

Board of Directors, 1974-1975

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Secretary: Ms. Hannah Morehouse
Treasurer: Mr. Marilyn Murphy

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Ms. Helen Heyn	Rev. Mr. Scott Paradise
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Miss Elizabeth Cushman	Ms. Deborah Howard
Mr. Ernest Loewenstein	Ms. Joan Lerner
Ms. Sharon Francis	Ms. Ann Dwelley
Ms. Anne Dinsmore	

June 1974

Newton Conservators, Inc.
Minutes of Board Meeting
June 10, 1974

Present: Officers Wilkes, Staley, Morehouse; Dirs. Mahon, Heyn, Barnett, Cushman, Howard, Paradise, Francis and guest Patrice Prell.

The meeting was called to order by Pres. Susan Wilkes at 8:20.

Announcements: Officers and Directors are requested to be on time so meetings may start and end promptly!

If anyone writes a letter, makes a statement, sends a notice, etc., please send a copy to Susan Wilkes. This includes the newsletter.

Newsletter: A discussion followed concerning problems involving the newsletter. How to get it mimeographed? Who will prepare it for mailing? (This involves 400 copies, 6 sheets - 12 sides, approx. 10 times a year.) Suggestion: fewer issues, but seemed to be a strong feeling that a quarterly, as in the past, was not enough to keep the membership

informed. Suggestion: paraphrase minutes of Board meeting as an interim measure & use that as a newsletter, with strong plea for HELP to keep members informed of Board actions until an editor is found.

Debbie Howard can get stencils types at her office -- legible but not fancy. Richard Staley would do layout for photo offset. He will get estimates of cost for offset printing and for each step of preparing it for mailing.

The sense of the meeting was that a summary of these minutes with plea for help be mailed as the July newsletter to carry us through the summer. Richard Staley will get his estimates. If the mechanics of printing and mailing are taken care of, perhaps Joan Lerner will be able to continue.

Ordway Park: Helen Heyn showed pictures of two proposed plaques: one is free-standing slate (disadvantage - it is easily scratched), proposed because the puddingstone marker as now placed would not take the proposed other bronze plaque. However, Helen Heyn can have the stone relocated and the flat surface turned upright so the bronze plaque could be used. The Board PASSED unanimously the motion that the marker for Ordway Park should be the puddingstone with the bronze plaque and authorized Helen to proceed.

Helen will have Anthony Capizzi & Co., who is moving the stone, give us estimates for maintenance of the park.

Patrice Prell presented the proposal for the **Four Season Guide** and resource file for Ordway Park, which she would develop under the supervision of Dr. Margulis. (Jane West & Mark Winston are no longer available. Patrice has a background in freelance photography, biology classes in college & is presently Dr. Margulis's gardener. She will be here a whole year and would like to do the job, including maintenance for the first year).

So many unanswered questions were raised in the discussion -- Is there a need for a new trail? Is there need for steps down the back? Would they wash out? Would a trail guide be more appropriate than the proposed Four Seasons guide? Would line drawings be more informative than photographs? Would the schools actually use the slide show? Who would present it, as there is no one in the Conservators who does this? Should we spend \$200 on slides that might not be used? Would the slides fit into our Open Space slides? Could existing slides be used to illustrate specific plants, etc.? How much maintenance would be involved? What would be the production costs of a trail guide? -- that the Board felt the need for a meeting with Dr. Margolis to just discuss Ordway Park. Dr. Margolis is out of town this week, but when she returns Susan Wilkes will try to arrange a meeting with her on either July 23 or July 25.

Agenda for the Fall - Board meetings

Meeting of Sept. 11 - Discussion of Open Space Report (no vote will be taken at this meeting.

Meeting of Oct. 9 - discussion of P.U.D. (The Conservators' current position is in favor.)

Meeting of Nov. 13 - Vote on our Open Space priorities

These meetings are being announced now so that all Board members will be able to attend the Sept. & Oct. meetings and be well-informed for the Nov. vote. It is the Board's wish that those who plan to vote at the Nov. meeting attend the Sept. & Oct. meetings.

Budget. Susan will send out a notice to each Board member asking how much money they will need for their committee, etc., so some sort of budget can be drawn up.

Membership. Jim Lewis has resigned. We are sorry to lose him and send our grateful thanks for his many years of service.

Respectfully submitted,
Hannah Morehouse, Secretary

July 1974

Newton Conservators
July 23, 1974

A Board meeting of the 1974 Newton Conservators, Inc. was called to order 8:10 p.m. on July 23, at the home of the President, Ms. Susan Wilkes, Moffat Road, Waban.

Present were: Staley, Lieberman, Cushman, Wilkes, Dwelley, Roesner, Margulis, H.G. Wilkes, Heyn, Howard. Howard acted as secretary pro tem as the Secretary was absent. The meeting was brought to order by President Wilkes and a discussion ensued of current problems dealing with the **Ordway land**. The problems involved its current use, the maintenance of the area, the preparation of a trail guide brochure for the area, and the preparation of the resource file of photographs and other information for the area.

Dr. Margulis mentioned that with the land as it is currently maintained, there are problems with motorcycles, dumping, littering and other unauthorized uses. She feels that a regular pickup and increased accessibility of the land for legitimate use via educational materials will improve the situation there. She envisions a rather simple trail guide for people in the area, which would be useable for those with very little natural history education

The Board then discussed the maintenance of the area. This has been done in the past by Board members, donating their time on weekends, and the Board feels that it is no longer possible to do a satisfactory job on this basis. They have determined to hire a gardener to do three clean ups per year. It was **MOVED, SECONDED** and **VOTED** to authorize the

President and the Chairman of the Ordway Property Committee to contract with a suitable company to undertake an initial wide scale cleanup at the present time and one additional one in the fall. This contract was to run only during 1974 and was to be some sort of a written agreement at the discretion of the President and Chairman of the Ordway property committee.

President Wilkes then noted that there had been difficulties with our audit, because there had been no formal vote recorded in the minutes to accept money from **the Webster Vale Fund**. It was then MOVED, SECONDED and VOTED to accept the Vale money raised in conjunction with the campaign for the acquisition of Webster Vale.

Discussion then resumed on the Ordway property and Ms. Dwelley commented that a laminated copy of the brochure could be attached to an inexpensive bulletin board on the property, and thus be available to all walking through it. Dr. Margulis suggested that she and an abutter Ms. Ingram would also probably be willing to distribute brochures.

There then ensued considerable discussion about the cost of preparing a brochure for use as a trail guide on the Ordway property. A result of this discussion was that a student photographer, under the direction of Dr. Margulis, would work to prepare a brochure consisting of two sides of a single sheet of paper. This was to contain a map of the property with trails and some indication of points of interest in the property on one side, and on the other additional material about the property and the Newton Conservators. It was MOVED, SECONDED, and VOTED that the expenditure of \$200 for this brochure be authorized. The vote was 4 for it and 3 opposed.

Mr. Cushman then brought up the fact that the Ordway Park was difficult to find, and there was some discussion about placement of a sign at some point near it, either on Beacon Street or Commonwealth Avenue. No further action was taken.

President Wilkes then brought up the question of the bounds of the property, particularly in relation to trespass on neighboring properties by people using the park. Helen Heyn agreed to discuss with Anthony Capizzi & Company (the company which is going to move the stone on which the bronze marker will be affixed, and which may be hired for the clean up) the problem, and to ask them what they thought would be appropriate as boundary markers.

The question of the resource file and slides on Ordway Park was then raised, and any action on this was referred to a further date.

The next meeting of the Newton Conservators will be on 11 September 1974, when there will be a discussion on the report of the Open Space Committee. It is strongly urged that all Board members thoroughly read this report and be familiar with it, so they can make decisions on it. The meeting will be held at the Church of the Messiah in Auburndale.

The meeting was adjourned at 9:30 p.m.

[not signed]

September 1974

Newton Conservators
Minutes of Board Meeting,
Sept. 11, 1974
Church of the Messiah, Auburndale

Present: Officers Wilkes, Staley, Morehouse, Murphy. Dirs Cushman, Dwelley, Lerner, Dinsmore, Rubin, Francis, Desanti, Barnett, Loewenstein, Howard, Paradise, Heyn; guests Brian Yates, Carol Bershad (Newton South H.S.), Eleanor Siegel (Newton Graphic).

The meeting was called to order at 8:20.

Ordway Park. There was a brief discussion of how much to spend annually on Ordway Park. During the discussion the Treasurer's Report was distributed. The \$20,000 bequest left to maintain Ordway Park is invested in a 4 year, 7 1/2% certificate. We cannot withdraw principle without penalty, but we can use the interest, which is \$1,500 per year. We are already committed to a plaque (\$664), moving the stone and cutting down 2 dead trees (\$750) and \$200 for work to be done on the trail guide. These will be honored, but it was the sense of the meeting that in the future the total annual expenditure on the Ordway Land should not exceed the annual interest received from the \$20,000 of the Ordway bequest.

The last newsletter was duplicated, not mimeographed, at a cost of \$55.00.

Open Space Report. The rest of the meeting was a discussion of the Open Space Report. By way of introduction, the committee said they had started with the recommendations of the Open Space Conference. They tried to bridge conservation and recreation. Using many sources, they evolved an evaluation technique. They tried to judge by more than imminent threat, but threat of development is a factor in changing evaluations.

Points that were raised during the discussion: The necessity for a mechanism for re-evaluation was stressed. Concern for low-income housing was expressed. Will imminent threat automatically mean every piece would get top priority if threatened? At the moment, the committee has 7 high priority areas for acquisition, but there are other equally important areas. Some felt our business is preserving open space, not determining who should build. The question was raised if we as a board can do anything to encourage use of land already built on for low-income housing. (It was pointed out it is cheaper to build on unbuilt-on land.) Environmentally delicate areas should be protected. There should be more than aesthetic considerations; conservation of areas to preserve natural characteristics is important. It was stressed that it is very important for

us to have correct information as to boundaries, current status of parcels, etc., especially when speaking to the public.

It was the sense of the meeting that we accept the report and thank the committee for all their hard work.

Several corrections concerning information in the Open Space Report were given. If anyone has any corrections, please give them to Sharon Francis. If anyone has any sense of the political implications and circumstances of any of the parcels, please let Susan Wilkes know so we may have some idea what to expect.

Respectfully submitted,
Hannah Morehouse, Secretary

October 1974

Newton Conservators
Minutes of Board Meeting
October 9, 1974

Present: Officers Wilkes, Staley, Morehouse, Murphy; Dirs. Heyn, Francis, Brandwein, Barnett, DeSanti, Roesner, Mahon; guests Roberta Needleman, Adele Fleet (Harbridge House), Charles Thomas (Newton Planning Dept.), and a reporter from Newton Times.

The meeting was called to order at 8:15. It was announced the **walks** are a great success. 95 people came to the first one, necessitating a caravan of cars as well as the bus, 35 to the second, 30 to the third, and 65 to the fourth.

Bob Brandwein and Adele Fleet of Harbridge House discussed their report, "**Decision for Newton: Open Space vs. Planned Unit Development**". The study hypothesized what would happen in costs to the city and impact if the golf courses were developed in one typical P.U.D., as opposed to keeping them open space. They looked at the cost in 3 areas: economic, environmental and psychic (social). In the economic area, the estimated tax revenue would be slightly more than the estimated coat to the city for services, both school and non-school. In the environmental area, the estimated increased pollution and congestion would cost the inhabitants more in cleaning costs, maintenance, health costs, lower property values, etc. thus off-setting any advantage from tax revenue.

The question was raised that these seemed arguments for low density -- were there any positive economic benefits from open space? In many parts of the country, parcels of land next to open space are worth more than similar parcels not near open space. Newton assessors in the past have not considered this a factor in evaluation, but the current reassessment is.

The question was asked if the open space left in P.U.D., if open to the public, would not be more accessible to the public for use than the present situation, where the golf courses are open to members only. The answer was yes.

Charles Thomas, Newton Planning Dept., told us that the Planning Department has issued a series of background papers on P.U.D. If anyone wishes to read these, please contact the Planning Department.

Mr. Thomas stressed the complexity of analyzing P.U.D. costs. There are many different kinds of P.U.D.: the Harbridge House study assumed one kind. There are many complex legal questions involved in drafting P.U.D. zoning. How to provide for low-income housing? How to provide for use of space by public? Massachusetts is restricted by enabling legislation on zoning. Zoning ordinances of the cities and towns must conform to this legislation. Other areas of the country are beginning to make effective use of transfer of development rights belonging to one site to other sites (thus making it advantageous for the developer not to develop the site you want protected), but this does not have enabling legislation in Mass.

Mr. Thomas feels it is unrealistic to have a no-growth policy. This has a restricting impact on the housing market and will force out low and moderate income families. Therefore, if you keep open space in one area, you must be prepared for more density somewhere else.

The Planning Department is working on a number of projects. P.U.D., major parcel and cluster zoning have been all before the Board. Cluster zoning can be simple cluster; single family with reduced lots and rest of each lot combined for open space. Newton's major parcel policy was formulated in 1969. The developer of any major parcel would have to set aside 15% for open space. This was to maintain current standards of open space for the residents of the development. The Aqueduct paths and Charles River path are being developed, as is a multi-media bike/auto path as part of the Bicentennial Celebration. The Aldermen voted the city share of the funds Mon. night. The Conservation Commission land acquisition program is proceeding. The Harwich St. land is being acquired and the Gilligan land is about to be acquired by the MDC. The Planning Department is also developing a comparative cost-benefit model to make it possible to compare the impact of business development, P.U.D., single family or no development on one parcel.

The question was raised as to who makes sure a developer is proceeding properly. To develop P.U.D., a zone change by the Board of Aldermen would be necessary. As the building proceeds, various City Hall departments are responsible.

The meeting adjourned at 9:30.

Respectfully submitted,
Hannah Morehouse, Secretary

Attachment to Oct. Minutes

Dear fellow Directors,

As you can see from the minutes eventually (when the meeting started there were only 8 directors present) 11 out of 25 directors showed up for the board meeting last Wednesday night. Frankly after going to the effort of getting Chas. Thomas from the Planning Department and Ms. Fleet from Harbridge House to come, I was really dismayed by the very small turn-out of directors. I do not feel that kind of attendance warrants our asking others to take their evenings to come, when over half of the directors themselves didn't bother.

Also I feel that those of you who aren't coming to the board meetings are simply forcing a few directors to carry burdens of the working of the organization for you, and that isn't fair. I feel every director should carry equal weight and that entails a minimum of trying to attend most board meetings.

Perhaps we could discuss these issues at the next meeting.

Susan.

November 1974

Newton Conservators
Minutes of Board Meeting,
November 13, 1974, 8 PM
Church of the Messiah, Auburndale

Present: Officers Wilkes, Staley, Morehouse; Dirs. DeSanti, Rubis, Lieberman, Mahon, Francis, Howard, Barnett, Dyer, Loewenstein, Dinsmore, Roesler, Paradise, Butler; guests Carol Ann Shea and Frank Howard.

The meeting was called to order at 8:15.

Announcements: Joan Lerner has moved to 35 Amherst Rd., Waban.

On Dec. 10 at 8:00 in City Hall Memorial Auditorium, Mr. William Giezentanner will present the final plan of the **Charles River Pathway** map to the Conservation Commission.

It was decided that 2 different directors each month will collate and mail the **Newsletter**. A sign-up sheet was passed around. Contact Richard DiSanti if you have not yet signed up.

Richard Wilson has written us a letter with an idea for new green space. Close unnecessary roads and cover with grass. He had in mind 3 parts of the Carriage Road of Commonwealth Ave. that have no houses on them.

Marcus Lieberman will send the Sec. some notes on the Recreation Comm. meeting to include with the minutes.

Open Space Committee Resolutions: The Open Space Committee presented 5 resolutions. After much discussion and revision, the following were ADOPTED unanimously.

Resolution One: Resolved, that the Newton Conservators advocate conservation and protection of the remaining open space in the city. We recommend that the city should adopt an accelerated program of protection and acquisition of the remaining open space.

Resolution Two: Resolved, that the highest priority be given to the immediate protection of the following parcels by acquisition or other feasible means: Novitiate, Norumbega (north of Commonwealth Ave.), Staniford St., Dolan Pond (contiguous segments), Silver Lake, Rustic St., and Williams St.

It was decided before these would be publicized, some "whereases" needed to proceed the resolutions, educating the public as to the background of the Open Space Conference, the work done by the Open Space Committee, open space standards, etc. The Open Space Committee will write some whereases for the next meeting.

There was a proposal that the Charles River Park parcels (over 600 acres in the aggregate) be considered as one package and added to Resolution 2. It was decided the Board did not know enough about this to make any decision now. The Open Space Committee will look at this package in terms of their evaluation process, and it will be discussed at the Dec. meeting with Resolutions 3, 4, & 5 (see next page).

Norumbega: A letter from the Conservation Commission to the Mayor was passed around. It was MOVED, SECONDED and unanimously PASSED that the Newton Conservators support the recommendations of the Conservation Commission regarding Norumbega land north of Commonwealth Ave. (stated in their Nov. 8, 1974 letter to Mayor Mann. The recommendation was to acquire by eminent domain.) The secretary was instructed to write the Mayor our position.

The meeting was adjourned at 9:55.

Respectfully submitted,
Hannah Morehouse.

Notes on the **Recreation Commission** meeting, from Marcus Lieberman. Some of the topics discussed, mostly by observers, were the need for more skating rinks, parking facility at Lyons playground, possibility of a second ball field, the possibility of "tot lots,"

perhaps fenced in. The Newton Tennis Improvement Ass. has evaluated existing sites, wants one large central facility, offered a proposal for tennis facilities planning and priorities. Albemarle Park has no tennis facilities; residents use Warren JHS or NNHS. Marcus Lieberman asked that the Rec. Commission support and assist the Conservation Comm. in acquiring the Norumbega parcel. Helen Heyn said that the city need only put up 25% (The Bureau of Outdoor Recreation would contribute 50% and the State 25%) but some of the recreation must be "active." We look to the Rec. Comm. for suggestions on this. Protection was requested for Edmands Park from vehicles and motorcycles. At present, there is no change in policy (no restriction on vehicle entry).

Open Space Committee resolutions to be discussed Dec. 11.

3. Resolved, that the Newton Conservators views the golf courses as priceless assets for the recreation and enjoyment of today's and tomorrow's residents of the city. The Conservators view this use as their highest priority.

4. Resolved, that the Newton Conservators endorses the concept that additional low and moderate housing is needed in Newton. Low and moderate income housing needs and open space priorities should be studied and coordinated.

5. Resolved, that the Newton Conservators recommends that public discussion take place regarding the remaining sections of the Open Space Report, such as neighborhood parks, farms and gardens, city parks and any other pertinent recommendations.

December 1974

Newton Conservators
Minutes of Board Meeting,
Dec. 11, 1974, 8 PM
Church of the Messiah, Auburndale

Present: Officers Wilkes, Murphy; Dirs. Dyer, Scott, Lerner, Paradise, Wilson, Francis, Butler, Cushing, Lieberman, Heyn, Mahon, Brandwein, Dwelley, Howard, Darack, Barnett; guests marthy Moy, Marlene Moy, Mrs. Brandwein.

The next meeting for the **Community Development Plan** is Dec. 17. The Conservators will speak from the basis of the Open Space Resolutions.

It was VOTED to donate \$25 to the Church of the Messiah in appreciation for providing a meeting place for the Conservators each month.

It was voted to give Drs. Lawrence Kaplan and George Ehrenfried a one year membership in the Conservators in appreciation for their leading **fall walks** for the Conservators.

Attached is the **Treasurer's reports.**

Attached in Richard Wilson's **salt report.** Citizens are urged to report violations in salt policy to the Street Commissioner and Richard Wilson.

A Preamble and the **remaining 3 resolutions from the Open Space Committee** were presented. After some discussion and slight revision, it was unanimously ADOPTED that:

Resolution Three. Resolved, that the golf courses as priceless assets for the recreation and enjoyment of today's and tomorrow's residents of the city. The Conservators should take action to ensure that these lands remain open.

Resolution Four. Resolved, that the Newton Conservators recognize that additional low and moderate housing is needed in Newton. Low and moderate income housing needs and open space priorities should be coordinated so that neither requirement need be sacrificed.

Resolution Five. Resolved, that the Newton Conservators recommend that public discussion take place regarding the remaining sections of the Open Space Report: city farms, neighborhood parks, city parks, arboretum, nursery and green house, and a city parks department.

The chairman, on behalf of the Conservators, thanked the Open Space Committee for its hard work and valuable contribution.

The proposed **Charles River Park** was discussed, and it was unanimously VOTED that the following statement should become Resolution Four of the Open Space Resolutions - and that the original Resolution Four become Five and the original Resolution Five become Six:

Resolved, that the city shall preserve for present and future generations the open spaces herein described: (see attached sheet - Composition of a future Charles River Park in Newton)...The City shall discourage development inconsistent with the preservation of this open space, and the City shall grant no changes in present zoning to a more intense land use.

Respectfully submitted,
Sally Barnett, Acting Secretary

Addendum:

First, many thanks for the excellent attendance at our board meetings. For the Jan. 15th meeting we have the following open space proposals to vote:

1. From Richard Wilson: "Better yet than conserving existing open green space is the creation of new space. I propose that the city consider creation of new green space by closing some unused or undesirable roads and covering them with grass or trees. The stimulus to this is the Battle of the Barriers in Commonwealth Avenue. Various residents of Newton, living between Commonwealth and Mill Sts. have suggested closing off part of the "carriage way" of Commonwealth Avenue, so that thorough traffic would not, and could not, use it. It seems to me that this should be supported by Newton Conservators.

Three areas immediately suggest themselves. In each case, no houses abut on the road and the only purpose in keeping the road open is for through traffic, which can use the main road. (One area is the triangle at the intersection of Centre St., and the others are on either side of Walnut St., where it intersects Commonwealth.) I believe that these matters are now being discussed by the city traffic engineer, and we should probably get our input to him.

2. From Helen Heyn: "I am convinced that this site (1185-1195 Boylston St.) should be purchased by the City of Newton for park and recreation purposes to serve the neighborhood within walking distance of it. The area I refer to is bounded by Boylston St., Chestnut St. and the MBTA right-of-way. This site should replace the proposed new neighborhood play area shown in the 1969 Recreation/Open Space Plan (opposite page 140) at the southern end of the Quinobequin MDC Reservation. The steep contour of the Reservation as it slopes to the Charles River would make it difficult to prepare as a play area, and in that location it would not serve the neighborhood."

In addition we need to take a position on PUD (planned unit development) if we wish to modify our past position as favoring it as a means of preserving open space (of minutes of the Nov. mtg.).

There is a series on Wetland Plant Identification for \$30.00 at the Nature Center, Garden-in-the-Woods, Hemenway Road, Framingham, Mass. 01701 on Thursdays at 1:30 starting Feb. 20th. Contact them for more information.

Susan

January 1975

Newton Conservators
Minutes of Board Meeting,
Jan. 15, 1975, 8 P.M.
Church of the Messiah, Auburndale

Present: Officers Wilkes, Morehouse, Murphy; Dirs. Barnett, Cushman, Paradise, Rubin, Heyn, Francis, Mahon, Lerner, Margolis, DeSanti, Roesner; guests Ellie Nauta, Cay Morrison, Marlene May

Announcements: There will be a public hearing on Waste Water Management Systems. For more information call Susan.

A letter describing policies and committees of the Norumbega Ass. and asking people to join was passed around.

A president, vice-president and treasurer (with accounting or bookkeeping background) will be needed for the elections in May. A **nominating committee** is to be established.

It was MOVED, SECONDED and unanimously PASSED that the Newton-Waltham checking account and Auburndale Co-op Bank Savings Account be closed and accounts be opened at the Newton Co-op Bank.

Webster Vale Fund. The question of transferring the Webster Vale Fund to the Newton Conservation Fund was discussed. Our accountant feels the Fund is potentially legal trouble; a donor could question our use or non-use of the money. Now we have the Ordway money, we must be careful. The consensus is we'd like to keep the money in the Conservators and remove the legal liability. Susan will ask a lawyer for advice.

Hal Mahon's Proposals. During the discussion, it was felt he should find out which are feasible - i.e., can a Massachusetts city or town levy its own tax? There was some question as to whether the Conservators are prepared to decide which types of **low-income housing** Newton needs.

It was MOVED, SECONDED and unanimously PASSED that the Conservators recommend the City of Newton consolidate the maintenance of city-owned land, including land now under the jurisdiction of the Street Dept., Recreation Dept., School Dept., Conservation Commission, Public Works, etc., under the supervision of a professionally trained natural resource manager.

A delegation will go to see James Saltzer either this Friday or next to present the **Open Space Resolutions.**

Richard Wilson's Proposals. It was pointed out Commonwealth Ave., including the carriage road, is Route 30, a state route. Would city have any jurisdiction? It was suggested there might be bumps in the carriage road to slow down traffic and make it more useful as a bike path. The secretary will write Richard a letter with these ideas.

Helen Heyn's Proposal. The consensus was the piece of land off Quinobequin, mentioned in the '69 Recreation/Open Space Plan as a play area, is not suitable as a play area [note: area is 1185-1195 Boylston St.].

P.U.D. The following resolution was unanimously PASSED:

Whereas, P.U.D. does not guarantee public access to open space in the development;
Whereas, the developer could use wetlands (which are already protected) as his quota of open space;
Whereas, the Harbridge House study concluded that when environmental costs are included, P.U.D. is not economically advantageous;
The Newton Conservators withdraw their former support of P.U.D. as a means of preserving open space.

It was MOVED, SECONDED and unanimously PASSED that a copy of the above resolution be sent to the Aldermen, the Mayor, Charles Thomas and the local newspapers.

Joan and Richard DeSanti will write up all the resolutions, and we will spend some money to have an attractive sheet prepared that will effectively present our position.

Mr. Halloran, the Recreation Commissioner, will be invited to our next meeting, so we can discuss with him plans for recreation lands. Correction: He is coming to the March meeting - SKW

The meeting was adjourned at 10:05.

Respectfully submitted,
Hannah Morehouse, Secretary

February 1975

Newton Conservatory,
Minutes of Board Meeting, Feb. 12, 1975, 8 PM
Church of the Messiah, Auburndale

Present: Officers Wilkes, Morehouse; Dirs. Heyn, DiSanti, Francis, Howard, Paradise, Roesner, Mahon; guests Phyllis Butler & CC Coggins (Newton Norumbega) and Naomi Rosenberg (Newton Times)

The Conservators has been requested to pay for an alternative recreation and conservation plan with graphics for the use of the Norumbega land. Bill Giezentanner would do this for an estimated \$750 to \$800. This plan would be used at the rezoning hearings to show alternatives to the Perini building plans. A graphic presentation has proven very effective in other land use fights. The plan should include answers to the question of access, parking, and toilet facilities and should meet with neighborhood support. This would involve meetings with neighborhood groups to get their ideas. There was concern that the Conservators didn't have the cash. There is approx. \$2,000 in the Savings Acct. and we are already committed to approx. \$1400 for Ordway Park. Could Mr. Giezentanner do it for less? Would he have to attend meetings and if he didn't would that reduce the

cost? (There was a feeling we needed his ideas at the meeting.) Could he use some of our maps? Could we delay payment until the interest from the term accounts provided the cash?

The discussion led to the feeling that even though the Open Space Resolution support the **acquisition of Norumbega north of Comm. Ave.**, our position would be strengthened with a specific motion. This does not mean our support for other acquisitions mentioned in the Open Space Resolutions is negated. It was MOVED, SECONDED and unanimously PASSED that:

The Conservators urge the Mayor and Aldermen to proceed with all haste to acquire the entire Norumbega Tract north of Comm. Ave. for park, recreation and conservation purposes.

There was a discussion about the **Norumbega land south of Comm. Ave.** It was suggested that with the Transfer Haul trucks using Comm. Ave., off street parking would be essential and it might be needed for that. A strong feeling developed that it could be turned into a very attractive gateway park, providing at least one attractive entrance to the city. However, it was felt it was unrealistic to push for acquisition at this time. So it was MOVED, SECONDED and unanimously PASSED that:

The Conservators oppose any rezoning of the 3.06 acre Norumbega tract south of Comm. Ave.

Since Perini is asking for a zoning change to build a 6 story office building, it is hoped a denial would keep the land undeveloped for now. Ann Dinsmore will be asked if she would draw up a plan with graphics for a gateway park on that land. It was MOVED, SECONDED and unanimously PASSED that:

The Conservators, providing that a fee can be mutually agreed and providing that the area residents are consulted and all support such a plan, will contract with Bill Giezentanner to develop a schematic conservation and recreation plan for the Norumbega tract north of Comm. Ave.

CC Coggins and Helen Heyn will set up a meeting with Mr. Giezentanner, with the Conservators Board invited. There is a strong feeling that we spend as little as possible.

Respectfully submitted,
Hannah Morehouse, Sec.

March 1975

Newton Conservators
Minutes of Board Meeting
March 13, 1975, 8 P.M.
Church of the Messiah, Auburndale

Present: Officers Wilkes, Morehouse, Murphy. Dirs. Heyn, Lerner, Barnett, Howard, Butler; Newton Norumbega members Marian & Benno Benima, Betty Dyson, C.C. Coggins, Kirk Woods, Ann & Fred Abernathy, Carol Ann Shea, Anne Sullivan, Eleanor Siegel (Newton Graphis), O.P. Jackson (Newton Times), Bill Giezentanner & Predip Karidia

Announcements: An appeal for funds to help us with the Norumbega fight will be put in the next newsletter.

Mrs. Feinberg (Radcliff Institute) will assign south side of Comm. Ave. as a Gateway Park project to her landscaping class.

Report of the NNA Committee on **Prospective Uses of the Norumbega Parkland:** The report was read. The recommendation was that the land be set aside as a natural park to be used for passive recreation and its beauty and tranquility left untouched.

Discussion on uses of Norumbega land:

The possibility of the Life Course being there was mentioned, but that will be built elsewhere. Recreation Department probably feels passive use is the most suitable. If there are picnic facilities, restrooms would be needed. The old shower area is still there. A strong selling point for the city to acquire the land would be the need for picnic areas. There is a long waiting list for the Auburndale Playground.

There could be a canoe docking area at the end of Woodbine and eventually a swimming area when the Charles is clean enough.

Bill Giezentanner introduced his associate Predip Karidia. Bill does not have much time to work on the plan but Predip does and would do so with Bill working with him. Bill's fee would be for the plans and the April 14 hearing. Any other hearings would be on an hourly rate.

The whole side should be park with picnic, toilet facilities and swimming with as little change as possible was the consensus of the discussion. A coasting area is needed (The one at Lyons Field is now closed by a fence.). Some separation is needed between Norumbega and Islington Park (along River Path) to keep out cars. Trees? Chain? Have a parking lot only large enough to hold as many cars for as many people as the land can hold.

Marc Lieberman, CC Coggins, Helen Heyn and Susan (for finances) will work together with Bill and Predip. Bill will draw up a contract.

It was suggested a plan could include some of the area's history. The first farmer there was called William Robinson; perhaps there could be a colonial farm house with a colonial garden.

Respectfully submitted,
Hannah Morehouse, secretary

April 1975

Newton Conservators
Minutes of Board Meeting
April 9, 1975

Present: Officers Wilkes, Staley, Morehouse, Murphy; Dirs. Francis, Barnett, Lerner, DeSanti, Darack, Howard, Heyn, Roesner, Butler, Cushman, Lieberman.

It was MOVED, SECONDED, and unanimously PASSED that the Conservators give a lilac tree to Helen Heyn in appreciation of her many years of work for conservation.

Joan Lerner will sell geology booklets at the Hammond Woods parking lot on Earth Day, April 27.

Ann Dwelley will organize a Conservator's Booth at the Crafts & Food Fair, City Hall on May 18. Please help her when she calls.

The Ordway Park booklet will be discussed at the May meeting.

Richard Staley is **nominating** chairman; please give him names for directors, or call him if you no longer find you have the time to serve.

Robert Merriman of the Newton Planning Dept. would like our ideas about **Cold Springs**. There is a problem with minibikes. Besides a golf course, a zoo and a farm have been suggested. We feel it is too wet for a farm. It was MOVED, SECONDED and unanimously PASSED that the Conservators support keeping Cold Springs natural open space with nature trails.

Robert Cohen is asking questions about the **Webster Vale Fund**. Susan will get a written legal opinion as to what we should do with the money.

Bill Giezentanner will give our main presentation at the April 14 hearing on **Norumbega**. Debbie will check with him. She will probably give a brief statement of our position and plans for the South side. Mrs. Feinberg's class will present their plans for a gateway park on the south side to a group of Auburndale residents and anyone else who is interested, on Thurs. afternoon, April 10 at the Church of the Messiah. The residents will choose the 3 or 4 plans they like the most for Debbie to use in her presentation.

The May meeting will be the Annual Meeting at Joan Lerner's with coffee and dessert first and a walk along the Charles afterwards. There was some feeling we would like to have a meeting with Mr. Halloran soon; perhaps the June meeting.

There is a reorganization hearing on April 15. Helen Heyn will give our position on a park supervisor.

The plans chosen by residents will be made into slides for Debbie to use in her presentation.

Respectfully submitted,
Hannah Morehouse, Secretary

May 1975

Newton Conservators
Minutes of the Annual Meeting
May 14, 1975 - 6:30 p.m.
Joan Lerner's, 35 Amherst, Waban

The annual meeting of the Newton Conservators was held on May 14, 1975 at the home of Ed and Joan Lerner.

Present: Officers Wilkes, Staley, Morehouse; Directors Roesner, Rubin, Butler, DiSanti, Leiberman, Francis, Lerner, Dwelley, Mahon; New Directors Cobb, Morrison, Pompian, Jackson; members Tillie Rubin, Marry Adelstein, Andrea Wilson, Arthur Southwick, Ed Lerner.

Following dessert and coffee, the meeting was called to order by Pres. Susan Wilkes. The **Nominating Committee** chairman, Dick Staley, presented the committee's report (copy attached). Nominations were asked for from the floor. None being made, it was MOVED, SECONDED and unanimously PASSED that nominations be closed and one ballot be cast for the slate as presented by the Nominating Committee.

The secretary was instructed to send a letter of thanks to the Officers and Directors leaving the Board.

A sign-up sheet to man the Conservators' booth at Spring Fest was passed.

The following **By-Law changes** were presented:

OLD

Article IX

Section 1. The officers of the corporation shall be a president, a vice president, treasurer, and a secretary, all of whom shall be members. Each of the officers shall be elected at the annual meeting for a term of one year and until his successor is qualified.

Section 8. No present section.

NEW

Article IX

Section 1. The officers of the corporation shall be a president, a vice president, treasurer, and a secretary, and the immediate past President, all of whom shall be members. Each of the officers shall be elected at the annual meeting for a term of one year and until his successor is qualified.

Section 8. The immediate Past President shall be an advisor to the President and to the Board of Directors.

OLD

Article X

Section 1. The Board of Directors shall consist of the president, vice president, treasurer, and secretary, ex-officio, and twenty-one other members, etc.

NEW

Article X

Section 1. The Board of Directors shall consist of the president, vice president, treasurer, and secretary, and the immediate past President, ex-officio, and twenty-one other members, etc.

These were APPROVED and will be presented to the membership at a special meeting.

A token of the Conservators' very great appreciation, wrapped in recycled paper with a recycled bow, was presented to the outgoing President Susan Wilkes. It was a copy of Fieldbook of Natural History. A vote of thanks to the Lerner and those who made the refreshments was unanimously PASSED.

The meeting was adjourned at 7:05 so the walk along the Charles in the Quinobequin Reservation could proceed.

Respectfully submitted,
Hannah Morehouse
Secretary