

McLean Land Management Committee
Meeting Minutes
September 4, 2007

The meeting convened at 7:10 pm at the Town Hall, Conference Room 1

Members present: Ellen O'Brien Cushman (Chair), Carla Moynihan, Wes Ward, Martha Moore, Andy Healy, and Steve Kidder. Rich Pichette, Frank Keefe, and Michele Gougeon were not present.

Others present: Liz Allison (Belmont Neighborhood Association), Gene Record (JKR Fund), Kit Dreier, Jeanne Mooney, and Dix Campbell.

1. Trail System Assessment Status: Ellen read a letter from Gary Claiborne of Pressley Associates describing the status of the trails assessment, analysis and draft report.
2. Meeting Minutes: The LMC reviewed and commented upon drafts of the meeting minutes from April 3, 2007, May 8, 2007, May 22, 2007, June 1, 2007 and June 19, 2007 that had been previously circulated. By motion of Wes Ward, seconded by Andy Healy, all of the foregoing meeting minutes were approved with revisions as suggested by LMC members by unanimous vote.
3. Invoices: The LMC reviewed several invoices that had been received for payment from third party vendors as follows:
 - a. Belmont Herald Newspaper: An \$86 invoice for public notice charges associated with the notice of determination was presented for approval. By motion of Wes Ward, seconded by Andy Healy, such invoice was approved for payment by unanimous vote.
 - b. Polatin Ecological - Invasives: One invoice addressing invasives totaling \$3,000 out of a total scope of work of \$4,900 was presented for approval. It was noted during discussion that \$500 of such amount was for poison ivy treatment in the Pine Allee. By motion of Wes Ward, seconded by Andy Healy, such invoice was approved for payment by unanimous vote.
 - c. Polatin Ecological - Mowing: A \$1,900 invoice in connection with mowing (1st stage) in the heart shaped field and lone tree meadow area out of a total scope of work of \$4,300 was presented for approval. It was noted during discussion that other areas should also be mowed. Apparently this is only the 1st stage and those areas should be addressed when the contractor returns with brush cutting and other hand tools down the road. In addition, the area parallel to the Pine Allee will also be communicated to the mowing service to address, near entrance to Trail 16. Finally, someone asked regarding the 4+ acre area of McLean Farm along Mill Street adjacent to Rock Meadow and Ellen stated she would obtain a price quote in connection with that mowing since it was not included in the scope of work approved initially. By motion of Carla Moynihan, seconded by Wes Ward, such invoice was approved for payment by unanimous vote.
 - d. Pressley Associates: Two invoices totaling \$4,049.97 in connection with the first task and a portion of the second task out of a total scope of work of \$26,050 were presented for approval. After comparing the invoice to the approved SOW, by motion of Wes Ward, seconded by Andy Healy, such invoice was approved for payment by unanimous vote.
4. Belmont Neighborhood Association: Ellen had distributed a letter to LMC members from Liz Allison of the Belmont Neighborhood Association dated June 18, 2007. As a general matter, the BNA expressed concern regarding the process by which the LMC's trail and access planning consultant, Pressley Associates, was selected, whether the firm would have a bias due to its prior work for McLean, whether the RFP time frames were structured to favor a large firm, and whether

the bid submitted was too large in relation to the work to be undertaken. Ellen asked whether the LMC thought a written response is warranted.

" Wes Ward had a point of clarification regarding the quotation used in the letter attributed to him. He stated he had been describing the tension between "parks" and "conservation" land. Wes considers the subject open space as land set aside for use by the public which could include playgrounds versus space that is entirely undeveloped for public use without trails or anything. Wes stated that he was actually quite satisfied with Pressley's response to that concern.

" Liz stated that there were several purposes of the letter including requests for clarification, which Wes had just provided.

" Steve Kidder stated that McLean hired Pressley several years ago during the land disposition process and does not have them under any contract currently. Additionally, he affirmed that Pressley had responded to our questions that they are a large firm often handling multiple projects. To his recollection, neither Marian nor Gary worked on the McLean project.

" Liz provided 2 examples of what could happen if her concerns were realized. The first concerned potential parking areas whereby several private business areas had been discussed such as the Belmont Day School and Belmont Country Club, Pressley had not suggested McLean in such list. The second concerned a development issue as to whether it is more attractive to potential buyers of residential property adjacent to the open space for it to be conservation land versus park space.

" Ellen queried as to at what point and in what context of Pressley's actions would these come into play? Response was trail access and parking decisions.

" LMC members generally agreed that their decisions and Pressley's recommendations should be guided by the Memorandum of Agreement as the starting point to intents as to future use of the open space. Moreover, general agreement that Pressley's job is to gather all existing information but to start from scratch as to its analysis.

5. Pressley's Existing Trails Assessment: Ellen stated that she is collecting comments received from neighbors and associations for consideration as to what to include and not include in the final report from Pressley. These would be shared as part of the public comments to be received after the meeting on September 10th. The trails recommendation meeting will be a presentation on Sept. 10 with no public input. The meeting of Sept 20 will consist entirely of public comments and questions. The meeting of the 25th is for LMC to consider and recommend changes to vote on the final plan.

6. September 15th - Search & Rescue Trailing: Martha stated that Roger Wrubel wished to inform the LMC that a search and rescue training would be held including members of the volunteer police force and the general public on September 15th.

7. JKR Fund: Gene Record announced the wonderful news that the JKR Fund had raised sufficient dollars to donate monies in an unconditional grant to reimburse the LMC for the Phase I Trails Assessment work being performed by Pressley Associates at a cost not to exceed \$26,050. Gene expressed the hope that this donation would prompt other organizations to step forward and contribute to the subsequent Phase 2 implementation work. Martha Moore mentioned that the ability of the JKR Fund to be so generous was due in part to the support it received from the Noble Foundation. Carla Moynihan motioned to accept the JKR Fund's grant, seconded by Wes ward and unanimously passed by the LMC.

After the motion passed it was suggested that the LMC issue a press release to local paper to publicly thank the JKR Fund for its grant. Ellen stated she would draft and circulate.

8. New Business

" Future Topics: Ellen asked the LMC and members of the public to suggest non-trails topics for consideration during future meetings of the LMC in October and November. For example, public safety was raised by Liz Allison and echoed by several LMC members. The LMC suggested inviting representatives of the Police Department, DPW and Youth Officer to future meeting to discuss security, public safety, fires and trash concerns at the Open Space. Ellen mentioned as an aside that the fire department would be painting the fire hydrant in the heart shaped meadow yellow with red tops for identification purposes.

" Gates: Ellen will discuss with Peter at DPW the need for gates to be locked with signage, particularly at Pleasant Street and along Concord Avenue.

" Naming of the Open Space: Ellen suggested delaying this discussion until Michele Gougeon can be present. In the interim, Steve Kidder asked LMC members to consider that the Land Management Agreement itself defined the land as the McLean Open Space and that he feels it was made clear at the time the land was donated by McLean that such naming was done as a legacy issue and as part of the consideration for such donation.

" Trail 1: Ellen stated that during the June 1st site visit debris piles and orange fencing had been viewed extending onto the open space. She asked Andy Healy to address and it was taken care of immediately. LMC members generally agreed that we need to contact Pressley Associates re trail #1 and re-engineering the ½ portion of the parking lot area that is located in the open space to determine best way to address run off and other matters.

" Trail Signage: Ellen passed around an Arnold Arboretum example of fairly innocuous trail signage we may want to consider when we get to that matter.

" Accounting of the LMC Fund: We had an initial \$100,000 for purposes of maintaining the open space. Ellen will gather a complete accounting of such monies, she typically obtains semi-annual reports. Regarding the \$300,000 cash settlement between the Belmont Citizens Forum and Northland Development, which was publicly earmarked for open space management and sewer issues, the LMC voted to approach the Belmont Citizens Forum in the near future re a potential partnership with the LMC for second phase of trails implementation or other matters as well as we move forward.

" Baseline Study: Martha Moore asked re status of the TTOR's Baseline Study. Wes Ward stated it would be ready in October/November.

" LMC Website: Ellen mentioned that the documents on the LMC website would be placed back on shortly - she would be in touch with Sandra Curro. Apparently some historical documents and prior minutes, etc. had been deleted when Pressley's trails assessment was put onto the website.

" September Meetings: The remaining meetings of the LMC in September will be dedicated to trails assessment. September 10, 2007 from 7-9PM at Town Hall Auditorium will be the draft presentation of Pressley's trails assessment report. September 20, 2007 from 7-9PM at the Town Hall, Selectmen's Meeting Room will be the public comment meeting for input on the draft report. September 25, 2007 from 7-9PM at the Chenery Middle School Community Room will be the LMC's consideration of the draft report and all public comments received to that point in order to vote and make appropriate revisions to the proposed report of Pressley. It was strongly suggested that during the September 20th meeting, the LMC provide a short introduction with timeline, the existing trails assessment and the chronology going forward as well as asking folks to keep an open mind during the discussion and requesting that if someone has already expressed a sentiment shared by others, that others simply stand to show their support for such

matter rather than repeat. Jeanne Mooney suggested sending out press release re upcoming meetings.

The meeting adjourned by unanimous vote at 8:40 pm.

Respectfully Submitted,

Carla M. Moynihan
Member, McLean Land Management Committee