

## Board of Directors, 1977-1978

### Officers:

President: John Bliss

V. President: Joan Lerner

Treasurer: Marcus Lieberman

Secretary: Anna Maria Abernathy

President ex officio: Ann Roesner

### Directors to 1978

Abe Bluestone

Bart Hague

David Jackson

Carol Morrison

Ruth Rabinow

Robert Romero

### Directors to 1979

Gerald Abrams

Rodney Barker

Sally Barnett

Lisa Colb

Harry Crosby

Scott Paradise

Andree Wilson

### Directors to 1980

Tamara Bilss

### Directors - One Year Term 1977-1978

Ruth Heespelink

Deborah Howard

Jane McKinnell

Cathy Cobb

## June 1977

Newton Conservators

Minutes of the Board meeting

held June 15, 1977 at the home of John & Tamara Bliss

**Present** were board members Abernathy, J. & T. Bliss, Bluestone, Cobb, Colb, Crosby, Heespelink, Lerner, Lieberman, Wilson, joined after 9 p.m. by Roesner, Barker, McKinnell; also, for the first portion of the meeting, including discussion of the Environmental Science Program, Kathy Cobb and Lee Zalinger.

**Secretary's Report:** The minutes of the Annual Meeting and of the April 20 Board meeting were accepted with corrections.

**Treasurer's Report:** The June report was submitted. Contributions are smaller this year than at other times when special projects were under way. A correction to the Annual Report figures for the Novitiate campaign was made - receipts should read \$703, and

expenses \$717. The Annual meeting cost ca. \$150.00 (\$190 for good, gift, printing, square dance caller; minus \$40 income).

The possibility of obtaining more income by shifting to other types of savings or checking accounts was discussed.

The Arboretum and Webster Vale funds were discussed. A MOTION was made, seconded and unanimously PASSED that Marcus Lieberman study these two funds and report in October, with possible alternative resolutions.

**Environmental Science:** On June 7, Lee Zalinger & Howie Weiss met with Kathy Cobb, Andree Wilson, John Bliss. At that time, 12 students had sent in \$50 each, and 6 leaders had been identified. The use of the kits and chemicals from Warren Jr. High was to be requested from Mr. Staley. The issue is on the chemicals, which are consumed. Insurance was discussed. Only medical insurance and bus travel are currently covered. T. Bliss undertook to investigate insurance for the Conservator Board, and Rodney Barker to investigate the "release of responsibility" forms and to consult Bob Romero; also to investigate liability problems re Ordway Park.

The possibility that the advisers of the ESP be incorporated independently was briefly discussed.

Joan Lerner MOVED that the Advisory Committee (Roesner, Wilson, Cobb) meet with the E.S.P. Planning Board to evaluate the Conservators' role and to make a recommendation in November regarding continuation of Conservator sponsorship of E.S.P. Motion seconded and unanimously APPROVED.

The need to pay to "independent contractors" rather than "employees" of the ESP program, to avoid complications with IRS withholding regulations, was explained by Lieberman.

It was decided to seek to enlist a parent of an E.S.P. participant to join the Advisory Committee.

Lee Zalinger reported that 20 students have signed up this far; that the schedule is set, and Conservators may go on any trips. The budget is essentially the same as that of 1976. The acceptance of the ESP budget was MOVED, seconded, unanimously PASSED.

In 1976, Newton Conservators granted one of 5 scholarships that were available for the E.S.P. This year no outside funds are available. A MOTION to empower the advisory committee to spend up to \$140,000 on scholarships was made; a motion to amend it to \$210 lost; the first motion CARRIED, with one "nay" vote.

A MOTION to postpone the Ordway Park discussion to next month was made, seconded and PASSED.

At this time, Kathy Cobb and Lee Zalinger departed.

**New Board Member:** MOTION was made, seconded and unanimously APPROVED to elect Kathy Cobb a director.

**Legal Issue:** Efforts to contact former treasurer David Hunt continue to be unsuccessful. Ann Roesner reported on the current status of approaches to the Attorney General's office, and will continue to pursue efforts in that direction.

**Open Space:** [No entry]

**Election campaign:** Joan Lerner reported that the Open Space Committee decided on June 14 to invite Mayoral candidates to a public meeting toward the end of July, and Aldermanic candidates to one in September; discussion at these meetings to be based on candidates' responses to a questionnaire to be prepared by Bluestone, Crosby, Lieberman, and Barnett or Morrison. A MOTION to approve the formulating of the questionnaires and the organization of these meetings was unanimously PASSED. The tentative questions were discussed. The Open Space Committee was to meet again on June 20 and invited all Board members.

**Nahanton Woods:** Joan Lerner explained the background of the Open Space Committee statement at the June 13 Land Use Committee hearing. The O.S.C. held three lengthy meetings after the Wasserman presentation at Wells Ave., and drafted three successive statements, influenced by different members in attendance at the different meetings. Several members were not aware that a new position was taken at the second meeting, or even that a third meeting was held on June 12. Thus John Bliss spoke on behalf not of the Conservators but of the O.S.C., and some members felt it was not even that. For the benefit of the Board, Joan asked Harry Crosby to summarize the pro-Wasserman arguments, Sally Barnett the anti-.

**Pro:** Keeping in mind the Conservator goal of "passive recreation" land:

- The present Residence A zoning is a bad usage
- The present private status means any access is by trespassing only
- The present status maintained would mean an eternal fight
- State interest is toward high density areas, so no help in sight there
- "as is" an impossible dream: drainage has already begun to change
- No possibility of city purchase.

**Positive benefits of the current proposal:**

- Public access now, to 21 acres - an innovative approach
- Conservators would be included on the board to maintain public portion
- Visual impact less this way than under Res. A construction.
- Need for apartments
- Net income to the city of \$200,000/300,000
- 10 of 11 units of low/middle income housing to the city

Anti:

- Other housing uses may be better than this proposal
- Do need rezoning to avoid 21 single homes; need clustering, but not five-fold increase in density.
- Impact of this rezoning on other open land in Newton? Cf. Lacey...
- Impact on this piece of land
  - Unknowns:
    - views of this from river, from Oak Hill, from Nahanton St.
    - drainage of this development into wetlands?
    - how much is wetland? City atlas says 16 acres; Wasserman says 8 acres
- Resolution of this proposal will set tone of how deal with other developers.
- Planned development criteria:
  - don't want 5-story buildings
  - don't want wetlands included in the acreage calculations - they are in this instance
- Very questionable what kind of "bargain" the city is getting here.

Joan then summarized the events of Monday evening (June 13). Tamara Bliss added that an error was made in taking a new position without Board approval. Ruth Heespelink asked how one could be certain that the suggestions in the Conservators statement would be adopted, if the proposal were approved.

The question was MOVED, and the Open Space Committee report/recommendation was ACCEPTED by a vote of 8 to 5.

A MOTION was then made to write to the Aldermen that the Newton Conservators Board had endorsed the statement, and to send it to them; also to write a letter to this effect to the Newton newspapers. The motion was seconded and CARRIED unanimously.

The next meeting was set for July 13, and the meeting adjourned.

Respectfully submitted,  
AnnaMaria Abernathy  
Secretary

**July 1977**

Newton Conservators  
Minutes of the Board meeting  
held July 13, 1977  
at the home of John and Tamara Bliss

**Present** were Board members Abernathy, J. & T. Bliss, Bluestone, Cobb, Crosby, Hague, Lerner, McKinnell, Rabinow, Roesner, Wilson.

**Secretary's Report** - accepted with corrections of names

**Treasurer's Report** - not given, in the absence of the treasurer

**Environmental Science** - Ann Roesner explained that additional applicants for scholarship materialized after the last Board meeting, but also additional members for the program. Because the fixed expenses of the program do not rise with the additional participants, the program itself is able to give some scholarship aid. However, the board should also increase the Conservator scholarship from \$140.00 to \$150, since the intent of the June 15 vote was to grant the equivalent of one tuition, which is in fact \$150.00. A MOTION to increase the scholarship to \$150.00 was made, seconded, and unanimously PASSED.

The loan of materials from Warren JHS was investigated by Dick Staley and is o.k.

The ESP schedule was revised and given out.

A report of a complaint by Katie Hooper of the CRCS regarding horseplay that led to broken fruit tree branches was discussed, and Ann Roesner offered to take students to repair the damage. Further discussion of the canoe outing led to a sense of the meeting that all students be required to wear life jackets, and resolution to so inform Mr. Peter Richter, Director of the ESP.

**Ordway Park** - Andree Wilson reported that Ordway Park is being cleaned up, albeit very slowly. Ross Bronson has spent some 16 1/2 hours, will now be gone for a month. A. W. will spend a day with him to explain what undercutting is needed. Peter Paradise worked one month on the clean-up; his brother David is now continuing.

**Newton Arboretum** - a letter from David Jackson regarding tree planting was read and discussed. A legal problem was raised regarding one of Mr. Jackson's recommendations, viz. planting street trees on private property to avoid the utility cutting and road salts. The Beautification Commission is not interested in work on this project. The need to vary from planting only Norway maples was also raised. H. Crosby observed that Rolce Payne's project of Centennial plantings has not progressed. John Bliss undertook to respond to Mr. Jackson with a letter.

**Open Space** - J. Bliss read aloud a letter he had received from Richard Wilson. The letter noted the need for the Conservators not to be "political," as this is the job of city government. Thus, Conservators should not approve any development, as compromise will be done by the politicians. Harry Crosby spoke to this issue. He wondered whether he might be contaminating the Conservators, being politically oriented, accomplishment-oriented, and opposed to the position expressed in Wilson's letter.

Bart Hague expressed pleasure at Crosby's joining the Conservator board. He agreed philosophically with him regarding the need to have goals and use strategy. Regarding

**Nahanton Woods** specifically, however, he finds the endorsing at this time was not good strategy, for the following reasons:

- 1) Wasserman did not answer questions re visual impact;
- 2) Long range issues were not faced;
- 3) David Cohen's questions re water quality are valid;
- 4) Windfall benefits to a developer from a major rezoning should be clear, and shared by the public;
- 5) Access provisions are not clear, not the maintenance.

Therefore he **MOVED** that "on the basis of questions that were not answered at the June 23 hearing, we the Newton Conservators at this time suspend our approval of the proposal, pending satisfactory resolution of our concerns."

After lengthy discussion of a **MOVE** to change the word "suspend" to "reconsider," the amendment was **CARRIED** by a vote of 6-4, with 2 abstaining, to change the wording to "reconsider."

The land use committee was to meet again on July 21.

The issue was raised of the whole procedural problem that arises from public hearings being held before the public is fully informed of a project. It was believed that state law mandates this process, however.

Joan Lerner raised the issue of whether the plans for Stanton Avenue development may be studied with a view to public access linking Braeburn and Woodland.

**Novitiate**: A series of phone calls to Mayor Mann may have had a role in the fact that on July 1 the Mayor sent the request for three appraisals to the Board of Aldermen - one for the whole Novitiate, one for 15 acres and buildings; one for the other 25 acres.

**Candidates' Night**: August 11, the date of Mayor Mann's choice, was **APPROVED**. The questionnaire was **APPROVED**. Ruth Rabinow suggested an additional question regarding the Charles River Pathway, but it was decided to ask the question at the meeting and not add it to the questionnaire. The points that a covering letter to the candidates should include were listed, and Harry Crosby was empowered to write this letter, as well as to moderate the debate itself.

**Secretarial Help** - T. Bliss suggested budgeting for secretarial service when needed. She suggested Executive Assistance, 152 Galen St., as an excellent reasonable service, and asked that the above mentioned letter to candidates be so produced. All **AGREED**.

**Financial Plan for Open Space**: Bob LeMire project is being put off at present. LeMire required knowledge be provided regarding the parcels of land: taxes, assessed value, worth under existing zoning, or under PD. Abe Bluestone developed a framework to provide most of this information, and will work on it during the summer.

**Chairmanship of Open Space:** Because Joan Lerner is at this time resigning this post, the decision was made to ask Sally Barnett to be co-chairman of the committee.

**Vice-president** - Joan Lerner is also resigning from this post. H. Crosby nominated Abe Bluestone. The nomination was seconded and unanimously APPROVED.

**Staniford Street** was mentioned, to be discussed at a program planning meeting.

**Program Planning Meeting** - J. Bliss stressed the need to have a special meeting on this, as there is not sufficient time at any regular meeting. September 7 was tentatively set.

In view of the August 11 Candidates' Night, a regular board meeting for August was dispensed with. Sept 14 will be the next board meeting.

The meeting adjourned at 11:10 p.m.

Respectfully submitted,  
AnnaMaria Abernathy  
Secretary

**late July, 1977**

Minutes of Special Meeting of Board  
Newton Conservators, Inc.  
July 27, 1977

Present were Officers and Directors: T. Bliss, J. Bliss, Cobb, Heespelink D. Jackson, Lerner, Rabinow, Roesner, Romeo, and A. Wilson.

There was discussion of an amount of money that was listed as Conservator expenses by the former Treasurer. It appears that it is not possible to justify these as Conservator expenses. A MOTION was made to drop the further investigation of the matter (in part because of the financial and time limitations of our organization). Plans were made to send a letter to the Attorney General of Massachusetts noting that the office has neglected to act on the criminal aspects of the matter. This motion was unanimously PASSED.

A MOTION was made that the Conservators go on record as supporting **the Charles-to-Charles Corridor**. Motion was PASSED unanimously.

Meeting was then adjourned.

Submitted by L. Colb

## September 1977

Newton Conservators, Inc.  
Minutes of Special Board Meeting on Program Planning  
Wednesday, September 7, 1977

**Present** were Board Members John Bliss, Ruth Rabinow, Harry Crosby, Joan Lerner, Cay Morrison, David Jackson, Marcus Lieberman, Scott Paradise, Anna Abernathy, Jane McKinnell, and Tamara Bliss, and Conservator members Ted and Teresa Tedesco.

The group proposed and discussed **goals for the Conservators for the coming year**. The following proposals were made and generally accepted as worthwhile if people could be found to carry them out:

1. Secure the acquisition of the Xaverian Brothers Novitiate land by the City of Newton. (Cay, Ruth, Harry, Joan, Ann, Ruth H.)
2. Develop and present to the public and to the City of Newton a Fiscal Plan for the protection of Newton's remaining open space now in private hands. (Tamara, Bart, Abe)
3. Liaison with Aldermen, Mayor, etc.
4. Develop a policy to better reconcile the preservation of open space and the need for low and moderate income housing in Newton. The proposed development on Staniford St. is an important case in point. (Scott, Tamara, Harry)
5. Publish or encourage the publication of a "Guide to Newton's Open Space," a portable, clear and concise description including maps of Newton's open space (Ruth H.)
6. Study the current status of the private golf courses in Newton and define alternatives for their current maintenance as open space and their possible future disposition.
7. Determine the status of the Charles-to-Charles Corridor green space through Boston, Brookline and Newton and develop a strategy for advancing the completion of that project. (Bart)
8. Study the current Newton tree planting program and propose changes that may be appropriate to improve both the function and the appearance of the plantings. (David Jackson? Andree Marcus on fund. Ann?)
9. Become familiar with current MDC land acquisition policy and establish an on-going relationship to the appropriate people in that organization (Cay).



In addition to these external or public goals, the group also proposed the following internal or operational goals:

1. Study our special funds relating to the Newton Arboretum, the Webster Vale, and any others and determine how they may be legally appropriated.
2. Improve service to and participation by our members in Conservator activities, and expand membership through a special membership drive. (Ruth R., Sally)
3. Regularly publish the Newsletter, preferably monthly (Cathy, Jane, Ed Lerner?)
4. Publish a members' handbook or brochure, including references to important by-laws.
5. Study and evaluate the advantage and disadvantages of reorganizing the Conservators into a tax-deductible organization and a lobbying organization. (Finance Committee: Andree, Marcus, Rodney, Tedesco?)
6. Study the current structure of the Environmental Science Program and evaluate alternative sources of sponsorship. (Ann, Andree, Cathy)

In order to most efficiently pursue these goals, we decided to set up task forces for each goal. The task forces would be limited in duration to the time it takes to achieve the particular goal or to determine that the goal is for some reason unachievable at the time. Board members or regular Conservator members would thus be committing themselves only to these particular goals and not to on-going membership in a committee of general jurisdiction, such as the Open Space Committee. It is hoped that each Board member will be able to choose one of the goals, external or internal, and expend some effort and leadership in making it happen. We would very much like to use this task force method of recruiting non-Board Conservator members and perhaps some other people in the community who are not now members but who have an interest in the particular goal. We should also be alert to the possibility of working with other community organizations on goals that are of common interest.

Please come to our next Board meeting, Wednesday, September 14, 1977 at the Bliss' house ready to choose at least one goal to work on in the coming year.

Submitted by,  
John Bliss

[Task force members were penned in later, and are added in above]

**September, 1977 (2nd meeting)**

Newton Conservators  
Minutes of the Board Meeting  
September 14, 1977  
9 Lewis St.

**Present** were Board members Abernathy, Barker, Barnett, J. Bliss, Cobb, Crosby, Hague, Heespelink, Lerner, Lieberman, Morrison, Paradise, Rabinow, Roesner; also Helen Heyn.

**Secretary's Report:** The minutes of the July 13 meeting were accepted, but Sally Barnett turned down the possibility of the co-chairmanship of the Open Space Committee, which was suggested therein. Several members expressed the expectation that the standing committees will not have as large scope this year as last.

**Mass Forest and Park Assn.:** Rodney Barker raised the question whether the Conservators should join. Although it turned out that a number of individual Conservators are members, there was general agreement that the organization is worthy of our support. Barker agreed to receive the literature and scan it for the Conservators, whereupon a MOTION to join @ \$25.00 annually was made, seconded, and unanimously PASSED.

**Nominations to Board:** It was ascertained that there are currently 18 directors (not including officers). The by-laws provide for 21.

Cay Morrison nominated Ed Lerner to board membership. The MOTION was seconded and unanimously APPROVED. To avoid technical complications from Joan Lerner's resignation as an officer, a motion to elect her also, to board membership was made, seconded and also unanimously PASSED.

Rodney Barker suggested the name of Jean Artin, but the nomination is postponed until she returns from France next summer.

Ann Roesner suggested establishment of a **permanent nominating committee**. It was decided to consider the nominating committee from last spring (Morrison, Crosby, Barnett) to remain standing until the next nominating committee. is named.

**Ordway Park:** Ann Roesner reported that Ross Bronson has done some work, and that in the coming weeks he will remove saplings overgrowing in the park.

Harry Crosby suggested the possibility of contracting out the maintenance work. Helen Heyn recommended Anthony Cappizzi Bros., whose cost to the Conservation Commission is \$275 per diem for 2 men with chipper & truck. An estimate is to be sought from them, and also by Andree Wilson from the firm she employs. The Board empowered the Ordway committee to contract for \$600.00 work this fall, with the possibility of a yearly contract in future.

**ESP:** The E.S.P. subcommittee (Roesner, Cobb, Wilson) will be asked to report in November on problems and to make recommendations for the future. Meanwhile, the subcommittee and E.S.P. staff were commended for their total fiscal responsibility and for the program.

**Election:** After considerable discussion, it was decided that the LWV Candidates' nights (Oct. 19 & 26) will be the best vehicle for getting conservation issues before the public.

Individual members undertook to contact political reporters at each of the local newspapers to discuss their coverage of conservation in the campaign, and everyone was urged to write letters to the press and to ask conservation questions at the candidates' meetings.

**Goals for 1977-78:** Correcting an accidental omission in the minutes of the Sept. 7 special meeting on program planning, a third item was inserted at the beginning of the list of proposals:

- Develop and maintain a continuing educational relationship with the Aldermen and Mayor.

Discussion of the proposals included the following points:

Item 1 - "Secure the acquisition of the ...Novitiate land": H. Heyn would broaden this aim to include all the acquisitions for which Newton has made applications, rather than singling out only one. Current applications are endangered by the shift in priorities by the state, toward more urban locations.

Item 2 - "Develop & present...a fiscal plan for the protection of Newton's remaining open space now in private hands.": J. Lerner urged that presenting to the public be a major thrust, not just of a fiscal plan but open space issues in general.

Item 4 - "Develop a policy to better reconcile...open space and...low and moderate income housing...!" A. Abernethy questioned whether housing policy is an area for Conservator activity. S. Paradise responded that this is of greatest interest to him, and many others concurred with him.

General: T. Bliss pointed out that the items fall into several categories: study items, action items, financial commitment, or projects (some long, some short-term)

Item 5 - Publish...a "Guide to Newton's Open Space...": H. Heyn observed that the Newton Conservation Commission has applied for Middlesex money for a similar project. C. Cobb said that an open space map exists, to which descriptions can be added.

Item 8 - "Study the current Newton tree planting program...": H. Heyn suggested Newton study the Ann Arbor example - a rich bequest to street trees, great variety of plantings.

Item 9 - "Become familiar with...MDC land acquisition policy...": MDC board meets weekly. Of late, no action by MDC on land acquisitions in Newton. Thelma Fleishman attends on behalf of CRWA.

Members volunteered their interests as indicated by the names beside each item on the following page. Names of absent members whose possible interest was suggested are given with question marks, to be corrected at the next meeting. Parentheses indicate current activity of absent members.

The meeting was adjourned at about 11 p.m.

Respectfully submitted by  
AnnaMaria Abernathy, Secretary

#### **INTERNAL PUBLIC GOALS:**

1. Secure the acquisition of the Xaverian Brothers Novitiate land by the City of Newton. (Cay Morrison, Ruth Rabinow, Harry Crosby, Joan Lerner, Ann Roesner, Ruth Heespelink.)
2. Develop and present to the public and to the City of Newton a Fiscal Plan for the protection of Newton's remaining open space now in private hands. (Bart Hague, Tamara Bliss, Harry Bluestone?)
3. Develop and maintain a continuing educational relationship with the Aldermen and Mayor. (Rabinow)
4. Develop a policy to better reconcile the preservation of open space and the need for low and moderate income housing in Newton. The proposed development on Staniford St. is an important case in point. (Scott Paradise, Tamara Bliss, Harry Crosby)
5. Publish or encourage the publication of a "Guide to Newton's Open Space," a portable, clear and concise description, including maps, of Newton's open space (Ruth Heespelink)
6. Study the current status of the private golf courses in Newton and define alternatives for their current maintenance as open space and their possible future disposition.
7. Determine the status of the Charles-to-Charles Corridor green space through Boston, Brookline and Newton and develop a strategy for advancing the completion of that project. (Bart Hague)

8. Study the current Newton tree planting program and propose changes that may be appropriate to improve both the function and the appearance of the plantings. (Dave Jackson? Andree Wilson? Ann Roesner? Marcus Lieberman for fund)
9. Become familiar with current MDC land acquisition policy and establish an on-going relationship to the appropriate people in that organization (Cay Morrison)

**INTERNAL OPERATIONAL GOALS:**

10. Study our special funds relating to the Newton Arboretum, the Webster Vale, and any others and determine how they may be legally appropriated.
11. Improve service to and participation by our members in Conservator activities, and expand membership through a special membership drive. (Ruth Rabinow, Sally Barnett)
12. Regularly publish the Newsletter, preferably monthly (Cobb, McKinnell, Ed Lerner?)
13. Publish a members' handbook or brochure, including references to important by-laws.
14. Study and evaluate the advantage and disadvantages of reorganizing the Conservators into a tax-deductible organization and a lobbying organization. (Finance Committee. Lieberman, Wilson, Barker, Tedesco?)
15. Study the current structure of the Environmental Science Program and evaluate alternative sources of sponsorship. (Ann Roesner, Cathy Cobb, Andree Wilson)
16. Develop a budget for Conservator activities. (Finance Committee. Lieberman, Wilson, Barker, Tedesco?)

**October 1977**

Meeting of the Board of Directors  
Newton Conservators  
8 p.m., Wednesday, October 12, 1977  
9 Lewis St., Newton

**Present:** John Bliss, Sally Barnett, Ruth Rabinow, Bart Hague, Cay Morrison, Ed Lerner, Joan Lerner, Jane McKinnell, Bob Romero, Tammy Bliss.

**Discussion of Minutes of Sept. 14 Board meeting:** Comments: Ruth Rabinow asked for clarification on Goal #3 - educational relationship with elected officials. This led to a discussion of relations with candidates. We need to get candidates to clear stand for Novitiate.

Reaching out to public to join us can be encouraged -- e.g., Dr. Kaplan has been an eloquent speaker on the Murley and Nahanton Woods (?); can we invite him to a meeting on Ward 8 issues, which would give opportunity to assess his position? The idea of developing participation in Ward 8 seemed generally supported, and the **nominating committee** was asked to pursue the idea.

**Treasurer's Reports:** Joan Lerner reminded the group that this fall we were to receive and discuss recommendations from Marcus Lieberman on the future of our special funds, especially Webster Vale and Arboretum Funds. Marcus will be asked about this.

**Ordway Park Report:** The report was read and general approval of the committee's work was expressed. The Board had some suggestions for the Committee:

1. A formal understanding of the Ordway will on the kind of park Priscilla Ordway wanted us to maintain. For example, we might want to add an explanatory plaque so public would realize why it doesn't look like a formal "park."
2. Clarification of budget. Committee spoke of \$800/year, but our minutes show an authorization of \$600.

**South High Athletic Field:** Newton South High Boosters Club is circulating a letter calling for public support for building athletic fields on the wetlands near the school. Bart Hague moved that we make a public statement pointing out that the letter, which claimed our approval, is not authorized. We would notify all likely recipients, the Boosters Club, with copies to Public Buildings Committee, the Conservation Commission, and the Newton papers. Motion PASSED.

We are not prepared to pass judgment on the project itself, but we can state that any threat of encroaching on the wetland is a matter of deep concern. Letter will so state.

**Novitiate:** Cay Morrison reported that the MDC appraisers may be getting to the Novitiate on their November schedule.

**Horst Woods:** The Church of Boston proposal needs to be followed.

Meeting adjourned about 10:15 p.m.

Respectfully submitted,  
Ed Lerner

**November 1977**

Newton Conservators, Inc.  
Minutes of the Board Meeting  
November 16, 1977  
Bliss's home, 9 Lewis St., Newton

**Present** were Board members Abernathy, Barker, Bliss, Hague, Heespelink, Jackson, Lerner, Lieberman, McKinnell, Morrison, Rabinow, Wilson; also Ellen Mooney and, for part of the time, Milton Reuben.

**Minutes** of the October 12 meeting were ACCEPTED as written.

**Treasurer's Report:** after a technical correction by David Jackson regarding the Ordway Fund (recording the transfer of funds from savings to checking), the Treasurer's Report was ACCEPTED as submitted.

Marcus Lieberman reported that 25 new members have joined after receiving the letter sent to Newton Audubon members by Ruth Rabinow. These dues will be for 1978.

**ESP:** Discussion was postponed to next month, when Peter Richter will be able to attend.

At that time, liability insurance will be reported on by Bob Romero and Rodney Parker, hopefully.

**Ordway Park:** The Ordway will remain to be examined, pending the Treasurer's access to the bank vault, to be gained in the coming month.

Regarding a second plaque to explain the park's nature, Andree Wilson argued that the one plaque already in place is sufficient.

Regarding the Ordway budget, the issue whether \$800.00 or \$600.00 was authorized for this year is moot, as \$600.00 is adequate in fact. A higher figure will be requested for next year. Meanwhile, neighbors are noting that the appearance of the park has greatly improved.

Insurance for the park -- who will be covered, and to what amounts -- will be further investigated by the Ordway Committee (Roesner, Wilson, McKinnell).

**Chestnut Hill Country Club:** The Open Space Committee met upon the news that an offer had been made for the property by Carabetta Enterprises. The issue of what the Conservators should do, remains.

Milton Reuben, from Chestnut Hill, arrived and reported on a November 7 meeting between Chestnut Hill neighbors and the Mayor and City Planner. The Planning Department expects to publish its general goals by January. D. Jackson pointed out that the goal has been the same -- to keep the golf courses as open space by assessing them as low as possible.

Reuben read from the most recent Newton Graphic, which commented that in 1974 the Conservators listed Chestnut Hill C.C. to be conserved and in 1975 they did not. This is misleading, since in 1975 no general list was made to parallel the 1974 statement.

Rodney Barker suggested that the Conservators begin by writing a letter pointing out the error in the newspaper article. John Bliss undertook to do this.

Taxes of the CHCC are now \$55,000.00. Conservation restrictions that would lower taxes should be encouraged. David Jackson suggested that one propose to the Mayor and Aldermen that a proposal be put on the docket, offering conservation restrictions to the golf courses. He (Jackson) and Bart Hague will look into this issue (with MAPC technical assistance group) and report back. David Jackson also suggested that a meeting with the Mayor be arranged, to discuss the issue.

It was pointed out that the March 1977 statement by the Conservators stressed our continued interest in these open spaces, and especially stressed conservation restrictions.

M. Reuben further reported having spoken some three weeks ago with Evelyn Murphy, who expressed willingness to entertain a city application for the 50% funding of acquisition.

**Planning & Development Commission Seminars:** Cay Morrison reported that the participants were organized into small groups that discussed the rather general, indefinite goals. B. Hague concurred with this impression. D. Jackson noted that he spent time with the Planning & Dev. Group on Nov. 13, and more specificity was evident. The City Planning Committee will hear the plans in c. 2 weeks (Nov. 29?) -- depending on the date, J. McKinnell, J. Lerner, R. Heespelink will go.

Project Progress - **Membership:** 25 new members, including one life member, have joined since the Audubon mailing. Additional names may be addressed, of other conservationists, Ruth Rabinow reported. D. Jackson suggested that Newton Symphony subscribers and Village Improvement Societies might also be contacted.

A discussion of activity for the new members centered on:

- 1) A new members' orientation meeting;
- 2) Inviting them to a regular Board meeting;
- 3) Holding a general Conservation meeting, in a local church, with reports on our main activities.

R. Rabinow, with help from T. Bliss and A. Wilson will work on the meeting, to be sometime in January [11th].

Project Progress - **Newsletter:** R. Rabinow reported on behalf of Sally Barnett that our Newsletter, as in the past, is over-ambitious at present. It should be far less frequent than monthly, but once a month we should send a simple bulletin, possibly one page. This would list topics under consideration in Newton, relating to conservation. (One might solicit bulletins from the various groups and civic bodies involved). Ellen Mooney (965-0821) was present, and interest in doing the Newsletter -- possibly 4 times a year -- with the bulletin in between. She was warmly welcomed and acclaimed. John Bliss, Andree Wilson, Jane McKinnell offered to help in the enterprise.



The meeting adjourned shortly after 10 p.m.

Respectfully submitted,  
AnnaMaria Abernathy

**December 1977**

Newton Conservators, Inc.  
Minutes of the Board meeting  
December 14, 1977, 8:25 p.m.  
9 Lewis St.

**Present** were Board members Abernathy, Barnett, J. Bliss, Bluestone, Hague, Heespelink, Lieberman, McKinnell, Morrison, Rabinow, Roesner, Tedesco (member by end of meeting), Wilson. Present for E.S. P. were Peter Richter, Richard Staley, Lee Zalinger. Members Ellen Mooney, Alan Bullock, Bill Steffens also attended.

**Environmental Science Program:** Lee Zalinger reported plans for the program to run from July 5-28, 1978. Ten potential leaders are available, of whom at least seven will be needed if the projected 36 students join. P. Richter will be adult director; Zalinger, the program director. A budget of \$5400 is projected, with tuition again at \$150.00, with hope for a number of scholarships. The Neponset River Reports have been distributed and well received by interested organizations. Messrs. Richter and Staley gave further details of the program and its success.

The Conservators' negligence liability and liability insurance were discussed at length. Staley noted that school law applies: to be liable, "gross negligence" would have to be proved, and the program is so run as to eliminate possibility of this. Andree Wilson is working on the possibility of insuring Ordway Park, with a rider on ESP to that policy.

A MOTION that we retain an attorney to give the Conservators an opinion on liability for the ESP was made, seconded, unanimously PASSED.

Following discussion of the management relationship between the Conservator board and ESP, and the desirability of not having board members involved in day-to-day money or telephone-contact matters, a MOTION was made, seconded and unanimously PASSED, to the effect that "the Conservators sponsor the ESP for 1978, including the auditing of the fiscal management to be run by the program, and recognizing that ESP take responsibility for running the program."

**Secretary's Report:** The minutes of the November meeting were accepted, with correction of the spelling of the name Rubin.

**Treasurer's Report:** A total of 67 new memberships, including 2 life members, have come from the Newton Audubon letter, and a total of \$475 in contributions. Treasurer Lieberman suggested that the Newsletter name the life members, and perhaps present a certificate to them.

The Arboretum and Vale Fund documents will be discussed at the next meeting.

A discussion of the Novitiate Fund indicated that no separate account exists, but that the treasurer will keep a separate record of income and outlays for the Novitiate.

**Nominating Committee:** Cay Morrison, for the committee, nominated Ted Tedesco to become the twentieth member of the Board. A MOTION to this effect was made, seconded, and unanimously PASSED.

The question arose, whether Rodney Barker planned to continue on this board following his election to the Board of Aldermen. J. Bliss undertook to inquire as to his plans.

**Newsletter:** The recent newsletter was commended, with thanks to Ellen Mooney. It was agreed to do a feature on the life members in a coming issue.

**January Open Meeting:** R. Rabinow reported that it will not be Jan. 11, as previously contemplated. Andree Wilson will obtain a place for this general meeting, once the date is set. [Since set for January 26.]

The program will be a large "fireside chat" with the following elements:

- 1) Brief history - (John Bliss) - 5 minutes;
- 2) Novitiate (Giezentanner, J. Lerner) - 30 minutes;
- 3) Golf courses (LeMire)
- 4) Respondents (e.g. Margaret Smith, Debby Howard, ch'mn of Planning C'tee.)

For publicity, the possibility of using Roxanne Associates group to leaflet was mentioned. Also, city dignitaries will be invited.

Printed material to be available at the meeting were listed: Geology of Newton; Ordway leaflet; a sheet listing Conservator activities; and a new Novitiate card.

A MOTION by Tamara Bliss, "to retain Bob LeMire for a maximum of \$500.00 to make site visits to the four major **golf courses**, a written assessment of alternative methods for maintaining them as open space, and a presentation of his findings at the January open meeting," was seconded and unanimously APPROVED.

The already appropriated Novitiate Fund moneys will cover the cost of Giezentanner's appearance at this meeting.

**Novitiate Card:** Ruth Rabinow proposed a card with simple illustration and message "Let 1978 be the year of the Novitiate" be prepared, to distribute and the January meeting

and subsequently. Conservators may use this card to influence public officials. (It was suggested to include one in the next Newsletter, with a note telling where more are available.)

The Board VOTED to authorize a maximum of \$300.00 for c. 2500 of these cards to be printed. Ed Lerner and Jane McKinnell will help Ruth Rabinow on this project.

**Charles River Pathway Map:** R. Rabinow reported that Wm. Giezentanner is willing to prepare a map gratis, if someone would publish it. The Board agreed that we are interested, but wish first to investigate the possibility of publication by Newton's Planning Department and/or Conservation Commission.

**McGrath/Novitiate meeting:** a meeting re Novitiate, with McGrath, will be held Saturday, Dec. 17, 8:30 a.m., at Ann Roesner's home.

The meeting adjourned at 11:25.

Respectfully submitted,  
AnnaMaria Abernathy

### **January 1978**

Notice of January Board meeting  
for January 4, 1977  
at home of John Bliss, 9 Lewis St., Newton

- 8 P.M Come to order, Secretary's Report, Treasurer's Report, Nominating Committee Report
- 8:20 Open Meeting - January 26, 1978
- 8:30 Discussion of Conservators' Policy on Novitiate

The **Novitiate Committee** chairperson Cay Morrison has requested that the January Board meeting be held on the first Wednesday rather than the second Wednesday of the month. The reason for the early meeting is to bring before the Board the question of what disposition of the existing buildings and developed land of the Novitiate property the Conservators ought to support. While there are no current proposals by the owners or prospective developers of the Novitiate land, the Committee believes that a sense of possible developments the Conservator Board will or will not support will help the Committee in its further efforts to secure the major part of the Novitiate land as open space to which the public has access.

While taking no position itself on the question, the Committee has suggested the following alternatives as representative of the range of proposals that are likely to be made:

- 1) The City of Newton should buy the whole parcel and raze the tower building. It may or may not make use of the remaining buildings and facilities for active recreation.
- 2) The City should buy the whole parcel, including the buildings, for use as a recreation, cultural arts center, or any other appropriate public use.
- 3) The tower building and some or all of the land should be purchased by several wealthy families for joint occupancy with some suitable provision for public access to the undeveloped part of the property.
- 4) The buildings and some or all of the land should be purchased by a non-profit institution, such as a school, cultural arts center, or museum, but with some appropriate guarantee of public access to the open space.
- 5) The buildings and some or all of the land should be purchased by a business corporation subject to real property taxation for use as a conference center or other relatively low intensity use. Shared use of the gym and pool might be arranged.
- 6) Housing should be allowed in the current tower building, which would be renovated into apartments. The maximum number permitted would be no greater than the current allowed density (90 to 100) for the whole parcel as now zoned at single Residence A. The housing could be for mixed-income occupancy. The purpose here is to retain the building as a historic landmark and not to add any additional buildings.
- 7) Housing should be allowed in the new building and in new buildings constructed on the now developed areas, up to double the number of units allowed under current Residence A zoning (180-200) units. Housing would be either mixed-income apartments or luxury condominiums with 10% low-income housing provided off-site by the developer.

Any of the above proposals for purchase of part of the parcel by a private or non-profit organization or developer could be a joint proposal that would enable the City of Newton to purchase approximately 45 acres as a City Park.

Newton Conservators, Inc.  
Minutes of the Board meeting  
January 4, 1978, 8:10 p.m.  
9 Lewis St.

**Present** were Board members Abernathy, Barnett, J. Bliss, T. Bliss, Bluestone, Crosby, Heespelink, J. Lerner, Morrison, Paradise, Rabinow, Roesner, John Steward (arrived 8:50 p.m.); Tedesco, Wilson, and Newsletter Editor Ellen Mooney.

**Secretary's Report:** The minutes of the December 14, 1977 meeting were approved.

**Nominating Committee:** The resignations of Lisa Colb and Kathy Cobb were announced.

Carol Morrison nominated John Stewart to Board membership. Sally Barnett spoke in favor, and several other members voiced concurrence. The nomination was seconded and unanimously PASSED.

Tamara Bliss review the procedure by which candidates should be nominated, discussed and elected before they are invited to membership. The desirability of introducing prospective new committee members through attendance at board meetings was voiced, and there was agreement that the Newsletter should publicize the fact that Board meetings are open to all members of the Newton Conservators, not only to Board members.

**Open Meeting Committee** (Joan Lerner & Harry Crosby reporting). Harry Crosby reported on the snowy walking tour of the golf courses with Bob LeMire on January 2. Mr. LeMire suggested that there are four classes of open spaces in Newton: 1) Golf courses; 2) open spaces that the city should want to buy eventually; 3) open spaces that the city should want to buy partially; 4) those the city would not wish to acquire, but to keep open as much as possible.

The open meeting at which Mr. LeMire will discuss the methods to protect Newton's open spaces will be held on January 26 at the Meadowbrook Junior High School auditorium.

Joan Lerner reviewed the suggested format for the meeting: John Bliss to introduce, Ed Lerner to be moderator; Bob LeMire to speak for 20 minutes [amended to 30 min. at a later discussion with the speaker]; the panel of responders to discuss for 30 minutes; Joan Lerner to report on the status of the Novitiate; audience discussion for 30 minutes.

The responders will include representatives of Aldermanic Land Use C'tee (T. Morris), Finance C'tee (E. Richmond); of the Planning & Development Board (M. Smith); Conservation Commission (D. Ditelberg, H. Heyn); Audubon Society (D. Howard); Conservators (J. Lerner). The Chairman of the Admin. & Planning C'tee (E. Dietz) is unable to attend on the 26th, and City Planner C. Thomas was not committed.

A draft of the invitation to the meeting was read, suggestions were made, and a second draft was undertaken. Discussion revealed general agreement that the meeting should be open to audience participation.

Refreshments - Volunteers to bake were Ruth Heespelink and Rabinow, Ellen Mooney, Ann Roesner, Andree Wilson.

Materials to distribute at the meeting -- to include a 1-page summary of the Conservators' history.

An invitation-mailing party was set for Saturday at 0 a.m. at Ann Roesner's. Lists of golf club board members were to be obtained, if possible, to include in the mailing.

Joan Lerner requested an allocation of \$150.00 for expenses; this was MOVED, SECONDED, unanimously APPROVED.

A press release was to be worked on at a separate meeting.

On Jan. 11, 8-10 p.m., a working session was scheduled with Bob LeMire at Harry Crosby's home. The former has asked for old and new appraisals of open spaces - John Stewart undertook to glean materials from the Newton Times, A. Abernathy to bring in Norumbega material. Marc Slotnik was to be consulted. Ted Tedesco undertook to speak with Brad Northrup of the Nature Conservancy regarding tax benefits to golf club members. Following the January 26 meeting, Mr. LeMire will present a written report also.

**Novitiate Card:** Copies of the card were distributed. 2500 have been printed. Invitations to members for the Jan. 26 meeting will contain a couple of these cards.

**Conservators' Policy on Novitiate:** See the "Notice of January Board Meeting" that was mailed prior to the meeting, and the range of possible alternatives there delineated [reproduced just above the start of these minutes] .

Tamara Bliss announced that Bob Romero has arranged for Tad Stall to look at the tower building to evaluate possible uses.

Carol Morrison reported on a meeting with developer John McGrath, and introduced the need for the discussion of the possible dispositions of the 15 developed acres of the Novitiate.

The discussion aired differences between emphasis on housing needs and on open space. The major issue, what is compatible with the open spaces we are working for, came into focus. While no consensus was reached, considerable sympathy was expressed toward permitting the conversion of the existing tower structure under current zoning - with possible additions to bring the number of units on the developed acreage up to the currently permitted density. (This is a modification of alternative #6 on the "Notices.")

**Scheduling of Board Meetings:** Because of various conflicts, it was determined to change regular meetings to the first Thursday of each month, at least on a trial basis. The next meeting will hence be on Thursday, February 2.

The meeting adjourned at 10:40 p.m.

Respectfully submitted,  
AnnaMaria Abernathy

[No report on the January 26 Open Meeting is on file.]

## **February 1978**

Newton Conservators, Inc.  
Minutes of the Board meeting  
February 2, 1978, 8:20 p.m.  
at the home of John and Tamara Bliss  
9 Lewis Street, Newton

**Present** were Board members Abernathy, Barnett, J. Bliss, T. Bliss, Hague, Heespelink, Jackson, E. and J. Lerner, Lieberman, Morrison, Rabinow, Tedesco, Wilson; Newsletter Editor Ellen Mooney; and guest Ron Bocage.

**Secretary's Report:** The minutes of the January 4, 1978 meeting were ACCEPTED.

**Treasurer's Report:** Details of the Treasurer's Report were discussed. The separation of the Novitiate and General Fund contributions was again discussed. Ruth Heespelink undertook to go through the 1977 contributions and list the amounts given for the Novitiate. Sally Barnett suggested that for 1978, contributions be recorded in the separate categories. The acceptance of the report was MOVED, seconded and unanimously PASSED.

**Status of Special Funds:** Andree Wilson reported that she found the Ordway deeds and a map, but no documents for the Webster and Arboretum Funds. Parenthetically, it was suggested that another assessment of the Ordway property be made in 1979, when five years will have elapsed since the preceding one.

Marcus Lieberman plans to interview old members regarding the original purposes of the Arboretum and Vale Funds. John Bliss will research the Conservator files for information. Ted Tedesco undertook to look up the Ordway will in Probate Court. It was also suggested that Jean Thompson may have additional information.

**Insurance for ESP and Ordway:** Andree Wilson reported on her inquiries with Richard Penn (referred by Bob Golden). She and Ted Tedesco, together with Bob Romero, will investigate further and discuss the issue with the E.S.P. leadership.

Considering the problems of our liability for E.S.P., Joan Lerner raised the question of reintroducing to the School Committee the sponsorship of E.S.P. by the School Department. While this is out of the question for 1978, David Jackson suggested a letter of intent be filed with the School Committee for the 1970 budget. Ed Lerner suggested that a campaign be mounted to get the program back under the sponsorship of the Newton Schools, as a more broad-based, logical framework. Bart Hague undertook to write the letter to the School C'tee.

Tamara Bliss MOVED that the subcommittee working on insurance be authorized to commit up to \$500.00 for E.S.P. and \$150.00 for Ordway. The motion was seconded and unanimously PASSED.

**Follow-up of January 26 Open Meeting:** A round of mutual congratulations was heard for the success of the meeting, despite ice and last-minute change of location from Meadowbrook Jr. High to Newton North High School. Fourteen or fifteen aldermen attended.

Bob LeMire will submit a written report of his presentation. Of immediate concern is LeMire's recommendation that the golf courses he mentioned in the Open Space Goals and Policies Plan's general goals -- that plan is now in preparation in the Planning Department. Sally Barnett suggested two or three Conservators be designated to examine the Open Space Plan, and meanwhile she will keep track of its progress.

David Jackson suggested that, in order to discourage development in the City's Open Space Plan, the Conservators file for a new zone with permissive uses: a **recreational-use zone**, with permission for the ancillary buildings needed for ancillary activities. Then we should file to put the golf courses into this zone. (It was not known what the law permits in this regard.) He volunteered to investigate MAPC resources. Bart Hague suggested the need to explore a variety of possibilities and volunteered to follow up with inquiries to the Conservation Law Foundation. John Stewart, who was not present, was also suggested as perhaps aiding in this area.

**Chestnut Hill:** Ed Lerner quoted a Fair Share report to the effect that in Worcester, Carabetta, Inc. is tax delinquent by 1.2 million dollars (out of 7 million). He suggested that we share this information with the Chestnut Hill residents.

Ed Lerner suggested all new aldermen receive a copy of the Conservators' Open Space Report.

John Bliss read a letter from Jim Miller regretting that he and Oscar Wasserman were not able to attend the January 26 meeting, and offering to meet with LeMire and Conservators to discuss the issues, particularly in light of the fact that their firm had been asked last summer by the Planning Department to evaluate all the open parcels of over 5 acres in the City. The issue was raised whether a conflict of interest might be involved in that evaluation.

**Conservator Volunteer Involvement:** The issue was raised whether, in view of how few people and how little time are available, more work should be assigned to a **paid part-time staff person**.

Marcus Lieberman questioned whether it is appropriate or feasible for a volunteer organization like this to have a hired employee. Ruth Rabinow suggested that a first course should be to attempt to pinpoint chores needing to be done, list them in the



Newsletter, and ask for volunteers to undertake them. It was agreed that this should be done. It was also suggested that Jean Thompson might be available to coordinate volunteers.

The meeting adjourned at 10:35 p.m.

Respectfully submitted,  
AnnaMaria Abernathy

### **Board of Directors as of March 1, 1978**

#### Officers:

President: John Bliss  
V. President: Abe Bluestone  
Treasurer: Marcus Lieberman  
Secretary: AnnaMaria Abernathy  
Pres. ex officio: Ann Roesner

#### Directors:

|                         |                         |
|-------------------------|-------------------------|
| Gerald Abrams ( to '79) | Rodney Barker (to '79)  |
| Sally Barnett (to '79)  | Tamara Bliss (to '80)   |
| Harry Crosby (to '79)   | Bart Hague              |
| Ruth Heespelink         | Deborah Howard          |
| David Jackson           | Ed Lerner               |
| Joan Lerner             | Jane McKinnell          |
| Carol Morrison          | Scott Paradise (to '79) |
| Ruth Rabinow            | Robert Romero           |
| John Stewart            | Ted Tedesco             |
| Andree Wilson (to '79)  |                         |

#### Newsletter Editor:

Ellen Mooney

### **March 1978**

Newton Conservators, Inc.  
Minutes of the Board meeting  
March 9, 1978, 8:25 p.m.  
home of John and Tamara Bliss, 9 Lewis Street, Newton

**Present** were Board members Abernathy, Barnett, John & Tamara Bliss, Crosby, Hague, Heespelink, Morrison, Rabinow, Romero, Tedesco, Wilson; Newsletter Editor Ellen Mooney; and conservators Ron Bocage and Jean Thompson.

**Secretary's Report:** The minutes of the February 2 meeting were ACCEPTED.

**Treasurer's Report:** The written report was distributed, in the absence of the treasurer.

**Distribution of LeMire Report:** The extent and form of a wider distribution of the eleven-page report by Robert LeMire was discussed. Meanwhile requests for copies had been received from Norman Wolf of Chestnut Hill Country Club and from Jim Miller (DECVO, NHA).

It was agreed that certain editorial changes should be made. In addition, A. M. Abernathy questioned two premises of the report: the dependence on Cole-Layer-Trumble assessment figures for the golf courses, and the "Alternative Option # 1," on Norumbega as a realistic example. Ted Tedesco suggested that "Preliminary Draft" be written on copies of the report that may be distributed.

A committee (Harry Crosby, Kay Morrison, Ron Bocage, with Sally Barnett's participation) was formed to edit the report and possibly prepare a summary for wider distribution.

Harry Crosby undertook to obtain from the Planning Department a copy of the Devco 1977 open space analysis, in preparation of a possible discussion with Bob LeMire, Oscar Wasserman and Jim Miller, as suggested by the latter.

**Conservation Commission:** None of the members present had attended the February 23 Conservation Commission meeting. Ruth Heespelink undertook to cover Conservation Commission meetings henceforth.

**Recreation Zone Plan:** Bart Hague reported on various possibilities, and also said that John Stewart has expressed interest in working on possibly ordinances for a recreation zone, and for conservation restrictions.

Bart reported on a discussion with Kelly McKlintick (Conservation Law Foundation) regarding the Golf Course Bill proposal, and its advantages and disadvantages. The bill would extend current tax policy regarding forest and farm land to recreational land; involved is assessment on basis of use rather than of potential development value. On the plus side, aldermanic sanction - backed by tax policy - would be given to land as recreational. On the negative side, the ordinance has no permanence, and it is a disincentive to the negotiation of conservation easements. Constitutional issues also exist, whether the recreational zone would constitute a taking of property rights without compensation. (A related point in the LeMire Report came up at this juncture: how the benefit from a donation of conservation restrictions can be passed on from a corporation to its members. No answers were forthcoming.)

Bart recommended The Landowner's Option (Maine, June 1977 publication) and suggested the feasibility of a recreational zone as municipal policy.

**E.S.P. - Insurance:** Ted Tedesco reported progress in negotiations with an insurance broker towards working out a policy.

**E.S.P. - Letter to School Committee:** Andree Wilson and Ellen Mooney have drafted the letter. They will review it with Ed Lerner and submit it to the Board for approval.

**Special Funds - Ordway:** Ted Tedesco and Ron Bocage obtained a copy of the Ordway will at Middlesex County Probate. They found the restrictions on use of the income from the Ordway Fund to be minimal [see text of will following these minutes].

**Novitiate:** Bob Romero reported that Ted Stall is still in process of arranging a meeting with John McGrath regarding possible uses of the Novitiate tower building.

Harry Crosby reported on a confirmed rumor that Carabetta Enterprises is interested in the Novitiate land and investigating it. Ellen Mooney presented information about Carabetta Enterprises in Worcester, which is the same ownership as the firm here.

**Newsletter:** Ellen Mooney will begin a training program at John Hancock in April, so she can do only one more issue of the Newsletter before then. She requested a report on the January 26 meeting.

**Volunteer Efforts:** Jean Thompson agreed to undertake coordinating the activities of volunteers. As a first step, the Newsletter will list the tasks for which volunteers are needed. In addition, the need was recognized to organize telephoning by board members to solicit volunteers.

Ruth Rabinow added to the list of volunteer activities the attending and reporting of workshops relating to Conservator interests.

**Nominating Committee:** Cay Morrison wishes to resign from this committee. Andree Wilson agreed to be on it, and Harry Crosby to continue serving. Ed Lerner was to be queried about joining also.

The meeting adjourned considerably after 10:00 p.m.

Respectfully submitted,  
AnnaMaria Abernathy

Codicil to Priscilla Ordway's will

Middlesex 453306

I, PRISCILLA ORDWAY, of Newton Center, Massachusetts, make this SECOND CODICIL to my Last Will dated April 9, 1969, as heretofore modified by a FIRST CODICIL dated June 19, 1969, hereby ratifying and confirming said Will and Codicil in all respects except as changed hereby.

I hereby revoke ARTICLE SECOND of said Will and substitute in its place the following:

"SECOND

A. I give and devise my vacant land in Newton Center, Massachusetts, shown as Lot 2 on 'Plan of Land in Newton, Massachusetts, June 8, 1970, John J. Regan Surveyor' to Newton Conservators, Inc., a duly incorporated public and charitable corporation, under Chapter 180 of the General Laws of the Commonwealth of Massachusetts to be known as 'Ordway Park' and to be used for the general purposes of said corporation. I further give the sum of TWENTY THOUSAND (\$20,000) DOLLARS to said corporation for said purposes. \*

B. I direct my Executor to sell my house at Number 111 Gibbs Street, Newton Center, Massachusetts, together with Lot 1 on the above-mentioned Plan, on such terms and conditions as my Executor may deem advisable and to add the net proceeds to the general assets of my Estate."

IN WITNESS WHEREOF, I hereunto set my hand and seal this 18th day of June, 1970.

Priscilla Ordway

Witness: Wm. Minot, David D. Burnett(?), Peabody & Arnold

\* Pd. To Conservators 10/31/72 - Executor's Account (first & final)

**April 1978**

Newton Conservators, Inc.  
Minutes of the Board meeting  
April 6, 1978, 8:15 p.m.  
at the home of John & Tamara Bliss,  
9 Lewis Street, Newton

**Present** were Board members Abernathy, Barnett, John and Tamara Bliss, Crosby, Hague, Lieberman, Morrison, Rabinow, Tedesco, Wilson, and guests Dorothy and Bob Berg.

**Secretary's Report:** The minutes of the March 9 meeting were ACCEPTED with a correction.

**Treasurer's Report:** The Treasurer's Report was submitted. The Treasurer, Marcus Lieberman, then MOVED that the Conservators open a NOW account in place of a regular checking account. The board unanimously APPROVED the resolution, thus fulfilling the requirements for establishing such an account.

**Nominating Committee:** Harry Crosby asked the Board members present to become a committee of the whole to discuss nominations. Suggestions for new members included Ron Bocage, Jean Arten, Anita Capeless, Priscilla Leith, Betsy Lewenberg, M.R. Montgomery, Bob Smith (Jewett St.).

**Ordway Park:** Andree Wilson requested that \$500.00 be appropriated for work this spring: clean up by Ross Bronson, work on the rhododendron, new plantings. A MOTION to this effect was made, seconded, unanimously APPROVED.

**Lemire Report:** Sally Barnett, Carol Morrison, and Harry Crosby produced the revised edition that had been mailed to Board members. A number of specific suggestions related to style and form were discussed, with general agreement over this edition. The committee will bring it to the May meeting.

Later in the evening, a MOTION was made, seconded, and APPROVED that the revised Lemire Report should be sent to the interested City officials (Mayor, Jane Pitt, City Planner, Aldermen, Planning Board, Conservation Commission, Beautification Commission).

**ESP Insurance:** Ted Tedesco reported on his and Bob Romero's inquiries. One insurance broker has a partial program, but some snags have occurred, and the firm of Fairfield & Ellis is now working on the problem. Ted proposed to communicate the Fairfield & Ellis proposal to Peter Richter when it was complete.

Andree Wilson reported, meanwhile, that Peter Richter and Lee Salinger discussed renting a bus with driver (adding \$200.00 to the total cost) if insurance can be obtained for all but the driver and bus.

A clarification was reiterated, that Peter Richter's relationship to the Conservators is that of an independent contractor.

**DEVCO Report:** deferred to next meeting.

**Carabetta/Chestnut Hill C.C.:** Harry Crosby reported on a visit from Howard Levine and Gerard McNeil several days earlier. Their option is to build on 10 acres of the land, some 500 to 600 units renting from \$465.00 for one-bedroom units, to over \$1000 per month for others. They hope to begin construction in April 1979, for occupation in April 1980. They reported positively on a meeting with neighbors held at the home of Bernard Garber.

Dorothy Berg gave a contrasting report on the same meeting at the Garber home. The group (Newton Commonwealth Improvement Association) had met previously and agreed to make no commitment at the meeting with Carabetta representatives.

Ms. Berg expressed her belief that a grassroots movement to acquire the land should develop. Possibly a non-profit group and a separate lobbying group might form. A

positive open space program for the land should be developed. She reported also that according to Charles Thomas, City Planner, the City intends to see the land developed.

A Conservation Commission letter to Charles Thomas, regarding an Open Space Plan by August 31, was mentioned during the discussion.

William White's The Last Landscape was recommended for conservation.

**Conservation Easement:** Bart Hague volunteered to work on an ordinance for conservation easements, in response to Harry Crosby's inquiry on this. The President of the N.E. Wildlife Assn. in reported to favor the work.

**Conservation Commission Meeting:** No report. A suggestion was made that we request minutes of the C.C. meetings be mailed to us in reciprocity for ours.

**Novitiate:** A "hold" pattern exists again. It is up to citizens to find a use and buyer for the main building, and so far as we know, no one is working on it except Bob Romero.

**Newsletter:** Andree Wilson raised the issue that no one is available to produce it in future. Hopefully the appeal for volunteers published in the March issue will contribute to a solution.

**Annual Meeting:** Date and planning deferred to next meeting.

**Springfest:** The date is May 21, and it was agreed that Conservators will have a booth again.

The next meeting was set for May 4, and the group adjourned at 11:00 p.m.

Respectfully submitted,  
AnnaMaria Abernathy

### **May 1978**

Newton Conservators, Inc.  
Minutes of the Board meeting  
May 4, 1978, 8:25 p.m.  
home of Abernathys  
45 Islington Road, Auburndale

**Present** were Board members Abernathy, Barnett, J. Bliss, Lieberman, Morrison, Roesner, Stewart, Wilson; also Conservators Ron Bocage, Peter Kehrig, Jean Thompson and Helen Heyn, Secretary of the Conservation Commission; and until 9:35, representing the Carabetta Enterprises, Inc., Howard Levine and Gerard McNeil.

**Chestnut Hill Country Club:** Howard Levine and Gerard McNeil explained the Carabetta plans dated March 29, 1978, describing them as "pre-preliminary," and hoping to get responses and criticisms from all interested groups in order to have a definitive plan by mid-summer, which might satisfy all criticisms except those wanting nothing on the land.

Currently Carabetta Enterprises has an option to purchase the country club, to develop multi-family housing on not more than 10 acres, and to lease the remaining acreage back to the former owners for a minimum of 15 years.

Easements, aqueduct, flood plain were noted; and the remaining rectangular wedge that is buildable was outlined, constituting perhaps 25% of the area.

Alternatives of a) one building containing 22 stories (ca. 500 or 600 units) and a parking garage partially dug into a hill, and the 200'-high roof level with houses on Algonquin Road; or of b) two buildings containing 6 stories each, and 145' high, were mentioned. Luxury rents ranging from \$465 plus utilities for one-bedroom, 900 sq. ft. units, to \$1200 for penthouse units, were also mentioned.

The current zoning (B and D) of the land would permit roughly 160 units, according to McNeil - based on a rough estimate allowing 15% for roads, etc., and figuring 2 units per acre if the entire parcel were zoned "B."

A very brief discussion of the presentation followed upon the departure of Messrs. Levine and McNeil at 9:35.

**Annual Meeting Plans:** Helen Heyn observed that a hearing was scheduled for May 22 regarding the future of the Peabody School site, so that having the annual meeting there might be especially appropriate. Ann Roesner moved that we look into holding the annual meeting at Bigelow House, if permission could be obtained to go indoors in case of inclement weather, and if permission could not be obtained, to meet at Cay Morrison's house; the time to be May 25, 6:30 p.m., with arrival at 6 p.m. The MOTION was seconded and unanimously APPROVED. Ruth Rabinow, Cay Morrison and Andree Wilson volunteered to help the secretary get the notice out. It was hoped that Joan Lerner would undertake the arrangements for the meeting, which will be simple: members will bring brown bag suppers, and beverage will be provided.

**Treasurer's Report:** The Treasurer submitted the May 1978 report, and also explained that a NOW account, for which we had applied, is not permissible for organizations. Because the three-year savings certificate for the Ordway Fund expires on May 31, he MOVED that we keep our account at the same bank, if the same percentage interest is available, or shop around for a higher rate if necessary. The motion was seconded and APPROVED.

**ESP Insurance:** Ron Bocage reported that Bob Romero has been working with Fairfield and Ellis, and Ted Tedesco and Ron talked with a Mr. Lyons there, learning that there is coverage as follows: St. Paul Insurance would cover Ordway Park liability, and liability involving the ESP bus travel, for approximately \$200.00 annual premium, 100/300,000 on the park and 100/300,000 for bus would be available. The remaining ESP risk would have to go to a "surplus carrier" insurance company, which might provide coverage of \$300,000 per occurrence to be charged on a per-camper basis. The cost would be approx. \$500.00. Therefore a total of between \$730 and \$800.00 is projected. If one adds an amount to include the counselors, it ups the coverage slightly.

The following three MOTIONS were made, seconded, and unanimously APPROVED:

- 1) Ted Tedesco, Ron Bocage and Bob Romero are authorized to write to Peter Richter to clarify the relationship between him and the Newton Conservators.
- 2) \$600.00 is to be the upper limit of Conservator support for insurance costs in 1978, above the amount ESP has available.
- 3) The Conservators will give scholarship aid equal to one place in the ESP program for 1978.

**Lemire Report:** It was pointed out that in the minutes of the April meeting, the Beautification Commission and the Planning and Development Board were omitted from the distribution list for the report; with this correction, those minutes were tacitly approved.

The edited version of the report was warmly commended, and a MOTION to make the LeMire report available to all who are interested in it was heard, seconded, and unanimously APPROVED.

**Volunteer Effort:** Jean Thompson reported that the text for a questionnaire has been worked out, on the basis of which each board member will hopefully telephone about 10 members. It was agreed that this might best be done in June, so the campaign to enlist volunteers will be launched at the June meeting.

**Novitiate Building - Alternate Uses:** Bob Romero has set a meeting with Tad Stal for next Wednesday night (May 10).

**Springfest:** Marcus Lieberman undertook to write to the Springfest Committee requesting space for a Conservator booth (May 21).

The meeting adjourned after 11:00 p.m.

Respectfully submitted,  
AnnaMaria Abernathy  
Secretary



**late May 1978 - Annual Meeting**  
Newton Conservators, Inc.  
Minutes of the Annual Meeting  
May 25, 1978  
at the Bigelow House, Oak Hill, at 6:45 p.m.

**Present** were Board members Abernathy, Barker, Barnett, John & Tamara Bliss, Crosby, Hague, Jackson, Lieberman, Morrison, Tedesco, Wilson, and conservators Helen Heyn and Laslo and Magda Tisza.

Bigelow House was opened for the meeting by Ms. Jean Husher, who also returned to close the house, and to whom a vote of appreciation was due.

Henry Crosby presented the **nominating committee's slate** of officers and board members for 1978-79. In the discussion, it was clarified that Ann Roesner continues to be the ex-president and therefore an ex-officio officer, while the newsletter editor is not an officer, but may be a board member. When nominations from the floor were called for, Rodney Barker suggested Jean Artin. It was decided to hold the nomination until her return from France, and to keep a place open for the possibility. David Jackson MOVED nominations close; the motion was seconded and APPROVED. A further MOTION was then made, seconded and unanimously APPROVED that the secretary cast a single ballot for the slate.

**Treasurer's Report:** Marcus Lieberman presented his final report, noting that dues were slightly higher for the year, and supplies very much lower. The miscellaneous expenses included the cost of the LeMire Report.

David Jackson observed that if one should total all income and all expenses for the year, the sum by which income exceeded expenses was roughly equivalent to the interest from savings. Thus the Conservators operated on the basis of current income, a sound situation.

Regarding the relationship between Novitiate-related contributions and expenses, which is not clear, Carol Morrison observed that a substantial part of the LeMire Report relates to the Novitiate, so no difficulty stands in the possible use of some funds earmarked for the Novitiate.

Marcus undertook to renew the Ordway Park fund savings certificate, which expires on May 31.

David Jackson moved that we accept with thanks and commendation the Treasurer's Report, and the President then presented the outgoing Treasurer with a gift in appreciation of his services.

**Water Resources:** Tamara Bliss announced that on Tuesday, June 13, at 7:45 in Room 222 of Newton City Hall, Rita Barron will discuss Section 208 of the Federal Water Pollution control Act - the draft of plans for the Lower Charles River. Helen Heyn noted that a copy of the report is available at the Conservation Commission Office, Room 18 of City Hall. D. Jackson summarized several additions made to the report by the city of Newton.

**Peabody Site Hearing:** Rodney Barker reported on the May 22 Administration and Planning Committee public hearing, at which the only proposal brought forward was the same one favored by the Board last year (Yung-Brennan, for 22 units within the existing building, with addition of swimming pool and tennis courts.) It is expected that the Committee will decide on the issue at its next meeting in one month [June 26], after which the issue goes to Finance.

D. Jackson proposed that the Conservators record themselves with the Aldermen as generally in favor of the Yung-Brennan proposal for development of the Peabody School site, providing appropriate public access to the property is maintained - with particular concern for the access to views of the surrounding open spaces. The MOTION was seconded and unanimously APPROVED.

The President undertook to write a letter to Ernest Dietz, with a copy to the City Clerk, asking that all aldermen receive a copy.

**Novitiate:** Helen Heyn expressed hope that the Conservators will produce some recommendations for the future use of the existing buildings on the property, as city acquisition will not proceed until this problem is resolved. Cay Morrison suggested that the City Planner might be interested in asking the Board of Aldermen to appropriate money for the study that the architectural firm of Perry, Dean, Stahl & Rogers, Inc. proposes for \$7500.00.

**Chestnut Hill Country Club:** Ms. Magda Tisza read aloud the petition against the Carabetta proposal that is sponsored by the Chestnut Hill neighbors. The group (Newton Commonwealth Improvement Association) has hired Sarah Peskin as consultant, and were to meet at 8 p.m. The Tizas invited interested Conservators to join them at the end of the annual meeting.

David Jackson argued that the Conservators need to reiterate their position and to file counter proposals to the Carabetta one.

Carol Morrison suggested that 2 or 3 people meet to draft such a proposal. Bart Hague (Chair), David Jackson, Harry Crosby agreed to work on this, with Dorothy Berg and the Tizas, so it can be on the agenda for the June meeting.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

AnnaMaria Abernathy