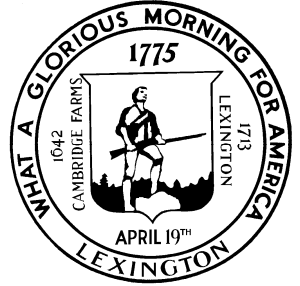


**ARTICLES 9 & 10:
WRIGHT FARM
LAND ACQUISITION
INFORMATION SHEET**

Updated May 9, 2012



View of the Wright Farm from Grove Street in Lexington.

THE PROJECT

The Lexington Board of Selectmen and Conservation Commission are jointly filing a request with the Community Preservation Committee for the Town to acquire a significant portion of the Wright Farm, an approximately 12.6 acre area on Grove Street in the northwest corner of Lexington, for conservation purposes. The total cost to the Town will be \$3,109,000, of which \$2,950,000 is for the acquisition of the land and \$159,000 is for additional ancillary due diligence costs, including land management, survey, legal, site assessment and debt service costs.

The Wright Farm, with its sweeping views of a historic farm, has long provided an attractive gateway to Lexington for travelers coming from Bedford. The view of the Wright Farm along Grove Street features a farmhouse, barn, and a well-tended field with fenced horse pasture, all bordered by woodlands in the rear. The dry upland area here could be developed into 10 residential lots, which would greatly alter what is now a well-preserved historic view. The woodlands behind the field contains a large area of

wetlands. The entire property is approximately 13.6 acres, of which 12.6 will be acquired for conservation purposes. The sketch plan provided on page 6 shows the land to be acquired by the Town (parcel 1) and the land to be retained by the Wright family (parcel 2).

In addition to its scenic beauty, the Wright Farm property has great value as open space and wildlife habitat, as well as for public passive recreational use. The property adjoins a narrow strip of wooded Lexington conservation land, which itself adjoins the Landlocked Forest in Burlington, a large area of wooded open space. Together, these contiguous open spaces provide an important wildlife corridor. The Landlocked Forest in Burlington also contains several long trails that are regularly used by hikers and bicyclists. The Wright Farm provides another Lexington point of access to these trails, which can now be reached only from Paint Mine Conservation Area by way of the open power line easement off Turning Mill Road. This acquisition would also enable a trail connection (across Grove Street/Page Road) to the open space surrounding Bedford's Old Reservoir.

HISTORY

The Conservation Commission's interest in the Wright Farm is longstanding. In November 1990, the Town, at the Commission's request, had an appraisal of the property prepared. At that time, the owners decided to postpone any decision on a sale due to differences of opinion within the family. In 1996, the property was included in the Commission's Land Acquisition Planning Report and placed near the top of the list of private properties considered to be highly desirable for acquisition. This report was incorporated into the Town's Open Space and Recreation Plan in 1996 and its 2009 update. Over time, the Commission has continued to check in with the Wright Farm owners to ascertain their interest in selling the property, but the family continued to disagree about conveyance of the property until recently, when the family approached the Town about selling the property.

IMPACT

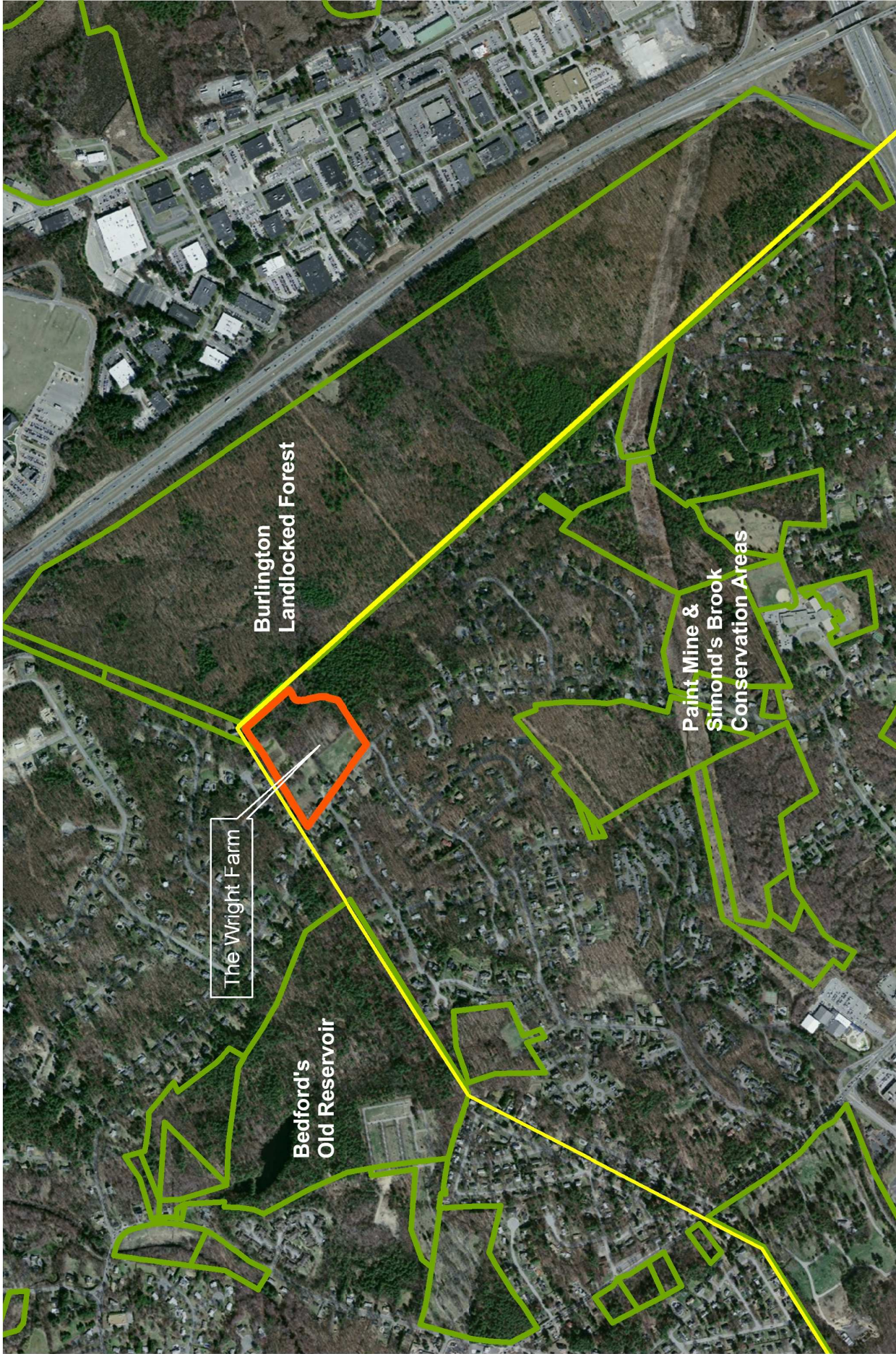
If the Wright Farm is not acquired for conservation purposes, a scenic historic farm landscape and attractive gateway to Lexington will be lost to residential development. Development of this site will adversely impact the town's ability to create open space connections, trail networks, and wildlife corridors. A by right subdivision proof plan included in this packet shows that the 12.6 acre portion of the site can be subdivided into 10 buildable lots.

ACCOMPANYING MAPS

- **Location View:** indicates the Wright Farm's location in Lexington and in relation to neighboring towns.
- **Landscape View:** indicates the Wright Farm's location in relation to other nearby open spaces.
- **Parcel View:** indicates the layout of the Wright Farm parcel, including wetland areas and 10-foot contours.
- **Sketch Plan Showing Parcel 1:** indicates the land to be acquired by the Town for conservation purposes (parcel 1) and the land to be retained by the Wright family (parcel 2).
- **By Right Subdivision Proof Plan:** indicates potential development lots on the Wright Farm.



View of the Wright Farm, including barn, from Grove Street in Lexington.



The Wright Farm

Burlington Landlocked Forest

Bedford's Old Reservoir

Paint Mine & Simond's Brook Conservation Areas



The Wright Farm
 Landscape view
 Lexington, MA
 Map: 91 Lot: 1A

Legend

-  Wright Farm
-  Open space parcel
-  Lexington town boundary



Data for the maps in this book has been provided by the Office of Geographic and Environmental Information Systems, which is a part of the Environmental Affairs and the Town of Lexington. The information is provided as a general reference, but is not intended to represent authoritative location. The Town of Lexington shall not be held responsible for the accuracy or misuse of these data.



The Wright Farm

Parcel view
Lexington, MA
Map: 91 Lot: 1A



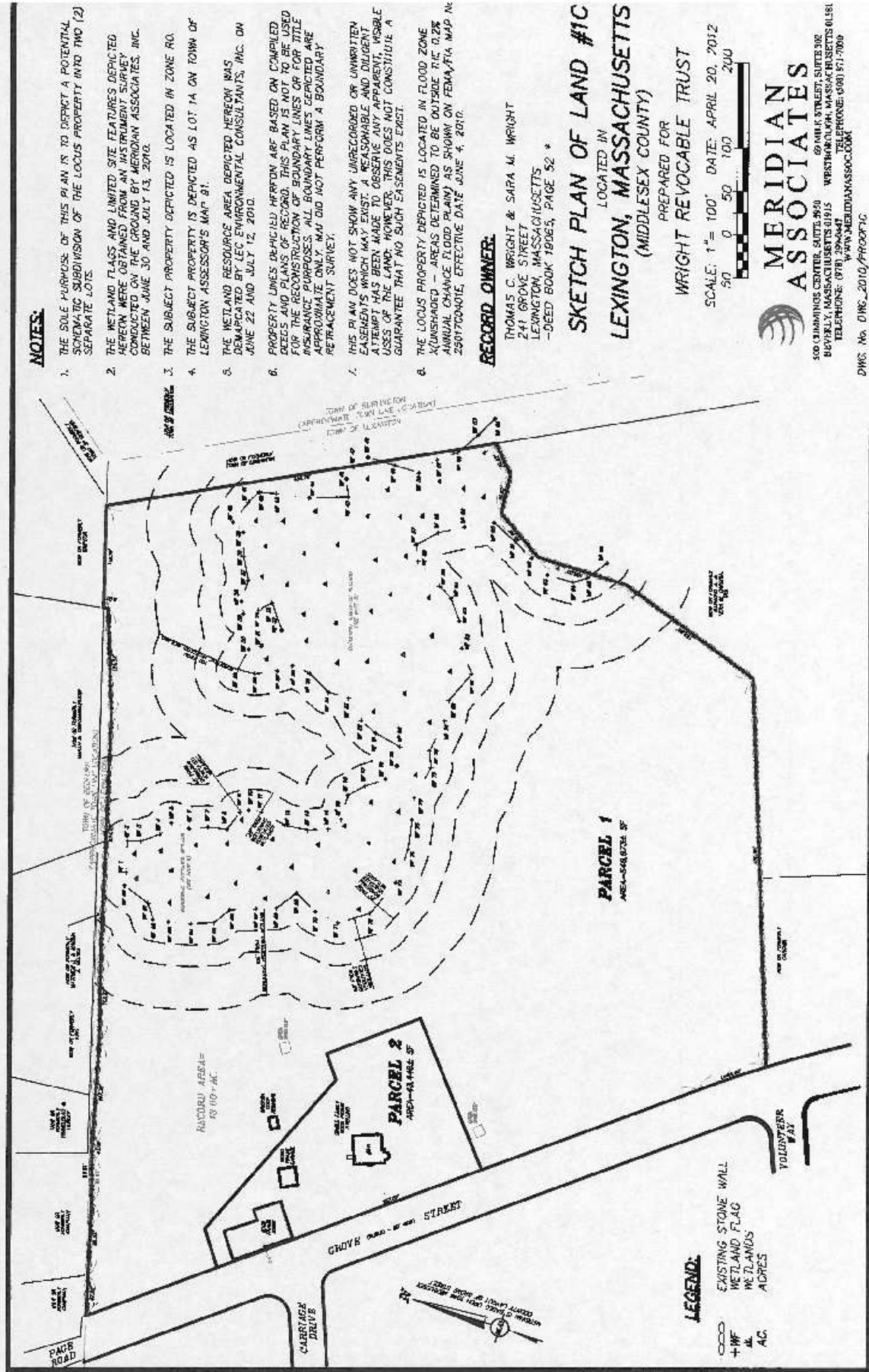
Legend

-  10-foot contour
-  Wetland (approximation)
-  Wright Farm
-  Conservation parcel



Data for the maps in this book has been provided by the Office of Geographic and Environmental Information (MAGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs and the town of Lexington. The information is provided as a reasonably accurate point of reference, but is not intended to be used for any other purpose. The town of Lexington shall not be held responsible for the accuracy or misuse of these data.

WRIGHT FARM SKETCH PLAN SHOWING PARCEL 1



NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT A POTENTIAL SEPARATE SUBDIVISION OF THE LOCUS PROPERTY INTO TWO (2) SEPARATE LOTS.
2. THE WETLAND CLASS AND LIMITED SITE FEATURES DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN JUNE 30 AND JULY 13, 2010.
3. THE SUBJECT PROPERTY DEPICTED IS LOCATED IN ZONE AO.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 14 ON TOWN OF LEXINGTON ASSESSOR'S MAP #1.
5. THE WETLAND RESOURCE AREA DEPICTED HEREON WAS DEMARCATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON JUNE 22 AND JULY 12, 2010.
6. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED RECORDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY AND DO NOT CONSTITUTE A GUARANTEED RETRACEMENT SURVEY.
7. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
8. THE LOCUS PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE X(UNSHADED) - AREAS DETERMINED TO BE OUTSIDE FIC 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FEMA/FIA MAP NO. 2501700401E, EFFECTIVE DATE JUNE 4, 2010.

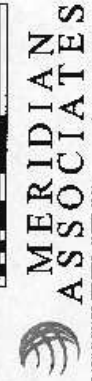
RECORD OWNER:

THOMAS C. WRIGHT & SARA M. WRIGHT
 241 GROVE STREET
 LEXINGTON, MASSACHUSETTS
 -DEED BOOK 18065, PAGE 52 *

SKETCH PLAN OF LAND #1C
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
WRIGHT REVOCABLE TRUST

SCALE: 1" = 100' DATE: APRIL 20, 2012
 50 0 50 100 200



MERIDIAN ASSOCIATES

500 SUMMIT CENTER, SUITE 900
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 294-4447
 WWW.MERIDIANASSOCIATES.COM

DWG. No. DWG_2010/PROOF1C

