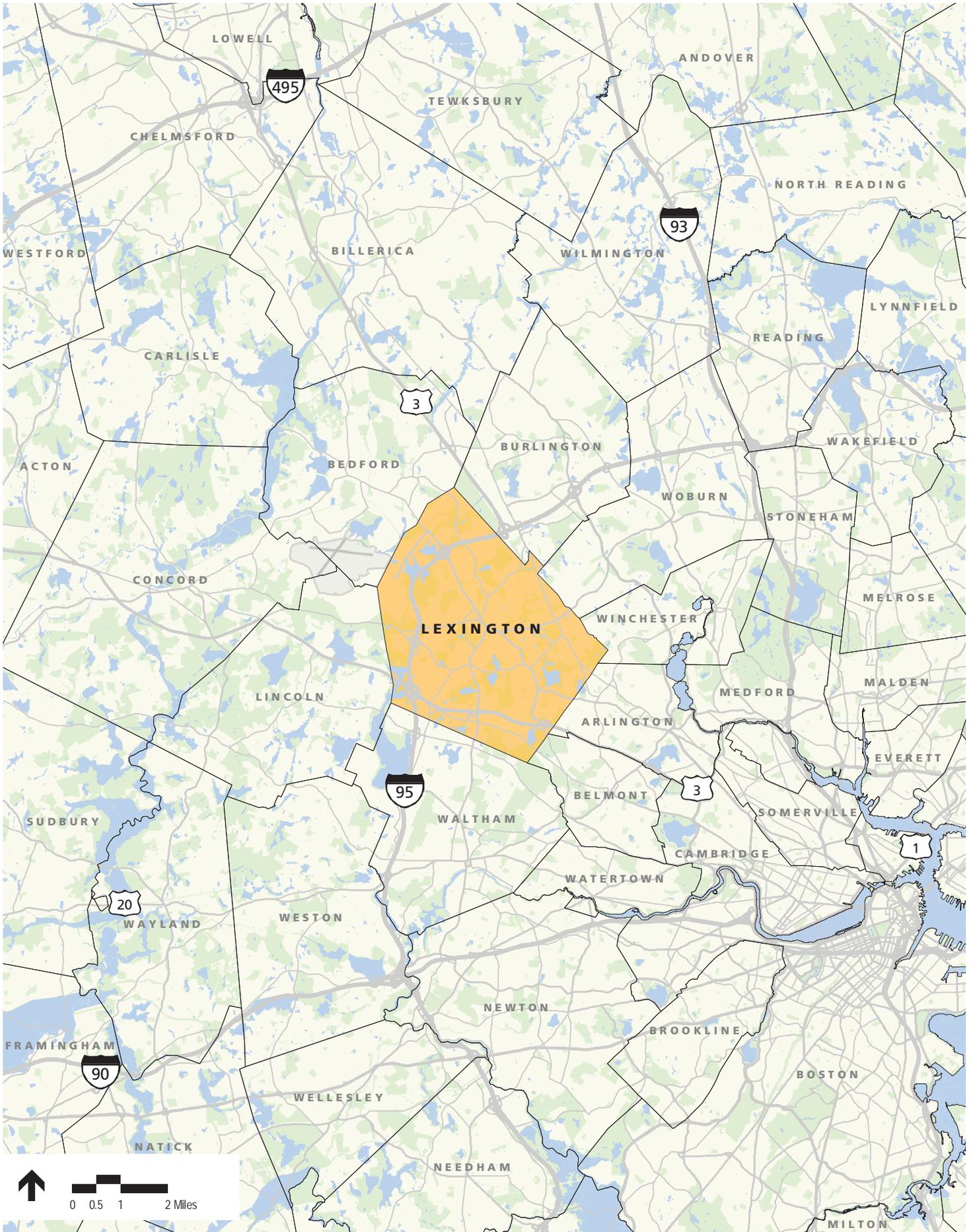


Maps

Regional Context	Map 1
Environmental Justice Populations	Map 2
Zoning	Map 3
Soils and Geologic Features	Map 4
Topography	Map 5
Water Resources	Map 6
Subwatersheds	Map 6a
Vernal Pools	Map 7
Habitat Corridors	Map 8
Unique Features	Map 9
Open Space and Recreation Inventory	Map 10
Action Plan and Priorities	Map 11



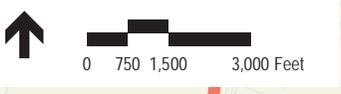
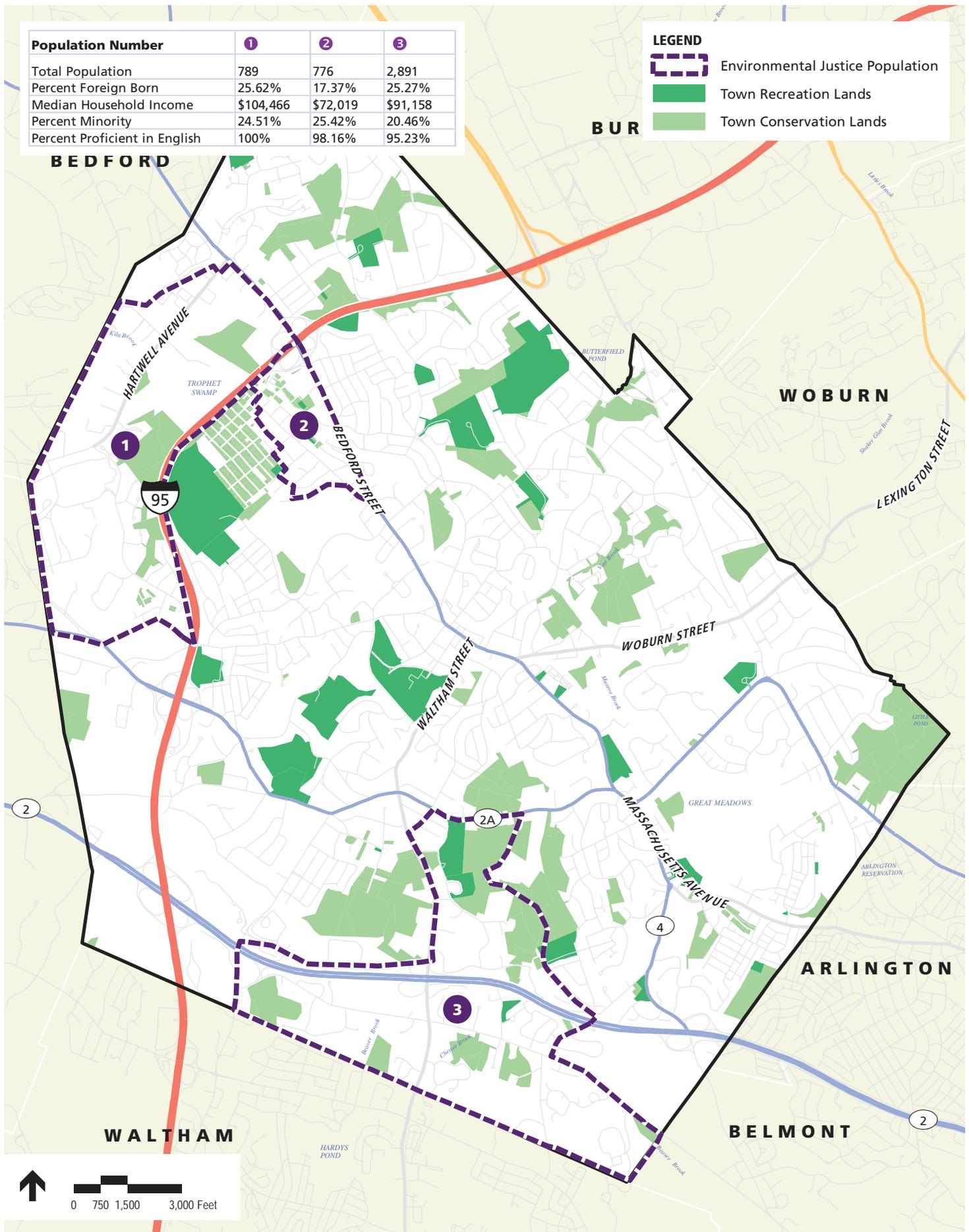
Data Sources: MassGIS, Town of Lexington

Map 1
Regional Context

Population Number	1	2	3
Total Population	789	776	2,891
Percent Foreign Born	25.62%	17.37%	25.27%
Median Household Income	\$104,466	\$72,019	\$91,158
Percent Minority	24.51%	25.42%	20.46%
Percent Proficient in English	100%	98.16%	95.23%

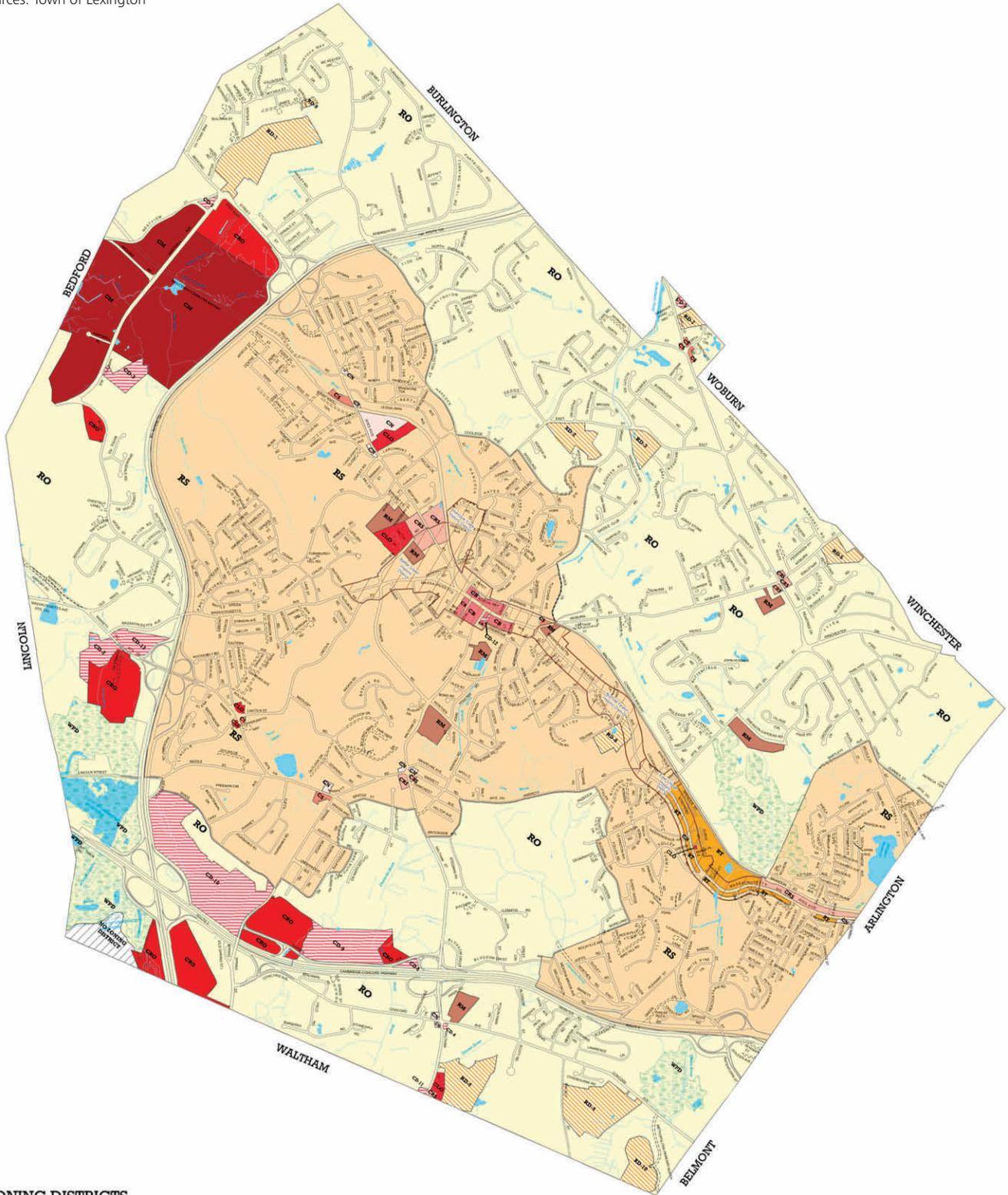
LEGEND

-  Environmental Justice Population
-  Town Recreation Lands
-  Town Conservation Lands



Data Sources: MassGIS, Town of Lexington

Map 2
Environmental Justice Populations



ZONING DISTRICTS

STANDARD ZONING DISTRICTS

RESIDENTIAL DISTRICTS

- RO - One Family Dwelling
- RS - One Family Dwelling
- RT - Two Family Dwelling
- RM - Multi-Family Dwelling

COMMERCIAL AND INDUSTRIAL DISTRICTS

- CB - Central Business
- CLO - Local Office
- CM - Manufacturing
- CN - Neighborhood Business
- CRO - Regional Office
- CRS - Retail Shopping
- CS - Service Business

PLANNED DEVELOPMENT DISTRICTS

- CD - Planned Commercial
- RD - Planned Residential

NOTE: EACH PLANNED DEVELOPMENT DISTRICT HAS DIFFERENT STANDARDS AND MUST COMPLY WITH A SITE DEVELOPMENT AND USE PLAN BY THE TOWN MEETING.

OVERLAY DISTRICTS

- Historic Districts
- Wetland Protection District

FOR NATIONAL FLOOD INSURANCE DISTRICTS, SEE FLOOD INSURANCE RATE MAP

WATER FEATURES

- Streams and Creeks
- Water Bodies

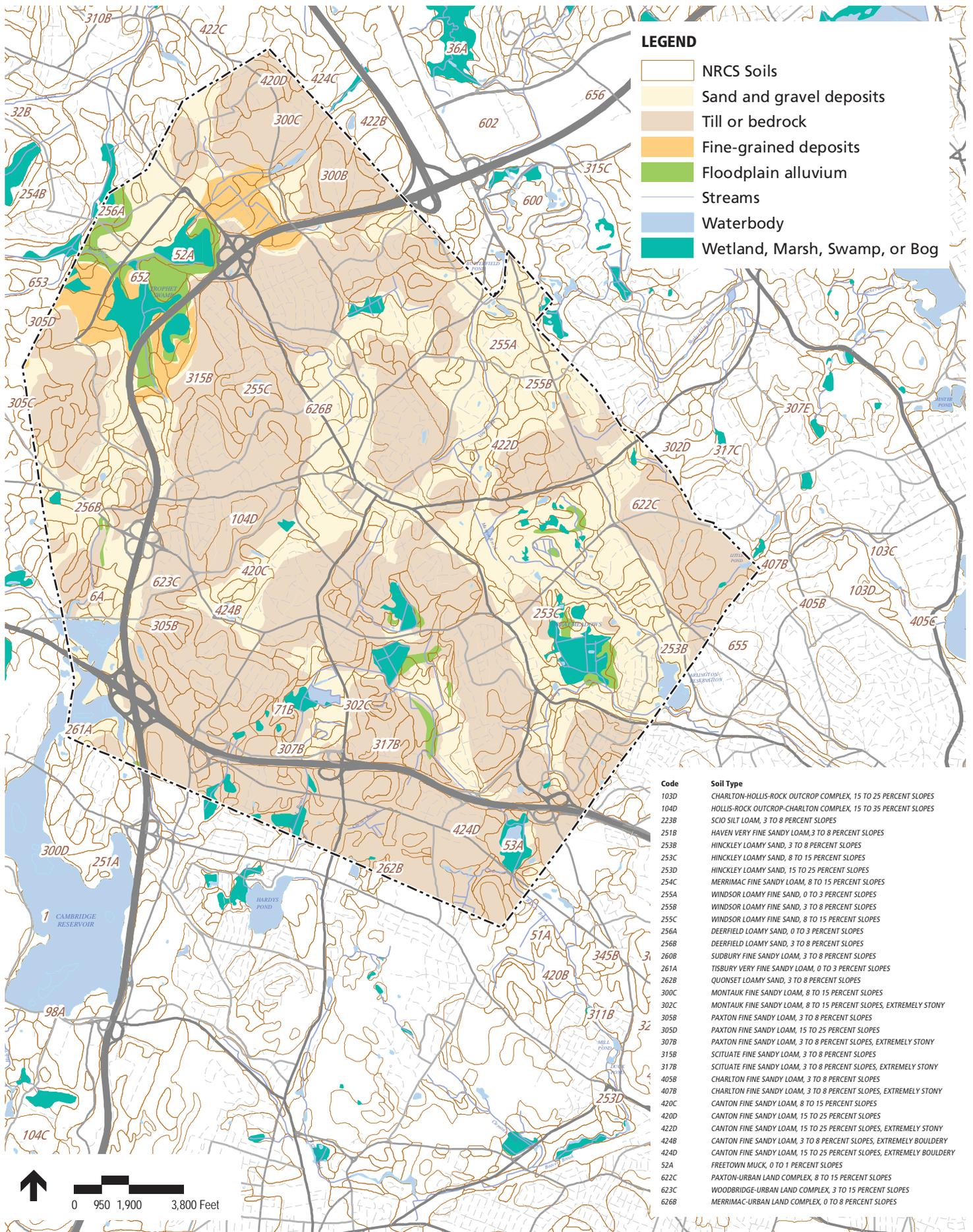
STREET CLASSIFICATION

- State Highway or Town Street
- Unaccepted Street *

NO ZONING DISTRICT

BY A LAND COURT DECISION, THE NO ONE FAMILY DWELLING CLASSIFICATION OF THE LAND HAS BEEN DECLARED WAIVED AT THE TIME OF PRINTING OF THIS MAP. THIS LAND HAS NOT BEEN REZONED.

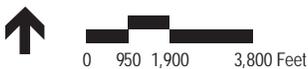




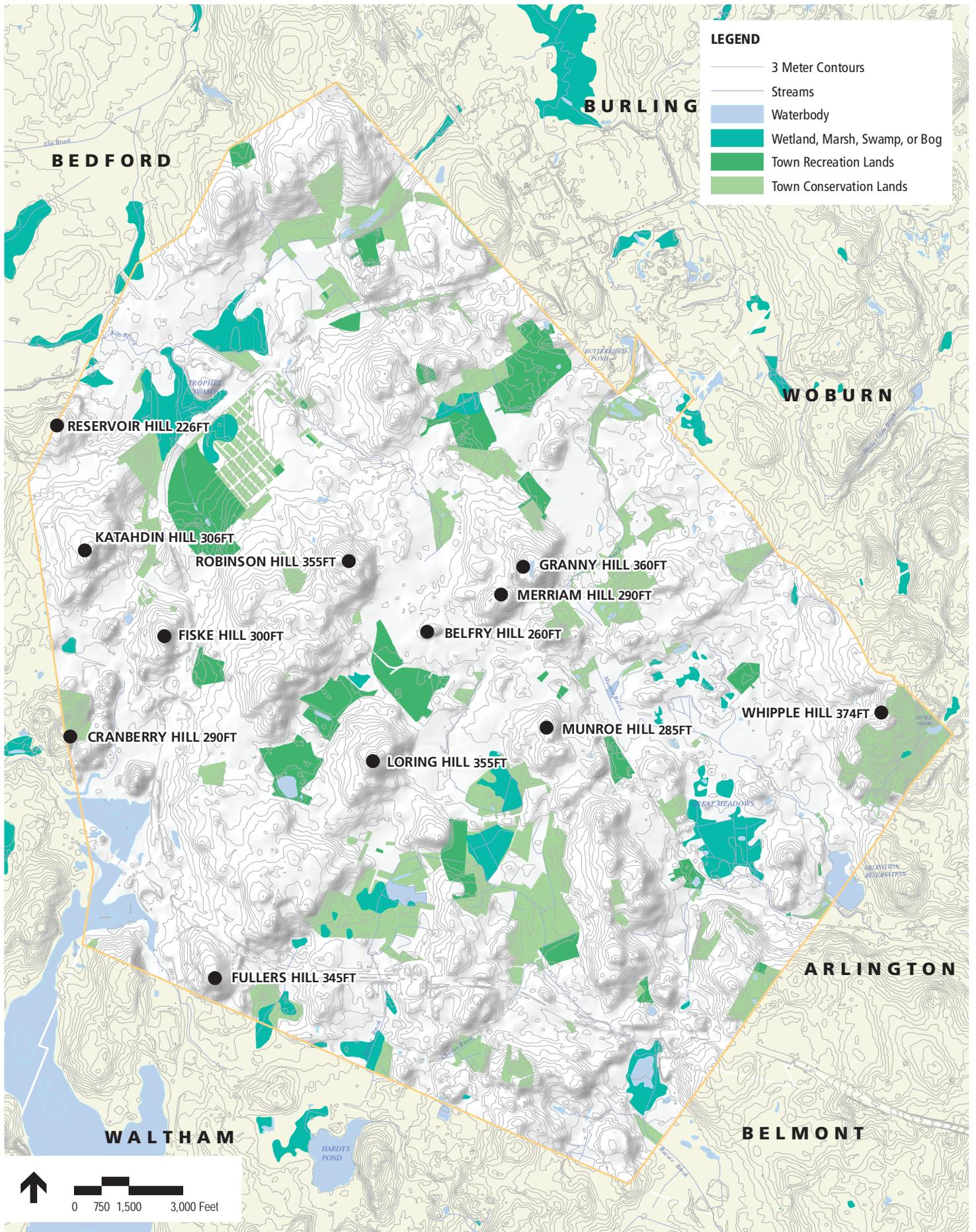
LEGEND

- NRCS Soils
- Sand and gravel deposits
- Till or bedrock
- Fine-grained deposits
- Floodplain alluvium
- Streams
- Waterbody
- Wetland, Marsh, Swamp, or Bog

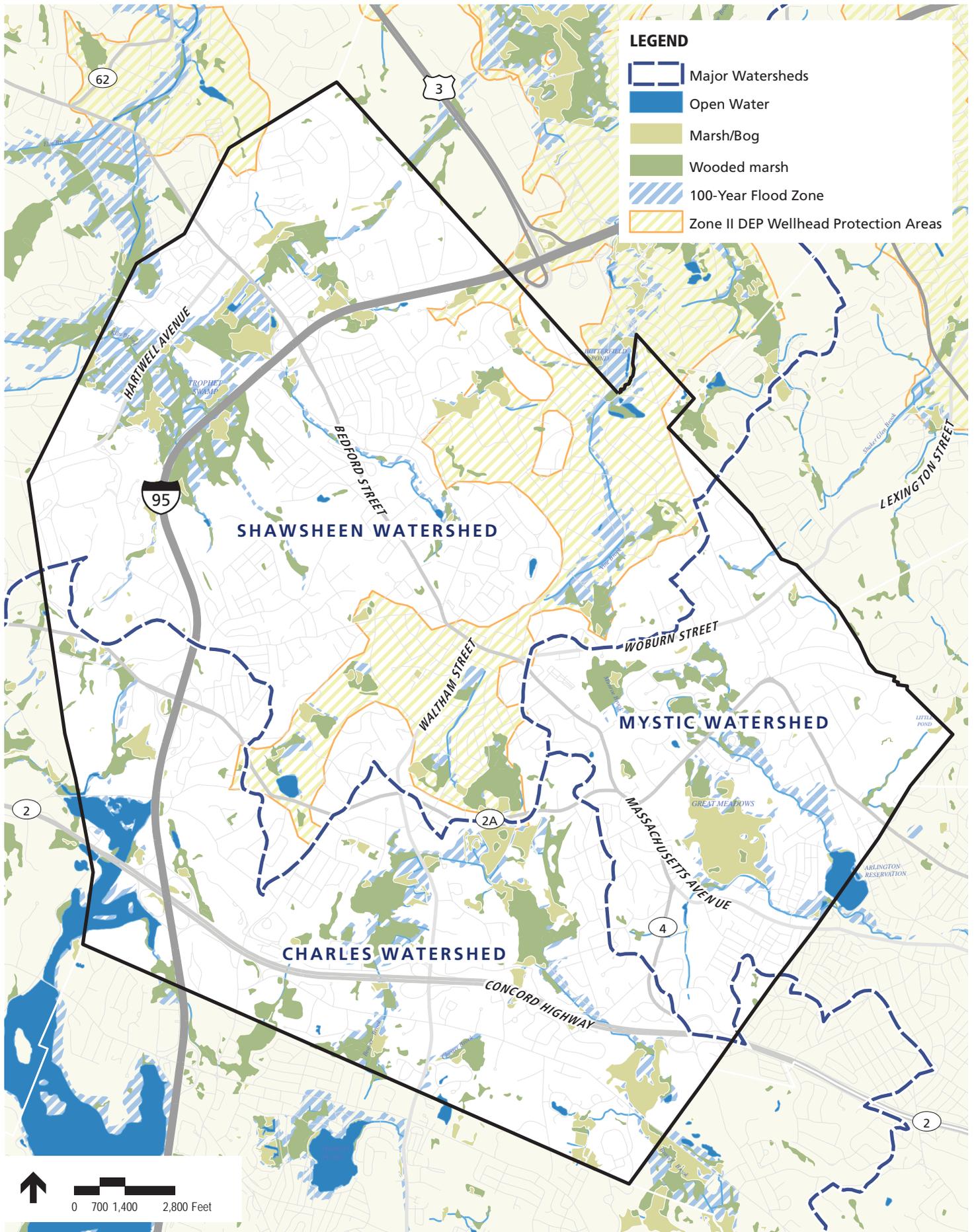
Code	Soil Type
103D	CHARLTON-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 25 PERCENT SLOPES
104D	HOLLIS-ROCK OUTCROP-CHARLTON COMPLEX, 15 TO 35 PERCENT SLOPES
223B	SCIO SILT LOAM, 3 TO 8 PERCENT SLOPES
251B	HAVEN VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
253B	HINKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
253C	HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
253D	HINKLEY LOAMY SAND, 15 TO 25 PERCENT SLOPES
254C	MERRIMAC FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
255A	WINDSOR LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES
255B	WINDSOR LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
255C	WINDSOR LOAMY FINE SAND, 8 TO 15 PERCENT SLOPES
256A	DEERFIELD LOAMY SAND, 0 TO 3 PERCENT SLOPES
256B	DEERFIELD LOAMY SAND, 3 TO 8 PERCENT SLOPES
260B	SUDBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
261A	TISBURY VERY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
262B	QUONSET LOAMY SAND, 3 TO 8 PERCENT SLOPES
300C	MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, EXTREMELY STONY
302C	MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
305B	PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
305D	PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
307B	PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, EXTREMELY STONY
315B	SCITUATE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
317B	SCITUATE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, EXTREMELY STONY
405B	CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
407B	CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, EXTREMELY STONY
420C	CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
420D	CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
422D	CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, EXTREMELY STONY
424B	CANTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, EXTREMELY BOULDERY
424D	CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, EXTREMELY BOULDERY
52A	FREETOWN MUCK, 0 TO 1 PERCENT SLOPES
622C	PAXTON-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES
623C	WOODBIDGE-URBAN LAND COMPLEX, 3 TO 15 PERCENT SLOPES
626B	MERRIMAC-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES



Data Sources: MassGIS, Town of Lexington



Data Sources: MassGIS, Town of Lexington



Data Sources: MassGIS, Town of Lexington

SHAWSHEEN RIVER WATERSHED

-  FARLEY BROOK
-  KILN BROOK
-  NORTH LEXINGTON BROOK
-  SIMONDS BROOK
-  TURNING MILL BROOK
-  VINE BROOK
-  WILLARDS BROOK
-  SHAWSHEEN RIVER SHED



CHARLES RIVER WATERSHED

-  BEAVER BROOK
-  CHESTER BROOK
-  CLEMATIS BROOK
-  HARDY'S POND BROOK
-  HOBBS BROOK
-  JUNIPER HILL BROOK

MYSTIC RIVER WATERSHED

-  FESSENDEN BROOK
-  MILL BROOK
-  MUNROE BROOK
-  REEDS BROOK
-  SICKLE BROOK
-  SHAKER GLEN BROOK
-  WINNING'S FARM BROOK



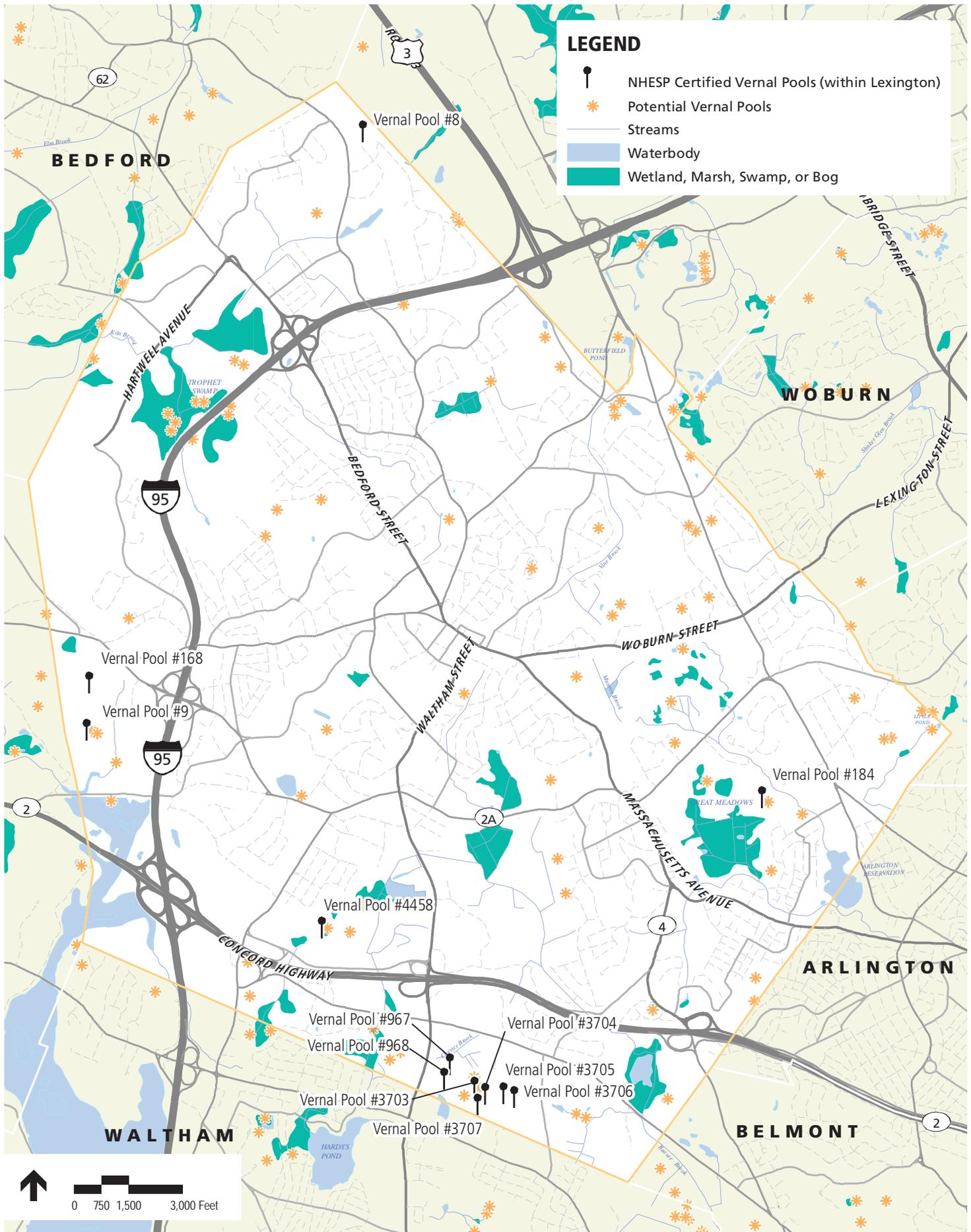
TOWN OF LEXINGTON
STREAMS & DRAINAGE AREAS

PETER M. CHALPIN PE
TOWN ENGINEER

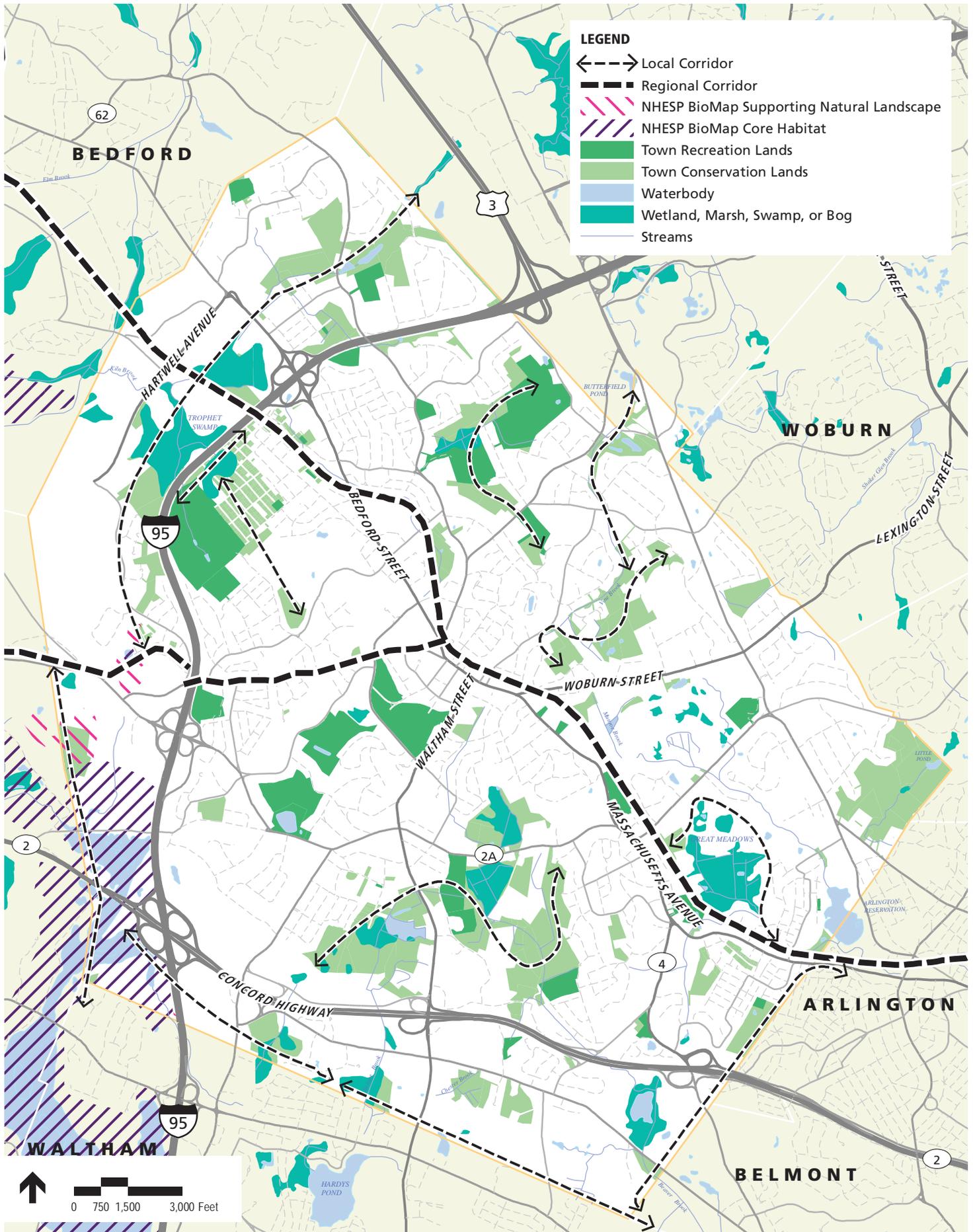
DRAWN BY: DAVID PAVLIK

SCALE: Not to Scale
MARCH 24, 2008

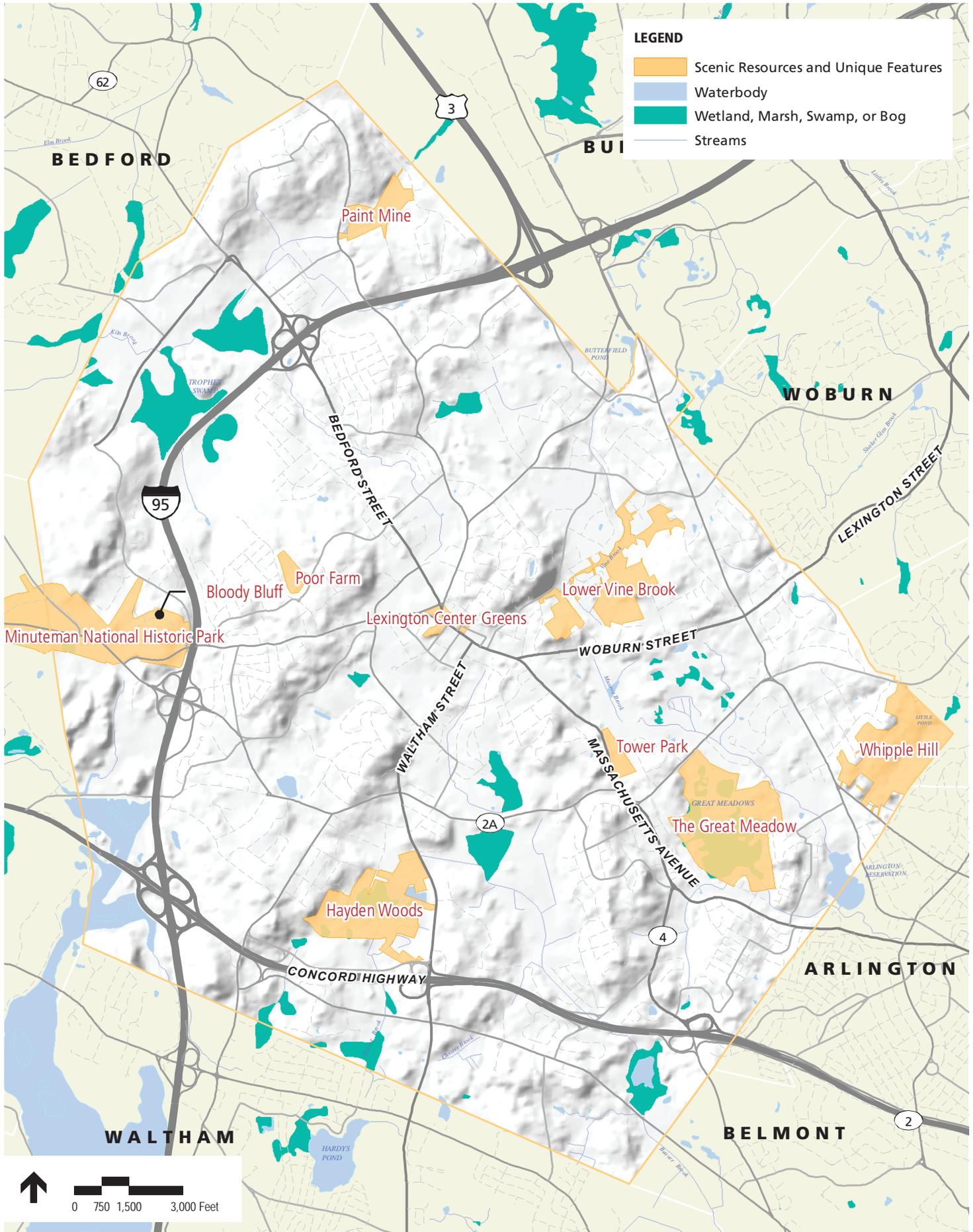




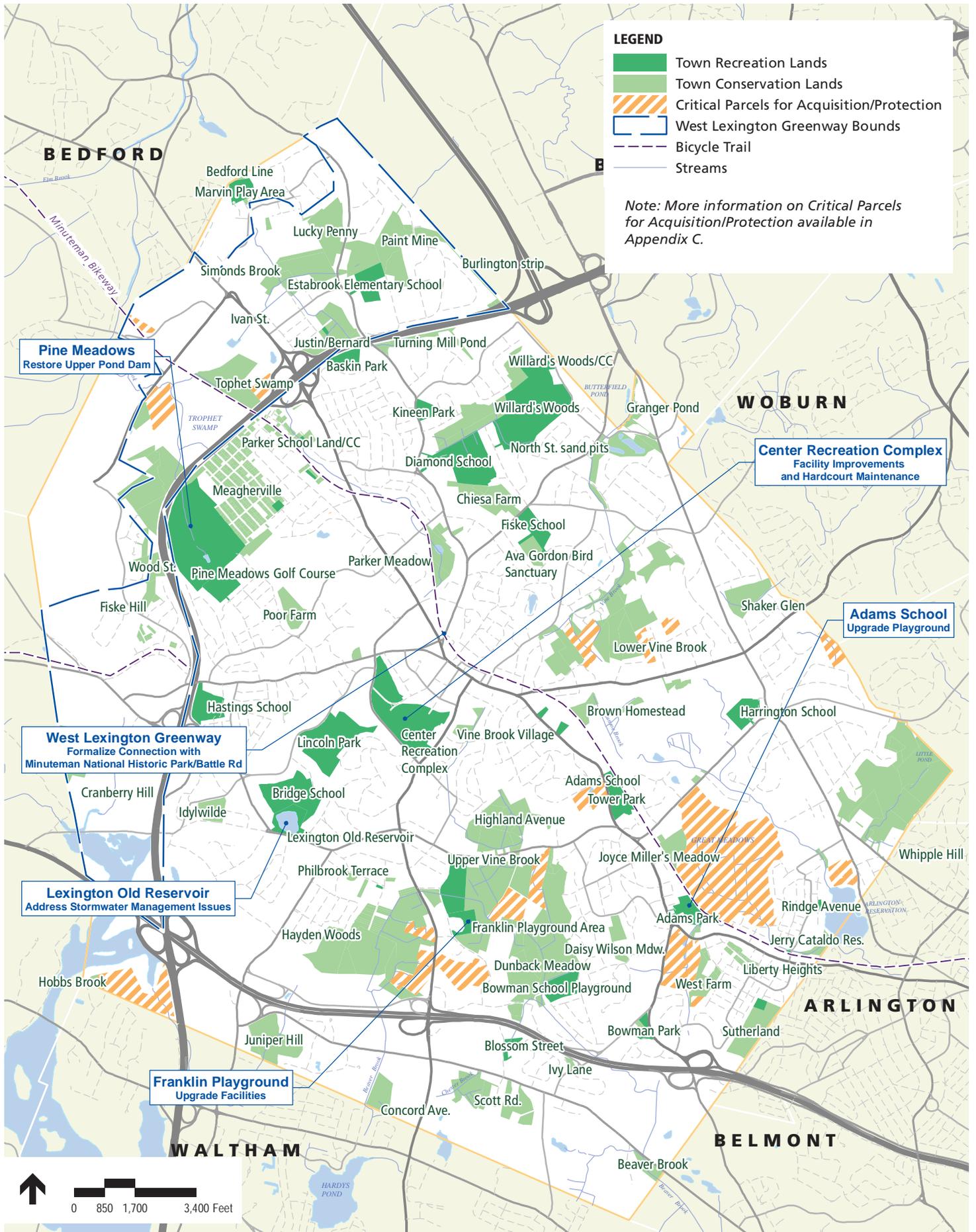
Data Sources: MassGIS, Town of Lexington



Data Sources: MassGIS, Town of Lexington



Data Sources: MassGIS, Town of Lexington



Data Sources: MassGIS, Town of Lexington

A

Open Space and Recreation Plan Survey and Results

Survey

Town of Lexington Open Space and Recreation Plan Update 2009

The Town's Open Space Committee is preparing a five-year plan to guide the Town in how it should protect existing open spaces, enhance its park and recreation resources, and set direction for future use, maintenance and improvements. The following questions are asked as part of the process to obtain community input for this plan.

1. What are your five favorite open space, passive parks, or natural areas owned by Lexington? (mark 5)

Center Recreation Complex	<input type="radio"/>	Paint Mine	<input type="radio"/>
Dunback Meadow	<input type="radio"/>	Parker Meadow	<input type="radio"/>
Hayden Woods	<input type="radio"/>	Pine Meadows Golf Course	<input type="radio"/>
Lincoln Park	<input type="radio"/>	Public Tennis Courts	<input type="radio"/>
Lower Vine Brook	<input type="radio"/>	Skate Park	<input type="radio"/>
Meagherville	<input type="radio"/>	Tower Park	<input type="radio"/>
Minuteman Bikeway	<input type="radio"/>	Willards Woods	<input type="radio"/>
Neighborhood Parks and Playgrounds	<input type="radio"/>	Other _____ (fill in)	<input type="radio"/>
Old Reservoir	<input type="radio"/>		

2. What do you like about the Town resources listed above? (mark all that apply)

Natural, wooded open spaces	<input type="radio"/>	Playing fields	<input type="radio"/>
Community playgrounds / meeting space	<input type="radio"/>	Aesthetics	<input type="radio"/>
Mixed use areas for walking & playing	<input type="radio"/>	Dog-friendly	<input type="radio"/>
Walkable, accessible areas, open to all	<input type="radio"/>	Historical / agricultural landscape	<input type="radio"/>
Water views and / or access	<input type="radio"/>	Other _____ (fill in)	<input type="radio"/>
Peaceful, pleasant, attractive areas	<input type="radio"/>		
Bird / animal habitats	<input type="radio"/>		

3. What are your major concerns regarding the Town's recreational and natural open spaces? (mark all that apply)

Maintenance, in general	<input type="radio"/>	Nuisance wildlife	<input type="radio"/>
Invasive plants	<input type="radio"/>	Pruning, clearing, mowing	<input type="radio"/>
Loss of open space	<input type="radio"/>	Disturbance of wildlife habitat	<input type="radio"/>
Limits on use	<input type="radio"/>	Dogs (cleanup, disturbance to others)	<input type="radio"/>
Trash collection	<input type="radio"/>	Game lines / field markings	<input type="radio"/>
Vandalism/Graffiti	<input type="radio"/>	Overall conditions of fields and equipment	<input type="radio"/>
Accessibility for disabled	<input type="radio"/>	Lack of parking	<input type="radio"/>
Insufficient open space	<input type="radio"/>	Availability of updated trail maps	<input type="radio"/>
Insufficient recreation / athletic fields	<input type="radio"/>	Connectivity of open spaces / trails	<input type="radio"/>

4. Does the Town have an adequate amount of the following? (mark all that apply)

	No				No		
	Y	N	opinion		Y	N	opinion
Children’s playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ice skating venues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Community gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural areas / nature trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Walking / bike trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Team playing fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Canoeing / kayaking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor / indoor swimming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Picnic areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Interpretive signage on trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Cross-country ski trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				

5. Funding open space improvements: Select up to five improvements from the following list that you consider important for the Town to pursue. **(mark 5)**

- More activity areas for teens
- More children’s playgrounds
- More opportunities for adult sports
- More community gardens
- Better ice skating facilities
- More indoor sports / recreation facilities
- More neighborhood parks
- Better park / playground maintenance
- More playing fields for team sports
- Better playing field maintenance
- More public art displayed in parks.
- Public swimming pool
- More small landscaped areas
- More walking / nature trails
- More wooded natural areas
- Intergenerational community center
- Acquisition of land for open space
- Acquisition of land for recreation

6. How do you prefer to get information on open space and recreation in Lexington? (mark all that apply)

- Lexington cable
- Recreation brochure
- Town website
- Newspaper
- Other _____ (fill in)

**Please return completed surveys by
April 13th, 2008.**

A link to an online version of this survey can be found on the Town’s website at www.ci.lexington.ma.us

Completed surveys can be dropped off at the Reference Department of the Cary Memorial Library or at the Conservation or Recreation Departments in Town Hall.

OR
mailed directly to:

Lexington Recreation
Town Hall
1625 Massachusetts Avenue
Lexington, MA 02420

Open Space Survey Results

1. What are your five favorite open space, passive parks, or natural areas owned by Lexington?

Center Recreation Complex	73	Neighborhood Parks and Playgrounds	36	Tower Park	13
Dunback Meadow	19	Old Reservoir	44	Willards Woods	49
Hayden Woods	23	Paint Mine	10	Board Walks	2
Lincoln Park	53	Parker Meadow	8	Dalsy Wilson	1
Lower Vine Brook	14	Pine Meadows Golf Course	41	Town Pool	1
Meagherville	9	Public Tennis Courts	21	Whipple Hill	10
Minuteman Bikeway	89	Skate Park	5	Great Meadow	4
Battle Green	2	Katahdin Woods	1	Arlington Reservoir	1
West Farm	1	Diamond MS Field	1	Poor Farm	2
Downtown Streetscape	1	Emery Park	1		
Fitness Path	1	Rindge Park	1		
Hennessey Field	1	Hastings Park	1		
Shaker Glen	1	Valleyfield Playground	1		

2. What do you like about the Town resources listed above?

Natural, wooded open spaces	91	Playing fields	43
Community playgrounds / meeting space	69	Aesthetics	29
Mixed use areas for walking & playing	52	Dog-friendly	27
Walkable, accessible areas, open to all	78	Historical / agricultural landscape	30
Water views and / or access	33	Bike Community	1
Peaceful, pleasant, attractive areas	70		
Bird / animal habitats	57		

3. What are your major concerns regarding the Town's recreational and natural open spaces?

Maintenance, in general	58	Nuisance wildlife	3
Invasive plants	35	Pruning, clearing, mowing	28
Loss of open space	46	Disturbance of wildlife habitat	22
Limits on use	14	Dogs (cleanup, disturbance to others)	35
Trash collection	18	Game lines / field markings	3
Vandalism/Graffiti	19	Overall conditions of fields and equipment	18
Accessibility for disabled	6	Lack of parking	17
Insufficient open space	30	Availability of updated trail maps	26
Insufficient recreation / athletic fields	29	Connectivity of open spaces / trails	39
Safety Issues	1	Degradation of water channel	1

4. Does the Town have an adequate amount of the following?

	y	n	total
Natural areas / nature trails	57	36	93
Walking / bike trails	60	31	91
Children's playgrounds	67	14	81
Outdoor / indoor swimming	56	25	81
Neighborhood parks	44	35	79
Team playing fields	39	31	70
Picnic areas	31	33	64
Ice skating venues	37	26	63
Tennis courts	54	6	60
Interpretive signage on trails	23	34	57
Cross-country ski trails	15	42	57
Canoeing / kayaking	4	49	53
Community gardens	12	31	43
Teen Center	0	1	1

Open Space Survey Results

5. Funding open space improvements: Select up to five improvements from the following list that you consider important for the Town to pursue.

Acquisition of land for open space		59
More walking / nature trails		43
More activity areas for teens		41
More wooded natural areas		41
Acquisition of land for recreation		38
Intergenerational community center		32
More neighborhood parks		29
Better park / playground maintenance		29
More indoor sports / recreation facilities		28
Public swimming pool		27
More community gardens		21
More playing fields for team sports		19
More opportunities for adult sports		14
Better ice skating facilities		14
Better playing field maintenance		13
More public art displayed in parks.		12
More children's playgrounds		9
More small landscaped areas		8
Access for people with special need		1
Stream Restoration		1

6. How do you prefer to get information on open space and recreation in Lexington?

Recreation brochure		65
Newspaper		65
Town website		58
Phone Call or Email		8
Lexington cable		3
Stewards' Newsletter		1
Library		1
School Bulletin		1
other		0

B

Americans with Disabilities Act Compliance

Appendix B is not included here due to its large size (356 pages). It is available separately upon request.

C

Critical Parcels for Acquisition/Protection

MEMORANDUM

TO: Joyce Miller, Chairman
Conservation Commission

April 30, 1996

FROM: Land Acquisition Planning Committee

RE: LAND ACQUISITION PLANNING COMMITTEE REPORT

The Land Acquisition Planning Committee is pleased to present its report on open space in Lexington and the importance of certain parcels to the Commission's Master Plan and the Town of Lexington's Open Space and Recreation Plan that is now being written.

Lexington is at a point where action must be taken now to insure that in the future our open space remains an important local and regional asset. We are the envy of many communities for actions taken by past generations; we must continue to work to insure that Lexington remains a wonderful, relatively open town. The real issue is about staking out a vision for what we want this community to look like many years from now.

It must be noted that in the "Community Conversations" held in 1993, one of the major findings was that the citizens were very concerned about Lexington's conservation land and the increased maintenance and continued acquisition of it.

I applaud the hours of work put in by the Committee, i.e. John Andrews, Philip Hamilton, Francis W.K. Smith, Robert Stewart and Charles Wyman, and relay their request to be of continued assistance if needed. We would be pleased to meet with the Commission to discuss this Report.

David Williams
Chairman

LAND ACQUISITION PLANNING REPORT

David Williams, Chairman
John Andrews
Philip Hamilton

Francis W.K. Smith
Robert Stewart
Charles Wyman

We have carefully reviewed all of the open space in town, both private and publicly owned, that does not have permanent protection and determined which parcels warrant action by the Town to protect their values. Each parcel was evaluated according to multiple criteria as listed in Appendix A. The major criteria were:

- Town character (scenic values, historic values, enhancement of abutting land)
- Biological values (wildlife, protection of streams, protection of rare species)
- Public access values (passive recreational uses, trails, educational use)
- Wetlands Protection (flood management, water quality)

We developed the following three priority categories; specifically:

1. Critical - land that must be protected to preserve critical public benefits. Most have Town wide or regional importance.
2. Highly Desirable - land that has a clear public value but more limited in importance.
3. Conditionally Desirable - land that is worth acquiring if a favorable opportunity arises.

In many cases land in the last two categories should, due to being small and of nominal value, be acquired by donation, trade, zoning mechanisms (e.g. cluster), or purchased from funds in the Conservation Fund. They should be actively pursued even though they do not rank as critical.

CRITICAL

Map 30 - Lot 114 183 acres Arlington Great Meadow

The largest contiguous piece of undeveloped land in Lexington; is owned by the Town of Arlington. It contains extensive wetlands, is a major scenic attraction along the Minuteman Bikeway and is biologically rich. More than 50 species of birds have been confirmed as breeding here, contains a registered vernal pool and is used extensively as an outdoor classroom for students from both Arlington and Lexington.

Map 30 - Lot 84 8 acres D'Augusta

This property is a high, dry meadow abutting the Great Meadow; provides important ecological diversity to the Great Meadow and is an integral part of the trail system to this area. Its development would represent a major visual intrusion and would make public access more difficult. The stone walls and cart path are of historical importance.

Map 47 - Lot 45 12+ acres Lower Vine Brook (Leary)

Major inholding in the Lower Vine Brook Conservation area; contains extensive wetlands and large meadow. Acquisition will connect separated portions of this area which is centrally located in a large residential neighborhood near Lexington Center.

Map 19 - Lot 1 29.73 acres Tracer Lane

Major border of the Cambridge Reservoir/Hobbs Brook Basin which is water supply to City of Cambridge; is steeply sloped and contains extensive wetlands. Working with City of Cambridge and State may be necessary to protect this critical property.

Map 20 - Lot 38, 40A, 43, 191, 192 10± acres Busa/Sun Valley Farm

This is an active, working farm adjacent to the Arlington Reservoir. It contains the major trail around the Reservoir and must be protected to assure the water quality and aesthetic value of this critical area. Both Arlington and the State may have to be involved in any endeavor to protect this critical parcel.

Map 23 - Lots 23, 24, 25 13 acres Hornig

After a portion is carved out to protect existing Hornig home, the remaining land should be protected. Is a major inholding in Dunback Meadow and contains portions of the major trail through the area. It contains critical wetlands and is habitat for many bird species, especially birds of prey, i.e. hawks, owls, shrikes, etc.

Map 39 - Lot 10 6± acres Grey Nuns Frontage

Wooded hillside and sweeping lawn flank Massachusetts Avenue opposite Tower Park. It is a visually beautiful access to Lexington from the southeast and contributes much to the ambiance of the Town and this historic district.

Map 31 - Lot 50

Map 16 - Lot 9

Map 14 - Lots 45, 47, 49A and 50 35± acres Wilson Farm

Major working farm in Lexington; is a key, visually important piece in entering Lexington from the southeast. This low land is extensively farmed and when combined with the previously acquired West Farm is a major piece of diverse open space.

Map 47 - Lot 155A 6 acres

Major inholding of Lower Vine Brook; contains open meadow and extensive wetlands. Buffers Lower Vine Brook from adjacent neighborhood.

Map 54 - Lots 15, 16, 17 4.5 acres DeSimeone, Stacchi, Cupp

Major inholdings of the Laconia Street School Site; is steeply sloped and wooded.

Map 57 - Lot 66B 20± acres Ruge

Steeply sloped and full of granite outcroppings; is a major piece that, if protected, would provide close to the center of town a wonderful, diverse piece with an interesting trail system.

Map 24 - Lot 70 5.75 acres Catalano

Major inholding of the Waltham Street Farms area, is a wet meadow that, once protected, would preserve local agriculture, provide protection for the Hardy's Pond Brook and preserve a magnificent open vista for those entering Lexington from Route 2 and Waltham.

Land Acquisition Planning Report

5.

Map 73 - Lot 8 10.7 acres

Map 80 - Lots 2, 3 14 acres, 4.1 acres Tophet Swamp

Map 79 - Lot 47A 5.9 acres

Major portions of the Tophet Swamp watershed which is the town's largest wetland. Development has caused extensive alteration of this swamp and placed great pressure on the remaining wetlands. The balance must be protected to attenuate stormwater flow, provide water recharge, flood storage and habitat for a diverse number of birds, plants and animals such as beaver, weasel and deer which live here.

Map 73 - Lot 6A 9.5 acres Meagherville Land

Major inholding of the Meagherville Conservation area; is adjacent also to Pine Meadows Golf Course and is an integral part of the important Meagherville wetlands.

Map 58 - Lot 27 84 acres Lexington Golf Club

Major piece of open space that should be protected, most likely through conservation restriction.

Map 14 - Lot 30 2.2± acres Adjacent to West Farm

This parcel is steeply wooded and buffers West Farm from the adjacent residential neighborhood.

Map 45 - Lot 20 9 acres Winning Farm

This 9-acre portion of the 120-acre Winning Farm is critical to Lexington if the remainder of the Winning Farm is protected by Woburn and Winchester.

Map 26 - Lot 44D 5± acres Raytheon Pond

This is one of the few ponds in Lexington and one of the few left in a natural state, contains a diverse wildlife population and buffers a large residential area from Route 128 and Route 2.

Map 85 - Lot 8 3.64 acres Valente

This wooded wetland is a critical, visually attractive area abutting the Bikepath as one enters Lexington from the Northwest. Being also adjacent to Westview Cemetery, it buffers and enhances a large piece of open space.

Map 16 - Lot 48A 20± acres Carroll

High meadow land that portions of should be protected to enhance road vistas and provide usable open space in this area.

Land Acquisition Planning Report

The parcels which comprise the "Highly Desirable" list have value to the Town:

<u>Map</u>	<u>Lot</u>	<u>Acres</u>
64	98A	9.4
91	1	15
63	106	2±
23	22A	2±
59	175	7.48
30	110, 111A	.7
24	75	.83
47	39	2±
65	1, 2, 3B, 4, 5, 6	6±
30	137	.92
10	8	5
21	6	1
30	106	1.6
47	64, 65	1.2
72	480	1
30	109A	.42
10	7	.5
64	122 rear	4±
64	102 rear	1.9
32	135	4.8
28	43	2.5
84	26	.45
71	3	1
21	49	.64
24	40	.85
39	70	1.59
14	47	1.2

Land Acquisition Planning Report

22	164	.0001	
39	81	.08	
8	33	5	
58	5	.25	
21	51	.44	
27	3	2.36	
84	20	.7	
31	66A, 67		1.37
39	64, 68, 70, 92		4±
16	51	3	
47	15	8	
27	4	2.5	
24	67D	1.46	
56	182	2.75	
7	90	4	
90	30, 33, 34, 35	1±	
62	52	3.5	
57	30	1.7	

The parcels which comprise the "Conditionally Desirable List" are:

<u>Map</u>	<u>Lot</u>	<u>Acres</u>
31	67	.97
78	114, 115	4.1
79	47A	5.87
27	5	.3
85	6	.14
35	2	4.13
57	30	1.81
21	5F	1+
70	3	2±
35	3, 4	4
63	115, 116	3
21	1	1.64
16	10	1.05
76	35A	.77
15	51A	.59
35	7	5
28	46	2
81	2B	.86
85	1	1.25
20	43	
8	33	.5
24	31	
76	43A	1.03
82	10	3.68
66	66	1.3
28	38D	1

Land Acquisition Planning Report

22	184	.54
62	56	.2
9	43	.51
88	56	.35
81	5	2
7	91B, 92A	4
82	8	4.53
82	68	.18
81	4, 3	4
36	36A, 36B, 38A, 41	.2
15	41	.59
39	81	.13
88	55	.78
82	12, 14, 15, 16, 17	6
85	11	.15
82	13	1.9
36	26	.4
16	8	.23

In addition we feel that the Minuteman Bikeway has become an important linear park for the Town and region and all land abutting it should be protected, at the least by a conservation restriction.

The Committee also feels that the Commission should, after consulting with relevant Boards and Committees request the transfer to Conservation jurisdiction the following:

The Hennessey Land
The Laconia Street "School" Site
North Street Pits
Future "School" Site adjacent to Harrington School
The Highland Avenue "School" Site
Town Public Works Building (50 feet along Bikeway)
Woods at Franklin Playground
Middlesex County Land

Joel Lerner and Herman Field wrote an article in 1983 entitled "Why Open Space and Recreation Plans." The following are the main points of that article:

- "1. Towns need to look at their past, present and likely futures and then set goals for how they wish to grow.
- "2. The preservation of open space is based not just on environmental considerations, but on social needs and hard-nosed economic factors. For instance, saving land unsuitable for development is likely to spare a town unanticipated costs from water pollution, soil erosion and flooding.
- "3. Open land should be used for active sports as well as passive activities. Conservation and recreation people need to work together rather than competing. Building active recreational needs into the overall open space plan is a logical step.

- "4. Most important is perception of the larger framework of town growth, not just the environmental crisis of the moment.
- "5. Growth and development are a given in every town's future. The big question is how? Zoning ordinances help, and planning boards usually take the lead. However, open-space plans can provide them with information on soil and water, forests and agricultural land, scenic and recreation goals.
- "6. Guarding the wetlands by responding to each threat and hazard is just a holding action, especially if it becomes an interminable paper chase. What's important is what sort of town it will be in 10 or 20 years.
- "7. While public money for land acquisition is helpful, the main shaper of a town's future is the accumulated action of individual property owners. Open-space plans can show ways to help them maintain their own forests, fields and scenic amenities. Private open space by its mere existence provides values enjoyed by the whole town.
- "8. A good open space plan lays out a direction for rational use of a town's natural resources. It grows out of a close collaboration with related town boards and needs broad community participation of it is to succeed.
- "9. Conservation commissions in their role as wetland whistleblowers can become isolated, however, at the local level conservation must have broad consensus.
- "10. A plan is not just a statement of intent but a program for action, therefore, prior public review is essential to success.

- "11. Environmental relationships are complex and often difficult to understand. An open space plan can illustrate things in concrete local terms and try to explain issues in their larger context of interrelated goals and priorities before they come up at town meetings.
- "12. A well-crafted open-space plan links conservation goals with those of other town bodies in a mutually supportive structure for the good of all."

CONCLUSION

Lexington is at a point where action must be taken now to insure that in the future our open space remains an important local and regional asset. We are the envy of many communities for actions taken by past generations; we must continue to work to insure that Lexington remains a wonderful, relatively open town.

It must be noted that in the Community Conversations held in 1993, one of the major findings was that the citizens were very concerned about Lexington's conservation land and the increased maintenance and continued acquisition of it.

Attachments

Appendix A

Bibliography

4/30/96

CONSERVATION LAND EVALUATION CRITERIA

• • • • • A. CONTRIBUTION TO TOWN CHARACTER • • • • •

DESCRIPTION

	<p>SCENIC VALUE</p> <ul style="list-style-type: none"> • Parcel has scenic frontage on a public thoroughfare, and thus contributes to landscape experienced by passers-by . • Parcel provides a scenic view or its loss would degrade a scenic view . • Parcel has scenic attractions visible from on-site .
	<p>HISTORIC VALUE</p> <ul style="list-style-type: none"> • Parcel enhances a preserved historic site or has historic value. • Parcel has stone walls, old foundations, or other evidence of prior use. • Parcel supports the character and ambiance of the historic district .
	<p>ENHANCEMENT VALUES</p> <ul style="list-style-type: none"> • Parcel enhances nearby public open space. • Parcel supports the character and ambiance of a district, roadway, or neighborhood . • Parcel has unique features and points of interest not covered above (explain) . • Public ownership would prevent problems of development.

• • • • • B. BIOLOGICAL VALUES • • • • •

DESCRIPTION

	<p>UPLAND HABITAT</p> <ul style="list-style-type: none"> • Upland forest habitat- interior . (interior is land more than 100 ft from developed area) • Upland meadow habitat
	<p>WETLAND HABITAT</p> <ul style="list-style-type: none"> • Parcel contains open wetland • Parcel contains forested wetland.
	<p>AQUATIC HABITAT</p> <ul style="list-style-type: none"> • Permanent brook. • Permanent lake. • Vernal pools.
	<p>ENHANCEMENT VALUE</p> <ul style="list-style-type: none"> • Parcel serves as corridor connecting two larger areas of existing natural habitat . • Parcel serves as a buffer for existing wildlife habitat .
	<p>SPECIES DIVERSITY</p> <ul style="list-style-type: none"> • Parcel harbors unusual or disappearing plant species. • Parcel is breeding habitat for species of wildlife that is rare or unique in Lexington . • Parcel is valuable migration or wintering habitat for birds.

..... C. PUBLIC ACCESS VALUES

DESCRIPTION

	<p>ACCESSIBILITY</p> <ul style="list-style-type: none"> • Parcel has (or could have) a usable trail system of at least 1000 ft length . • Parcel has access from a public road or trail . • Parcel is valuable as an isolated "pocket park" (providing a parklike area more than 1000 feet walking distance from nearest protected open space . • Parcel provides connection to public trails or connection between two areas of public open space .
	<p>PUBLIC ACTIVITIES</p> <ul style="list-style-type: none"> • Parcel has open, dry area suitable for picnics, playing field, etc. • Parcel has a slope suitable for winter sledding. • Parcel has a pond suitable for winter skating. • Parcel has good cross-country skiing trails. • Parcel has attractions worth seeing . • Parcel has fishable waters . • Parcel has drained, flat, accessible, fertile land suitable for public gardens . • Parcel has good wildlife viewing areas . • Parcel supports a commercial activity consistent with open space preservation (e.g. farming, berry patch, etc.) .
	<p>EDUCATIONAL VALUES</p> <ul style="list-style-type: none"> • Parcel has other special features that support educational activities, e.g. geological formations, pond suitable for "ponding", variety of habitats, etc. • Parcel is in proximity to a school site.

..... D. WETLANDS PROTECTION VALUE

DESCRIPTION

	<p>FLOOD MANAGEMENT</p> <ul style="list-style-type: none"> • Parcel provides water storage in wetland. • Parcel has land within the 100 year flood contour. • Parcel wetlands ameliorate known flooding problems .
	<p>WATER QUALITY</p> <ul style="list-style-type: none"> • Parcel contains permanent brook . • Property drains into a public water supply (Cambridge Reservoir). • Property drains into a public pond used for swimming or fishing .
	<p>GENERAL WETLANDS VALUES</p> <ul style="list-style-type: none"> • Property contains a vernal pool or pond. • Property protects adjacent wetlands from siltation or non-point source pollution . • Development of property is likely to require disruption or degradation of wetlands on site .

Bibliography

Open Space and Conservation

Barrer, Betty, "Preservation of Open Space, or Cows Don't Go to School: A Technique for Assessing the Value of Farmland", Municipal Advocate, Massachusetts Municipal Association, Summer 1993

Caputo, Darryl F., "Open Space Pays: The Socioenvironmental Economics of Open Space Preservation", Green Acres Program, New Jersey Department of Environmental Protection

Engwicht, David, *Reclaiming our Cities and Towns: Better Living with Less Traffic*, New Society Publishers, 1993

Environmental Handbook for Massachusetts Conservation Commissioners, Massachusetts Association of Conservation Commissions, 1991

Herr, Philip B., *Saving Place: A Guide and Report Card for Protecting Community Character*, National Trust for Historic Preservation, Boston, Massachusetts, 1991

Kunstler, James Howard, *The Geography of Nowhere*, Simon & Schuster, 1993

Massachusetts Audubon Society, *Eden's End: The Case for Ecological Protection in Massachusetts*, November 1993

MassGIS Datalayer Descriptions and Guide to User Services, Massachusetts Geographic Information System, Executive office of Environmental Affairs, Commonwealth of Massachusetts, April 1993

Labaree, Jonathan M., *How Greenways Work: A Handbook on Ecology*, National Park Service, Atlantic Center for the Environment, 1992

McLaughlin, Adaela, *Walking the Open Spaces of Arlington, Massachusetts*, Arlington Conservation Commission, 1994 (in draft)

Netter, Edith M., and Barry, Daniel J., *Financing of Open Space*, Environmental Lobby of Massachusetts, 1988

Peterson, Iver, "Linking Bits of Leftover Land To Put Parks Closer to Home", New York Times, Jan. 7, 1994

Town of Lexington Open Space and Recreation Plan, Town of Lexington Conservation Commission and Recreation Committee, June 1984

Peiser, Richard B., and Schwann, Gregory M., "The Private Value of Public Open Space Within Subdivisions", Journal of Architectural and Planning Research, Vol. 10 No. 2, Summer 1993

Visions of Sustainability - Proceedings of the Design Charette (for Metropolitan State Hospital), The Architects for Social Responsibility, Boston Society of Architects, April 1991

Town of Lexington 1994 Annual Report

The Massachusetts Conservation Restriction Handbook, Executive Office of Environmental Affairs, Commonwealth of Massachusetts, 1992

D

Letters of Approval



Town of Lexington
Planning Board

Gregory Zurlo, Chair
Richard L. Canale, Vice Chair
Anthony G. Galaitsis, Clerk
Charles Hornig
Wendy Manz

1625 Massachusetts Avenue
Lexington, MA 02420
Tel (781) 862-0500 Ext 245
Facsimile (781) 861-2748

September 24, 2009

Ralph R. Wilmer
Vanasse Hangen Brustlin, Inc.
101 Walnut Street
P.O. Box 9151
Watertown, MA 02471-9151

Re: Lexington Open Space and Recreation Plan

Dear Mr. Wilmer:

Thank you for submitting the Lexington Open Space and Recreation Plan Update 2009 to the Planning Board for review. The Planning Board recognizes open space as an important land use in the Town and is pleased to see this updated plan that includes goals and actions to reach those goals.

We are particularly pleased to see some recognition of the need to balance competing interests for the use of the remaining undeveloped land in Lexington. We endorse the formation of the oversight committee mentioned on page 9-2 in Goal 7. This committee should include all the Town interests, such as housing, not just conservation, recreation and historical preservation interests that are listed elsewhere in the Plan. Goal 7 also refers to the 1996 Land Acquisition Planning Report as a basis for identifying parcels to be acquired. We urge some caution in the wholesale adoption of this list from 1996 as it may not reflect a balance of all the land use interests in Town. Perhaps such a review should be one of the first tasks of the ad hoc land use committee.

We also ask that the Metropolitan Area Planning Council's recommended revisions to the plan, outlined in their letter of July 2, 2009, be incorporated into the plan before it is finalized.

Yours truly,

Gregory Zurlo

cc: Karen Mullins, Conservation
Karen Simmons, Recreation



Town of Lexington
Office of Community Development
Conservation Commission

Tel: (781) 862-0500 x226
Fax: (781) 861-2780

June 10, 2009

Ms. Melissa Cryan
Division of Conservation Services
Executive Office of Environmental Affairs
100 Cambridge Street
Boston, MA 02002

Re: Lexington Open Space and Recreation Plan Update 2009

Dear Ms. Cryan:

The Conservation Commission reviewed and discussed the 2009 Open Space and Recreation Plan Update at its June 9th meeting. Several members were actively involved in developing the plan by providing important input on the current state of open space and natural resources in Lexington and identifying key goals for the next five years. The Commission finds the updated Plan is well written and does a great job in setting the framework for how Lexington should proceed in the coming years to protect open space and retain the character that residents enjoy and appreciate.

An important goal in the updated Plan is the need to establish and implement a land management program that will assure optimal use and maintenance of conservation lands. Lexington has made a significant investment in permanently protected conservation land and now is the time to increase support and available resources towards proper management and stewardship to preserve the integrity of these lands.

The Commission is appreciative for all the hard work that was contributed to creation of the updated Plan, especially the editing efforts of Emily Schadler, our Conservation Assistant. We feel this plan reflects the needs and wishes of the community and will serve as an important tool for the residents and boards and committees when working on and evaluating open space and natural resource issues.

Respectfully for the Conservation Commission,

Joyce A. Miller, Chair



Town of Lexington, Massachusetts

OFFICE OF SELECTMEN

NORMAN P. COHEN, CHAIRMAN
JEANNE K. KRIEGER
PETER C.J. KELLEY
HANK MANZ
GEORGE A. BURNELL

TEL: (781) 862-0500 x208
FAX: (781) 863-9468

June 11, 2009

Ms. Melissa Cryan
Division of Conservation Services
Executive Office of Environmental Affairs
100 Cambridge Street
Boston, MA 02002

Re: Town of Lexington Open Space and Recreation Plan Update 2009

Dear Ms. Cryan:

The Board of Selectmen has reviewed the Town of Lexington Open Space and Recreation Plan Update 2009. At its meeting of June 8, 2009, the Board voted unanimously to support the Plan and to endorse its recommendations.

The Town has a proud history of acquiring open space and providing outstanding recreational facilities for all of its residents. The updated Plan will enable the Town to continue this tradition.

Very truly yours,

Norman P. Cohen
Chairman

NPC/lap



Town of Lexington
Recreation Committee

Frederick DeAngelis, Chairman
Richard Thuma, Vice Chairman
Wendy Rudner
Sandra Shaw
Howard Vogel

Tel: (781) 862-0500 x262
Fax: (781) 861-2747

June 11, 2009

Ms. Melissa Cryan
Division of Conservation Services
Executive Office of Environmental Affairs
100 Cambridge Street
Boston, MA 02002

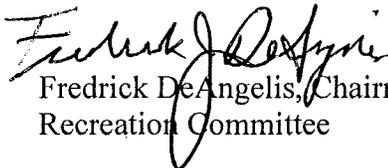
Re: 2009 Open Space and Recreation Plan Update

Dear Ms. Cryan:

The Recreation Committee was pleased to review the draft of the Town of Lexington's Open Space and Recreation Plan for 2009. The Committee has reviewed the goals & objectives and the 5-year action plan and would like to express its full support. At its June 17, 2009 meeting, the Recreation Committee voted unanimously to support the plan.

We look forward to a continued relationship of working to improve our open space, parks and playgrounds. The Recreation Committee will continue to partner with other town departments and the community to implement the goals of the Plan and recognize the plan as a vital planning tool for the future of Lexington.

Sincerely,


Frederick DeAngelis, Chairman
Recreation Committee



Metropolitan Area Planning Council

60 Temple Place, Boston, Massachusetts 02111 617-451-2770 fax 617-482-7185 www.mapc.org

Serving 101 cities and towns in metropolitan Boston

July 2, 2009

Ralph R. Willmer, AICP
Senior Planner/Project Manager
VHB, Inc.
101 Walnut Street
P.O. Box 9151
Watertown, MA 02472

Dear Mr. Willmer:

Thank you for submitting the Lexington Open Space and Recreation Plan Update 2009 to the Metropolitan Area Planning Council (MAPC) for review.

The Division of Conservation Services (DCS) requires that all open space plans must be submitted to the regional planning agency for review. This review is advisory and only DCS has the power to approve a municipal open space plan. While DCS reviews open space plans for compliance with their guidelines, MAPC reviews these plans for their attention to regional issues generally and more specifically for consistency with *MetroFuture*, the regional policy plan for the Boston metropolitan area.

Recommended revisions to the plan

The following are MAPC's recommendations for amendments to the Lexington Open Space and Recreation Plan Update that will serve to bring a more regional perspective to the plan.

Surrounding Communities - Within the discussion of the regional context, there should be mention made of the open space planning activities and open space plans of surrounding communities. There is a general acknowledgement of regional connections but the plan lacks specifics.

Subregion - The open space plan does not mention that Lexington is a member of the Minuteman Advisory Group on Interlocal Coordination (MAGIC), which is one of eight MAPC subregions. MAGIC is a group of 13 communities that meet regularly to discuss issues of common interest and is an excellent forum for discussing regional open space issues and opportunities.

MetroFuture - The section on regional context should include information on *MetroFuture*. More information on *MetroFuture* is provided below.

Consistency with MetroFuture

MetroFuture is the official regional plan for Greater Boston, adopted consistent with the requirements of Massachusetts General Law. The plan includes goals and objectives as well as thirteen detailed implementation strategies for accomplishing these goals. We encourage all communities to become familiar with the plan by visiting the web site at <http://www.metrofuture.org/>.

Jay Ash, *President* Michelle Ciccolo, *Vice President* Grace S. Shepard, *Treasurer* Marilyn Contreas, *Secretary*

Marc D. Draisen, *Executive Director*

The following comments are provided to help your community understand how your plan fits within the *MetroFuture* framework. Overall, we see many positive connections between your plan and *MetroFuture*.

Community Preservation Act –Lexington’s adoption of the Community Preservation Act is consistent with implementation strategy #3E of *MetroFuture*. As you may be aware, state matching funds for CPA are now in steep decline. Senator Cynthia Creem (D-Newton) and Representative Stephen Kulik (D-Worthington) have filed legislation to address this issue, with the strong support of MAPC. For further information about how the town could help to advance this legislation, please contact MAPC’s Government Affairs Manager Rebecca Davis at (617) 451-2770 Extension 2029.

Supporting Agriculture (Implementation Strategy #7)– *MetroFuture* contains a number of implementation strategies aimed at increasing the role of agriculture in both urban and suburban portions of the region. The Lexington Open Space and Recreation Plan does a good job of addressing issues related to the preservation of agriculture.

Bring Strategic and Regional Perspectives to Local Open Space Planning (Strategy #7A) - We commend the town for including a discussion of regional resources including Arlington’s Great Meadow, the Cambridge Reservoir, the land-locked parcel in Burlington and the Minuteman National Historic Park. This is consistent with *MetroFuture*, which strongly encourages regional efforts to protect open space and other natural resources, especially since these resources often cross municipal boundaries. The plan addresses this in an analysis of regional resource protection needs and within the goals section.

Increase bicycle, pedestrian and transit accessibility and safety (Strategy #6 D13) – The plan is very strong in the way it integrates these concerns.

Thank you for the opportunity to review this plan.

Sincerely,



Marc D. Draisén
Executive Director

Cc: Richard Canale, MAPC Representative, Town of Lexington
Melissa Cryan, Division of Conservation Services