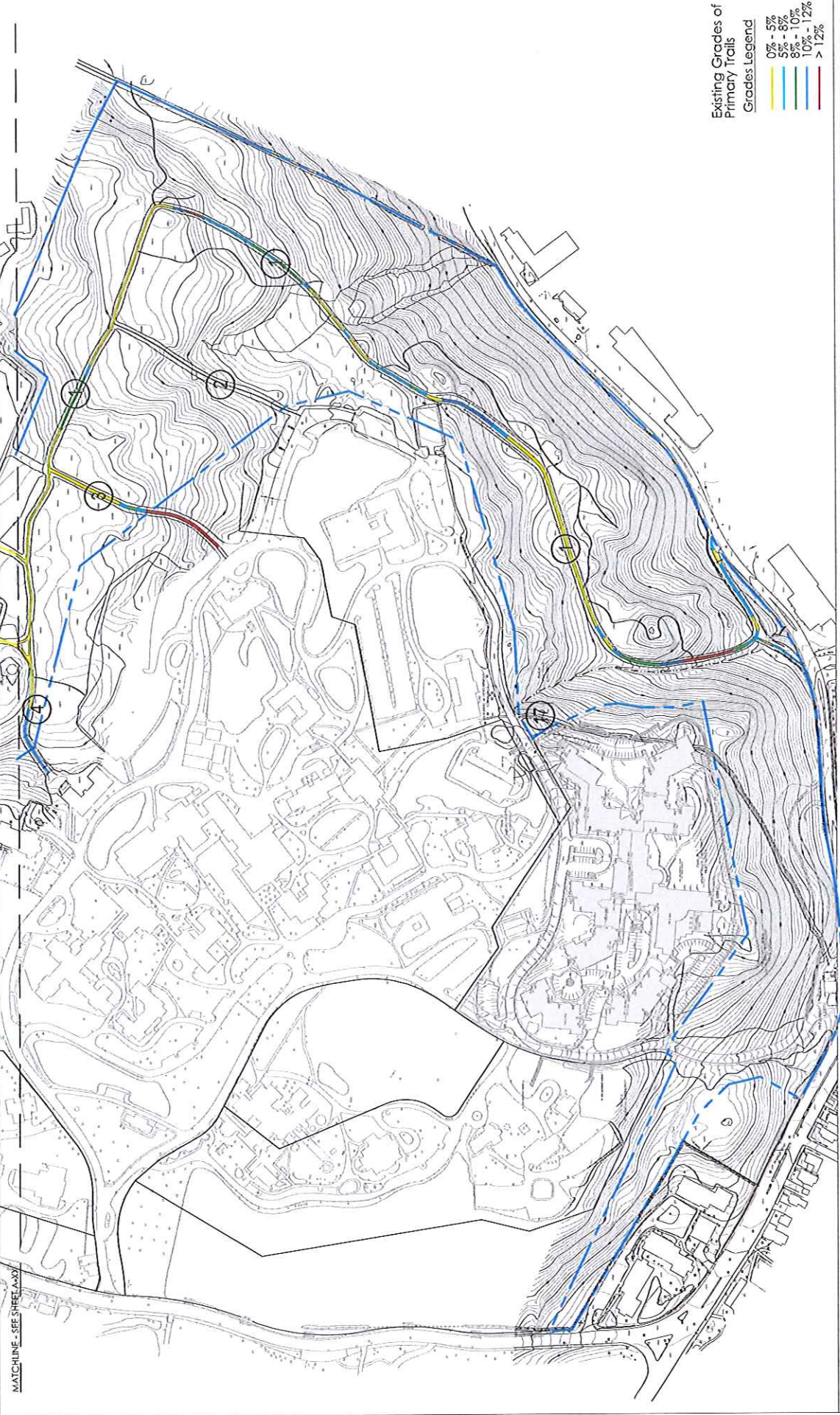
- 0% - 5%
- 5% - 8%
- 8% - 10%
- 10% - 12%
- > 12%

MATCHLINE - SEE SHEET A-8

McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan

 North
 Presley Associates
 Not to Scale
 Landscape Architects
 September 10, 2007

EXISTING TRAILS
 ASSESSMENT PLAN
 Sheet
 A-9



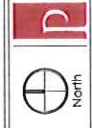
Existing Grades of
Primary Trails

Grades Legend

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- 5% - 8%
- 8% - 10%
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- > 12%

Sheet
A-10

EXISTING TRAILS
ASSESSMENT PLAN



McLean Open Space Land, Belmont, Massachusetts
Comprehensive Trail System Analysis and Implementation Plan

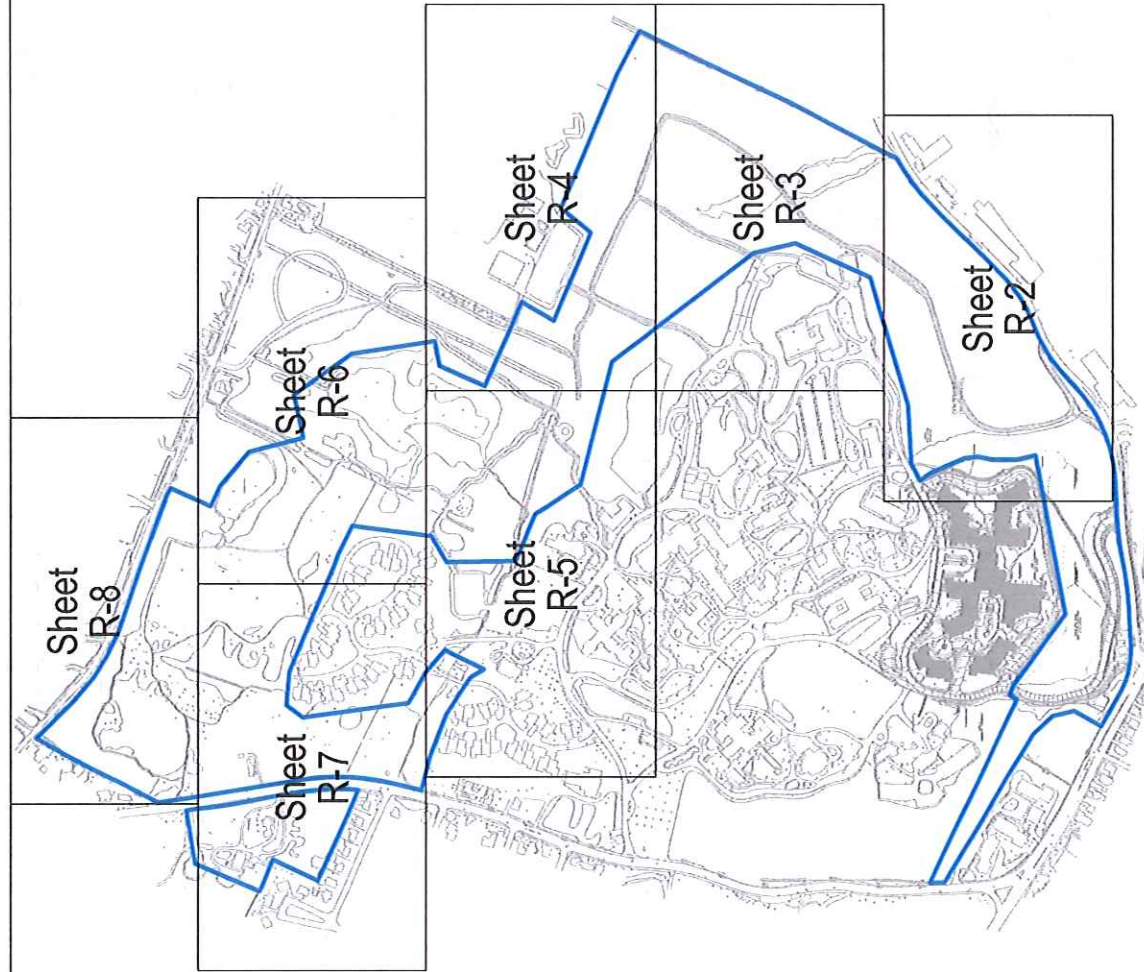
Prestley Associates
Landscape Architects

Not to Scale
September 10, 2007

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McLean Open Space Land, Belmont, Massachusetts
Comprehensive Trail System Analysis and Implementation Plan



Prestley Associates
Landscape Architects
Scale: 1" = 500'-0"
October 1, 2007










TRAILS RECOMMENDATIONS
PLAN (DRAFT)
Key Plan

Legend




-  Open Space Property Line
-  Topographic Lines
-  Marsh
-  Delineated Wetland
-  100' Wetland Buffer
-  Existing Primary Trail
-  Existing Secondary Trail

Recommendations

-  VII Designated Trailhead
-  McLean
-  Residential (The Woodlands)
-  Emergency Access




-  Existing Trail to Remain - Official
-  Trail Reroute - Official
-  New Trail - Official
-  Multi-Use Trail Designation
-  Existing Trail to Remain - Unofficial
-  Existing Trail Repair/Issue
-  Trail Abandonment
-  Info. Kiosk and/or Sign Location
-  Crosswalk

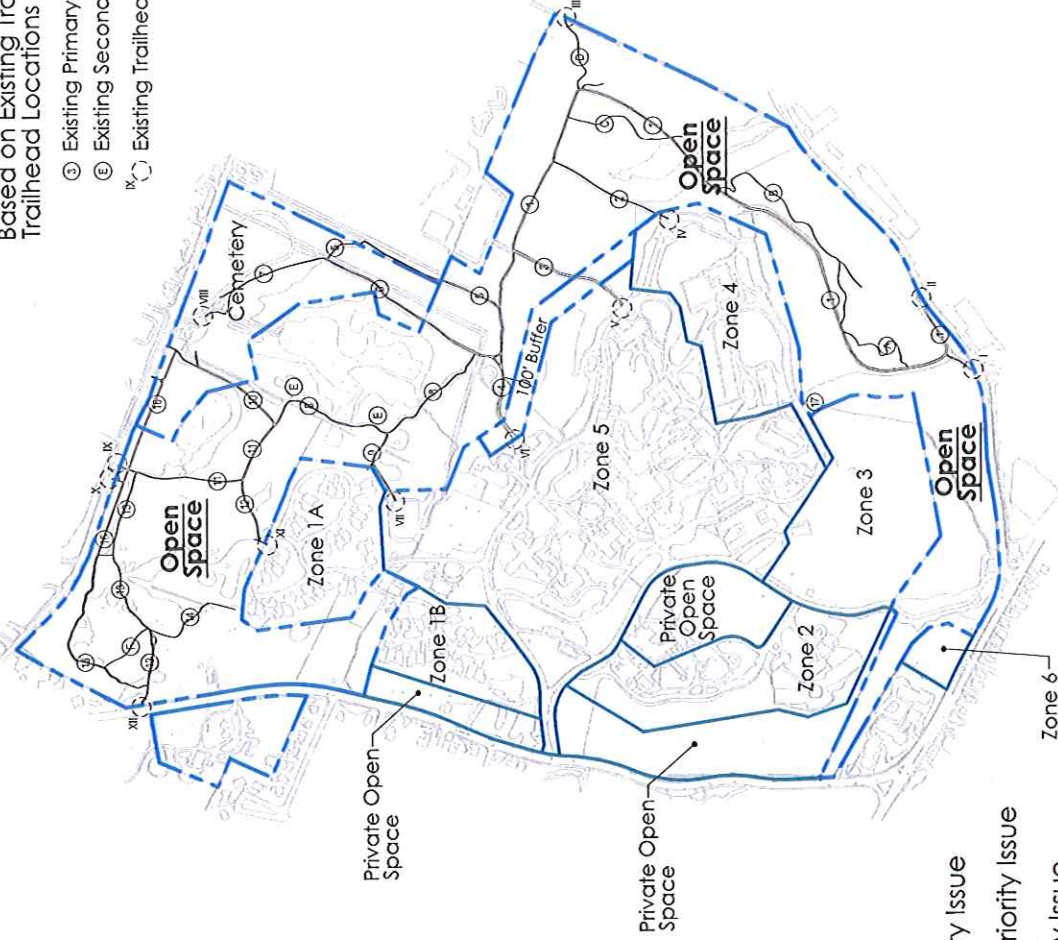
Priorities

-  High Priority Issue
-  Medium Priority Issue
-  Low Priority Issue

Trail Key

Based on Existing Trail and Trailhead Locations

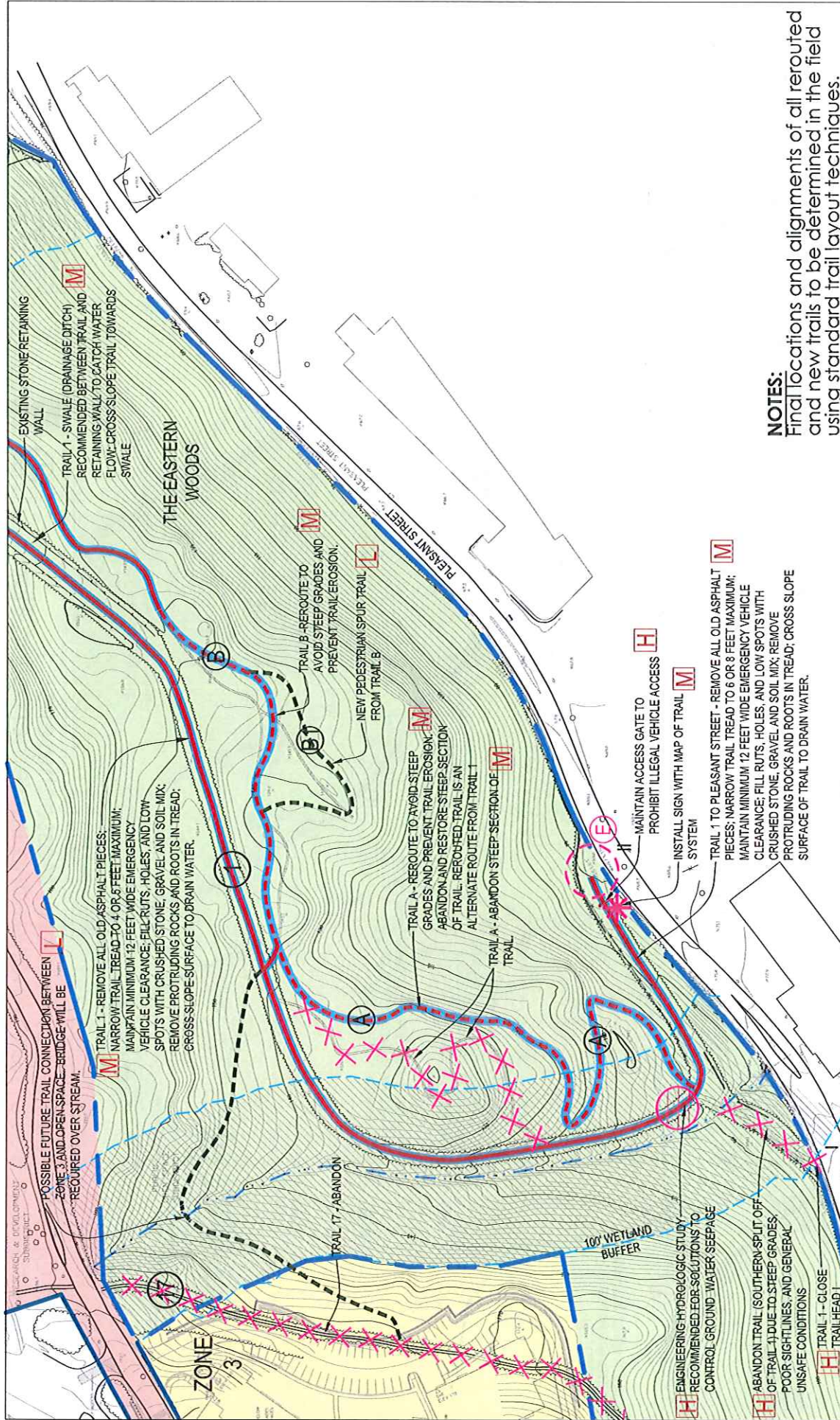
-  Existing Primary Trail
-  Existing Secondary Trail
-  Existing Trailhead



McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan

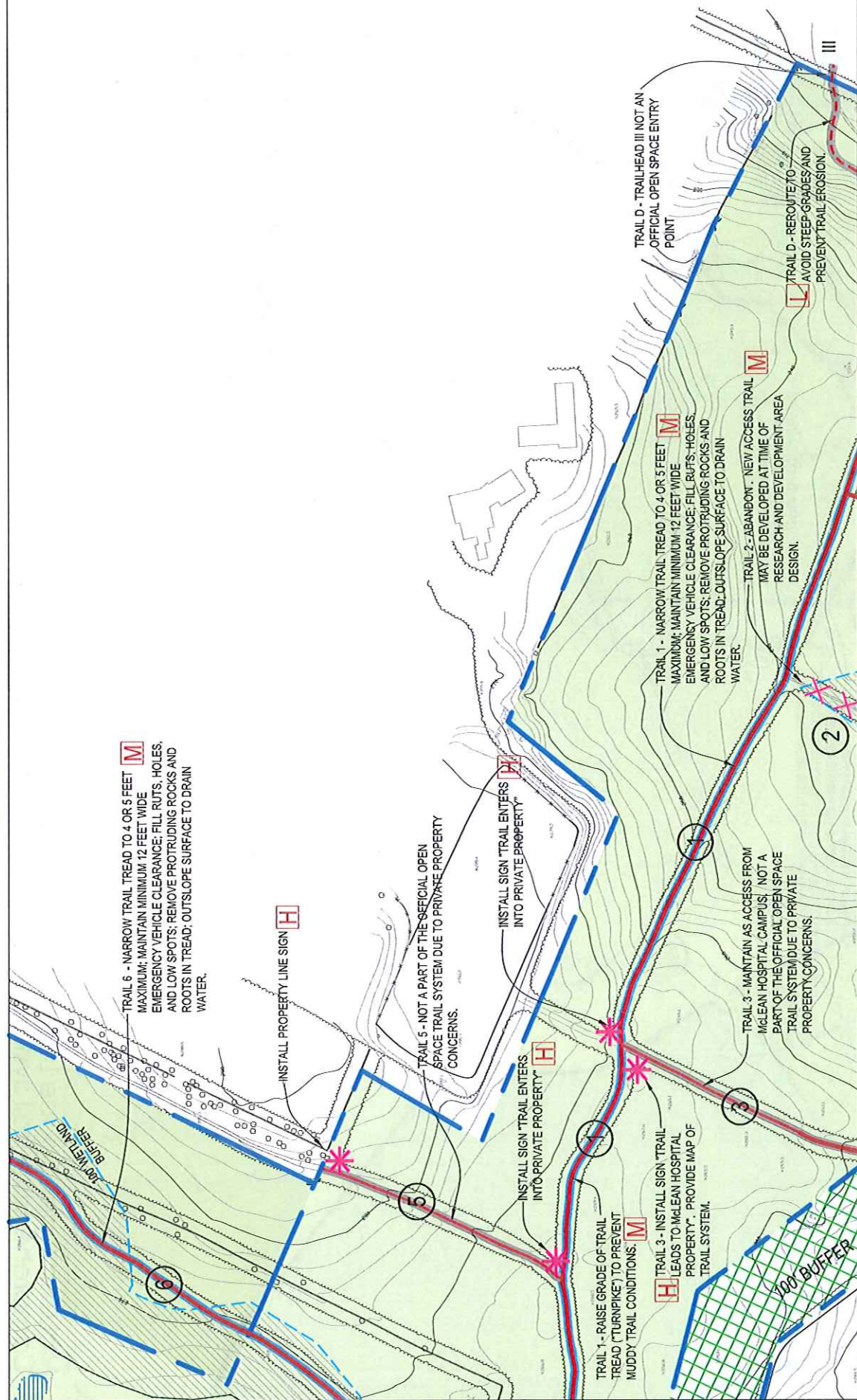
TRAILS RECOMMENDATIONS
PLAN (DRAFT)
Sheet R-1

North
Prestley Associates
Landscape Architects
October 1, 2007



NOTES:
Final locations and alignments of all rerouted and new trails to be determined in the field using standard trail layout techniques.

McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan

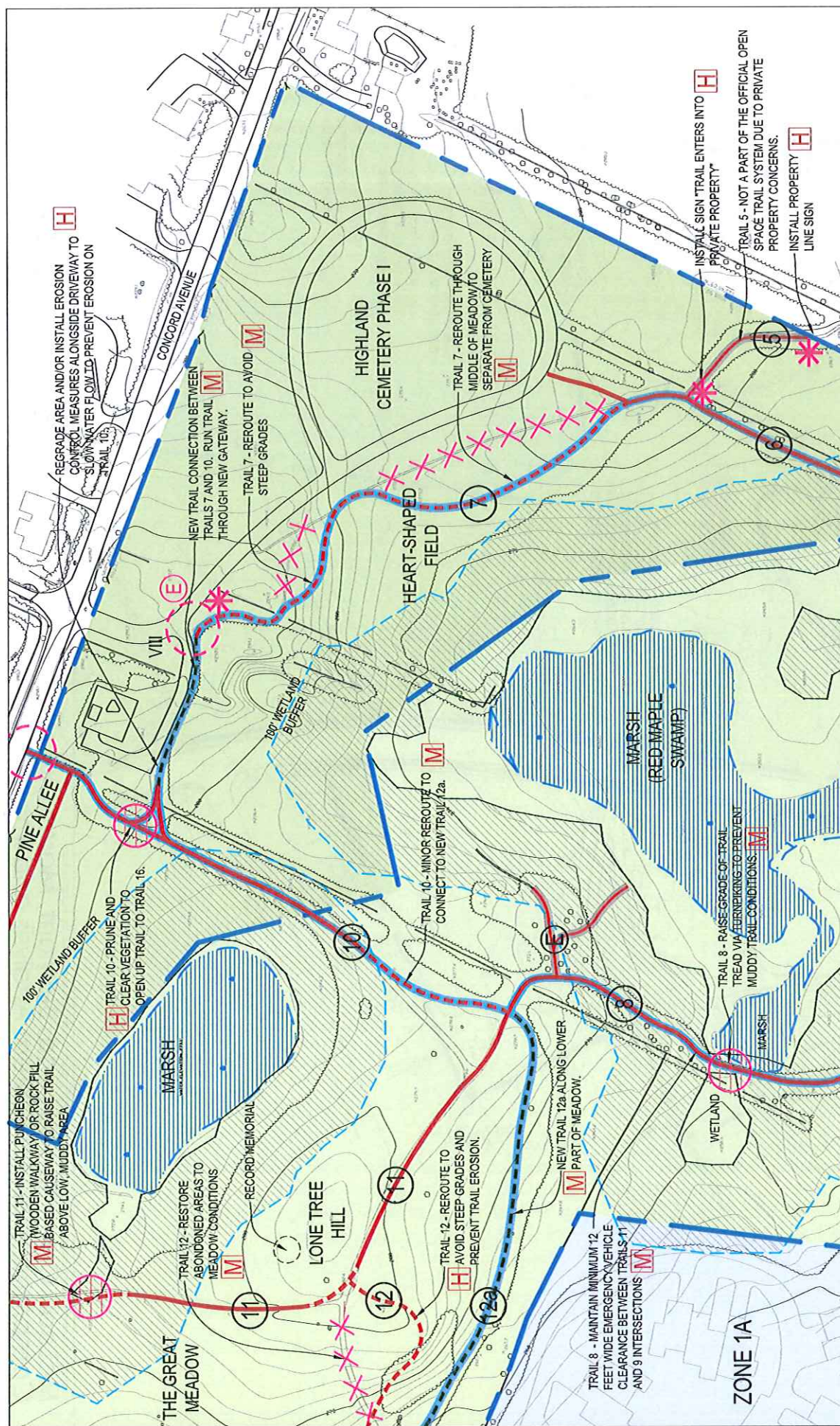


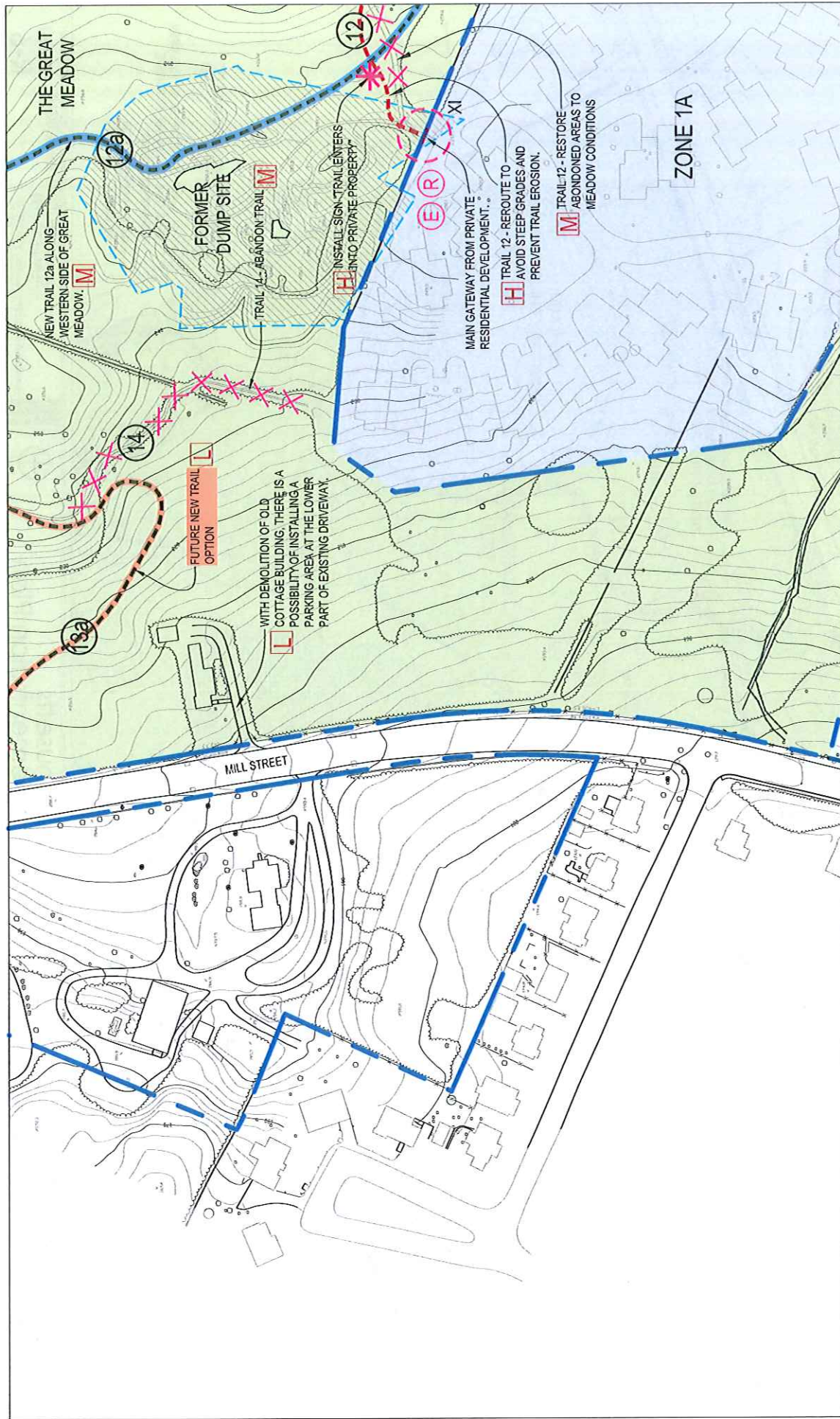
McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan



Pressley Associates
 Landscape Architects
 Scale: 1" = 100'-0"
 October 1, 2007

TRAILS RECOMMENDATIONS
 PLAN (DRAFT)
 Sheet
 R-4





McLean Open Space Land, Belmont, Massachusetts Comprehensive Trail System Analysis and Implementation Plan



Presley Associates
Landscape Architects
Scale: 1" = 100'-0"
October 1, 2007

TRAILS RECOMMENDATIONS
PLAN (DRAFT)
Sheet
R-7

CONSERVATION RESTRICTION ABSTRACT
MCLEAN HOSPITAL CR #1 (109.99 ACRES)
AKA "McLean Hospital CR B-1"

Grantor: McLean Hospital Corporation

Town: Belmont

Acreage: 109.99 +/-

Property location: Bounded by Mill Street (west), Concord Avenue (north), Pleasant Street (southeast), and Trapelo Road (southwest)

Date executed: May 19, 2005

Date effective: June 13, 2005

SUMMARY OF RESTRICTION:

Purposes: Native plant and animal habitat (wooded upland, wetlands, springs, vernal pools, open meadows) (in particular, mature forest known as Eastern Woods, meadow known as Lone Tree Hill)
 Scenic vistas and historic landscapes, landscape features, and archaeological sites (in particular, views to west from Lone Tree Hill, white pine Pine Allee along Concord Avenue (in CR #2), fields along Mill Street)
 Scenic beauty and passive recreation
 Part of a regional greenway

<u>Reserved Rights</u>	<u>As of Right</u>	<u>With Notice or Approval</u>
All Reserved Rights, and activities not otherwise Prohibited, must be in accordance with the May 2001 Ecological Management Plan prepared by the BSC Group, and vetted by the Land Management Committee.		
Passive recreation (hiking, cross-country skiing) on marked trails	X	
Trail & woods roads creation/maintenance/closure	X	
Non-motorized biking		X
Signs & Kiosks		X
Mowing & maintenance of existing fields (not during field bird Nesting season)	X	
Maintenance & emergency vehicles	X	
Monitoring & study, and management & maintenance, of plant & animal populations, historic, landscape, and archaeological features)		X
Educational programs, including tours & research	X	
Construction & maintenance of non-cemetery parking for Recreational, educational, & management use		X
Construction & maintenance of bike path along Pleasant Street		X
Vehicular & pedestrian access and utility infrastructure serving Unrestricted land of Grantor only within areas identified On CR plan	X	
Underground utilities but not storm sewers or drainage		

Serving unrestricted land of Grantor	X
Water line and telecommunications facilities (only 1 telecom tower) Within area shown on CR plan (in CR #2)	X
Use, maintenance & replacement of Claflin recreational field & Waterlines & fire lane, but only if not for further expansion Of school or increase in field size	X
Renovation & use of barn & house west of Mill Street, and of Pleasant Street Lodge	X
Screening of abutting Zone 1-A	X

Suggestions for Key Locations/Features to Inspect:

Potential “dumping” areas behind barn & at end of driveway (near community gardens)
on the parcel west of Mill Street
“Inner boundaries” near the new development parcels: Residential Zone 1A and Zone 1B (north and northwest) and Zone 2 (southwest) and Zone 6 (southwest); Senior Housing Zone 3 (south); Research & Development Zone 4 (southeast)
100-foot buffer area beyond CR boundary along northeast edge of Zone 5
Claflin field near Belmont Day School
Old access/fire carriage road off Pleasant Street, near stream (southeast)

Existing Structures (2005)

Pleasant Street Lodge (by driveway, south)
Telecommunications Tower (on CR #2, near Concord Street, north)
Water Tower (southwest of Claflin Field, inside top curve of backwards “C” of CR map)
Barn (west of Mill Street)
Derelict House & derelict utility structure (west of Mill Street)
White House (east of Mill Street)

**CONSERVATION RESTRICTION ABSTRACT
MCLEAN HOSPITAL CR #2 (9.99 ACRES)
AKA "McLean Hospital CR B-2"**

Grantor: McLean Hospital Corporation

Town: Belmont

Acreage: 9.99 +/-

Property location: Bounded by Concord Avenue (north), telecommunications facility on Concord Avenue (north), proposed town cemetery (north and northeast), Belmont Day School (east), and the 109.9-acre restricted area to the south, southwest, and west.

Date executed: May 19, 2005

Date effective: June 13, 2005

SUMMARY OF RESTRICTION:

Purposes: Native plant and animal habitat (wooded upland, wetlands, springs, vernal pools, open meadows) (in particular, mature forest known as Eastern Woods, and red maple swamp and vernal pool (just inside CR #1) southwest of proposed Cemetery area)
Scenic vistas and historic landscapes, landscape features, and archaeological sites (in particular, white Pine Allee along Concord Avenue)
Scenic beauty and passive recreation
Part of a regional greenway

<u>Reserved Rights</u>	<u>As of Right</u>	<u>With Notice or Approval</u>
All Reserved Rights, and activities not otherwise Prohibited, must be in accordance with the May 2001 Ecological Management Plan prepared by the BSC Group, and vetted by the Land Management Committee.		
Cemetery expansion into CR area from adjacent non-CR Proposed cemetery area, after a majority Town Meeting vote	X	
Passive recreation (hiking, cross-country skiing) on marked trails	X	
Trail & woods roads creation/maintenance/closure	X	
Non-motorized biking		X
Signs & Kiosks		X
Mowing & maintenance of existing fields (not during field bird Nesting season)	X	
Maintenance & emergency vehicles	X	
Monitoring & study, and management & maintenance, of plant & animal populations, historic, landscape, and archaeological features)		X
Educational programs, including tours & research	X	
Construction & maintenance of non-cemetery parking for Recreational, educational, & management use		X

Vehicular & pedestrian access and utility infrastructure serving
Unrestricted land of Grantor only within areas identified
On CR plan

X

Underground utilities but not storm sewers or drainage
Serving unrestricted land of Grantor (and so as to
Not compromise possible future cemetery use)

X

Water line and telecommunications facilities (only 1 telecom tower)
Within area shown on CR plan

X

Suggestions for Key Locations/Features to Inspect:

Area along boundary with proposed cemetery, especially during cemetery construction
Area along boundary with Belmont Day School
Area along Concord Avenue bordering telecom facility

Existing Structures (2005)

Telecommunications Tower (near Concord Street, north)

**MCLEAN HOSPITAL
CONSERVATION RESTRICTONS
BELMONT, MASSACHUSETTS**

HISTORY AND COMMENTARY

GRANTOR: McLean Hospital Corporation

GRANTEE: The Trustees of Reservations

ACREAGE: 109.99 +/- acres in B-1 and 9.99 +/- acres in B-2

DATE OF EXECUTION: May 19, 2005 (signed); June 13, 2005 (recorded)

CR FUND DONATION: \$20,000 (for both CRs)

TTOR COMMITTEE ACTION (if any):

- Executive Committee voted to recommend the CR on July 10, 2002
- Standing Committee (governing body) accepted the CR on July 17, 2002

ACQUISITION HISTORY:

Summary: These two Conservation Restrictions are the result of a long and sometimes controversial public process which addressed the need of McLean Hospital ("McLean") to sell a portion of its 240 acre Belmont campus in order to provide substantial funds for McLean's future in Belmont, where the hospital took up residence in 1895. This process resulted in the conveyance by McLean of these conservation restrictions to TTOR in 2005 as the result of a major, comprehensive rezoning package adopted by the Town of Belmont for the McLean property. That rezoning package allowed for much more intensive use of designated portions of the property outside of the 40-acre core in exchange for the gift by McLean, subject to these restrictions, of approximately 100 acres to the Town. Part of that gift involved land for development as a cemetery by the Cemetery Commission; the larger part involved land for conservation to be overseen by the McLean Open Space Land Management Committee.

Specifically, the Restrictions protect the following categories of open space. Note that the designation of these restrictions as B-1 and B-2 refers to their position as components of the rezoning package adopted by the Town Meeting.:

- B-1. Protects 109.99 acres land surrounding the McLean hospital core and those areas designated for development: the area shown as "Public Open Space" and located adjacent to and to the west of Mill Street, containing 4.58 acres; the area shown as "Soccer Field," containing 1.46 acres; the area shown as "100' Buffer", containing 2.83 acres; the area shown as "Public Open Space" and located adjacent to and to the north of Pleasant Street, containing 27.23 acres; and the area shown as "Public Open

Space" and located adjacent to and to the south of Concord Avenue, which area contains 73.89 acres.

- B-2. Protects 9.99 acres at the northwest corner of the property, excepting 4 acres fronting on Concord Avenue and designated as Phase One of the new Belmont Cemetery. This 9.99 acres is designated for potential cemetery expansion by the Belmont Cemetery Commission. Such expansion will require a majority vote by the Belmont Town meeting. Until such expansion is authorized, the 9.99 acres will be governed by the Conservation Restriction.

Narrative: Wesley Ward, TTOR's Director of Land Conservation, was contacted in early 1996 by Belmont members of The Trustees, asking him to attend an open meeting at the Belmont Library, organized by the League of Women Voters to discuss the future of the property belonging to McLean Hospital, a subsidiary of Partners Health Care, and surrounding its Belmont campus. Upon request from Judy Record, a Trustees member, Ward indicated that The Trustees would study the significance of the property and explore how we could assist the community in protecting as much of the existing open land as possible.

Following visits to the property, one with the naturalist from Massachusetts Audubon Society, the owner of the adjacent Habitat Sanctuary north of Concord Avenue, Ward and TTOR colleagues were impressed by the general character and strategic location of this open space in the context of metropolitan Boston within Route 128.

They were particularly impressed by the following features:

- Scenic and habitat value of the large meadow south of Concord Avenue;
- Habitat value and mature character of the woodland north of Pleasant Street;
- Recreational value of the extensive trail system through the property and connecting with Habitat Sanctuary to the north and Rock Meadow (Town-owned open space) to the west, across Mill Street;
- Historic value of the landscape that had led Frederic Law Olmsted to recommend the site for relocation of McLean Hospital from Somerville to Belmont.
- The potential for connecting this open space to the emerging western greenway from McLean toward Prospect Hill in Waltham and -- with much greater difficulty and less potential for an unbroken, off-road connection --, from McLean to the Alewife Reservation to the east along the south side of Route 2..

In addition, Trustees' staff saw protection of this property for public enjoyment as a way to address the conservation interests and concerns of members and supporters in the Belmont area.

The Mclean Task Force: McLean Hospital, an important subsidiary of Partners Health Care of Boston, informed town officials in the mid-1990s of its probable need to dispose of much of its Belmont campus. Without a substantial return from that sale, McLean indicated it would not be able to continue operation in Belmont. In response, the League of Women Voters

convened a well-attended public meeting to discuss how best to address this issue. The meeting involved various town officials as well as representatives of the broader conservation community. Wesley Ward, as Land Conservation Director, represented TTOR.

Following this meeting, the idea of an appointed "Task Force" was conceived by William Monahan, Chairman of the Board of Selectmen, and was adopted by the Board. Appointed by Monahan in June 1996, the McLean Hospital Land Use Task Force was chaired by citizen representative Nancy Kelley, an attorney, and included ex-officio representatives from the town Cemetery Commission, Conservation Commission, Office of Community Development, Planning Board, and Town Administrator, and three other citizen representatives. Gregory P. Bialecki, Esq. of Hill and Barlow, who was counsel for TTOR at the time, was appointed counsel, with TTOR approval; and Goody Clancy was selected as land use consultant, with David Dixon as that firm's project manager, along with other consultants to assist the Task Force.

Over the next several months of mostly public meetings, McLean and the Task Force reached agreement on a detailed land use plan for the McLean campus. The proposed plan called for a mosaic of uses comprising permanently protected open space, a cemetery, three major development projects (i.e. clustered residential housing, a senior community, and a research and development office facility), and a sale of land to the town's adjacent affordable housing complex. This plan required adoption by two-thirds vote of the Town Meeting of a completely new zoning plan for the McLean property and an unusual degree of cooperation between the Town of Belmont and McLean Hospital.

Town Authorization: In March, 1999 the representative Town Meeting voted to authorize a Memorandum of Agreement that had been negotiated between the Task Force and the McLean Corporation, which was followed in July 1999 by a Town Meeting vote to ratify the zoning articles and accept land from McLean. The use of a conservation restriction as the mechanism to permanently protect the open space, as well as TTOR's role as the Grantee, had been identified early in the Task Force process, and the Task Force consensus on that point remained strong throughout the process. In 2002, The Trustees' governing board, or "Standing Committee," authorized acceptance of a conservation restriction on the McLean open space and cemetery. Wesley Ward represented TTOR throughout the life of the project. The Conservation Restrictions for both the "Open Space" and "Cemetery" parcels were recorded in June, 2005.

The long delay between Town approval the transfer of land and recording of the Conservation Restriction in June 2005 was caused in part by the long and sometimes controversial permitting process that began after McLean identified buyers for the residential, assisted living, and research and development zones. In addition, during and following the permitting process, a persistent but unsuccessful citizen's legal challenge to the Zoning Amendments and the Task Force process added to the delay.

Land Management Committee: Established under the Memorandum of Agreement between the Town and Mclean Corporation as part of the McLean rezoning package, the Land

Management Committee is recognized by TTOR, the Town, and McLean Corp. as a critical component in achieving the intended conservation and community enhancement goals of the open space parcels. The Committee includes representatives of McLean Hospital, Town officials, public members appointed by the Selectmen, and a representative of TTOR. Ellen O'Brien Cushman, a member of the McLean Land Use Task Force and Chairman of the Cemetery Commission, was appointed Chairman of the Land Management Committee

The Memorandum of Agreement envisaged that the McLean open space would require some level of active management. One of the primary functions of the Land Management Committee under the Memorandum was envisioned to be the appointment of a land manager for the Town-owned property. In order to provide a source of funds for this purpose, the Land Management Committee supported the Town's desire to replace the police and fire communications installation with a taller, more sophisticated monopole antenna and ground support facility, which could accommodate cell phone installations as well as improved communication for Belmont's emergency services. Conservation Restriction B-2 reflects this decision by allowing the relocation and replacement of the outmoded antenna with the new facility about 100 feet to the west of the former antenna site, with access from Concord Avenue. The Land Management Committee expects modest but continuing revenue from the new tower. However, at this writing no funding has been directed from this source to the Land Management Committee.

The McLean Open Space Alliance and the Judith K. Record Fund: In 1997, soon after the forum sponsored by the League of Women Voters, an advocacy group, the McLean Open Space Alliance (MOSA) was formed by conservation supporters. Judith K. Record, a Belmont resident with a professional background in marketing and communications, became President of "MOSA." Ms Record or other MOSA representatives attended all of the public Task Force meetings. MOSA critiqued the task force process and endeavored to educate the public on possible environmental and traffic consequences of intensive development of the McLean property. In part as a result of MOSA's opposition, the initial rezoning plan recommended by the Task Force failed to obtain the required two-thirds vote by the Belmont Town Meeting. Following several adjustments in the plan, MOSA supported it and the plan was approved by the subsequent Town Meeting and confirmed by Town referendum.

Following adoption of the rezoning, MOSA remained involved in the long permitting process for the development areas designated in the zoning and in the deliberations of the Land Management Committee, along with interested citizens, abutters, and users of the McLean property.

Following the untimely death of Ms. Record in 2207, MOSA supporters led by her husband, Eugene Record raised substantial funds to create the Judith K. Record Memorial Conservation Fund in support of the planning for and stewardship of the McLean open space. That fund has made several substantial grants to assist the Land Management Committee.

Important Features of the McLean Conservation Restrictions

It is important to provide some explanation of the intent behind some of the unusual provisions of the two Conservation Restrictions. The basic concept of the CR on the majority of the property was to allow the owner of the open space considerable flexibility in using and managing it for passive recreational purposes.

In contrast, the basic concept of the Cemetery CR (Exhibit B-2 to the Memorandum of Agreement between the Town and McLean) was (1) to allow the Cemetery Commission sufficient flexibility in managing the initial cemetery area of 4 acres and, (2) following a majority vote of the Town Meeting, to allow the Commission to expand the active cemetery within the limits of the land area covered by the Restriction. The CR makes clear that expansion area is subject to all the provisions of the CR unless and until the Town Meeting has approved expansion of the cemetery. In addition, the CR makes clear that any portion of the Premises which ceases to be used as a cemetery will come under the CR again.

Another unusual feature of the Cemetery CR was to recognize the relocation, in progress when the CR was conveyed, of the Town's telecommunications tower and support facilities. The pre-existing tower was located where it interfered with the Concord Avenue entrance to the Cemetery. That entrance was also the only good access to the open space from Concord Avenue. During the Task Force process, town officials had made clear that the existing police/fire/rescue tower was inadequate and needed to be replaced. Late in the process, a consensus developed in favor of the relocation of the outmoded tower and its replacement by a taller, monopole antenna with the capacity to serve commercial tenants as well as Belmont's own emergency network. At the time, the Selectmen expressed their willingness to direct some portion of the proceeds from the tower revenue to the maintenance of the McLean property.

Post-Recording Issues and Changes:

Non-compliant cottage on Mill Street: Shortly after the CRs were recorded, The Trustees' staff and local volunteers inspected the area within the CR. At that time, Trustees' staff realized that the authors and reviewers of the CR had completely overlooked a 1-storey unoccupied wood frame cottage within the restricted area on the east side of Mill Street. The consensus of the Land Management Committee is that the cottage should be removed. Grantor will waive enforcement of the CR with respect to demolition and removal of the cottage. If the house is allowed to remain, the CR will have to be amended to take it into account.

Removal of the Farmhouse on the West Side of Mill Street: Upon request of the Land Management Committee, the badly deteriorated farmhouse on the west side of Mill Street, to the south of the large barn, was removed by McLean Hospital and the site was restored to become part of the field along Mill Street.

Minor incursions behind residential lots west of Mill Street and east of Mill Street: The post-recording inspection revealed several instances of prunings, grass clippings, and other mostly compostable material having been deposited on the restricted land behind private properties. Trustees' staff reported to the Land Management Committee that an educational effort should

be made to inform neighbors in general that the McLean property is now under restriction which does not allow such materials to be stored or dumped.

Bricks and other materials around and behind the barn on Mill Street: Scattered bricks and other debris was observed around and behind the barn on Mill Street. A general clean up of that area should be accomplished.

Remains of old dump at the edges of the large meadow east of Mill Street and southwest of Lone Tree Hill: stone, brick, and miscellaneous construction debris was noted in this area to the west of the landfill capped by McLean following inspection prior to the transfer of land from McLean to the Town of Belmont. Trustees' staff noted that this material was under a heavy growth of vines and brush and that removing it at this point would probably cause unnecessary damage to the landscape and vegetation.

Renovation of the Meadows: The Land Management Committee, with support from the Judith K. Record Fund, and in conjunction with initial development of the Cemetery, began extensive meadow restoration to remove invasive plants and trees that had reduced the size and attractiveness of the meadows to the south of Concord Avenue. Mowing has continued.

Approval and Installation of a Memorial Bench on Lone Tree Hill: On August 23, 2005, Trustees of the Judith K. Record Fund requested that the Land Management Committee and TTOR approve installation, funded by the Record Fund, on Lone Tree Hill of a granite memorial bench to be set on a large stone slab with flanking stones to honor the late Judith Record and the community effort, including the gift by McLean Hospital, that together resulted in the protection and acquisition of the McLean Open Space. The bench would provide visitors with a tranquil, inviting spot for sitting within a favorite portion of the open space. Blair Hines, Landscape Architect, was the designer. After considerable discussion about the details of the design and the appropriateness of the memorial and the specific inscription proposed for one of the flanking stones, the Land Management Committee granted its approval. Subsequently, Wesley Ward, in a letter dated October 13, 2005, approved the use as appropriate under the intent of Section B-4 of the Conservation Restriction B-1. However, Ward commented that this should not be viewed as a precedent allowing additional memorials on the open space property. Ellen O'Brien Cushman and Wesley Ward observed and approved the installation of the bench and the flanking stones.

Adoption of the Trail Management Plan: In 2008, after extensive discussion by the Land Management Committee and at two public meetings, the Committee adopted a trail management plan prepared by Pressley Associates, Landscape Architects, of Cambridge. That plan envisions extensive restoration of eroded trails (and drainage improvements to prevent future damage to steeper areas that cannot be entirely bypassed). It also envisions closure of some trails, relocation of others, and creation of a few new trails. The objective is to create a safe, unpaved pedestrian/mountain bike trail network that will avoid ecologically sensitive areas and avoid fragmenting the meadows, keep user conflicts to a minimum, and respect private property.

***Note:** For further information and perspective on the history of these conservation restrictions, see the audio file of interview by Wes Ward with Ellen Cushman, current Chair of the Land Management Committee and member of the – dated February 8, 2007 – located in digital baseline file for the McLean Open Space conservation restriction; CR #237.



Bk: 43781 Pg: 207 Doc: DEED
Page: 1 of 4 09/27/2004 11:59 AM

QUITCLAIM DEED

THE McLEAN HOSPITAL CORPORATION, a Massachusetts not for profit corporation, having a principal place of business in Belmont, Middlesex County, Massachusetts, for consideration of One and 00/100 Dollars (\$1.00) paid, hereby grants and conveys to THE INHABITANTS OF THE TOWN OF BELMONT, a municipal corporation, having a mailing address of 455 Concord Avenue, Belmont, Massachusetts 02478, with QUITCLAIM COVENANTS, the parcel of land shown as "2,500 SQ. FT. ± = 0.057 ACRES ±" on a plan entitled "Plan of Land in Belmont, Massachusetts Surveyed for the McLean Hospital Corporation" dated July 21, 2004, and prepared by Design Consultants, Inc., Consulting Engineers and Surveyors (the "Plan"), to be recorded herewith as *Plan # 1143 of 2004* and being more particularly bounded and described in Exhibit A attached hereto and incorporated herein by this reference ("the Premises").

The premises are conveyed subject to the provisions of a Memorandum Agreement between the grantor and the grantee dated November 22, 1999, Notice of which is recorded with the Middlesex County South District Registry of Deeds, Book 30975, Page 451.

The Premises are hereby conveyed together with:

- (i) a 20 foot wide easement over the remaining land of the grantor from Concord Avenue to the Premises herein granted in the location depicted on the copy of the Plan attached hereto as Exhibit A-1 (the "Access Easement") for purposes of access and egress by foot and motor vehicles (including trucks) to and from the Premises. This easement may be paved or otherwise improved by the grantee and maintained by the grantee to the extent reasonably necessary to accommodate its purpose;
- (ii) a 10 foot wide easement over the remaining land of the grantor from Concord Avenue to the Premises herein granted in the location depicted on the copy of the Plan attached hereto as Exhibit A-1 (the "Utilities Easement") for the construction, installation, maintenance and use of communications equipment, utility wires, poles, cables, conduits, and pipes over, under or along the easement herein granted; and
- (iii) an easement immediately around the perimeter of the Premises herein conveyed for the location of such construction staging equipment as is necessary to construct, maintain and repair the telecommunications tower to be constructed at the Premises.

Being a portion of the premises conveyed to the grantor by deed of The Massachusetts General Hospital dated September 30, 1980 and recorded with the Middlesex County South District Registry of Deeds, Book 14084, Page 272.

This conveyance does not represent the sale of all or substantially all of the Massachusetts assets of the grantor.


MORRISSEY, HAWKINS & LYNCH
Two International Place
Suite 3900
Boston, MA 02110-4102

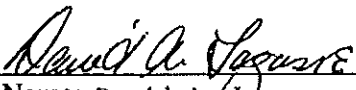
return to:

Off Concord Ave, Belmont

EXECUTED as a sealed instrument this 23rd day of September, 2004.


THE McLEAN HOSPITAL
CORPORATION

By: 
Name: Bruce M. Cohen, M.D., Ph.D.
Title: President and Psychiatrist in Chief

By: 
Name: David A. Lagasse
Title: Treasurer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF

Before me, the undersigned notary public, on this 23rd day of September, 2004, personally appeared Bruce Cohen, M.D. & David Lagasse, who are personally known to me or were each proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory face and signature, to be the persons whose names are signed to the foregoing instrument and acknowledged to me that they signed it as their free act and deed and the free act and deed of The McLean Hospital Corporation, as President & Treasurer, respectively, of The McLean Hospital Corporation, for its stated purpose.


[notary seal]

FAY E. DOLAN
Notary Public
My Commission Expires
November 15, 2007

EXHIBIT A

That certain parcel of land shown as "2,500 SQ. FT. \pm = 0.057 ACRES \pm " on a plan entitled "Plan of Land in Belmont, Massachusetts Surveyed for the McLean Hospital Corporation" dated July 21, 2004, prepared by Design Consultants, Inc., Consulting Engineers and Surveyors, containing 0.057 acres, more or less, and being more particularly bounded and described according to said plan as follows:

BEGINNING at a point thirty-four and one hundredth (34.01) feet south from the southerly boundary of the Concord Avenue right of way, such point being the northwesterly corner of such parcel; thence running

SOUTH 68° 54' 06" EAST a distance of fifty (50.00) feet; thence turning and running

SOUTH 21° 05' 54" WEST a distance of fifty (50.00) feet; thence turning and running

NORTH 68° 54' 06" WEST a distance of fifty (50.00) feet; thence turning and running
and

NORTH 21° 05' 54" EAST a distance of fifty (50.00) feet to the point of beginning.



2005 00121103

Bk: 45377 Pg: 467 Doc: DEED
Page: 1 of 5 08/14/2006 09:42 AM

QUITCLAIM DEED

THE McLEAN HOSPITAL CORPORATION, a Massachusetts not for profit corporation, having an office in Belmont, Middlesex County, Massachusetts, for consideration of One and 00/100 Dollars (\$1.00) paid, grants to THE TOWN OF BELMONT ACTING BY AND THROUGH ITS BOARD OF CEMETERY COMMISSIONERS FOR CEMETERY PURPOSES, having a mailing address of 455 Concord Avenue, Belmont, Massachusetts 02478, with QUITCLAIM COVENANTS, the parcel of land shown as "3.96 ACRES ± (ACTIVE)" on a plan entitled "Plan of Land in Belmont, Massachusetts Surveyed for the McLean Hospital Corporation, Inc." dated March 11, 2005, and prepared by Design Consultants, Inc., Consulting Engineers and Surveyors, and recorded with the Middlesex County South District Registry of Deeds as Plan No. 724 of 2005 (the "Premises") in

Book 2005, Page 724.

The Premises are conveyed (a) subject to the provisions of a Memorandum Agreement between the grantor and the grantee dated November 22, 1999, Notice of which is recorded with the Middlesex County South District Registry of Deeds, Book 30975, Page 451, and (b) subject to and together with the benefit of all other rights, reservations and restrictions of record insofar as the same are now in force and applicable.

Being a portion of the premises conveyed to the grantor by deed of The Massachusetts General Hospital dated September 30, 1980 and recorded with the Middlesex County South District Registry of Deeds, Book 14084, Page 272.

This conveyance does not represent the transfer of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts.

EXECUTED as a sealed instrument this 6th day of June, 2005.

THE McLEAN HOSPITAL
CORPORATION

By: 

Bruce M. Cohen, M.D., Ph.D.
President and Psychiatrist in Chief

By: 

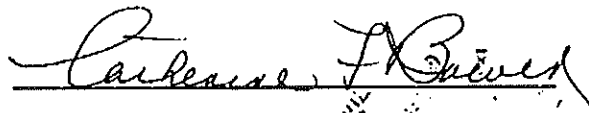
David A. Lagasse
Treasurer

Return to: Kopelman and Page PC
31 St. James Ave
Boston, MA 02116
Attn: KOD

Concord Ave, Belmont

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Before me, the undersigned notary public, on this 6th day of June, 2005, personally appeared Bruce M. Cohen and David A. Lagasse, who are personally known to me or were each proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory face and signature, to be the persons whose names are signed to the foregoing instrument and acknowledged to me that they signed it as their free act and deed and the free act and deed of The McLean Hospital Corporation, as President and Treasurer, respectively, of The McLean Hospital Corporation, for its stated purpose.



[notary seal]

CATHERINE F. BOWEN
NOTARY PUBLIC

MY COMMISSION EXPIRES OCT. 10, 2008

ACCEPTANCE OF DEED

The undersigned Board of Cemetery Commissioners of the Town of Belmont hereby accept the deed from The McLean Hospital Corporation dated June 6, 2005 pursuant to the authority granted to us by the vote under Articles 324 of the May 24th Session of March 9, 1999 First Special Town Meeting, a certified copy of which is attached hereto, this Sixth day of June, 2005

TOWN OF BELMONT
BOARD OF CEMETERY COMMISSIONERS

Ellen O'Brien Ashman Chairma
Charles R. Johnson V. Chmn.
Alexander E. Corbett Clerk

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 6th day of JUNE, 2005, before me, Alexander E. Corbett III, the undersigned Notary Public, personally appeared Ellen O'Brien Ashman and Charles R. Johnson who proved to me through satisfactory evidence of identification, which were elected officials of Belmont known to me personally to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purposes, as Selectman of the Town of Belmont and acknowledged the foregoing instrument to be the free act and deed of the Town of Belmont acting by and through its Board of Cemetery Commissioners.

Robert P. Harding
Notary Public
My commission expires: 12-31-2010

TOWN OF BELMONT
FIRST SPECIAL TOWN MEETING
MARCH 9, 1999

ARTICLE 3:

MOVED: That the Board of Selectmen be, and hereby is, authorized and directed to enter into the Memorandum of Agreement with the McLean Hospital Corporation dated February 22, 1999 and the ancillary agreements therein incorporated.

ARTICLE 3 was adopted, as amended, by a voice vote at the May 24, 1999 session of the First Special Town Meeting of March 9, 1999. This meeting was held in the auditorium of Belmont High School.

TRUE COPY ATTEST:


Delores A. Keefe, Town Clerk



TOWN OF BELMONT.

**FIRST SPECIAL TOWN MEETING
MARCH 9, 1999**

ARTICLE 4:

MOVED: That the Board of Selectmen be, and hereby is, authorized to accept a conveyance of lands in the Town from the McLean Hospital Corporation as provided in the Memorandum of Agreement dated February 22, 1999 between the Town and the McLean Hospital Corporation.

ARTICLE 4 was unanimously adopted by a voice vote at the May 24, 1999 session of the First Special Town Meeting of March 9, 1999. This meeting was held in the auditorium of Belmont High School.

TRUE COPY ATTEST:


Delores A. Keefe, Town Clerk


Alfred C. Brown
Attest. Middlesex S. Register

QUITCLAIM DEED



Bk: 45406 Pg: 71 Doc: DEED
Page: 1 of 2 08/17/2005 09:09 AM

THE McLEAN HOSPITAL CORPORATION, a Massachusetts not for profit corporation, having an office in Belmont, Middlesex County, Massachusetts, for consideration of One Hundred Thousand Dollars (\$100,000.00) paid, grants to ERIC AND HELGA COSMAN, husband and wife as tenants by the entirety, having a mailing address of 872 Concord Avenue, Belmont, Massachusetts 02478, with QUITCLAIM COVENANTS, the parcel of land shown as "PRIVATE OPEN SPACE AREA = 13,116 ± S.F." on a plan entitled "Plan of Land in Belmont, Massachusetts Surveyed for McLean Hospital Corporation, Inc." dated May 23, 2005, prepared by Design Consultants, Inc., and recorded with the Middlesex County South District Registry of Deeds as Plan No. 767 of 2005 (the "Premises").

The Premises are conveyed (a) subject to the provisions of a Conservation Restriction B-1 granted by the grantor in favor of The Trustees of Reservations recorded with the Middlesex County South District Registry of Deeds, Book 4575, Page 258, and (b) subject to and together with the benefit of all rights, easements and restrictions of record insofar as the same are now in force and applicable.

Being a portion of the premises conveyed to the grantor by deed of The Massachusetts General Hospital dated September 30, 1980 and recorded with the Middlesex County South District Registry of Deeds, Book 14084, Page 272.

This conveyance does not represent the transfer of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts.

EXECUTED as a sealed instrument this 16th day of June, 2005.

THE McLEAN HOSPITAL
CORPORATION

By: 

Bruce M. Cohen, M.D., Ph.D.
President and Psychiatrist in Chief

By: 

David A. Lagasse
Treasurer

Cosman
872 Concord Avenue
Belmont, MA 02478

Concord Avenue, Belmont

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Before me, the undersigned notary public, on this th 16 day of June, 2005, personally appeared Bruce M. Cohen and David A. Lagasse, who are personally known to me or were each proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory face and signature, to be the persons whose names are signed to the foregoing instrument and acknowledged to me that they signed it as their free act and deed and the free act and deed of The McLean Hospital Corporation, as President and Treasurer, respectively, of The McLean Hospital Corporation, for its stated purpose.

Catherine F. Bowen
[notary seal]
CATHERINE F. BOWEN
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 10, 2008

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/17/2005 09:09 AM
Crl# 05402231080 Doc# 00124538
Fee: \$458.00 Conbr \$100,000.00

James C. Brown
Attest Middlesex S. Register



2005 00133047
: 45478 Pg: 283 Doc: DEED
Page: 1 of 2 08/28/2005 10:38 AM

QUITCLAIM DEED

THE McLEAN HOSPITAL CORPORATION, a Massachusetts not for profit corporation, having an office in Belmont, Middlesex County, Massachusetts, for consideration of One and 00/100 Dollars (\$1.00) paid, grants to THE INHABITANTS OF THE TOWN OF BELMONT, having a mailing address of 455 Concord Avenue, Belmont, Massachusetts 02478, with QUITCLAIM COVENANTS, two (2) parcels of land shown as "Public Open Space, Open Space Subdistrict, 4.58 acres" and "Public Open Space, Open Space Subdistrict, 73.89 Acres" on a plan (the "Plan") entitled "McLean Hospital Reuse Master Plan" dated February 22, 1999, prepared by Design Consultants, Inc., signed by the Town of Belmont Planning Board on September 30, 2003, and recorded with the Middlesex County South District Registry of Deeds as Plan No. 126 of 2005 (the "Premises").

There is excluded from the Premises a certain parcel of land shown as "PRIVATE OPEN SPACE AREA = 13,116 ± S.F." on a plan entitled "Plan of Land in Belmont, Massachusetts Surveyed for McLean Hospital Corporation, Inc." dated May 23, 2005, prepared by Design Consultants, Inc., and recorded with the Middlesex County South District Registry of Deeds as Plan No. 767 of 2005, which parcel was conveyed by the grantor to Eric and Helga Cosman by Quitclaim Deed dated June 15, 2005 and recorded with the Middlesex County South District Registry of Deeds, Book 45408, Page 71.

The Premises are conveyed (a) subject to the provisions of a Conservation Restriction B-1 granted by the grantor in favor of The Trustees of Reservations recorded with the Middlesex County South District Registry of Deeds, Book 45375, Page 258 (the "Conservation Restriction"), (b) subject to and together with the benefit of all rights, easements and restrictions of record insofar as the same are now in force and applicable, and (c) subject to the reservations set forth below.

The grantor hereby reserves for itself and its successors and assigns the rights and easements (a) to construct, maintain, use and replace vehicular and pedestrian access ways and infrastructure on the Premises to serve any land now or formerly owned by the grantor and shown on the Plan to the extent permitted by the Conservation Restriction, (b) to use, maintain and replace existing utilities and utility facilities located on the Premises serving any land now or formerly owned by the grantor and shown on the Plan to the extent permitted by the Conservation Restriction, and (c) to install, use, maintain and replace new underground utilities and utility facilities on the Premises to serve any adjacent land now or formerly owned by the grantor and shown on the Plan to the extent permitted by the Conservation Restriction.

Being a portion of the premises conveyed to the grantor by deed of The Massachusetts General Hospital dated September 30, 1980 and recorded with the Middlesex County South District Registry of Deeds, Book 14084, Page 272.


This conveyance does not represent the transfer of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts.

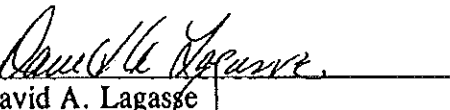
Return:
Kopelman and Pargue PC
31 St. James Ave.
Boston, MA 02116

1999 by Design Consultants, Inc. 2005 by Eric and Helga Cosman

EXECUTED as a sealed instrument this ¹⁷ day of June, 2005.

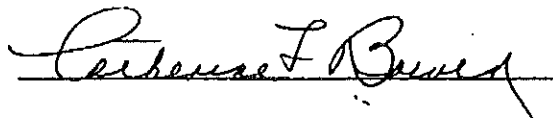
THE McLEAN HOSPITAL
CORPORATION

By: 
Bruce M. Cohen, M.D., Ph.D.
President and Psychiatrist in Chief

By: 
David A. Lagasse
Treasurer


COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Before me, the undersigned notary public, on this ¹⁷ day of June, 2005, personally appeared Bruce M. Cohen and David A. Lagasse, who are personally known to me or were each proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory face and signature, to be the persons whose names are signed to the foregoing instrument and acknowledged to me that they signed it as their free act and deed and the free act and deed of The McLean Hospital Corporation, as President and Treasurer, respectively, of The McLean Hospital Corporation, for its stated purpose.



[notary seal].

CATHERINE F. BOWEN
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 10, 2008


Attest. Middlesex S. Register



2005 00133047

: 45478 Pg: 283 Doc: DEED
Page: 1 of 2 06/28/2005 10:36 AM

QUITCLAIM DEED

2
6

THE McLEAN HOSPITAL CORPORATION, a Massachusetts not for profit corporation, having an office in Belmont, Middlesex County, Massachusetts, for consideration of One and 00/100 Dollars (\$1.00) paid, grants to THE INHABITANTS OF THE TOWN OF BELMONT, having a mailing address of 455 Concord Avenue, Belmont, Massachusetts 02478, with QUITCLAIM COVENANTS, two (2) parcels of land shown as "Public Open Space, Open Space Subdistrict, 4.58 acres" and "Public Open Space, Open Space Subdistrict, 73.89 Acres" on a plan (the "Plan") entitled "McLean Hospital Reuse Master Plan" dated February 22, 1999, prepared by Design Consultants, Inc., signed by the Town of Belmont Planning Board on September 30, 2003, and recorded with the Middlesex County South District Registry of Deeds as Plan No. 126 of 2005 (the "Premises").

There is excluded from the Premises a certain parcel of land shown as "PRIVATE OPEN SPACE AREA = 13,116 ± S.F." on a plan entitled "Plan of Land in Belmont, Massachusetts Surveyed for McLean Hospital Corporation, Inc." dated May 23, 2005, prepared by Design Consultants, Inc., and recorded with the Middlesex County South District Registry of Deeds as Plan No. 767 of 2005, which parcel was conveyed by the grantor to Eric and Helga Cosman by Quitclaim Deed dated June 15, 2005 and recorded with the Middlesex County South District Registry of Deeds, Book 45408, Page 71.

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The grantor hereby reserves for itself and its successors and assigns the rights and easements (a) to construct, maintain, use and replace vehicular and pedestrian access ways and infrastructure on the Premises to serve any land now or formerly owned by the grantor and shown on the Plan to the extent permitted by the Conservation Restriction, (b) to use, maintain and replace existing utilities and utility facilities located on the Premises serving any land now or formerly owned by the grantor and shown on the Plan to the extent permitted by the Conservation Restriction, and (c) to install, use, maintain and replace new underground utilities and utility facilities on the Premises to serve any adjacent land now or formerly owned by the grantor and shown on the Plan to the extent permitted by the Conservation Restriction.

Being a portion of the premises conveyed to the grantor by deed of The Massachusetts General Hospital dated September 30, 1980 and recorded with the Middlesex County South District Registry of Deeds, Book 14084, Page 272.

This conveyance does not represent the transfer of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts.

Return:
Kopelman and Paige PC
31 St. James Ave.
Boston, MA 02116

11/14/05 11:41 AM 11/14/05 11:41 AM 11/14/05 11:41 AM


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EXECUTED as a sealed instrument this 17th day of June, 2005.

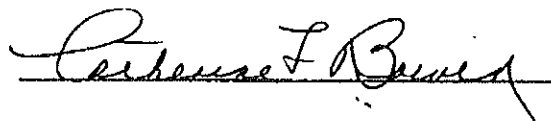
THE McLEAN HOSPITAL
CORPORATION

By: 
Bruce M. Cohen, M.D., Ph.D.
President and Psychiatrist in Chief

By: 
David A. Lagasse
Treasurer


COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Before me, the undersigned notary public, on this 17th day of June, 2005, personally appeared Bruce M. Cohen and David A. Lagasse, who are personally known to me or were each proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory face and signature, to be the persons whose names are signed to the foregoing instrument and acknowledged to me that they signed it as their free act and deed and the free act and deed of The McLean Hospital Corporation, as President and Treasurer, respectively, of The McLean Hospital Corporation, for its stated purpose.



[notary seal].

CATHERINE F. BOWEN
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 10, 2008


Catherine F. Bowen
Att. Middlesex S. Register



2005 00147373

Bk: 45611 Pg: 80 Doc: DEED
Page: 1 of 2 07/14/2005 01:40 PM

QUITCLAIM DEED

THE McLEAN HOSPITAL CORPORATION, a Massachusetts not for profit corporation, having an office in Belmont, Middlesex County, Massachusetts, for consideration of One and 00/100 Dollars (\$1.00) paid, grants to THE TOWN OF BELMONT ACTING BY AND THROUGH ITS BOARD OF CEMETERY COMMISSIONERS FOR CEMETERY PURPOSES, having a mailing address of 455 Concord Avenue, Belmont, Massachusetts 02478, with QUITCLAIM COVENANTS, the parcel of land shown as "9.89 ACRES \pm (INACTIVE)" on a plan (the "Plan") entitled "Plan of Land in Belmont, Massachusetts Surveyed for the McLean Hospital Corporation, Inc." dated March 11, 2005, prepared by Design Consultants, Inc., and recorded with the Middlesex County South District Registry of Deeds as Plan No. 724 of 2005 (the "Premises").

There is excluded from the Premises a certain parcel of land shown on the Plan as "TELECOMMUNICATIONS PARCEL AREA = 0.06 ACRES \pm ", which parcel was conveyed by the grantor to the grantee by Quitclaim Deed dated Sept 23, 2004 and recorded with the Middlesex County South District Registry of Deeds, Book 43781, Page 207.

The Premises are conveyed (a) subject to the provisions of a Conservation Restriction B-2 granted by the grantor in favor of The Trustees of Reservations recorded with the Middlesex County South District Registry of Deeds, Book 45375, Page 275 (the "Conservation Restriction"), (b) subject to and together with the benefit of all rights, easements and restrictions of record insofar as the same are now in force and applicable, and (c) subject to the reservations set forth below.

The grantor hereby reserves for itself and its successors and assigns the rights and easements (a) to use, maintain and replace existing utilities and utility facilities located on the Premises serving any land now or formerly owned by the grantor and shown on a plan (the "Reuse Plan") entitled "McLean Hospital Reuse Master Plan" dated February 22, 1999, prepared by Design Consultants, Inc., signed by the Town of Belmont Planning Board on September 30, 2003, and recorded with the Middlesex County South District Registry of Deeds as Plan No. 126 of 2005, to the extent permitted by the Conservation Restriction, and (b) to install, use, maintain and replace new underground utilities and utility facilities on the Premises to serve any land now or formerly owned by the grantor and shown on the Reuse Plan to the extent permitted by the Conservation Restriction.

Being a portion of the premises conveyed to the grantor by deed of The Massachusetts General Hospital dated September 30, 1980 and recorded with the Middlesex County South District Registry of Deeds, Book 14084, Page 272.

This conveyance does not represent the transfer of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts.

See Acceptance of Deed recorded with said Deeds in Book 45377, Page 407.

367456


*Matthew O'Donnell
Kopelman & Paige
31 St. James Ave
Boston, MA 02116*

Concord Ave, Belmont

De

EXECUTED as a sealed instrument this 17th day of June, 2005.

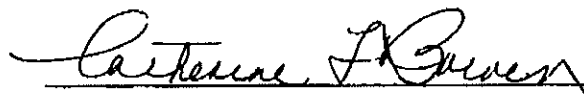
THE McLEAN HOSPITAL
CORPORATION

By: 
Bruce M. Cohen, M.D., Ph.D.
President and Psychiatrist in Chief

By: 
David A. Lagasse
Treasurer


COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Before me, the undersigned notary public, on this 17th day of June, 2005, personally appeared Bruce M. Cohen and David A. Lagasse, who are personally known to me or were each proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory face and signature, to be the persons whose names are signed to the foregoing instrument and acknowledged to me that they signed it as their free act and deed and the free act and deed of The McLean Hospital Corporation, as President and Treasurer, respectively, of The McLean Hospital Corporation, for its stated purpose.

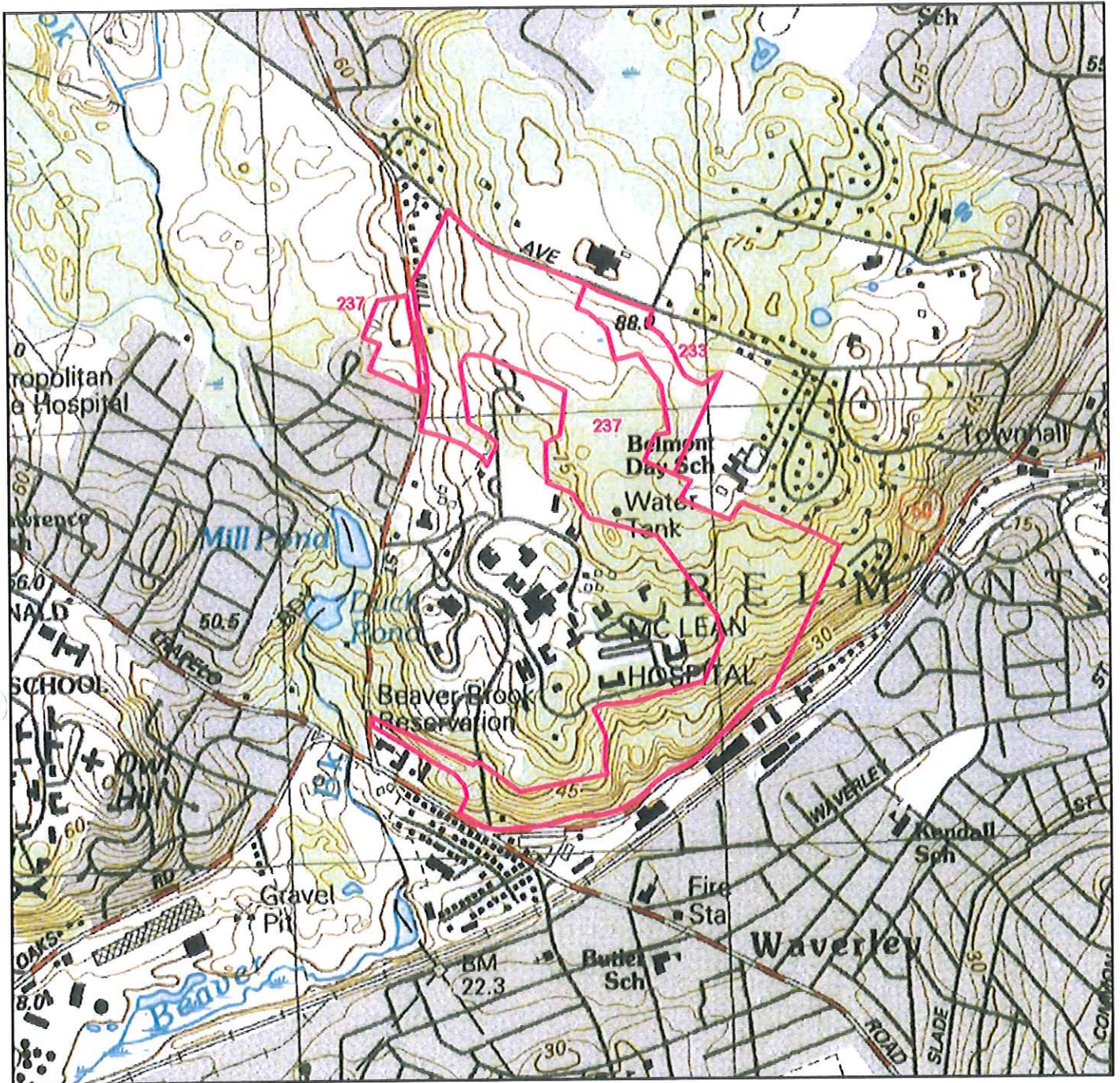


[notary seal]

CATHERINE F. BOWEN
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 10, 2008

- 2 - 
David A. Lagasse
Assistant Middlesex S. Register

McLean CRs - Belmont, MA



McLean CRs (#233 - Cemetery, #237 Open Space)
Lexington USGS Quad

 Conservation Restriction Boundary

Data Sources:

USGS quadrangles provided by massGIS.
 1:25,000.

Conservation Restriction
 boundaries based primarily on parcel
 surveys of various scales.



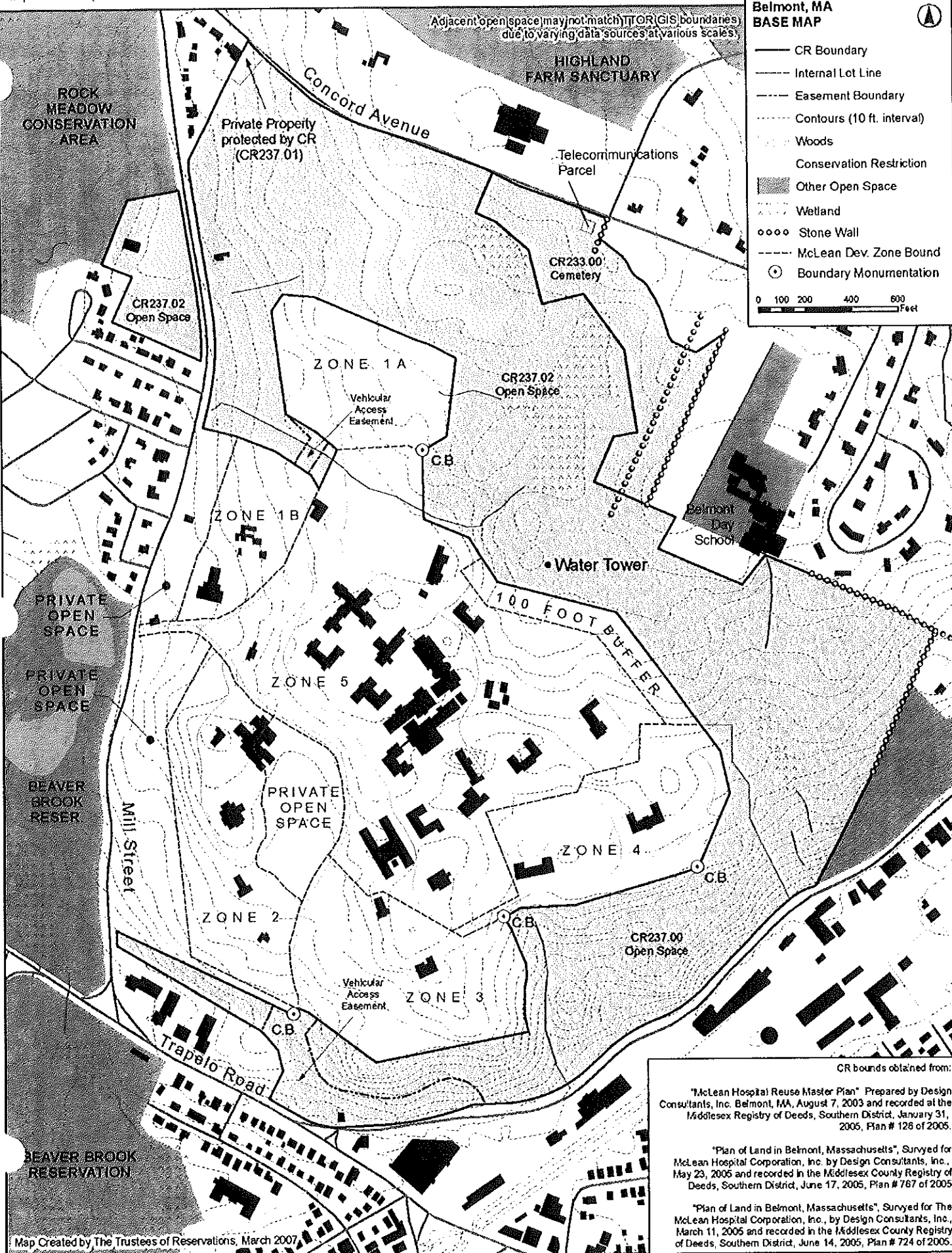
**McLean CRs (#233 & #237)
Belmont, MA
BASE MAP**



- CR Boundary
- Internal Lot Line
- Easement Boundary
- Contours (10 ft. interval)
- Woods
- Conservation Restriction
- Other Open Space
- Wetland
- Stone Wall
- McLean Dev. Zone Bound
- Boundary Monumentation

0 100 200 400 600 Feet

Adjacent open space may not match TIR/GIS boundaries due to varying data sources at various scales



CR bounds obtained from:

"McLean Hospital Reuse Master Plan" Prepared by Design Consultants, Inc. Belmont, MA, August 7, 2003 and recorded at the Middlesex Registry of Deeds, Southern District, January 31, 2005, Plan # 126 of 2005.

"Plan of Land in Belmont, Massachusetts", Surveyed for McLean Hospital Corporation, Inc. by Design Consultants, Inc., May 23, 2005 and recorded in the Middlesex County Registry of Deeds, Southern District, June 17, 2005, Plan # 767 of 2005

"Plan of Land in Belmont, Massachusetts", Surveyed for The McLean Hospital Corporation, Inc., by Design Consultants, Inc., March 11, 2005 and recorded in the Middlesex County Registry of Deeds, Southern District, June 14, 2005, Plan # 724 of 2005.

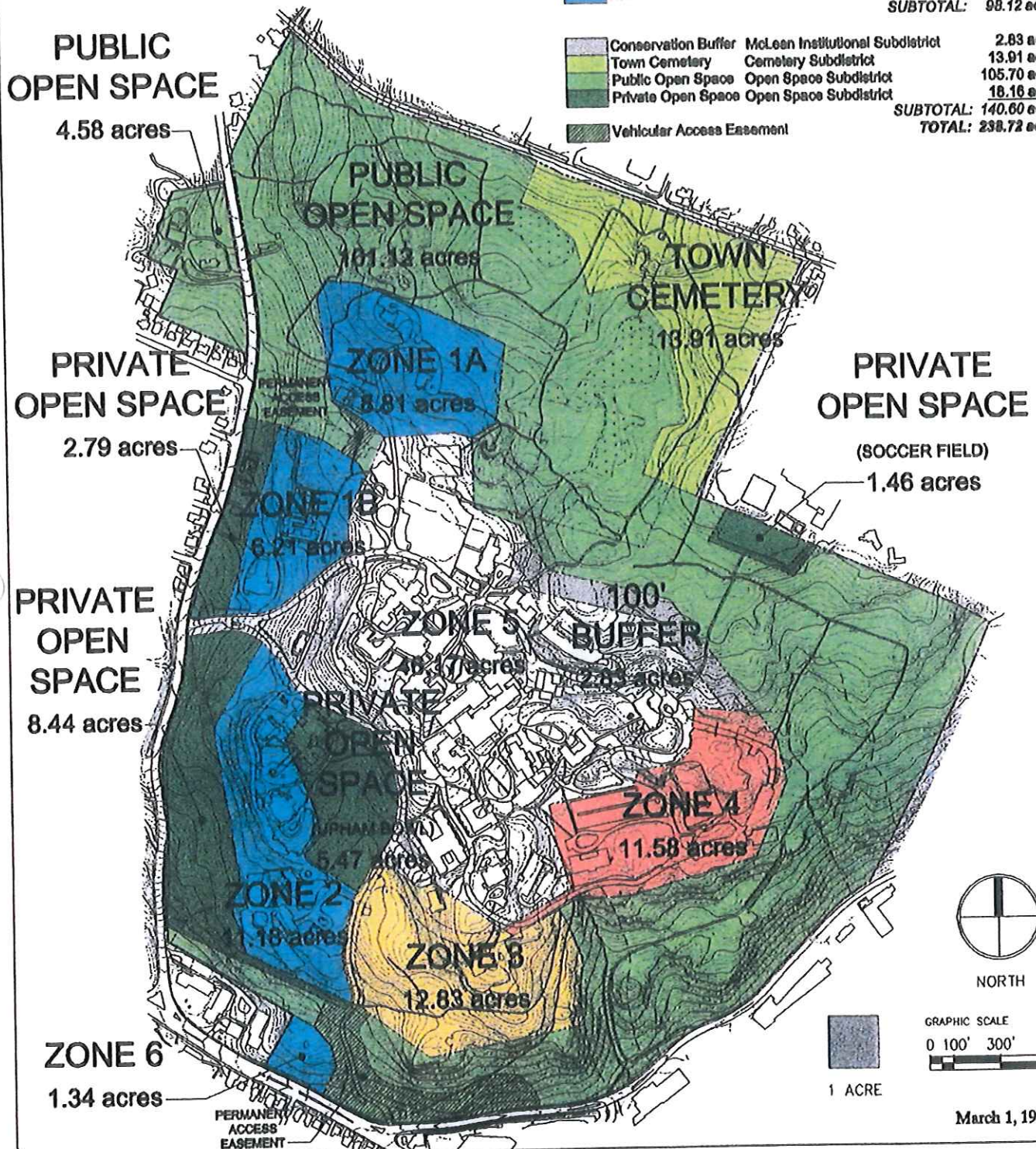
McLean District and General Residential District

Legend - Zoning Subdistricts & District

Zone One	Residential Subdistrict	15.02 acres
Zone Two	Residential Subdistrict	11.18 acres
Zone Three	Senior Living Subdistrict	12.83 acres
Zone Four	Research & Development Subdistrict	11.58 acres
Zone Five	McLean Institutional Subdistrict	46.17 acres
Zone Six	General Residential District	1.34 acres
SUBTOTAL:		98.12 acres

Conservation Buffer	McLean Institutional Subdistrict	2.83 acres
Town Cemetery	Cemetery Subdistrict	13.91 acres
Public Open Space	Open Space Subdistrict	105.70 acres
Private Open Space	Open Space Subdistrict	18.16 acres
SUBTOTAL:		140.60 acres
TOTAL:		238.72 acres

Vehicular Access Easement



The Keefe
Company

IN ASSOCIATION WITH:

McLean District Zoning Map

Belmont, Massachusetts

Pressley Associates, Inc.
Landscape Architects
Hemenway & Barnes, Attorneys
Frederic R. Harris, Architects
Walsh Brothers, Construction
Rizzo Associates, Traffic

(

(

(

Middlesex Registry of Deeds,

Southern District

Cambridge, Massachusetts

Plan No. 1143 of 2004

Recorded Doc No. 16-277

Record Book Page

Attest

[Signature]

Register

RESERVED FOR REGISTERS USE ONLY

LOCUS REFERENCE

THE MCLEAN HOSPITAL CORPORATION, INC.
M.S.D.R.D. BOOK 14084 - PAGE 272

NOTES

- THIS PLAN IS BASED UPON A PLAN ENTITLED "PLAN OF LAND - BELMONT, MASS., SCALE: 1"=100', MAY 30, 1986, HARRY R. FELDMAN, INC. LAND SURVEYORS, 112 SHAWMUT AVE., BOSTON, MASS. MONUMENTATION SHOWN ON SAID FELDMAN PLAN WAS VERIFIED IN THE FIELD BY INSTRUMENT SURVEYS PERFORMED BY THIS OFFICE IN MAY AND JUNE, 1997 AND ON MARCH 1, 1999. EXISTING SITE CONDITIONS WERE FIELD VERIFIED ON JUNE 14, 2004.
- AS OF JUNE 14, 2004 THE TOWN OF BELMONT HAD NOT ADOPTED THE SUBDIVISION CONTROL LAW.

I REPORT THAT THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. FURTHERMORE I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED:

[Signature]

Copyright 2004 Design Consultants, Inc.

PLAN OF LAND IN

BELMONT, MASSACHUSETTS

SURVEYED FOR

THE MCLEAN HOSPITAL CORPORATION



FIELD: L.J.G.

CALCS: K.M.T.

CHECKED: A.R.G.

APPROVED: A.R.G.

Design Consultants, Inc.

Consulting Engineers and Surveyors

DESIGN CONSULTANTS BUILDING

286 MEDFORD STREET

SOMERVILLE, MA 02143

(617) 778-3350

SCALE:

HORIZ: 1"=20'

VERT:

DATE: JULY 21, 2004

SHEET NO.

1 OF 1

PROJECT NO. 1999-104.60

MEDFORD OF 1958 FELDMAN PLAN

SOMERSET STREET (PRIVATE)

CONCORD AVENUE (PUBLIC)

S70°13'04"E

165.78'

146.43'

S68°54'06"E

50.00'

34.01'

S21°05'54"W

50.00'

34.01'

S21°05'54"W

50.00'

34.01'

S21°05'54"W

50.00'

34.01'

S21°05'54"W

50.00'

34.01'

S21°05'54"W

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34.01'

S21°05'54"W

50.00'

34.01'

S21°05'54"W

50.00'

34.01'

S21°05'54"W

50.00'

34.01'

S21°05'54"W

50.00'

OTHER LAND OF THE MCLEAN HOSPITAL CORPORATION, INC.

SHOWN AS "TOWN CEMETERY - CEMETERY SUBDISTRICT" ON A PLAN PREPARED BY THIS OFFICE ENTITLED "MCLEAN HOSPITAL REUSE MASTER PLAN, METES & BOUNDS PLAN" DATED FEBRUARY 22, 1999 AND REVISED AUG. 7, 2003.

SUFFICIENT FRONTAGE AND AREA REMAIN TO SATISFY ZONING REQUIREMENTS

TO SATISFY ZONING REQUIREMENTS

TO SATISFY ZONING REQUIREMENTS

TO SATISFY ZONING REQUIREMENTS

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TO SATISFY ZONING REQUIREMENTS

1. THIS PLAN IS BASED UPON A PLAN ENTITLED "PLAN OF LAND - BELMONT, MASS., SCALE: 1"=100', MAY 30, 1986, HARRY R. FELDMAN, INC. LAND SURVEYORS, 112 SHAWMUT AVE., BOSTON, MASS. MONUMENTATION SHOWN ON SAID FELDMAN PLAN WAS VERIFIED IN THE FIELD BY INSTRUMENT SURVEYS PERFORMED BY THIS OFFICE IN MAY AND JUNE, 1997 AND ON MARCH 1, 1999. EXISTING SITE CONDITIONS WERE FIELD VERIFIED ON JUNE 14, 2004.

2. AS OF JUNE 14, 2004 THE TOWN OF BELMONT HAD NOT ADOPTED THE SUBDIVISION CONTROL LAW.

I REPORT THAT THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

FURTHERMORE I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED:

[Signature]

Copyright 2004 Design Consultants, Inc.

PLAN OF LAND IN

BELMONT, MASSACHUSETTS

SURVEYED FOR

THE MCLEAN HOSPITAL CORPORATION

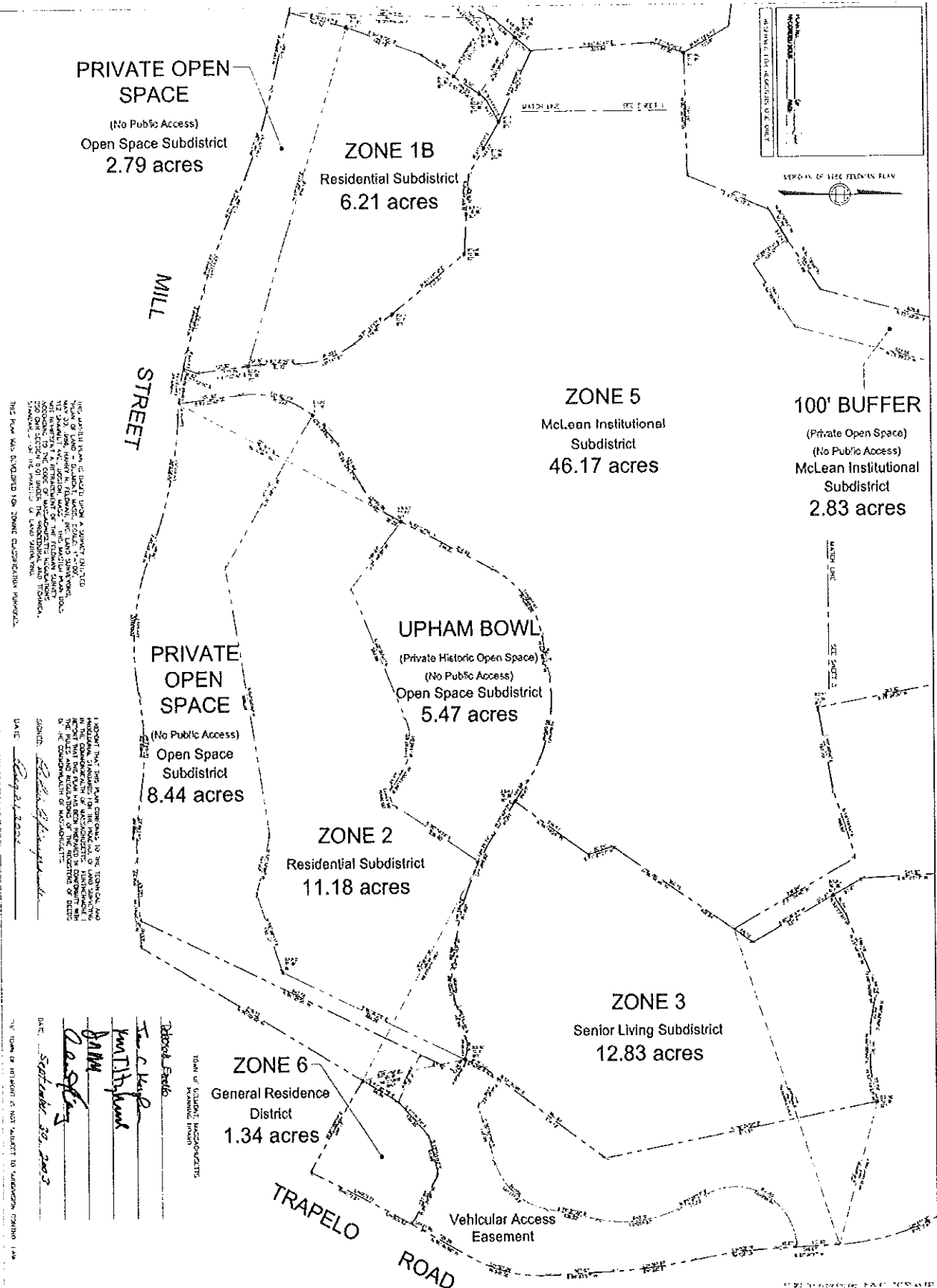
1143

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126-2



McLean Hospital
Reuse Master Plan
Belmont, Massachusetts
Prepared By Design Consultants, Inc.

Design Consultants, Inc.
1000 Washington Street
Belmont, MA 02458
Tel: 617/351-1234
Fax: 617/351-1235
Email: info@dcinc.com

Walsh Brothers, Inc.
1000 Washington Street
Belmont, MA 02458
Tel: 617/351-1234
Fax: 617/351-1235
Email: info@walshbrothers.com

Frederic R. Harris, Inc.
1000 Washington Street
Belmont, MA 02458
Tel: 617/351-1234
Fax: 617/351-1235
Email: info@fredericr.com

Henryway & Barnes
1000 Washington Street
Belmont, MA 02458
Tel: 617/351-1234
Fax: 617/351-1235
Email: info@henryway.com

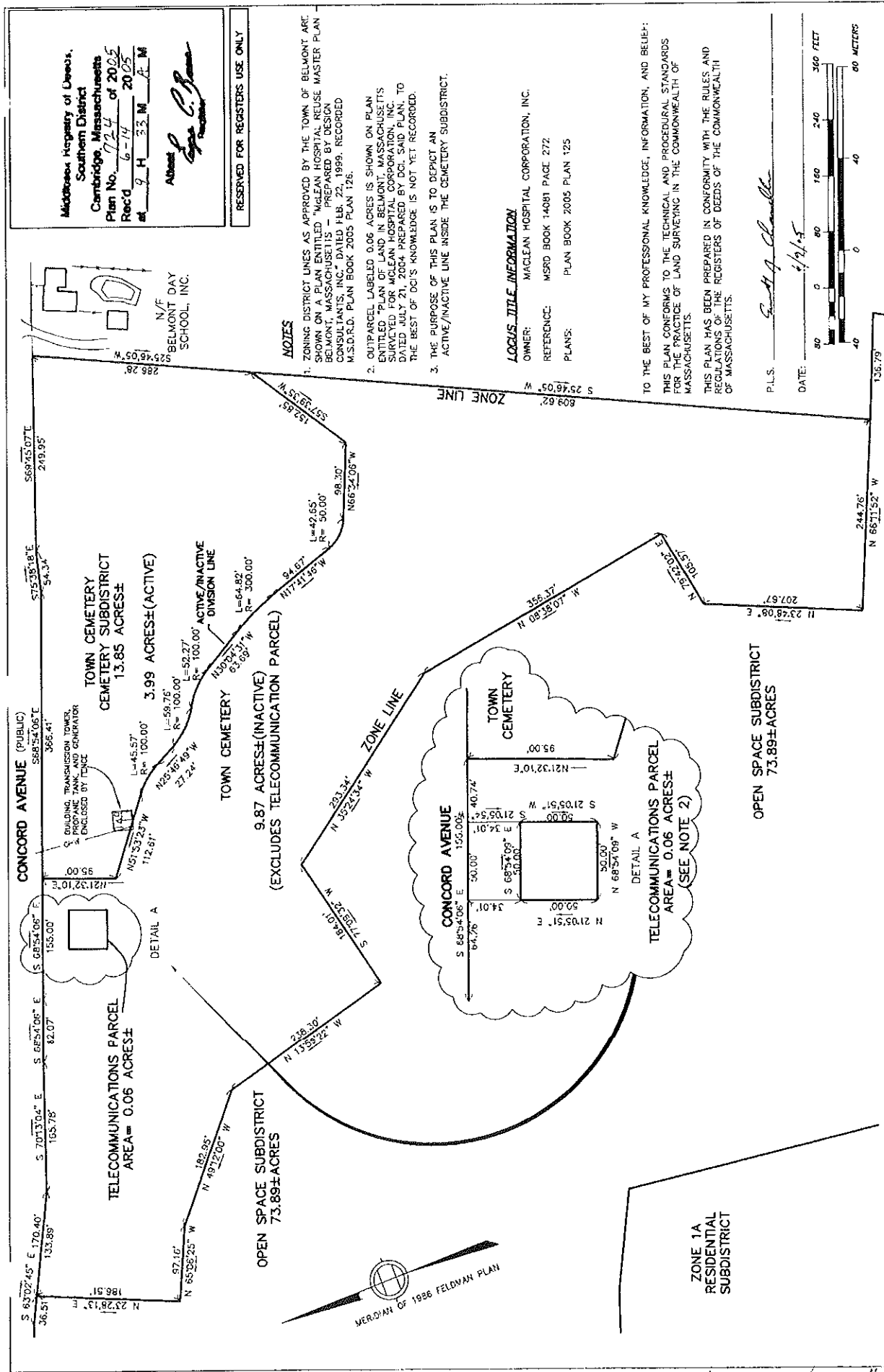
Presley Associates, Inc.
1000 Washington Street
Belmont, MA 02458
Tel: 617/351-1234
Fax: 617/351-1235
Email: info@presley.com

Metes & Bounds Plan

Scale
1" = 100'

Sheet No.
S2

Date
12/21/2002



Copyright 2005 Design Consultants, Inc.

PLAN OF LAND IN
BELMONT, MASSACHUSETTS
SURVEYED FOR
THE MCLEAN HOSPITAL CORPORATION, INC.

Design Consultants, Inc.
Consulting Engineers and Surveyors
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

PROJECT NO.
1999-104

DATE: MARCH 11, 2005

SHEET NO.
1 OF 1

SCALE:
HORIZ: 1" = 80'
VERT: 1" = 40'

DATE: 3/1/05

P.L.S. *Scott G. Chandler*

DATE: 3/1/05

360 FEET
80 0 80 160 240 320 400 METERS

NOTES:

1. ZONING DISTRICT LINES AS APPROVED BY THE TOWN OF BELMONT ARE SHOWN ON A PLAN ENTITLED "MCLEAN HOSPITAL REUSE MASTER PLAN BELMONT, MASSACHUSETTS" - PREPARED BY DESIGN CONSULTANTS, INC. DATED FEB. 22, 1999. RECORDED M.S.D.R.D. PLAN BOOK 2005 PLAN 125.
2. OUTPARCEL LABELED 0.06 ACRES IS SHOWN ON PLAN ENTITLED "LAND BELMONT, MASSACHUSETTS" - PREPARED BY DESIGN CONSULTANTS, INC. DATED JULY 21, 2004. PREPARED BY DCL SAID PLAN. TO THE BEST OF DCL'S KNOWLEDGE IS NOT YET RECORDED.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT AN ACTIVE/INACTIVE LINE INSIDE THE CEMETERY SUBDISTRICT.

LOCUS TITLE INFORMATION

OWNER: MCLEAN HOSPITAL CORPORATION, INC.

REFERENCE: MSHD BOOK 14081 PAGE 272

PLANS: PLAN BOOK 2005 PLAN 125

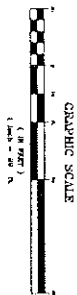
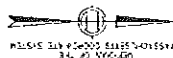
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF: THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

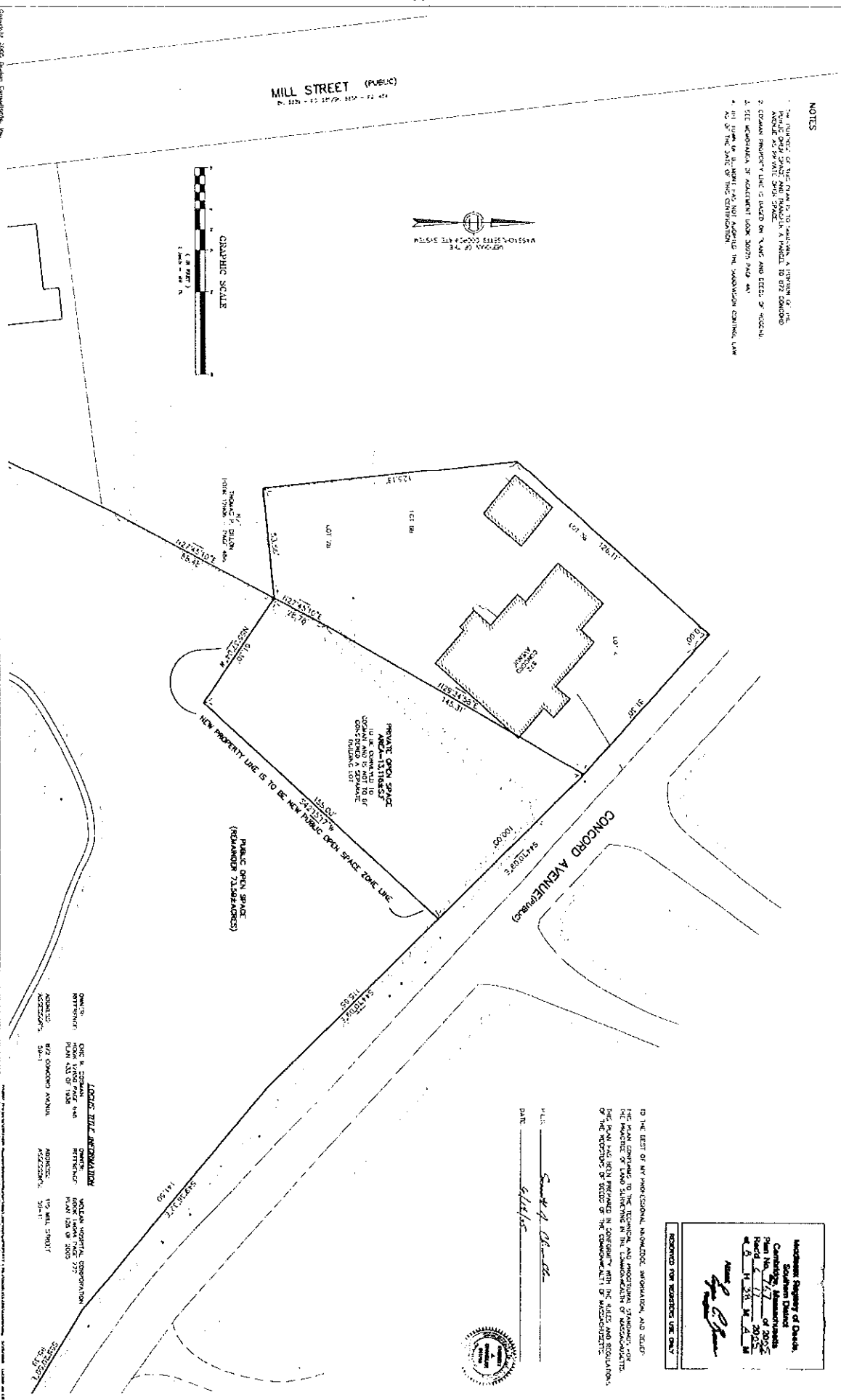
724

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBMIT A RECORD OF THE PUBLIC OPEN SPACE AND REMAINDER ZONE TO THE RECORDING OFFICE.
2. THE PUBLIC OPEN SPACE LINE IS BASED ON THE 2002 CONCORD ZONING BY-LAW.
3. THE REMAINDER ZONE IS BASED ON THE 2002 CONCORD ZONING BY-LAW.
4. THE PLAN IS BASED ON THE 2002 CONCORD ZONING BY-LAW.



Design Consultants, Inc. Consulting Engineers and Surveyors 200 WILLOW STREET BELMONT, MASSACHUSETTS 02458 (617) 778-2000		SCALE 1" = 100' NORTH	FIELD DATE 6/17/05 CHECKED JLC APPROVED JLC	SUBDIVISION PLAN OF LAND 872 CONCORD AVE, BELMONT	PLAN OF LAND IN BELMONT, MASSACHUSETTS SURVEYED FOR MCLEAN HOSPITAL CORPORATION, INC.	PROJECT NO. 100-100 DATE MAY 10, 2005 SHEET NO. 1 OF 1
--	--	-----------------------------	---	--	--	---



TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE PLAN COMPLIES TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PREPARATION OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THE PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF THE COMMONWEALTH OF MASSACHUSETTS.

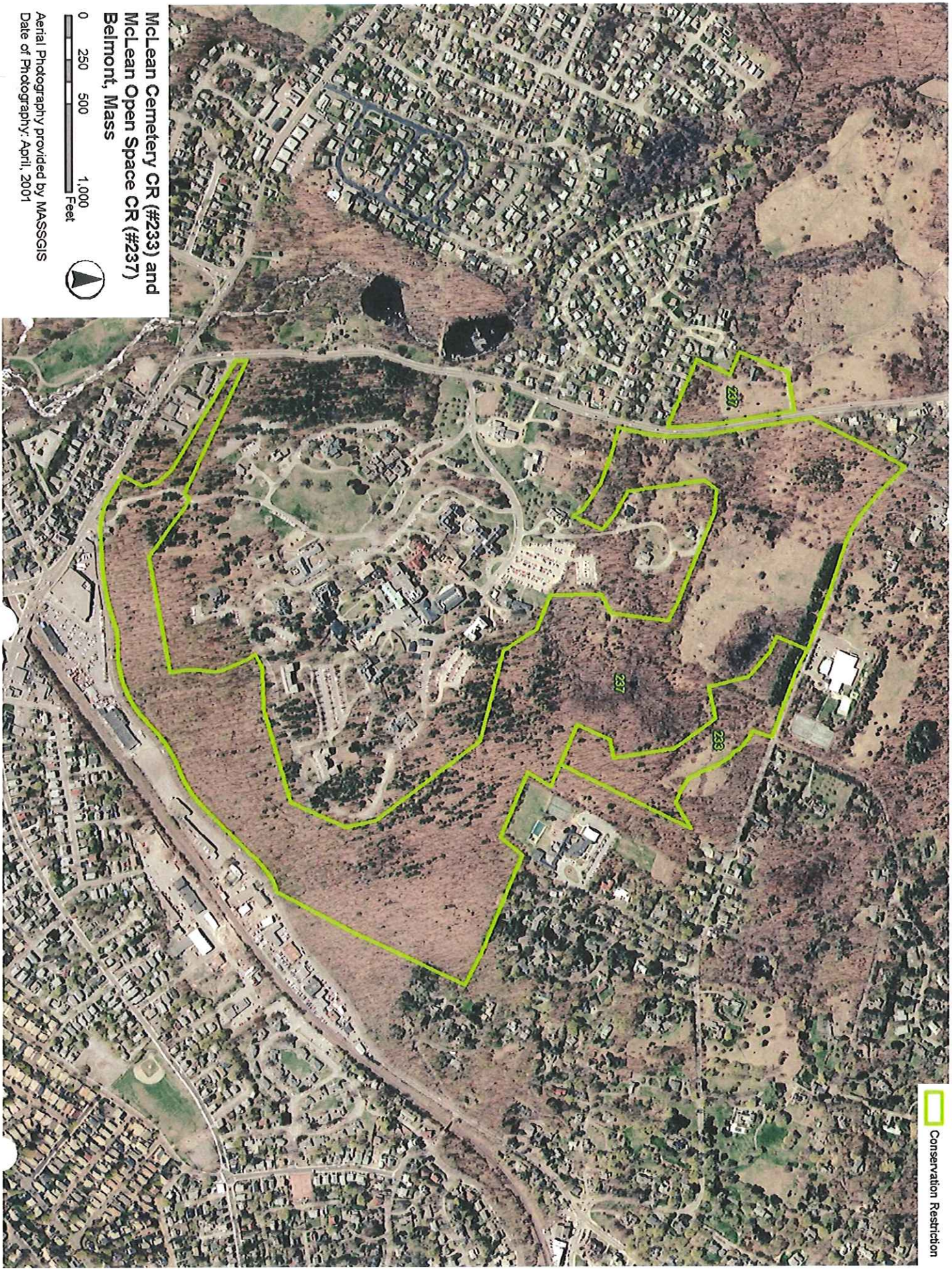
DATE: 6/17/05
 SIGNATURE: [Signature]



RECORDING FOR RECORDING USE ONLY [Signature] 6/17/05
--

LOCAL TITLE INFORMATION

OWNER: ONE B. ESTATE
 REFERENCE: BOOK 100, PAGE 100
 ADDRESS: 872 CONCORD AVENUE
 ADDRESS: 100 WILLOW STREET



McLean Cemetery CR (#233) and
McLean Open Space CR (#237)
Belmont, Mass

0 250 500 1,000
Feet



Aerial Photography provided by MASSGIS
Date of Photography: April, 2001

McLean Open Space CR - Baseline Photography
Rob Daniels
Wayne Beitler
7-15-05





P7150001.JPG/7-15-05
1 - View approx SE along CR bound (Trapelo Rd.)
Rob Daniels with Wayne Beitler



P7150002.JPG/7-15-05
2 - View approx NE into CR property from Trapelo Rd.
Rob Daniels with Wayne Beitler



P7150003.JPG/7-15-05
3 - View approx W along Trapelo Rd at agted entrance
Rob Daniels with Wayne Beitler



P7150004.JPG/7-15-05
4 - View approx E along Pleasant St from gated entrance
Rob Daniels with Wayne Beitler



P7150005.JPG/7-15-05
5 - View approx W along Pleasant St (from pole #81)
Rob Daniels with Wayne Beitler



P7150006.JPG/7-15-05
6 - View approx E along Pleasant St. (from pole #81)
Rob Daniels with Wayne Beitler



P7150007.JPG/7-15-05

7 - View approx N into CR property from pole #78
Rob Daniels with Wayne Beitler



P7150008.JPG/7-15-05

8 - View approx W along Pleasant St.
Rob Daniels with Wayne Beitler



P7150009.JPG/7-15-05

9 - View approx E along Pleasant St.
Rob Daniels with Wayne Beitler



P7150010.JPG/7-15-05

10 - View approx W along Pleasant St.
Rob Daniels with Wayne Beitler



P7150011.JPG/7-15-05

11 - View approx E along Pleasant St.
Rob Daniels with Wayne Beitler



P7150012.JPG/7-15-05

12 - View approx E along Pleasant St.
Rob Daniels with Wayne Beitler



P7150013.JPG/7-15-05
13 - View approx SW along Pleasant St.
Rob Daniels with Wayne Beitler



P7150014.JPG/7-15-05
14 - View approx NE along Pleasant St.
Rob Daniels with Wayne Beitler



P7150015.JPG/7-15-05
15 - View approx SW along Pleasant St. (pole #63)
Rob Daniels with Wayne Beitler



P7150016.JPG/7-15-05
16 - View approx NE along Pleasant St. (pole #63)
Rob Daniels with Wayne Beitler



P7150017.JPG/7-15-05
17 - View approx NE along Pleasant St. (pole 60)
Rob Daniels with Wayne Beitler



P7150018.JPG/7-15-05
18 - View approx NE along stone wall bound
Rob Daniels with Wayne Beitler



P7150019.JPG/7-15-05

19 - View of trail leading from private property onto CR
Rob Daniels with Wayne Beitler



P7150020.JPG/7-15-05

20 - View along CR bound (stone wall) from CR corner
Rob Daniels with Wayne Beitler



P7150021.JPG/7-15-05

21 - View approx NW along stone wall (CR bound)
Rob Daniels with Wayne Beitler



P7150022.JPG/7-15-05

22 - View approx SE along CR bound (stone wall). Private residence to left.
Rob Daniels with Wayne Beitler



P7150023.JPG/7-15-05

23 - View approx NW across soccer field
Rob Daniels with Wayne Beitler



P7150024.JPG/7-15-05

24 - View approx E across soccer field
Rob Daniels with Wayne Beitler



P7150025.JPG/7-15-05

25 - View appox SE along CR bound across soccer field
Rob Daniels with Wayne Beitler



P7150026.JPG/7-15-05

26 - View appox N along stone wall (CR bound)
Rob Daniels with Wayne Beitler



P7150027.JPG/7-15-05

27 - View of stone maze
Rob Daniels with Wayne Beitler



P7150028.JPG/7-15-05

28 - View appox S into field along CR bound
Rob Daniels with Wayne Beitler



P7150029.JPG/7-15-05

29 - View of old meadow along trail
Rob Daniels with Wayne Beitler



P7150030.JPG/7-15-05

30 - View of old meadow along trail
Rob Daniels with Wayne Beitler



P7150031.JPG/7-15-05

31 - View approx SE along flagged bound line
Rob Daniels with Wayne Beitler



P7150032.JPG/7-15-05

32 - View approx N along trail back toward water tower
Rob Daniels with Wayne Beitler



P7150033.JPG/7-15-05

33 - View approx NW along flagged bound line
Rob Daniels with Wayne Beitler



P7150034.JPG/7-15-05

34 - View along trail in vicinity of concrete bound (being pointed at)
Rob Daniels with Wayne Beitler



P7150035.JPG/7-15-05

35 - View of concrete bound (corner)
Rob Daniels with Wayne Beitler



P7150036.JPG/7-15-05

36 - View approx W along flagged bound line
Rob Daniels with Wayne Beitler



P7150037.JPG/7-15-05

37 - View approx E along flagged bound line
Rob Daniels with Wayne Beitler



P7150038.JPG/7-15-05

38 - View approx W along flagged bound line
Rob Daniels with Wayne Beitler



P7150039.JPG/7-15-05

39 - View approx E along flagged bound line
Rob Daniels with Wayne Beitler



P7150040.JPG/7-15-05

40 - View of stone/concrete bound at end of trail
Rob Daniels with Wayne Beitler



P7150041.JPG/7-15-05

41 - View of same stone/concrete bound up along trail
Rob Daniels with Wayne Beitler



P7150042.JPG/7-15-05

42 - View of concrete bound
Rob Daniels with Wayne Beitler



P7150043.JPG/7-15-05

43 - View approx SW of concrete bound in direction of CR bound
Rob Daniels with Wayne Beitler



P7150044.JPG/7-15-05

44 - View approx S of flattened bound marker
Rob Daniels with Wayne Beitler



P7150045.JPG/7-15-05

45 - View approx E along driveway. Note flattened bound marker.
Rob Daniels with Wayne Beitler



P7150046.JPG/7-15-05

46 - View approx S along driveway. Pointing at Bound marker
Rob Daniels with Wayne Beitler



P7150047.JPG/7-15-05

47 - View approx W along CR bound. Pointing at bound marker
Rob Daniels with Wayne Beitler



P7150048.JPG/7-15-05

48 - View approx NW along fence line (CR bound)
Rob Daniels with Wayne Beitler



P7150049.JPG/7-15-05

49 - View approx SW along fence line (CR bound)
Rob Daniels with Wayne Beitler



P7150050.JPG/7-15-05

50 - View approx E at approx CR bound
Rob Daniels with Wayne Beitler



P7150051.JPG/7-15-05

51 - View approx E at approx CR bound
Rob Daniels with Wayne Beitler



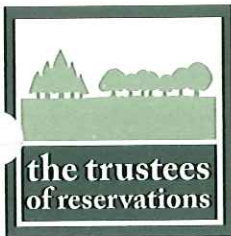
P7150052.JPG/7-15-05

52 - View approx E of CR bound (fence line)
Rob Daniels with Wayne Beitler



P7150053.JPG/7-15-05

53 - View approx NE along wall at wall intersection with
Pleasant St.
Rob Daniels with Wayne Beitler



Doyle Conservation Center
464 Abbott Avenue
Leominster, MA 01453

tel 978.840.4446
fax 978.537.5835

www.thetrustees.org

BASELINE DOCUMENTATION REPORT ACKNOWLEDGEMENT
McLean Cemetery and Open Space Conservation Restrictions

Grantor: McLean Hospital Corporation

Grantee: The Trustees of Reservations
572 Essex Street
Beverly, MA 01915

Property location: Mill Street, Belmont

Date of execution of restrictions: May 19, 2005

Effective date of restrictions: June 13, 2005

In connection with the grant of two conservation restrictions over land at Mill Street in Belmont, Massachusetts, the grantor of that restriction, McLean Hospital Corporation, has received a Baseline Documentation Report (BDR) fully documenting the terms of the restriction and the condition of the property. The BDR serves as a basis for The Trustees' monitoring of the conservation restriction.

Part of the BDR consists of the enclosed set of photographs of the property taken contemporaneously with the granting of the conservation restrictions and the enclosed map showing where the photos were taken, as well as a 2001 MassGIS aerial photograph with the CR boundary lines.

We hereby state that this BDR is an accurate representation of the "McLean Cemetery and Open Space" conservation restrictions.

For McLean Hospital Corporation, grantor

_____, 20__

For the Town of Belmont

_____, 20__

Wesley Ward, as representative of
The Trustees of Reservations

_____, 20__

Date

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JUDITH K. RECORD MEMORIAL CONSERVATION FUND
STEWARDSHIP OF THE NATURAL LANDSCAPE

September 14, 2005

Mr. Wesley T. Ward
Director of Land Conservation
The Trustees of Reservations
572 Essex Street
Beverly, MA 01915

RE: Proposed Bench in Belmont Open Space

Dear Mr. Ward,

At the August 23, 2005 meeting of the Belmont Land Management Committee (LMC) the Judith K. Record Memorial Conservation Fund (the Fund) proposed the placement of a stone bench in the Belmont Open Space (on which the TTOR holds the CR). The bench would serve to memorialize the acquisition of this Open Space for the Town of Belmont and Judy Record's efforts in making this a reality. The bench would provide visitors with a tranquil, inviting spot to sit within the open space.

The Fund's Trustees retained Mr. Blair Hines, a principal of the firm Hines Wasser & Associates, LLC, to design the bench. Mr. Hines presented the Fund's Trustees a series of possibilities. The Fund ultimately chose the proposed memorial, which is depicted in the attached exhibit 1. The proposed site for the bench is on lone tree hill near the hickory tree for which the hill is named, as shown in exhibit 2. The bench would overlook the meadow below and offer distant views of the hills to the West. The bench would be curving with sawn half boulders placed to each side to further define the space but are not of a height to dominate the bench.

The bench would be of granite and would sit on a large slab of stone that would eliminate grass growth from below and in front of the bench. The memorial will have some naturalized native shrub plantings, which will not require on-going maintenance. Inscribed on the face of one of the sawn boulders would be the quote "Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has - Margaret Mead". We believe that this quote, which Judy often used, expresses perfectly how the open space came to be saved. On the face of

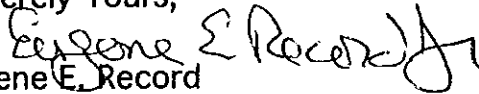
the boulder on the other side of the bench would be the inscription "In commemoration of the establishment of this 108 acres of Open Space for the Town of Belmont-July 2005"(the final wording is still in progress). In recognition of Judy's contribution we propose to have centered on the inside radius of the bench the following inscription-" December 8, 1944 -Judy Record - Conservationist- September 11, 2000".

Given approval the construction sequence will take approximately three days. Access will be from Concord Road off the cart path into the field. Given the generally dry weather conditions in September and short construction period, there should be no problems with erosion. The work would not be initiated in wet weather or when rain was forecast. The first day will involve removing the existing field grass sod and stockpiling topsoil for revegetating disturbed areas. The excavation will be extended about 12" deep and cover the entire area where the boulders and granite slab will be placed. Processed gravel (or 3/8' crushed stone) will be placed and compacted. Day two will involve setting the large granite slab, trimming it so that the two sawn boulders can be placed tightly to either side and then setting the remaining 4 or 5 boulders in a random arrangement. Lastly, the granite bench would be set on top of the granite slab. The third day would consist of raking out the topsoil, backfilling against the boulders and slab, and mulching the seed. All of this would be supervised by our landscape architect, Blair Hines with the work being done by Anderson Associates landscape Contractors of Lexington, MA.

The Judith K Record Memorial Conservation Fund would pay for all the materials and work being done (the estimated cost is approximately \$15,000). Given approval, we would hope to complete this project this September.

As the LMC did approve this proposal at the August meeting we now are formally asking TTOR as the holder of the CR on the property for your approval for us to proceed. We welcome your questions and comments and hope that you are as excited about this attractive contribution to the Belmont Open Space as we are.

Sincerely Yours,


Eugene E. Record

Chairman - The Judith K Record Memorial Conservation Fund

CC: Ellen O'Brien Cushman - Chairman Belmont LMC

P.O. Box 79138, Belmont, Massachusetts 02479-0138

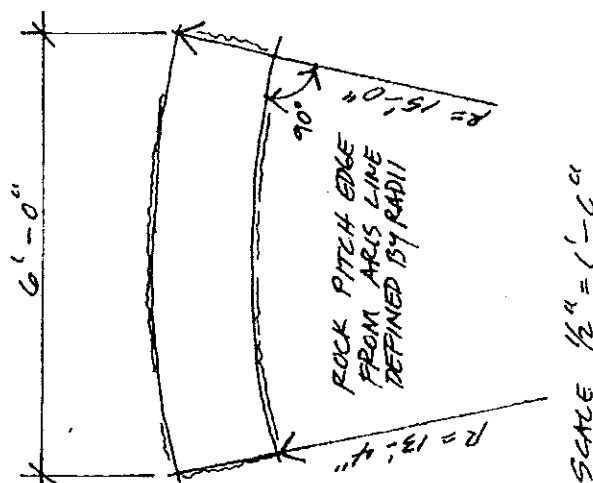
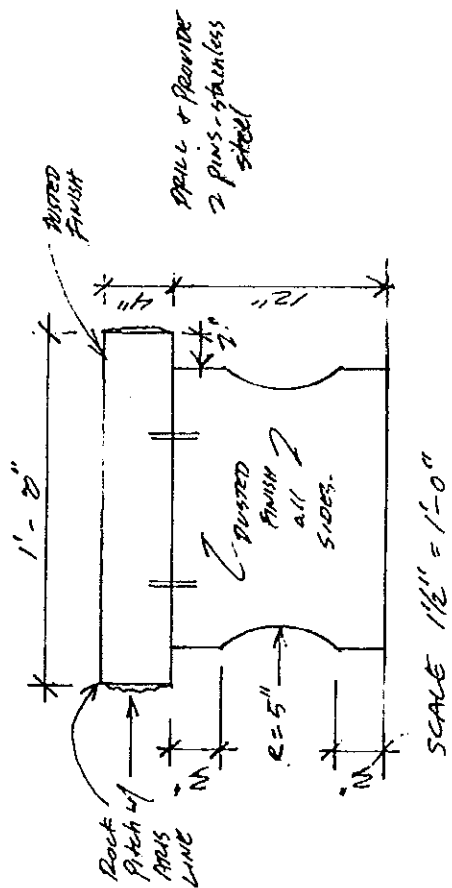
Exhibit



PLAN: 1/4" = 1'-0"

SCHEME B
- SAWN SHED LATER - MORPHOLOGY - FRAMED w/ ROOFING
- SAWN BEACH ON LANCE SEAS AS BUILT BACK

Exhibit 1
A



GRANITE BEUCH.

CP# 237



October 13, 2005

Eugene E. Record, Jr., Chairman
The Judith K. Record Memorial Conservation Fund
P.O. Box 79138
Belmont, MA 02479-0138

Dear Gene:

RE: Approval of Proposed Memorial Bench in the Belmont Open Space

Thank you for your letter of September 14 and the revised drawings of, and specifications for, a proposed memorial bench to be placed in the Belmont Open Space parcel, which is protected by a Conservation Restriction held by The Trustees of Reservations. As stated in your letter, the purpose of this bench is "to memorialize the acquisition of Open Space for the Town of Belmont and Judy Record's efforts in making this a reality." You propose to install the bench to the west of the hickory tree on Lone Tree Hill, offering views of the hills to the west. The sawn boulders will be gray/pink granite, a sample of which I have inspected and found to be attractive and tasteful.

I note that the Land Management Committee gave its approval for the concept and design presented to it on August 23, 2005. I interpret the Committee's approval as extending to the legend on the bench and the Margaret Mead quotation on one of the half boulders. I believe that the exact wording of a legend on the other half boulder needs the Committee's approval, representing the Town of Belmont.

I have interpreted Conservation Restriction B1, Section B.4 as allowing this small structure on the property. The pertinent part of Section B.4 reads as follows: "with the prior approval of Grantee, the construction, erection, maintenance, and use of kiosks or other minor or temporary structures for educational or management purposes." I consider this to be a minor structure that will help to interpret the property's history and to provide for an appropriate resting place for visitors and property managers alike. I heard no objection to this interpretation on the part of the Land Management Committee. One person attending the meeting, however, voiced her concern that the Restriction be interpreted strictly. I would like to assure the Town of Belmont and the Land Management Committee that The Trustees intends to do just that, working closely with the Land Management Committee as the representative of the Town of Belmont.

I also find that the proposed memorial does not "materially impair significant conservation interests as determined by the Grantee; and only in accordance with the [Ecological Management] Plan" as required in Section B of the Conservation Restriction.


On the contrary, I find that the proposed memorial will be an attractive, understated, useful, and appropriate addition to the Open Space.

To avoid misunderstanding, I am appending to this letter a copy of the materials you provided to me. The memorial as described in your September 14, 2005 letter and appended materials is hereby approved by The Trustees, subject to the following additional conditions:

1. That the specific location and placement of the memorial be approved on site by the Chairman of the Land Management Committee and by me or my designee at the time of installation. I am particularly concerned that the two half boulders be set at an appropriate height that defines the space without being out of scale or obtrusive in relation to the bench or the surroundings.
2. That the legend on the second boulder be approved by the Land Management Committee and by me or my designee before it is inscribed.

I look forward to a date for the installation to take place.

Sincerely yours,



Wesley T. Ward
Director of Land Conservation

cc: Ellen O'Brien Cushman, Chairman, Land Management Committee
Wayne Beitler, The Trustees of Reservations
Christopher Rodstrom CR Manager, The Trustees of Reservations ✓
Blair Hines, Landscape Architect

LEGEND

- CR boundary line
- Building Envelope
- Internal Lot Line
- Use Area Boundary
- The Trustees of Reservations
- Other Protected Open Space
- Non-TTOR Conservation Restriction
- Agricultural Preservation Restriction
- CR/APR

Aerial Photography provided by MASSGIS
 Date of Photography: April, 2001
 Non-Trustees Open Space data provided by MASSGIS

Field Notes:

CR 237.02
 GRAND MONITORING.
 ROUTE 10/4/2006
 Jim Shea



Note: The boundaries between land that The Trustees hold an interest in and Open Space held by another entity may not match exactly. This is due to differing sources of Open Space data.

UTILITY STRUCTURE IS HERE



Conservation Restriction Field Monitoring Map



SUBDIVISION - NW CR 237.01



Note: The boundaries between land that The Trustees hold an interest and Open Space held by another entity may not match exactly. This is due to differing sources of Open Space data.



Conservation Restriction Field Monitoring Map

LEGEND

- CR boundary line
- Building Envelope
- Internal Lot Line
- Use Area Boundary
- The Trustees of Reservations
- Other Protected Open Space
- Non-TTOR Conservation Restriction
- Agricultural Preservation Restriction
- CR/APR

Aerial Photography provided by MASSGIS
 Date of Photography: April, 2001
 Non-Trustees Open Space data provided by MASSGIS

Field Notes:

CR # 237.02
 GRAND MONITORING ROUTE
 OCTOBER 4, 2006
 Chris Niles

ROUTE HIKE

MONITORING PHOTO POINT

MAP 2 OF 2

GROUND MONITORING PHOTOS

CR Name: 237.02

CR #: McLean



Photo 1, Photo Point 1 (See Monitoring Route Map for Photo Point locations). 120° AZMG. View across site of demo'd house toward Mill Street.



Photo 2, Photo Point 1. 35° AZMG. View across clearing toward Mill Street & Rock Meadow Conservation Area.

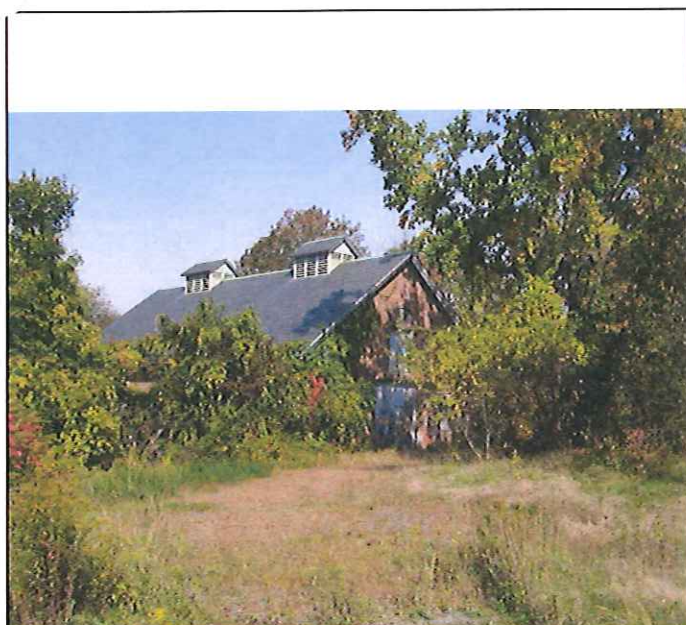


Photo 3, Photo Point 1. 340° AZMG. View toward brick barn.

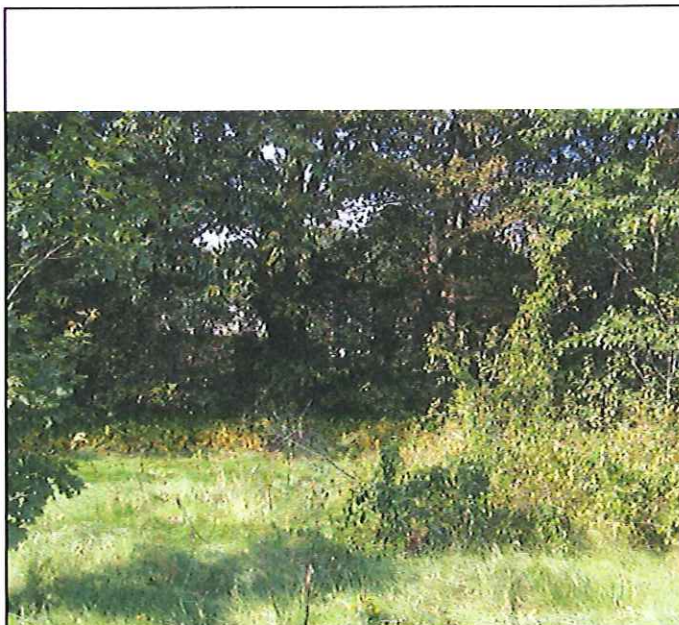


Photo 4, Photo Point 1. 285° AZMG. View toward houses on Vernon Rd. Some old trash dumping at corner of property.

GROUND MONITORING PHOTOS

CR Name: 237.02

CR #: McLean



Photo 5, Photo Point 2. 194°AZMG. Rear of barn and small trash pile.

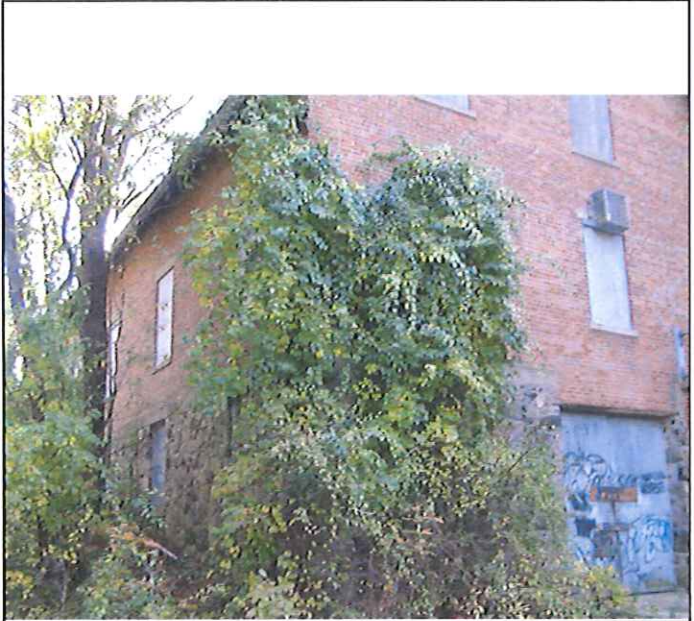


Photo 6, Photo Point 2. 142°AZMG. Rear of barn. Just to left of image is a propane tank in a fenced enclosure that is also overgrown and falling down.



Photo 7, Photo Point 3. 290°AZMG. Driveway to Rock Meadow Conservation Area parking lot along N edge of CR.



Photo 8, Photo Point 3. 208°AZMG. View into field, toward site of demo'd house.

GROUND MONITORING PHOTOS

CR Name: 237.02

CR #: McLean



Photo 9, Photo Point 4. 115° AZMG. On trail in field, view of Record Memorial bench.



Photo 10, Photo Point 4. 196° AZMG. View of trail through field. Hickory at left shades Record Memorial bench.



Photo 11, Photo Point 4. 270° AZMG. View of field. Houses at left are under construction in Development Zone 1A, which is fenced off from the field.



Photo 12, Photo Point 4. 345° AZMG. View of field with pine allee along Concord Street at right in background.



Doyle Conservation Center
464 Abbott Avenue
Leominster, MA 01453

tel 978.840.4446
fax 978.537.5835

www.thetrustees.org

October 12, 2006

Mr. Eric and Mrs. Helga Cosman
872 Concord Avenue
Belmont, MA 02478-1604

Dear Mr. & Mrs. Cosman;

I learned through a recent search of the Registry of Deeds that you are the owners of a small portion of the former McLean Hospital property on Concord Avenue in Belmont, MA. I am pleased to welcome you to our group of Conservation Restriction landowners. As you may know, your property is permanently protected from development by a Conservation Restriction (CR) held by The Trustees of Reservations. With your acquisition of this property you have joined a select group of landowners who help us protect the conservation values of more than 230 properties encompassing more than 15,000 acres of land throughout Massachusetts.

CR landowners like you are essential to the continued success of The Trustees of Reservations' land conservation program, and our goal as the holder of the CR on your property is to be your partner in conservation. In fulfilling that role, one of our staff members will visit your property on an annual basis. These visits give us an opportunity to answer any questions or concerns you may have about managing the property in a way that conforms to the terms of the CR. In addition, regularly visiting your property is an important part of our legal obligation to monitor all of our CR properties.

We may only visit your property once a year, but we are always available to answer any questions that you may have about the CR or general conservation issues. We also hope that you will keep us informed about changes to your property or plans that you may have in order to help us ensure that the conservation values of the property are protected.

As a CR landowner, you will receive *On The Land*, our special landowner newsletter, which will cover timely resource management and land conservation issues. I have enclosed a copy of last year's issue for you along with this letter. And, if you aren't already members of The Trustees of Reservations, we will be sending you a complimentary copy of *Special Places*, our informative quarterly member newsletter. I've enclosed a brochure about The Trustees along with this letter in case you aren't familiar with us and our mission to protect special places across Massachusetts.

I'd like to know how best to reach you so that we may better coordinate our annual monitoring visits to the property, and I would welcome the opportunity to discuss the property with you and to answer any questions that you may have about the CR or about our monitoring program. Would you be so kind as to contact me at your earliest convenience so that I may confirm your contact information? I can be reached by mail at the address on this letterhead, by phone at (978) 840-4446 x1917 or by email at tsilva@ttor.org.

I look forward to meeting you. Once again, welcome!

Sincerely,

A handwritten signature in dark ink, appearing to read "Tim Silva". The signature is fluid and cursive, with a large loop at the beginning and a distinct "Silva" at the end.

Tim Silva
Conservation Restriction Monitoring Specialist

Enclosures: *On The Land*
Find Your Place brochure

Polatin Ecological Services

Habitat Restoration & Management of Natural Areas, Invasive Plant Control, Native Plant Revegetation

May 1st, 2007

Ellen Cushman
McLean Open Space Land Management Committee
133 Brookside Avenue
Belmont, MA 01773

RE: *Proposal for Field Mowing, Brush Clearing, and Native Plant Revegetation at McLean Open Space, Belmont, MA.*

Dear Ms. Cushman,

Polatin Ecological Services and Heritage Fields are pleased to offer the following proposal for habitat restoration activities at the McLean Open Space in Belmont, MA. Bruce Scherer and I met with you and members of the McLean Land Management Committee on March 28th, 2007 to visit the site and discuss project details. The project is well described and mapped in a report entitled *Recommendations for Field Management at the McLean Open Space* produced by Jeffrey Collins of Mass Audubon's Ecological Extension Service (5/15/2006). We have integrated Mass Audubon's recommendations and have keyed our proposal to fit the descriptions and acreage calculations submitted in their report.

PROJECT TASKS:

Specifically, we propose to accomplish the following tasks:

- Task 1. Field mowing will be done to the 10 acres of fields in the Great Field and the Heart-Shaped Field. Areas of mowing will include those areas that were cleared by Bruce Scherer in 2006. These activities should be conducted after August 1st in order to protect the nesting needs of birds and other wildlife species that are known to use the resources in the area between May 1st and August 1st.
- Task 2. Brush mowing to management units 6, 14, and portions of 25 (Great Field) will also be done after August 1st. We recognize that the goal for area 25 is to improve access and wildlife viewing opportunities and our intention is not to suggest clearing this area altogether, but simply to open select areas in the eastern portion. Any buckthorn in these management units will be cut and the stumps will be treated/painted with a 25% solution of Garlon 4.
- Task 3. Removal of brush piles created in 2006. If desired, we will haul the previously cut and piled material away on a trailer for proper disposal.
- Task 4. Native plant revegetation. We have provided you with an assortment of native shrubs that will tolerate the varying conditions where the knotweed is currently

Polatin Ecological Services
PO Box 913
Montague, Massachusetts 01351

growing (Table 1). The shrubs cost between \$10 and \$12 for plant material that is 3-4' high. In addition we recommend planting 3 pounds of New England Wildflower seed mix appropriate for the area and have included information on Page 7. We have provided costs and labor for 30 native shrubs to be delivered, planted, watered, fertilized, and protected from herbivory with wire planting cages. These plants will eventually perform a similar screening service that the knotweed currently provides, however it will take several years for the plants to reach their potential size. In addition these plants have been selected for their abilities to provide food for wildlife. Please consider this planting plan as a starting point. We can make changes to the quantity of the plants to fit your needs. Another option would be to simply let natural revegetation processes take place over a longer period of time to give the site the desired screening.

Please feel free to call either Bruce or I to discuss our proposed approach and budget. We will remain receptive to your feedback, questions, or concerns. We look forward to working with you to make this project a success. Thank you for your consideration.

Sincerely Yours,



Chris Polatin
Habitat Restoration Specialist

McLean Open Space, Belmont, MA
Proposal for Habitat Restoration Activities

PROJECT COSTS: The following are lump-sum costs for each task. The costs for labor, equipment transportation, day to day transportation, equipment use, and materials are included in these totals:

<u>Management Practice</u>	<u>Timing</u>	<u>Management Units</u>	<u>Acres</u>	<u>Total</u>
2007				
<u>TASK 1.</u> Field mowing	August 2007	Field mowing: Great Field Heart-Shaped Field	8 2 Total = 10	\$1,900.00
<u>TASK 2.</u> Brush clearing/heavy mowing	August 2007	Great Field: 6/14/25	5.70	\$400.00
<u>TASK 3.</u> Removal of brush piles from 2006 work.	August 2007	NA	NA	\$400.00
<u>TASK 4.</u> Native plant revegetation (30 shrubs)	Fall 2007	Knotweed Areas	NA	\$1,600.00
PROJECT TOTAL				\$4,300.00

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PO Box 913
Montague, Massachusetts 01351

Table 1. Recommended shrub plantings for MacLean Open Space, Belmont, MA

Common Name	Latin Name	Mature Height	Wetland Indicator Status*
Gray Dogwood	<i>Cornus racemosa</i>	6-9'	FAC
Red Osier Dogwood	<i>Cornus sericea</i>	4-8'	FACW+
Silky Dogwood	<i>Cornus amomum</i>	4-10'	FACW
Shadblow/Serviceberry	<i>Amelanchier spp.</i>	18'	FAC
Red Chokeberry	<i>Aronia arbutifolia</i>	2-8'	FACW
Winterberry	<i>Ilex verticillata</i>	5-15'	FACW+
American Elder	<i>Sambucus canadensis</i>	6-12'	FACW-
Highbush Blueberry	<i>Vaccinium corymbosum</i>	6-15'	FACW
Mapleleaf Viburnum	<i>Viburnum acerifolium</i>	3-6'	UPL
Wild Raisin	<i>Viburnum cassinoides</i>	6-12'	FACW
Nannyberry	<i>Viburnum lentago</i>	10-20'	FAC

*Wetland Indicator categories

Indicator Code	Wetland Type	Comment
FACW	Facultative Wetland	Usually occurs in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.
FAC	Facultative	Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).
UPL	Obligate Upland	Occurs in wetlands in another region, but occurs almost always (estimated probability 99%) under natural conditions in non-wetlands in the regions specified. If a species does not occur in wetlands in any region, it is not on the National List.

The New England Wildflower Mix contains a selection of native wildflowers and grasses that ensures a variety of the species will survive in all conditions from dry to moist. It is an appropriate seed mix for areas undergoing ecological restoration. **Species:** Creeping Red Fescue (*Festuca rubra*), Little Bluestem (*Schizachyrium scoparium*), Indian Grass (*Sorghastrum nutans*), Partridge Pea (*Chamaecrista fasciculata*), Wild Blue Lupine (*Lupinus perennis*), Canada Wild Rye (*Elymus canadensis*), Zigzag Aster/New York Aster Mix (*Aster prenanthoides/novi-belgi* mix), New England Aster (*Aster novae-angliae*), Wild Senna (*Cassia hebecarpa*), Common Milkweed (*Asclepias syriaca*), Golden Alexanders (*Zizia aurea*), Butterfly Milkweed (*Asclepias tuberosa*).

Polatin Ecological Services and Heritage Fields offer habitat restoration contracting services as a joint venture in which we work with private landowners, community organizations, nonprofit conservation organizations and land trusts, municipalities, state natural resource agencies, and federal agencies on small or landscape-scale stewardship projects. We work in a variety of natural settings including agricultural lands, early-successional grasslands, shrublands, oldfields, riparian zones, sensitive wetland habitats (including estuaries and salt marshes), and forested uplands. We are committed to providing an environmentally sound, cost effective and practical approach to land management. We are licensed and insured to provide the following habitat restoration contracting services throughout the New England region:

- Habitat Management (Ecological mowing, early successional habitat creation and maintenance, land clearing, warm and cool season grassland establishment and maintenance)
- Native Plant Revegetation (installation, plant salvage, seeding)
- Erosion Control/Streambank Stabilization (We use soil bioengineering principles: the use of native plants and biodegradable erosion control materials to stabilize and protect unstable slopes and streambanks)
- Invasive Plant Control (manual, mechanical, judicious use of herbicides)

ACCEPTANCE OF ESTIMATE:

The above prices, specifications and conditions are hereby accepted. The contractor is authorized to execute the project as outlined in this agreement. Payment will be made at the completion of the project.

Client signature _____ Date _____
Ellen Cushman, McLean Open Space Committee

Contractor signature _____ Date _____
Chris Polatin, Polatin Ecological Services

Polatin Ecological Services

Habitat Restoration & Management of Natural Areas, Invasive Plant Control, Native Plant Revegetation

May 1st, 2007

Ellen Cushman
McLean Open Space Land Management Committee
133 Brookside Avenue
Belmont, MA 01773

RE: *Proposal for Invasive Plant Control at McLean Open Space, Belmont, MA.*

Dear Ms. Cushman,

Polatin Ecological Services and Heritage Fields are pleased to offer the following proposal for habitat restoration activities at the McLean Open Space in Belmont, MA. Bruce Scherer and I met with you and members of the McLean Land Management Committee on March 28th, 2007 to visit the site and discuss project details. The project is well described and mapped in a report entitled *Recommendations for Field Management at the McLean Open Space* produced by Jeffrey Collins of Mass Audubon's Ecological Extension Service (5/15/2006). We have integrated Mass Audubon's recommendations and have keyed our proposal to fit the descriptions and acreage calculations submitted in their report.

We are particularly concerned with three of the invasive plants that Mass Audubon outlined as management concerns for your property. The following summaries represent a review of the management literature as well as our own experiences with several of the invasive plants present on your site:

Common buckthorn (*Rhamnus cathartica*) and glossy buckthorn (*Frangula alnus*): These buckthorns are very aggressive invasive woody shrubs or small trees that if left alone can grow as high as twenty feet. Once established these exotic buckthorns crowd or shade out native species and will be a constant hindrance to grassland establishment. We had one project last year in Vermont which had well established small buckthorn plants that covered three fields (over 30 acres) as well as the entire field edge. Mowing had kept the plants small, but had encouraged new vegetative sprouts. Our own experience with buckthorn suggests that the plant will persevere and perhaps thrive over time even with an annual mowing regime. We strongly recommend that the resurgent buckthorn plants be treated with a suitable herbicide as well as an annual mow. A 2% solution of Garlon 4 (active ingredient triclopyr) is suggested for repeated foliar herbicide applications. Garlon 4 is suggested because it will do no harm to desirable grasses in the vicinity. Our proposed approach will control buckthorn within two years. Buckthorn may continue to be spread onto the property from birds since all exotic buckthorns produce a fruit that is readily eaten by birds. The severe laxative effect of these fruits results in abundant distribution of seed. Areas will need to be monitored regularly in case new plants appear.

Polatin Ecological Services
PO Box 913
Montague, Massachusetts 01351

Buckthorn is easy to hand pull within the first year and can be maintained with the help of diligent volunteers.

Japanese knotweed (*Polygonum cuspidatum*): Knotweed is an extremely tenacious invasive plant which originates from East Asia. It was introduced to the United States for horticultural purposes between the late 1800's and early 1900's. Knotweed is a shrub-like plant that can grow as high as 10 feet high with stout stems which are hollow and bamboo-like. It spreads by way of rhizomes which can reach a length of 20 feet. Mowing stimulates knotweed growth and in order to be effective mowing must be done multiple times during the growing season over a course of several years to be effective. Herbicide application is considered the most effective treatment and has been an effective means toward total knotweed control on sites with small to medium sized infestations. We have worked with the stem injection method for herbicide application and consider it very effective. We also appreciate the fact that the herbicide is contained within the individual knotweed stems and therefore there is no damage to non-target plants.

Black swallowwort (*Cynanchum louiseae*): Swallowwort blooms June through September. Fruit ripens late July in sunny locations and throughout August in shadier conditions. Seedbank dynamics are not well understood at this point therefore it is hard to determine how long previously set seed will remain viable in the soil. We propose an integrated management approach. Repeated herbicide applications with annual mowing are currently considered the best management practice. It is best to spray early in the season before viable seeds are produced (prior to Mid-July). A 2% solution of Garlon 4 (active ingredient triclopyr) is suggested for repeated foliar herbicide applications. Research and professional experience suggest that we may reduce the biomass of swallowwort by 80% and reduce the density of stems by 75% after the first herbicide application. Garlon 4 is suggested because it will do no harm to desirable grasses in the vicinity. It will likely take three years to eradicate swallowwort from your site and vigilant monitoring will be necessary to keep the area clean since swallowwort exists on neighboring properties.

PROJECT TASKS:

Specifically, we propose to accomplish the following tasks:

- Task 1. Herbicide treatment (foliar spray). Herbicide application of a 2% solution of Garlon 4 (active ingredient = triclopyr) with surfactant, indicator dye, and drift control agent will be applied by licensed herbicide applicators by way of low volume backpack sprayers. Herbicide will be applied to resurgent invasive plants including buckthorn, bittersweet, multiflora rose, and tree of heaven. In addition, special care will be taken to treat the black swallowwort patches within the Great Field. One of the benefits of the selected herbicide is that it is selective and will not affect grasses. Garlon 4 is a "general use" herbicide appropriate to use in sensitive natural areas. We have provided several sources of information on this herbicide for your review.

- Task 2. Low volume herbicide application within the pine allee area to control poison ivy (*Toxicodendron radicans*). Poison ivy will be foliar sprayed with the same herbicide solution prescribed in Task 1.
- Task 3. Herbicide injection to stems of Japanese knotweed and cut stem/stump herbicide application to buckthorn. *Knotweed:* Inject each individual stem with 3cc/ml of the wetland approved glyphosate-based herbicide *Rodeo* (EPA Reg. No. 62719-324) with injection tool and herbicide reservoir (JK Injection Systems). Herbicide will be injected at a 100% concentration as recommended in the literature and on the herbicide label. Based on observations during our site visit we believe that we cannot stem inject all of the knotweed on the site during the 2007 season. Based on the label we can legally inject 2,500 stems within a given acre of land at the 3 cc rate of application. Therefore, it will be necessary to return in 2008 to complete the control efforts. We have provided several sources of information on this herbicide for your review.

The decision whether to use herbicides to combat invasive plants is not an easy one. We and many other land managers such as The Nature Conservancy consider the two "general use" herbicides selected for your project (*Rodeo* and *Garlon 4*) to be appropriate and safe for use in natural areas and to pose a low risk to humans and wildlife. In addition we strive to use techniques that minimize the amount of herbicide used and reduce non-target damage. Our proposal to use the stem injection technique reflects our commitment to this "judicious use of herbicides" philosophy. Furthermore, we seek to time our management activities whether mechanical or chemical to the times that the invasive plants are at their most vulnerable. We have been very successful at this especially when using more than one approach that is timed well. An example of this is our approach to spot spray the previously cut buckthorn. We want the buckthorn to spend its energy this spring in growing and producing leaves. Research has shown that the carbohydrate levels in buckthorn are at their lowest in June, therefore the plant is most vulnerable and susceptible to a spot spray herbicide treatment. I have included information pertaining to these herbicides as attachments to this proposal for your review in hopes that your committee will feel assured that we are working in the best interests of the McLean Open Space.

When herbicides are used we are required by state law to post warning signs in all public entry ways to the property before work begins and for 48 hours after work has ceased. We will strategize with the McLean Land Management Committee as to the best places to post these signs. At your discretion it may also be desirable to provide additional information to the public about the habitat restoration and management objectives for the McLean Open Space. We are happy to assist you with developing materials that can be used for public outreach.

In proposing this work we assume that there are not any endangered species (or other issues associated with the Massachusetts Endangered Species Act) or wetland concerns

*McLean Open Space, Belmont, MA
Proposal for Habitat Restoration Activities*

or restrictions within the work area that we have described in this proposal. We will not conduct any work within 100 feet of the certified vernal pool within the Great Field.

Please feel free to call either Bruce or I to discuss our proposed approach and budget. We will remain receptive to your feedback, questions, or concerns. We look forward to working with you to make this project a success. Thank you for your consideration.

Sincerely Yours,



Chris Polatin
Habitat Restoration Specialist

McLean Open Space, Belmont, MA
Proposal for Habitat Restoration Activities

PROJECT COSTS: The following are lump-sum costs for each task. The costs for labor, equipment transportation, day to day transportation, equipment use, and materials are included in these totals:

<u>Management Practice</u>	<u>Timing</u>	<u>Management Units</u>	<u>Acres</u>	<u>Total</u>
2007				
<u>TASK 1.</u> Targeted low volume foliar spray herbicide application	June 2007	<i>Buckthorn</i> Great Field: 20/21/22/23/24 <i>Swallowwort</i> Great Field: 11/13 <i>Poison Ivy</i> Northern pine tree perimeter <i>Other Invasive Plants (bittersweet, tree of heaven, multiflora rose, bush honeysuckle)</i> Great Field: 2/4/7/8/20/ Heart-Shaped Field: 1/2	6.4 0.29 0.10 <u>1.44</u> Total = 8.23	\$2,500.00
<u>TASK 2.</u> Low volume herbicide application to control poison ivy.	June 2007	Great Field: Pine Alec	< 1	\$500.00
<u>TASK 3.</u> Herbicide stem injection to stems of Japanese knotweed and cut stem/stump herbicide application to buckthorn.	August 2007	Great Field: 5/9/11/14	0.34* (actual area infested by knotweed is about 0.20)	\$1,900.00
PROJECT TOTAL				\$4,900.00

Polatin Ecological Services
 PO Box 913
 Montague, Massachusetts 01351

Polatin Ecological Services and Heritage Fields offer habitat restoration contracting services as a joint venture in which we work with private landowners, community organizations, nonprofit conservation organizations and land trusts, municipalities, state natural resource agencies, and federal agencies on small or landscape-scale stewardship projects. We work in a variety of natural settings including agricultural lands, early-successional grasslands, shrublands, oldfields, riparian zones, sensitive wetland habitats (including estuaries and salt marshes), and forested uplands. We are committed to providing an environmentally sound, cost effective and practical approach to land management. We are licensed and insured to provide the following habitat restoration contracting services throughout the New England region:

- Habitat Management (Ecological mowing, early successional habitat creation and maintenance, land clearing, warm and cool season grassland establishment and maintenance)
- Native Plant Revegetation (installation, plant salvage, seeding)
- Erosion Control/Streambank Stabilization (We use soil bioengineering principles: the use of native plants and biodegradable erosion control materials to stabilize and protect unstable slopes and streambanks)
- Invasive Plant Control (manual, mechanical, judicious use of herbicides)

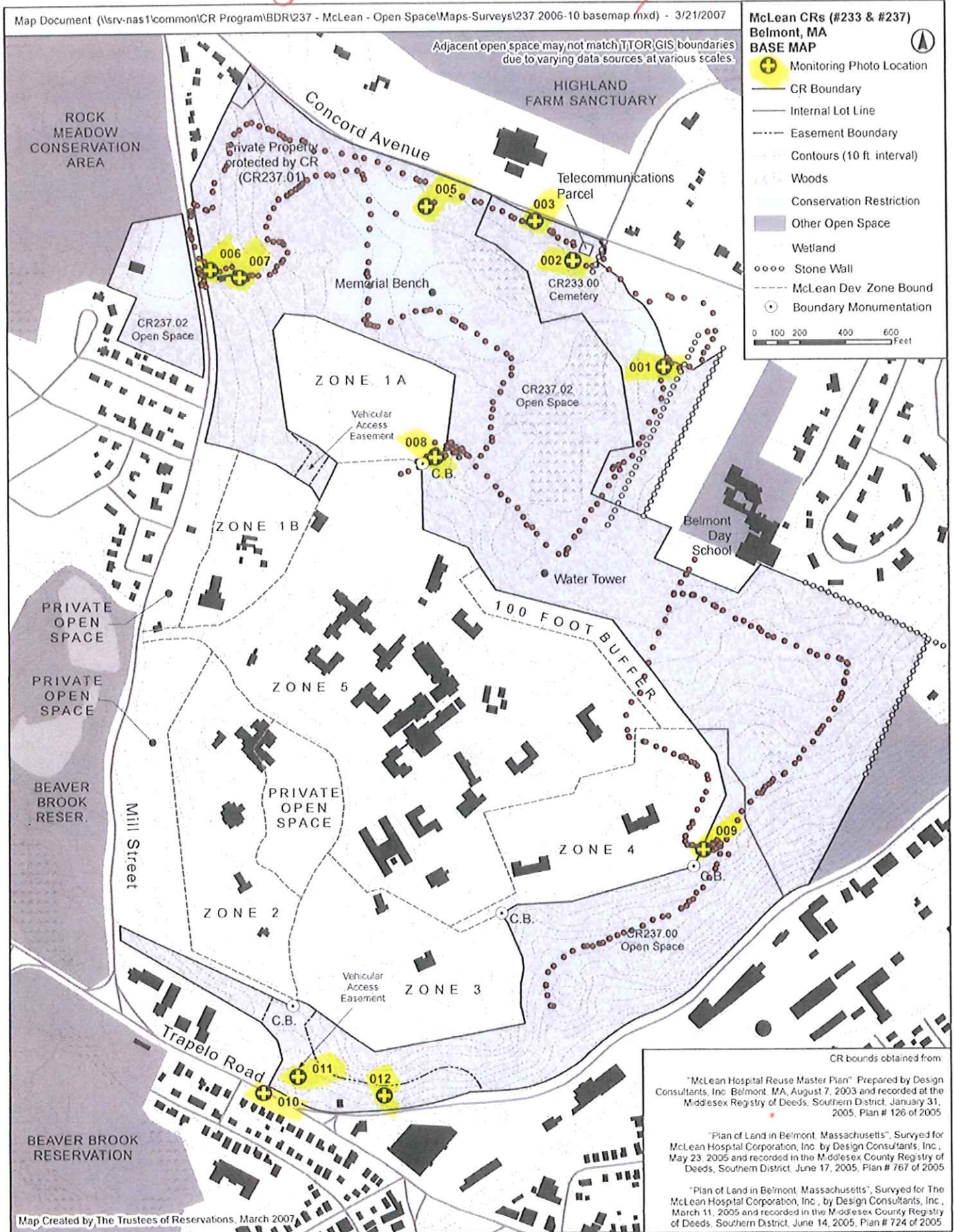
ACCEPTANCE OF ESTIMATE:

The above prices, specifications and conditions are hereby accepted. The contractor is authorized to execute the project as outlined in this agreement. Payment will be made at the completion of the project.

Client signature _____ Date _____
Ellen Cushman, McLean Open Space Committee

Contractor signature _____ Date _____
Chris Polatin, Polatin Ecological Services

• monitoring Route 11-1-07 R. Daniels / D. Outman.



MONITORING GROUND PHOTOS

CR Name: McLean – Open Space

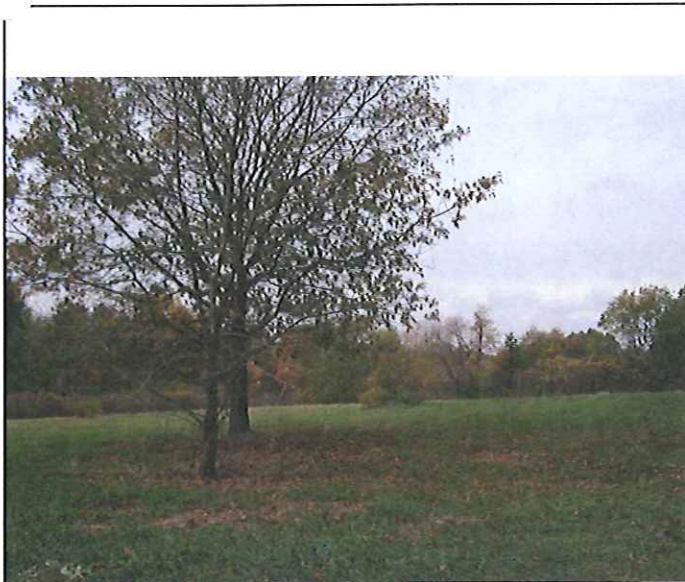
CR #: 237



Waypoint 5, Photo 11 – View generally S across open field.



Waypoint 5, Photo 12 – View generally SW across open field



Waypoint 5, Photo 13 – View generally W across open field.



Waypoint 5, Photo 14 – View generally NW along pine stand at edge of open field.

Photographer: Dave Outman

Date Taken: 11-1-07

MONITORING GROUND PHOTOS

CR Name: McLean – Open Space

CR #: 237



Waypoint 6, Photo 15 – View of NW corner and northern exposure of existing cottage.



Waypoint 6, Photo 16 – View of western exposure of existing cottage.



Waypoint 7, Photo 17 – View approximately N of existing structure and debris.



Waypoint 7, Photo 18 – View generally W of Eastern exposure of existing cottage and debris.

Photographer: Dave Outman

Date Taken: 11-1-07

MONITORING GROUND PHOTOS

CR Name: McLean – Open Space

CR #: 237



Waypoint 8, Photo 19 – View of invasives treatment.



Waypoint 8, Photo 20 – View approx SW near CR boundary with new Zone 1A development.



Waypoint 9, Photo 21 – View of organic material piled near or on CR boundary.



Waypoint 9, Photo 22 – View of debris near or on CR boundary.

Photographer: Dave Outman

Date Taken: 11-1-07

MONITORING GROUND PHOTOS

CR Name: McLean – Open Space

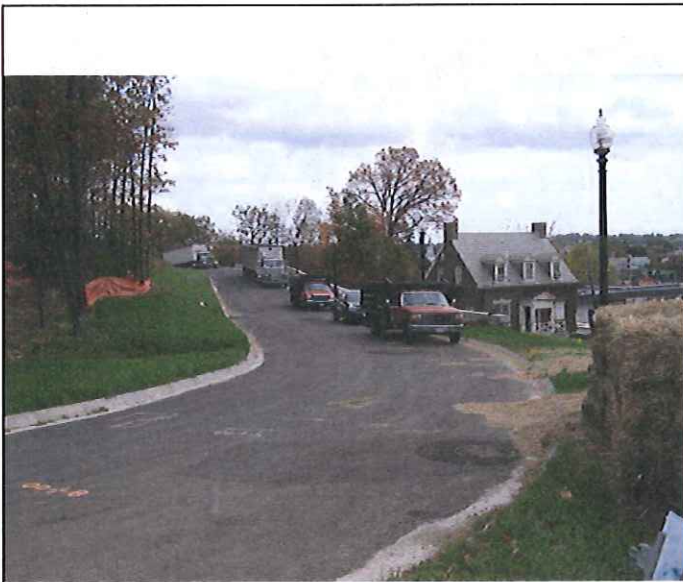
CR #: 237



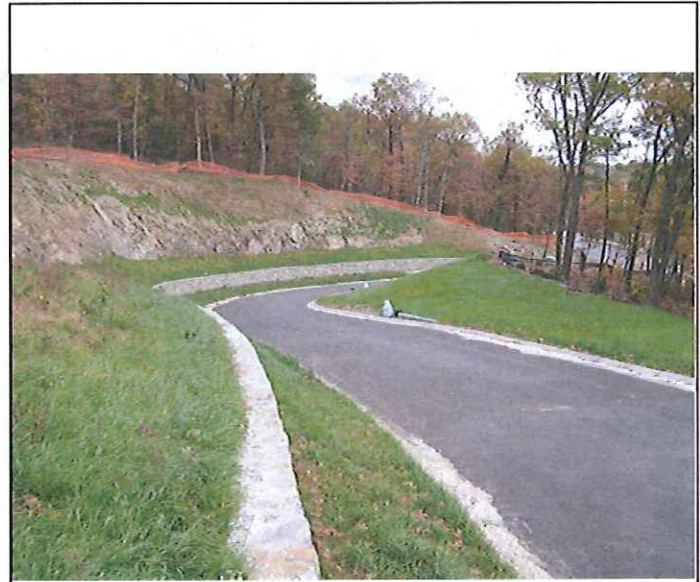
Waypoint 10, Photo 23 – View approx. NE along CR bound from Trapelo Rd. Note land clearing just west of CR bound



Waypoint 11, Photo 24 – View approx W into area being cleared that lies just west of CR bound. Note that access to this lot is from CR property.



Waypoint 11, Photo 25 – View approx SE along new road within Vehicular Access Easement.



Waypoint 12, Photo 26 – View approx E down new road constructed within Vehicular Access easement.

Photographer: Dave Outman

Date Taken: 11-1-07

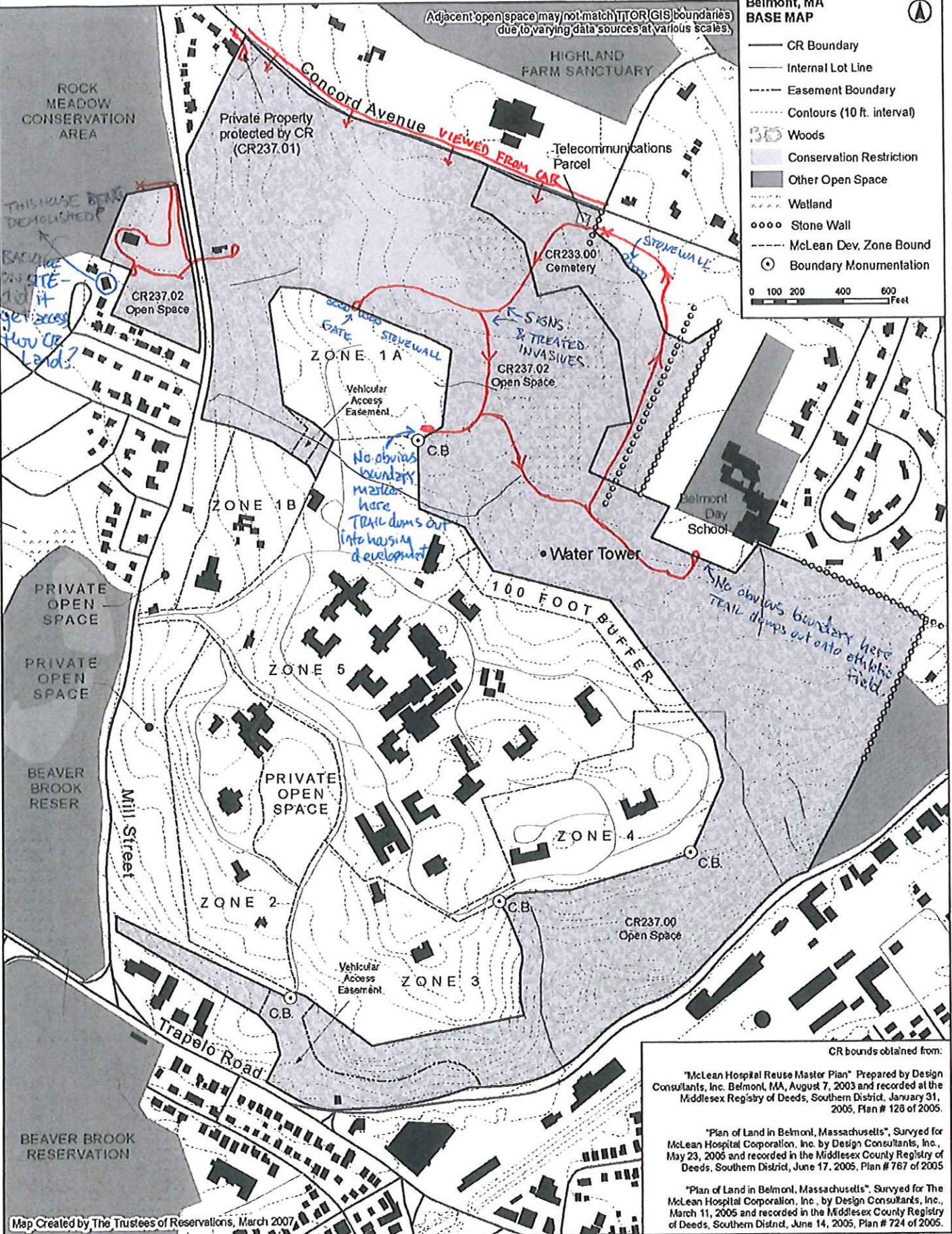
GROUND MONITORING ROUTE MAP 6/26/08 *John Silva w Chris Radstrom*

Map Document: (\\sr-nas1\common\CR Program\BDR\237 - McLean - Open Space\Maps-Surveys\237.2006-10.basemap.mxd) - 3/21/2007

McLean CRs (#233 & #237)
Belmont, MA
BASE MAP

- CR Boundary
- Internal Lot Line
- - - Easement Boundary
- ... Contours (10 ft. interval)
- Woods
- Conservation Restriction
- Other Open Space
- Wetland
- Stone Wall
- McLean Dev. Zone Bound
- Boundary Monumentation

0 100 200 400 600 Feet



CR bounds obtained from:

"McLean Hospital Reuse Master Plan" Prepared by Design Consultants, Inc. Belmont, MA, August 7, 2003 and recorded at the Middlesex Registry of Deeds, Southern District, January 31, 2005, Plan # 128 of 2005.

"Plan of Land in Belmont, Massachusetts", Surveyed for McLean Hospital Corporation, Inc. by Design Consultants, Inc., May 23, 2005 and recorded in the Middlesex County Registry of Deeds, Southern District, June 17, 2005, Plan # 767 of 2005

"Plan of Land in Belmont, Massachusetts", Surveyed for The McLean Hospital Corporation, Inc. by Design Consultants, Inc., March 11, 2005 and recorded in the Middlesex County Registry of Deeds, Southern District, June 14, 2005, Plan # 724 of 2005.

Map Created by The Trustees of Reservations, March 2007

Chris Rodstrom

From: Chris Rodstrom
Sent: Monday, February 11, 2008 2:16 PM
To: healya@mclean.org
Cc: Tim Silva; 'JPC01@aol.com'; David Outman; Wesley Ward; crprogram; Robert Daniels
Subject: Visit to McLean CR to inspect construction along access easement, Zone 2 and Zone 6

Hi Andy,

Thank you for taking the time to meet with me and Dave Outman to inspect the construction along the access easement, Zone 2 and Zone 6. As we confirmed with you, the Land Management Committee has agreed to allow the temporary construction trailer to remain in the access easement area next to Zone 6. Since the boundaries between the permanent access easement, Zone 6 and Zone 2 are not clearly marked on the ground it is difficult to tell if there has been any activities encroaching from one area to the next. Therefore, I understand that you will continue to monitor the progress of the construction in Zone 6 and Zone 2, keep us informed if there is any encroachment, and let me know if TTOR can be of any assistance addressing any issues that arise from the construction activities. We intend to revisit the site and boundaries once construction is complete and, in conjunction with the Town and McLean, confirm that the open space under the CR is intact.

Thank you again for your continued assistance with the stewardship of the conservation restrictions.

Best regards,

Chris Rodstrom

Chris Rodstrom
Conservation Restriction Program Director
The Trustees of Reservations
464 Abbott Avenue, Leominster, MA 01453

978.840-4446 x1915 (phone)
978.537.5835 (fax)
www.thetrustees.org

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBMIT A MAP OF THE LANDS OF THE TOWN OF BELMONT, MASSACHUSETTS, TO THE BOARD OF SELECTMEN FOR REVIEW AND APPROVAL.
2. THE BOARD OF SELECTMEN IS REQUESTED TO REVIEW THE MAP AND DECIDE ON THE PROPOSED MAP.
3. THE BOARD OF SELECTMEN IS REQUESTED TO REVIEW THE MAP AND DECIDE ON THE PROPOSED MAP.
4. THE BOARD OF SELECTMEN IS REQUESTED TO REVIEW THE MAP AND DECIDE ON THE PROPOSED MAP.



MILL STREET (PUBLIC)



Area to be excluded from CR with an amendment (green)

stone wall

subject to CR (blue)

Conservation Restriction Boundary (red)

Cosman Lot

PRIVATE OPEN SPACE AREA (1.17 AC)

NEW PROPERTY LINE IS TO BE NEW PUBLIC OPEN SPACE ZONE LINE

PUBLIC OPEN SPACE (RECREATION TRAILHEADS)

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN CONFORMS TO THE REQUIREMENTS AND REGULATIONS OF THE BOARD OF SELECTMEN IN THE CONSTRUCTION OF THE MAP. THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SELECTMEN OF THE TOWN OF BELMONT, MASSACHUSETTS.

DATE: 11/11/11



Register of Deeds
Southern District
Belmont, Massachusetts
Plan No. 11-11-11
of 2011
11-11-11
11-11-11

RECORD FOR RECORDS, INC. ONLY

Design Consultants, Inc.

Consulting Engineers and Surveyors

1000 CONCORD AVENUE
BELMONT, MASSACHUSETTS 02458
TEL: 617-339-1234

SCALE: 1" = 100'

DATE: 11/11/11

BY: [Signature]

FOR: [Signature]

PROJECT: 872 CONCORD AVE, BELMONT

SUBDIVISION PLAN OF LAND

872 CONCORD AVE, BELMONT

PLAN OF LAND IN

BELMONT, MASSACHUSETTS

SUBMITTED FOR

MOLEAN HOSPITAL CORPORATION, INC.

DATE: 11/11/11

BY: [Signature]

FOR: [Signature]

PROJECT: 872 CONCORD AVE, BELMONT

Chris Rodstrom

From: Wesley Ward
Sent: Monday, May 19, 2008 11:16 AM
To: Chris Rodstrom
Subject: McLean CR Northwest corner

Chris –

Ellen Cushman called me this morning asking about an issue that has come up. The Cosman property at the extreme northwest corner of the McLean CR includes a small piece of land that was conveyed to Cosman by McLean immediately prior to conveying the remaining property to the Town. At the point of conveyance, it was subject to the CR (though our records probably don't reflect the fact that we have a separate CR Grantee to deal with). Ellen notes that the Cosman parcel was not "natural" when it was conveyed and that the CR failed to recognize that, as permitted by McLean, it included a lawn and garden area and a stone wall that are not included within the reserved rights for the CR. She also notes that Cosman has inquired about expanding his house, possibly encroaching onto the CR land.

I said that we can correct the failure to recognize the pre-existing use of the parcel that was conveyed to the Cosmans, but that we cannot agree to construction of a structure on that parcel, even if the Cosmans are willing to pay to release or amend the CR in that regard. Ellen will convey that message to them and will ask them to have a surveyor stake out the property lines for a site visit by you, Ellen, and me. I also requested that they have the surveyor monument the CR line at the same time.

Ellen pointed out that this glitch in failing to recognize pre-existing conditions is similar to the other unresolved issue – that of the small white cottage off Mill Street. Both of these should be formally resolved in the near future.

Wes



Wesley T. Ward
Vice President for Land Conservation
Doyle Conservation Center
The Trustees of Reservations
464 Abbott Avenue

5/19/2008



Doyle Conservation Center
464 Abbott Avenue
Leominster, MA 01453

tel: 978.840.4446
fax: 978.537.5835

www.thetrustees.org

November 15, 2006

Mr. Eric and Mrs. Helga Cosman
872 Concord Avenue
Belmont, MA 02478-1604

Re: McLean-Open Space Conservation Restriction Monitoring Visit

Dear Mr. & Mrs. Cosman:

Thank you for taking the time to meet with me and Andrea Freeman on November 14, 2006 when we visited your property to monitor the permanent conservation restriction (CR) held by The Trustees of Reservations. It was a pleasure to meet you both. I am pleased to enclose a copy of the report documenting the site visit.

Please contact me at (978) 840-4446 x1917 or by email at tsilva@ttor.org if you have any questions about the information recorded on the monitoring form, this letter or any other conservation issues. Thank you for your commitment to conserving the Massachusetts landscape through the careful stewardship of your property.

Sincerely,

Tim Silva
Conservation Restriction Monitoring Specialist

Enclosure: Monitoring Report Form

CONSERVATION RESTRICTION ON-SITE MONITORING REPORT
The Trustees of Reservations

Inspection Date: 11/14/2006 CR# 237.01 McLean-Open Space CR address: 872 Concord Avenue CR town(s): Belmont Preferred Eric Cosman person/method ecosman@cosmancompany.com to contact:	Owner: Mr. Eric and Mrs. Helga Cosman Institution: Address 872 Concord Avenue Town/State: Belmont, MA 02478-16 email: ecosman@cosmancompany.com Tel (h) 617-489-1872 Tel (w): 781-272-6561 Tel (cell):
---	---

Has ownership changed since last year? ☐

Has there been a subdivision of the property in the last year? ☐

Has the owner's contact information changed in the last year? ☐

If Yes, please list changes here: :

No Changes

Did landowner receive On The Land? ☒

Any thoughts or ideas on what CR issues interest them?

Thought it was a good publication.

Was the landowner contacted prior to visit? ☒

Contact attempted / contact made by:

The Cosmans by Tim Silva

Method of Contact

Letter & email

Did the landowner/rep meet/accompany?

Accompany monitor

Names of all parties present at Monitoring Visit (please include affiliations):

Eric & Helga Cosman (owners); Tim Silva & Andrea Freeman, TTOR

Arrival Time at Property:

4:30 PM

Time spent on Property and/or w/landowner:

0.5

Description of Current Land Use:

Residential. The CR portion of the property (<0.3 acres in size) is largely wooded, with a small portion maintained as yard.

List man-made alterations since last monitoring visit (construction, dredging, timber cutting, encroachment from abutters, etc.) and show locations on route map.

First visit.

List natural alterations (flooding, fire, insect deforestation, etc.) and note location on route map:

First visit.

Did you or the landowner note any areas in need of discussion or review of CR language? If so, describe the issue (attach any supporting documentation, maps, photos etc.)

None observed.

Anything else (wildlife, property features, etc) of interest observed?

None.

Specific points of interest for monitoring staff pertaining to future visits, landowner contact, access to the property or other useful information (if any):

The Cosmans have owned their home for 30+ years and were interested in acquiring a portion of the McLean hospital land to buffer their property from the potential of adjacent development for many years. They were instrumental in supporting the effort to preserve large portions of the McLean property.

Is there any additional follow up required (to answer landowner questions, provide advice, etc)?

None.

Please list any items (route map, photos, additional notes) to accompany Report. Be sure to provide a route map showing where on-site photos were taken and sign and date all materials.

Route map. Two photos of the Cosmans and examples of the signs they'd mass produced to support a town-wide vote to protect McLean.

Staff member completing this Report:

Name: Tim Silva

Date: 11/15/2006

CR Program Staff Follow-up: List action(s) taken person completing them.

TTOR CR Program staff entering inspection data into BDR:

Name: Tim Silva

Date: 11/15/2006

Chris Rodstrom

From: Wes Ward [wward@ttor.org]
Sent: Sunday, February 05, 2006 8:39 PM
To: JPC01@aol.com; skidder@hembar.com
Cc: Ginny Slack; Wayne Beitler; Chris Rodstrom; Gregory.Bialecki@dlapiper.com
Subject: RE: Signed copies of the CRs

Ellen and Steve,

It appears to me that, since no plan or provision was made for the house and since a consensus needs to be developed regarding its future use, TTOR should agree to waive enforcement in that regard for two(?) years to allow for a decision to be made and for the CR to be amended if necessary.

Wes

From: JPC01@aol.com [mailto:JPC01@aol.com]
Sent: Sunday, February 05, 2006 7:55 PM
To: wward@ttor.org; skidder@hembar.com
Cc: gslack@ttor.org; wbeitler@ttor.org; crodstrom@ttor.org; Gregory.Bialecki@dlapiper.com
Subject: Re: Signed copies of the CRs

Wes,

You are correct. There was never any stated plan for the structure to which you refer. I'm under the impression that the building is in decent shape as it doesn't have the condemned sign on it as the farmhouse did. The Town and McLean are in the process to demolishing the farmhouse but no plan exists for the other house. It seems we need to consider what the legal possibilities are. I'll be certain to get Tom Younger, the Town Administrator, in the loop over the next couple of days.

Thanks for the guidance on the CRs. Steve has also volunteered. So long as we get a signed, recorded set, that's great.
-Ellen

2/11/2008



Conservation Restriction Field Monitoring Map

0 37.5 75 150 225 300 Feet



Note: The boundaries between land that The Trustees hold an interest and Open Space held by another entity may not match exactly. This is due to differing sources of Open Space data.

LEGEND

- CR boundary line
- Building Envelope
- Internal Lot Line
- Use Area Boundary
- The Trustees of Reservations
- APR
- CR
- CR/APR
- Other Protected Open Space

Aerial Photography provided by MASSGIS.
Non-Trustees Open Space data provided by MASSGIS.

Field Notes:

CR 037.01 Melkau - Costan Parcel

GROUND MONITORING RATE Nov. 14, 2006

HEUGA
COSTAN

Notary Public for the State of
Massachusetts
My Comm. Expires 12/31/2007
Notary Seal

[Signature]

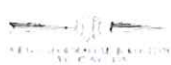
Notary Seal

THIS CERTIFICATE IS VALID FOR THE STATE OF MASSACHUSETTS
ON THE 14th DAY OF NOVEMBER 2006
AT THE OFFICE OF THE NOTARY PUBLIC
IN THE CITY OF BOSTON



Notary Seal

WILL STREET (RUE)



Design Consultants, Inc.

SUBDIVISION PLAN OF LAND
872 CONCORD AVE. BELMONT

PLAN OF AND A
BELMONT, MASSACHUSETTS
SUBMITTED FOR
WOLFEAN HOSPITAL CORPORATION, INC.

CONSERVATION RESTRICTION ON-SITE MONITORING REPORT

The Trustees of Reservations

Inspection Date: _____ Owner: Ellen O'Brien Cushman, McLean Land
CR# 237.02 McLean-Open Space Management Committee
CR address: Mill Street & Concord Avenue Institution: Town of Belmont
CR town(s): Belmont Address: c/o Board of Selectmen
Preferred person/ jpc01@aol.com 455 Concord Avenue
method to Town/State: Belmont, MA 02478
contact: email:
Tel (h): (w): 617-993-2610

Has ownership changed since last year? Yes No

Has there been a subdivision of the property in the last year? Yes No

Has the owner's contact information changed in the last year? Yes No

If Yes, please list changes here:

Was the landowner contacted prior to visit?: Yes No

Contact attempted / contact made by:

Method of contact (circle ALL that apply): Registered Mail Phone/Voice Mail Email

Did the landowner/rep: Meet the Monitor Accompany Monitor Neither

Details of contact w/ landowner (if your contact attempts were unsuccessful, please state that here):

Names of all parties present at Monitoring Visit (please include affiliations):

Arrival Time at Property:

Time spent on Property and/or w/landowner:

Description of Current Land Use:

List man-made alterations since last monitoring visit (construction, dredging, timber cutting, encroachment from abutters, etc.) and show locations on route map.

List natural alterations (flooding, fire, insect deforestation, etc.) and note location on route map:

Did you or the landowner note any areas in need of discussion or review of CR language? If so, describe the issue (attach any supporting documentation, maps, photos etc.):

Anything else (wildlife, property features, etc) of interest observed?

Specific points of interest for monitoring staff pertaining to future visits, landowner contact, access to the property or other useful information (if any):

Is there any additional follow up required (to answer landowner questions, provide advice, etc)?

Please list any items (route map, photos, additional notes) to accompany Report. Be sure to provide a route map showing where on-site photos were taken and sign and date all materials.

Staff member completing this Report:

Name:

Title:

Signature:

Date:

CONSERVATION RESTRICTION ON-SITE MONITORING REPORT
The Trustees of Reservations

Inspection Date: _____ Owner: Mr. Eric and Mrs. Helga Cosman
CR# 237.01 McLean-Open Space
CR address: 872 Concord Avenue Institution:
CR town(s): Belmont Address: 872 Concord Avenue
Preferred person/ Eric Cosman Town/State: Belmont, MA 02478-1604
method to ecosman@cosmancompany.com email: ecosman@cosmancompany.com
contact: Tel (h): 617-489-1872 (w): 781-272-6561

Has ownership changed since last year? Yes No

Has there been a subdivision of the property in the last year? Yes No

Has the owner's contact information changed in the last year? Yes No

If Yes, please list changes here:

Was the landowner contacted prior to visit?: Yes No

Contact attempted / contact made by:

Method of contact (circle ALL that apply): Registered Mail Phone/Voice Mail Email

Did the landowner/rep: Meet the Monitor Accompany Monitor Neither

Details of contact w/ landowner (if your contact attempts were unsuccessful, please state that here):

Names of all parties present at Monitoring Visit (please include affiliations):

Arrival Time at Property: _____ Time spent on Property and/or w/landowner: _____

Description of Current Land Use:

List man-made alterations since last monitoring visit (construction, dredging, timber cutting, encroachment from abutters, etc.) and show locations on route map.

List natural alterations (flooding, fire, insect deforestation, etc.) and note location on route map:

Did you or the landowner note any areas in need of discussion or review of CR language?
If so, describe the issue (attach any supporting documentation, maps, photos etc.):

Anything else (wildlife, property features, etc) of interest observed?

Specific points of interest for monitoring staff pertaining to future visits, landowner contact, access to the property or other useful information (if any):

Is there any additional follow up required (to answer landowner questions, provide advice, etc)?

Please list any items (route map, photos, additional notes) to accompany Report. Be sure to provide a route map showing where on-site photos were taken and sign and date all materials.

Staff member completing this Report:

Name:

Title:

Signature:

Date:

Inspection Date:
CR# 233.00 McLean-Cemetery
CR address: Concord Avenue
CR town(s): Belmont

Preferred person/
method to contact: 617-489-8287

Owner: Mr. Robert Gardiner, Cemetery
Superintendent
Institution: Town of Belmont
Address: 121 Grove Street

Town/State: Belmont, MA 02478

email:
Tel (h): (w): 617-489-8287

Has ownership changed since last year? Yes No

Has there been a subdivision of the property in the last year? Yes No

Has the owner's contact information changed in the last year? Yes No

If Yes, please list changes here:

Was the landowner contacted prior to visit?: Yes No

Contact attempted / contact made by:

Method of contact (circle ALL that apply): Registered Mail Phone/Voice Mail Email

Did the landowner/rep: Meet the Monitor Accompany Monitor Neither

Details of contact w/ landowner (if your contact attempts were unsuccessful, please state that here):

Names of all parties present at Monitoring Visit (please include affiliations):

Arrival Time at Property:

Time spent on Property and/or w/landowner:

Description of Current Land Use:

List man-made alterations since last monitoring visit (construction, dredging, timber cutting, encroachment from abutters, etc.) and show locations on route map.

List natural alterations (flooding, fire, insect deforestation, etc.) and note location on route map:

Did you or the landowner note any areas in need of discussion or review of CR language? If so, describe the issue (attach any supporting documentation, maps, photos etc.):

Anything else (wildlife, property features, etc) of interest observed?

Specific points of interest for monitoring staff pertaining to future visits, landowner contact, access to the property or other useful information (if any):

Is there any additional follow up required (to answer landowner questions, provide advice, etc)?

Please list any items (route map, photos, additional notes) to accompany Report. Be sure to provide a route map showing where on-site photos were taken and sign and date all materials.

Staff member completing this Report:

Name:

Title:

Signature:

Date:

CONSERVATION RESTRICTION ON-SITE MONITORING REPORT
The Trustees of Reservations

Inspection Date: _____ CR# 233.00 McLean-Cemetery CR address: Concord Avenue CR town(s): Belmont Preferred person/ method to jpc01@aol.com contact: _____	Owner: Ellen O'Brien Cushman, McLean Land Management Committee Institution: Town of Belmont Address: c/o Board of Selectmen 455 Concord Avenue Town/State: Belmont, MA 02478 email: _____ Tel (h): _____ (w): 617-993-2610
---	---

Has ownership changed since last year? Yes No

Has there been a subdivision of the property in the last year? Yes No

Has the owner's contact information changed in the last year? Yes No

If Yes, please list changes here:

Was the landowner contacted prior to visit?: Yes No

Contact attempted / contact made by:

Method of contact (circle ALL that apply): Registered Mail Phone/Voice Mail Email

Did the landowner/rep: Meet the Monitor Accompany Monitor Neither

Details of contact w/ landowner (if your contact attempts were unsuccessful, please state that here):

Names of all parties present at Monitoring Visit (please include affiliations):

Arrival Time at Property: _____ Time spent on Property and/or w/landowner: _____

Description of Current Land Use:

List man-made alterations since last monitoring visit (construction, dredging, timber cutting, encroachment from abutters, etc.) and show locations on route map.

List natural alterations (flooding, fire, insect deforestation, etc.) and note location on route map:

Did you or the landowner note any areas in need of discussion or review of CR language?
If so, describe the issue (attach any supporting documentation, maps, photos etc.):

Anything else (wildlife, property features, etc) of interest observed?

Specific points of interest for monitoring staff pertaining to future visits, landowner contact, access to the property or other useful information (if any):

Is there any additional follow up required (to answer landowner questions, provide advice, etc)?

Please list any items (route map, photos, additional notes) to accompany Report. Be sure to provide a route map showing where on-site photos were taken and sign and date all materials.

Staff member completing this Report:

Name:

Title:

Signature:

Date:



LEGEND

- CR boundary line
- Building Envelope
- Industrial Lot Line
- Local Area Boundary
- Tree Trunkets of Remnants
- Other Protected Open Space
- Non-TCR Conservation Restriction
- Agricultural Preservation Restriction
- CR Area

Aerial photography provided by MASSGIS
 Date of Photography: April, 2001
 Non-TCR Conservation Restriction provided by MASSGIS

Field Notes:

CR 237.02

GRAND MOUNTAINS

ROUTE 10/4/2000

Jim Silva

ROUTE HIKE

GRAND MOUNTAINS

MAP 1 OF 2

Conservation Restriction Field Monitoring Map

0

25

50

100

200

300

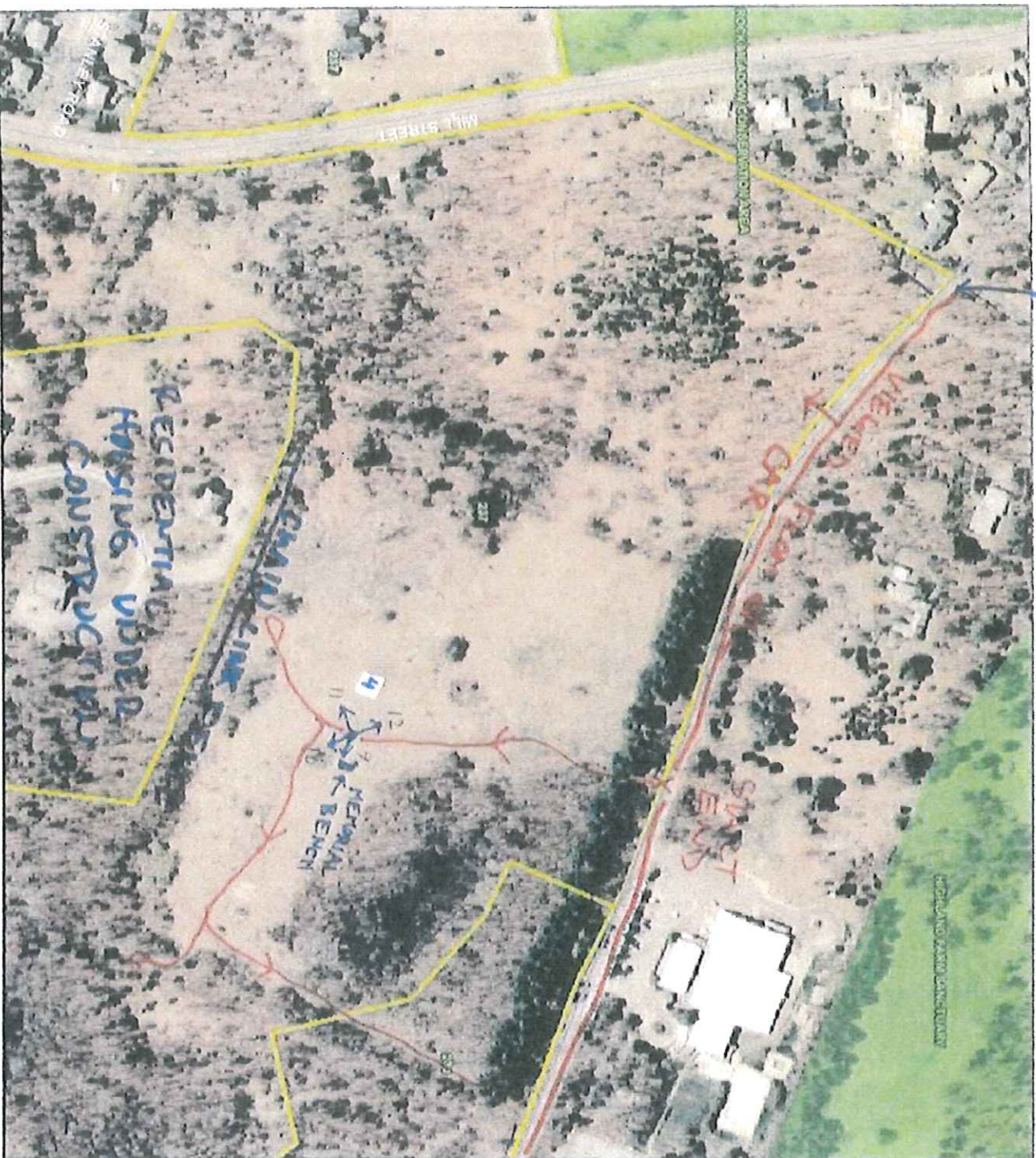
Feet

North Arrow

Note: The boundary shown in this map is based on the best available information and is not a guarantee of accuracy. This is due to the nature of the data used.

UTILITY STRUCTURE IS HERE

Suburgon - NW CR 237.01



Conservation Restriction Field Monitoring Map

0 115 270 740 1110 Feet

Note: The boundaries between land that the Trustees hold in fee simple and Open Space lands by another entity may not necessarily. This is due to varying sources of Open Space data.

LEGEND

- CR boundary line
- Building Envelope
- Adverse Lot Line
- USDA Area Boundary
- The Trustees of Reservations
- Open Protected Open Space
- Non-TOR Conservation Restriction
- Agricultural Preservation Restriction
- Cow/AR

Aerial photography provided by NASDAQ
Date of photography: April 2001
Non-TOR Open Space data provided by NASDAQ

Field Notes:

CR # 237.02

GRAND MONITORING POINT

OCTOBER 4, 2001

Alan Niles

ROUTE HIKE

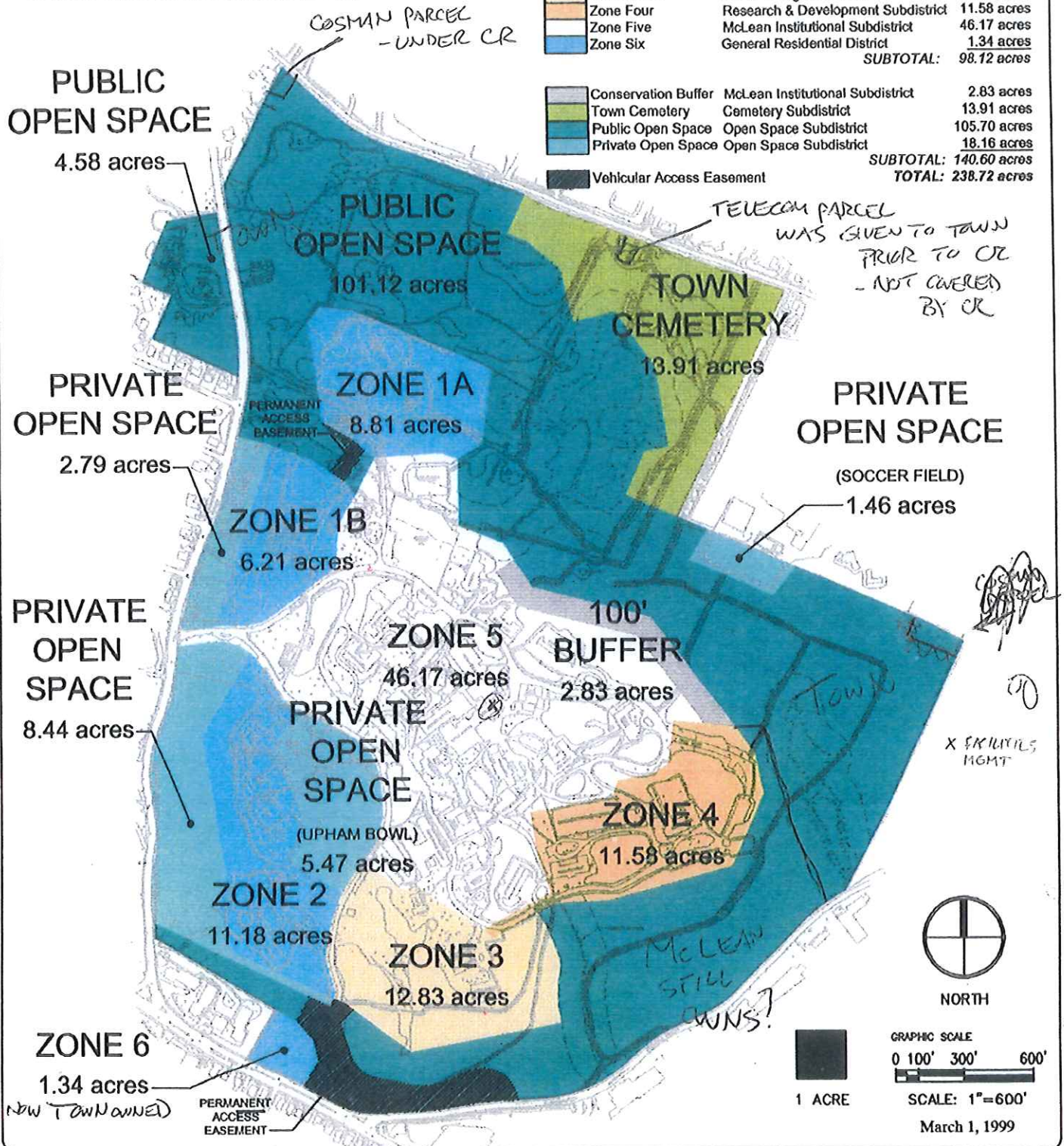
MONITORING PHOTO POINT

MAP 2 OF 2

McLean District and General Residential District

Legend - Zoning Subdistricts & District

Zone One	Residential Subdistrict	15.02 acres
Zone Two	Residential Subdistrict	11.18 acres
Zone Three	Senior Living Subdistrict	12.83 acres
Zone Four	Research & Development Subdistrict	11.58 acres
Zone Five	McLean Institutional Subdistrict	46.17 acres
Zone Six	General Residential District	1.34 acres
SUBTOTAL:		98.12 acres
Conservation Buffer	McLean Institutional Subdistrict	2.83 acres
Town Cemetery	Cemetery Subdistrict	13.91 acres
Public Open Space	Open Space Subdistrict	105.70 acres
Private Open Space	Open Space Subdistrict	18.16 acres
SUBTOTAL:		140.60 acres
TOTAL:		238.72 acres



The Keefe
Company

IN ASSOCIATION WITH

McLean District Zoning Map

Belmont, Massachusetts

Pressley Associates, Inc.
Landscape Architects
Hemenway & Barnes, Attorneys
Frederic R. Harris, Architects
Walsh Brothers, Construction
Rizzo Associates, Traffic

