

SELECTMEN'S MEETING
Tuesday, April 5, 2016
Selectmen Meeting Room
4:00 PM

AGENDA

PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 3 minutes for comment. Members of the Board will neither comment nor respond, other than to ask questions of clarification. Speakers are encouraged to notify the Selectmen's Office at 781-698-4580 if they wish to speak during public comment to assist the Chairman in managing meeting times.

SELECTMAN CONCERNS AND LIAISON REPORTS

TOWN MANAGER REPORT

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Belmont Country Club Recreation Land/Right of First Refusal - Discussion with Conservation Commission Member (30 min.) 4:00 PM
2. Review Draft of Brookhaven Memorandum of Agreement for Article 45 (20 min.) 4:30 PM

EXECUTIVE SESSION

1. Exemption 3: Potential Litigation (430 Concord Avenue); and Exemption 6: Consider Purchase, Exchange, Lease or Value of Real Property (Belmont Country Club) (30 min.) 4:50 PM

ADJOURN

1. Approximate Adjourn Time 5:20 PM

The next meeting of the Board of Selectmen is scheduled for Wednesday, April 6, 2016, at 7:00 p.m. in the Selectmen Meeting Room, Town Office Building, 1625 Massachusetts Avenue.

*Hearing Assistance Devices Available on Request
All agenda time and the order of items are approximate and
subject to change.*



AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Belmont Country Club Recreation Land/Right of First Refusal - Discussion with Conservation Commission Member (30 min.)

PRESENTER:

Phil Hamilton, Chairman, Conservation Commission

ITEM NUMBER:

I.1

SUMMARY:

Mr. Hamilton will discuss the position of the Conservation Commission regarding the Belmont Country Club-Montessori property for which the Town has a first-right-of-refusal to purchase.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

4/5/2016

4:00 PM

ATTACHMENTS:

Description	Type
<input type="checkbox"/> GCC Presentation to Conservation Commission on 4/5	Presentation
<input type="checkbox"/> Montessori School - Regarding Belmont Country Club Land Purchase	Backup Material
<input type="checkbox"/> Map of Site	Backup Material



Town of Lexington, Massachusetts

Greenways Corridor Committee

KEITH OHMART, CHAIR
ALEXANDRA DOHAN
MARGARET ENDERS
EILEEN ENTIN
DONALD GRANT
ROBERT HAUSSLEIN
SUSAN KENYON
PAUL KNIGHT
MICHAEL TABACZYNSKI

TEL: 781-698-4580
FAX: (781) 863-9468

April 5, 2016

Belmont Country Club Property Acquisition

The following outline has been prepared by the Greenways Corridor Committee for presentation at the April 5 meeting of the Lexington Conservation Commission. The information included is in response to comments collected from a public hearing of the Conservation Commission on March 22, 2016 regarding the Town's right of first refusal regarding the proposed sale of a 19 acre parcel of land owned by the Belmont Country Club.

1. The acquisition of the Belmont Country Club (BCC) 19 acre parcel fulfills the following Land Evaluation Criteria from the April 1996 report of the Land Acquisition Planning Committee to the Lexington Conservation Commission:
 - Contribution to Town Character:
 - Public ownership would prevent problems of development.
 - Biological Values:
 - Parcel contains open wetland,
 - Parcel serves as a buffer for existing wildlife habitat,
 - Public Access Values:
 - Parcel has (or could have) a usable trail system of at least 1000 feet in length,
 - Parcel provides connection to public trails or connection between two areas of public open space (*e.g. ACROSS Lexington trail system linking Dunback Meadow and DCR Beaver Brook North Reservation with Western Greenway Trail, none of which existed in 1996*)
 - Parcel has good cross-country skiing trails (*n.b. or could have*)
 - Parcel has good wildlife viewing areas,
 - Wetlands Protection Value:
 - Parcel has land within the 100 year flood contour,
 - Property protects adjacent wetlands from siltation or non-point source pollution.



Town of Lexington, Massachusetts

Greenways Corridor Committee

KEITH OHMART, CHAIR
ALEXANDRA DOHAN
MARGARET ENDERS
EILEEN ENTIN
DONALD GRANT
ROBERT HAUSSLEIN
SUSAN KENYON
PAUL KNIGHT
MICHAEL TABACZYNSKI

TEL: 781-698-4580
FAX: (781) 863-9468

- Of 23 parcels listed as Critical (Must be protected to preserve critical public benefits.) to protect, 6 exceed 20 acres in size (including Arlington's Great Meadow, Wilson Farm, the Lexington Golf Club) while the remaining 17 average just 7.7 acres in size. The Belmont Country Club parcel at 19 acres represents a rare and significant opportunity to protect existing open space.
- 2. Concern – Public Access/parking: Ample street parking is available on Pleasant Street. Montessori parents already use these spaces during school hours and for evening events. There is also the possibility of negotiating weekend parking with Lexington Montessori School (LMS). This would provide better parking conditions than is true for many existing Conservation properties.
- 3. Concern - Passive recreational value limited to trail connection: This is true for nearly all of our existing Conservation properties, with Lower Vine Brook, Katahdin Woods, Dunback Meadow being prime examples. All three are fairly isolated with limited access/parking and only narrow trail entry points. This factor did not forestall Town acquisition of these properties to preserve their open space value. More recently, the ongoing development of the ACROSS Lexington trail system is providing significant additional public value for many of Lexington's individual Conservation properties by promoting the concept that the whole is greater than the sum of its parts. This is resulting in greater utilization of and appreciation for Lexington's Conservation property network by the general public. (Slide – Proposed ACROSS trail network)
- 4. Concern – Trail improvements within a flood plain: FEMA Flood Hazard map indicates trail route is possible avoiding flood plain. (Slide – FEMA map)
- 5. Concern – Active recreation facility adjacent to or within potential Conservation land: LMS has created a soccer field on a portion of the 19 acres and wishes to continue leasing this space should the Town acquire this property. Present examples of shared Recreation and Conservation space include Sutherland Woods and Garfield Park/Meagherville Conservation property. Structured recreational areas adjacent to undeveloped open space provides for a spectrum of outdoor activities for all age groups including the increasingly rare opportunity for unstructured exploration activities on the part of our children in undeveloped open space.
- 6. Concern – Trail access along MA DOT right of way adjacent to LMS property: GCC members held an initial meeting with MA DOT District 4 Engineering staff on March 30 to discuss trail easement



Town of Lexington, Massachusetts

Greenways Corridor Committee

KEITH OHMART, CHAIR
ALEXANDRA DOHAN
MARGARET ENDERS
EILEEN ENTIN
DONALD GRANT
ROBERT HAUSSLEIN
SUSAN KENYON
PAUL KNIGHT
MICHAEL TABACZYNSKI

TEL: 781-698-4580
FAX: (781) 863-9468

opportunities. District staff were very supportive but needed to refer the request to the regional Right-of-Way Division for final consideration. Ongoing regional trail development involvement on the part of GCC members and Lexington Conservation Stewards with MAPC's Landline regional trail program can attest to successful development of trail easements with other MA DOT properties.

Conclusion: The Greenways Corridor Committee (GCC) strongly urges the Lexington Conservation Commission (LCC) to publicly support the Town's acquisition of this parcel. If the Town fails to purchase this parcel, the GCC strongly urges the LCC to publicly support the Town's acquisition of a Conservation Restriction on this property including provision for a trail easement should this be offered to the Town.

Lexington Montessori School

TO: Board of Selectmen, Town of Lexington:

Joe Pato, Chair; Suzie Barry, Michelle Ciccolo, Norman Cohen, Peter Kelley, Lynne Pease

From: Aline Gery, Head of School, Lexington Montessori School

RE: Belmont Country Club Land Purchase

Date: 4/4/2016

For 25 years, LMS has leased approximately three acres of the 19-acre property from the Belmont Country Club (BCC) for a modest annual fee. Since BCC offered to sell us the property in December 2013, we have been working to secure a fair price as well as identify funding prospects, never losing sight of the opportunity to protect the land while preserving its school functions. Over these two-plus years, we have also hoped to work with the Town of Lexington to determine if there might be a mutually positive outcome for the land and its uses.

For LMS, these 19 acres provide an outdoor classroom to enhance our curriculum: environmental sustainability, preservation of natural landscape, social and geological history of the land, plant and wildlife identification, impact on land by humans. Care of the land would be integral to the learning. To facilitate this education, we envision trails, a covered (pavilion-style) space for group gatherings, benches for quiet reflection.

We have considered a number of other possible uses: 1) Our farming curriculum is largely done in our greenhouse and on our current campus but could expand to the open space in the uplands of the 19 acres. 2) A natural amphitheater for pretend play and outdoor performance would fit into the landscape not disturb it. 3) Modest modifications or reorientation of the playing field to provide a larger space for soccer and other field sports would factor into the plans. 4) Fencing to mark the recess space would remain. 5) LMS would like to allow public access to nature/hiking trails while maintaining the security of the LMS campus.

Beginning in mid March of this year LMS has reached out to members of the Greenways Corridor Committee to explore the possibility of establishing a public hiking trail through the property while protecting the security of the LMS campus. These discussions have included the possibility of LMS selling a Conservation Restriction to the Town to protect the integrity of the open space not being used by LMS for recreational purposes.

LMS hopes to purchase the 19-acre parcel and, to ensure preservation of most of the land, negotiate the sale of a Conservation Restriction and Trail Easement with the Town. We successfully negotiated the \$1.8 million price with BCC, but paying in full for the land by January 1, 2018 will still be a stretch for the school. Given our educational philosophy and commitment to environmental sustainability, LMS plans to be excellent stewards of the land.

Thank you for your attention to this project.

Lexington Montessori School, 130 Pleasant Street, Lexington, MA 02421

www.lexmontessori.org

781-862-8571

Belmont Country Club

Trails and Bicycle Facilities

Existing Proposed

Walking Trails

Footpath (paved or natural surface)

Bicycle Facilities

Bike Lane

Cycle Track

Marked Shared-Lane

Shared Use Paths

Shared-Use Path

Shared-Use Path, Unimproved Surface



Greenway Route

Greenway and Walking Trail

Regional Walking Trail

0 0.0225 0.045 0.09 Miles



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111 | (617) 933-0700

Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

March, 2016



AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Review Draft of Brookhaven Memorandum of Agreement for Article 45 (20 min.)

PRESENTER:

Carl F. Valente, Carol Kowalski,
Michelle Ciccolo and Suzie Barry

ITEM NUMBER:

I.2

SUMMARY:

Continue discussion: Review and receive Selectmen's input on the key provisions of Memorandum of Agreement related to the proposed Brookhaven rezoning including:

1. Tax status - to be determined by the Board of Assessors
2. Contribution for affordable housing. Options to be discussed include:
 - Cash contribution equal to the development cost for 7 affordable units, discounted to present value over 20 years;
 - Cash contribution, paid in equal installments over a 10 year period;
 - Brookhaven to provide 7 of its new units on a straight rental basis, in a manner acceptable to DHCD to be included in the Subsidized Housing Inventory;
 - Combination of land and cash to allow Town to construct affordable units on Brookhaven property; or
 - Contribution of land to allow Town to construct affordable units on Brookhaven property.

SUGGESTED MOTION:

FOLLOW-UP:

Negotiating team will continue to draft Agreement.

DATE AND APPROXIMATE TIME ON AGENDA:

4/5/2016

4:30 PM

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Exemption 3: Potential Litigation (430 Concord Avenue); and Exemption 6: Consider Purchase, Exchange, Lease or Value of Real Property (Belmont Country Club) (30 min.)

PRESENTER:

Carl Valente; Joe Pato

ITEM NUMBER:

E.1

SUMMARY:

Suggested motion for Executive Session: *Move that the Board go into Executive Session to discuss strategy with respect to litigation of 430 Concord Road (Exemption 3) and to consider the purchase, exchange, lease or value of real property (Belmonth Country Club) (Exemption 6) and to reconvene in Open Session only to adjourn. Further, that as Chairman, I declare that an open meeting may have a detrimental effect on the negotiating position of the Town.*

1: Update on 430 Concord Avenue zoning violations

2: Update on Belmont Country Club parcel

SUGGESTED MOTION:

NA

FOLLOW-UP:

Town Manager's Office

DATE AND APPROXIMATE TIME ON AGENDA:

4/5/2016

4:50 PM