

## Board of Directors 1984 - 1985

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Vice-President: Peter Kastner  
Secretary: Steven Small  
Treasurer: Virginia Taplin  
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Arlene Lynde	George E. Mansfield
Arnold Meltzer	Susan Stone MacDonald
Carol Morrison	Nancy Schad
Lane Sofman	Jean Thompson
Lavina Tomb	Verne Vance
Antoinette Wallace	

## June 1984

Minutes of the meeting  
of the Newton Conservators Board of Directors  
at the home of AnnaMaria Abernathy  
June 19, 1984

**Present:** President AnnaMaria Abernathy, Vice-President Peter Kastner, Sally Barnett, Roger Feinstein, Bart Hague, Arlene Lynde, Susan Stone MacDonald, Carol Morrison, Nancy Schad, Jean Thompson, Toni Wallace.

**Secretary's report** of previous meeting: APPROVED.

Discussion: regarding **change in investment vehicle** for part of Conservator funds.  
MOTION made and PASSED: That the President, AnnaMaria Abernathy, Treasurer, Virginia Taplin, and past President, Bart Hague, study this matter and make a recommendation at the next meeting of the board.

**Report on the park on Nahanton Street:** Peter Kastner and Carol Morrison reported on the success of the public meeting held June 3rd. The Newton Conservators and Combined Jewish Philanthropies sent out mailings to publicize the meeting, and Newton Parks and Recreation Department notified abutters of the park land.

A meeting room at the Jewish Community Campus was made available for the meeting. Fran Towle, Deputy Commissioner, Newton Parks and Recreation Department, opened

the meeting and introduced out park consultant, Bill Giezentanner. Using drawings, Bill reviewed the present initial proposal for the park for the approximately 40 citizens assembled. He then led the group on a site visit to view the topography and better understand the various passive and active activities planned for the park.

The major park entrance will be the present entrance to the Winchester Street Recreation Area. Parking and the need for a roadway to a drop-off point by the playing field were major challenges to fit into the plan. Bill indicated to the group the plan for a roadway through a low area between the Winchester Street Recreation Area, and the Oak Woods of the Novitiate Park, to a drop-off point on the north side of the present playing field. It is proposed that the roadway will include a necklace of small parking areas. There will be a more sizeable parking area, partially screened from the street, near the entrance.

William and Marion Pressley of William Pressley Associates, landscape designers, were introduced. Friends of the Park were encouraged to make their wishes known to Fran Towle of the Parks and Recreation Department, or Carol Morrison and Peter Kastner of Newton Conservators. A few neighbors, specifically Teresa Walsh, expressed the concern of the neighborhood to any increased traffic on Winchester Street, or major changes in the use of the open space. It was pointed out that except for the playing field, only passive recreation was proposed.

Those involved felt the June 3rd meeting was worthwhile. Peter Kastner then passed out copies of the Pressley's proposed budget for the design work to the Board members. Total cost of landscape design work is estimated to be \$12,000. This includes a model of the topography of the site in its present state (cost: \$3,500). This model is deemed important so everyone can readily understand the topographical reasons for particular design decisions in the landscape design. Much of the Quint Fund grant will be used for this work. CJP and Newton Conservators have allotted matching funds for this planning and design work. Peter Kastner and Carol Morrison were requested to write a letter to Trustees of the Quint Fund, bringing them up to date on our use of the grant.

**Membership Report** by Jean Thompson, Membership Chairperson

Paid-up members, 1984: 264

Paid-up members, 1983: 57

Paid-up members, 1982: 43

A reminder letter will be sent out to those two groups of unpaid members on July 1st.

**Program Report** by Program Chairperson, Peter Kastner. In April, Newton Conservators sponsored a public meeting at Lasell Junior College at which Barry Canner, City Planner, spoke on the planning process in city. He also outlined the major duties and responsibilities of the Planning Department. Although his talk was very interesting, the meeting was poorly attended both by the public and by N.C. board members.

Another public meeting, co-sponsored by the League of Women Voters and Newton Conservators was held at the Newton Center Baptist Church on June 12. Professor Larry Suskind, M.I.T. Department of Urban Studies and Planning, and Executive Director,

Harvard Law School Program on Negotiation, spoke on land use conflict resolution. Forty to fifty people attended the meeting. Mr. Suskind outlined his techniques of land use negotiation. Rather than taking hard positions on issues, major interests of each party should be articulated, recognized and negotiated. By linking through negotiations some gains that are important to the losers, their losses can often be offset by gains in other areas that are important to them. A full report of Larry Suskind's lecture will appear in the summer Newsletter.

Discussion regarding perceived need to update **Newton Conservators Open Space Plan**. The status of playgrounds and playing fields around schools being closed needs to be investigated and mentioned in the plan. It was thought, but not known, that playgrounds and playing fields are parkland, and if so, their status can be changed only by an act of the legislature.

Discussion regarding the planned **Land Use Study of the City**, for which \$80,000 has been appropriated. The League of Women Voters and the Newton Conservators are very interested in the study. It was the sense of the meeting that Newton Conservators would cooperate in any way possible.

**Report on Past Walks**. Mothers' Day Bird Walk at Novitiate Park - Appreciation was expressed to Jean Thompson for arranging a most successful and enjoyable bird walk that morning. Charles River Pathway Walk - This was led by Bill Giezentanner on May 20. It was not well attended. The suggestion was made that this walk be held in October, or much earlier in the spring.

**Report on Newton Golf Course assessments**. When improvements for property were reassessed, golf course improvement assessments were raised considerably. Subsequently, each golf course in the city has now applied for the new status of Recreational Land presently allowed by state enabling legislation. 175% of the new assessment is discounted by the city as long as the property remains recreational land. If the status of the property changes, full taxes are collected retroactively to the time when recreational status was first acquired. Possible retroactive tax period is limited to 10 years. Details of this legislation will be in the summer Newsletter.

Discussion regarding the 50 acre open space site owned by Boston Edison in the SE part of the City bordering Brookline, known as the **Kessler site**. Our July 19 board meeting is scheduled to be held at the Boston Edison Impact 2000 House, a model home recently built on the property and televised by Channel 2. Because Newton Conservators is interested in becoming familiar with the land, rather than the house, Toni Wallace will try to arrange a tour of the land before the tour of the house and meeting.

Discussion regarding request of the **Mass. Assoc. of Conservation Commissions**. This association gives a great deal of legal and other help to conservation groups and is \$10,000 short this year. A donation was requested. The board agreed this was a group well worth supporting. Peter Kastner will find out if this association has a membership class for institutions and associations, and the cost of such a membership. It was the

sense of the meeting that the Board wants Newton Conservators to have a Conservation Commission Association membership, or to give a donation.

Discussion regarding the scheduling of the **1984-85 Board meetings**. Nancy Schad agreed to poll Board members and find the time convenient for most members of the Board.

Discussion regarding **walks**. Nancy Schad will organize some walks on open space in Newton. It was agreed there should be 3 or 4 walks in the fall and 3 or 4 walks in the spring. She is looking for Board members willing to lead walks.

Discussion regarding **participation in the work of the Conservators by Board members**. It was pointed out that in order to remain a viable group, each Board member should be willing to take responsibility for some particular part of the work or activities of the Newton Conservators. In order to play a worthwhile role in the city it is necessary to have a working Board. A sheet outlining the annual work and activities of the Board was circulated, with the request that each member agree to work in one or more areas.

Announcement: Tony Wallace and Lavina Tomb have agreed to be co-editors of the **Newsletter**. Deadline for items for summer edition: Aug. 7. Send news items to either Tony or Vinny.

Discussion regarding **publicity**. Susan Stone MacDonald suggested that each meeting or walk should be announced in the local newspaper, preferably with a picture. She felt many people in Newton would like to join the Conservators if they were more familiar with its activities. She agreed to take care of publicity this summer.

Future programs, since the hour was late, will take place at the July Board meeting.

Respectfully submitted,  
Carol Morrison.

### **June 1984**

Minutes of the meeting  
of the Newton Conservators Board  
at the Boston Edison Impact 2000 Solar Demonstration House  
July 17, 1984

**Present:** Pres. AnnaMaria Abernathy, Vice-Pres. Peter Kastner, Treas. Virginia Taplin, Sally Barnett, Roger Feinstein, Mary Herring, Fiora Houghteling, Susan Stone MacDonald, Carol Morrison, Nancy Schad, Lavina Tomb, Antoinette Wallace, and members Linda Mackey, Trudy Jannin, Ann Hawkins, Giles Kelleher, and Justine Kelleher.

The President opened the meeting at 9 P.M. The **secretary's report** of previous meeting read and APPROVED.

Virginia Taplin, Treasurer, read her report and commented that the President, Past-President, and Treasurer has invested \$10,000 from the Ordway Fund in Treasury Bills on June 26. After a brief discussion concerning the funds of the Conservators, the **Treasurer's report** was accepted and APPROVED.

Cay Morrison reported for the **Novitiate Park Committee**, which has made up a model of the site. A site plan of the park and the Winchester St. Recreation Area will make the future plans clear to the public. State funds have been appropriated for the park, with an Aug. 31 deadline for applications to be submitted. A meeting will be held to look at this plan in more detail. It is hoped that the model will be displayed at the C.J.P. The next meeting of the C.J.P. and the City of Newton officials will be on July 27.

Peter Kastner spoke on the subject of **speakers for future meetings**: Joe Lerner, Carol Ann Shea among others. The League of Women Voters is interested in co-sponsoring our lecture series and they have a land-use study in mind. A questionnaire to the city is in the planning stage for next winter. Suggestions for speakers included Cynthia Creem and Jack Antaramian

The question of **meeting dates for the Board** was discussed after Nancy Schad had polled the board as to convenient days of the week and week of the month. It was VOTED to meet the first Thursdays of each month, and a paper was circulated to sign up for meeting places for next fall and winter. The next meeting of the Board was set for Thursday, August 2.

As to the **schedule of walks**, Nancy Schad urged that we try to set certain dates for walks - i.e., the last Sunday in May for the Charles River Walk. The Bird Walks must be early in the day, 8 A.M., while Sunday walks could be scheduled for 2 P.M. A walk on the Newton Aqueduct was suggested for May 5, at 2 P.M. A canoe supper on the Charles was suggested for late summer (July).

In her absence, it was reported that Jean Thompson had good results from her July mailing to **members delinquent in dues payment**. Because Steve Small cannot undertake the Secretary's responsibilities, it was suggested that a rotation of this role might be possible. Susan Stone discussed her **ideas for future publicity**, and the President urged that others might want to attend the Aldermanic Committee hearing on Wednesday at 7:45 on Economic Development. Tony Wallace commented on the future **plans of the Boston Edison Co.**, which are still vague as to the use of the remainder of the land on the Newton-Brookline line. Helen Heyn should be informed and consulted with on all matters of interest or concern to the Conservators.

President Abernathy adjourned the meeting at 9:58 P.M.

Respectfully submitted,

Lavinia C. Tomb

**August 1984**

Minutes of the meeting  
of the Board of Directors of the Newton Conservators  
at the home of the Abernathys, 45 Islington Road, Auburndale  
August 2, 1984

**Present:** AnnaMaria Abernathy, presiding, Fiora Houghteling, Peter Kastner, Jean Thompson, Nancy Schad, Tony Wallace.

The meeting opened at 8:20 p.m., and **lacking a quorum**, no official votes were taken. Following the sequence of the agenda:

1. Secretary: Fiora Hougheteling volunteered to become secretary upon her return from England in January. Until then, individuals will have to rotate at the post.
2. The **minutes** of the July 17 meeting were distributed to those present.
3. **Novitiate Committee:** Peter Kastner reported on the August 1 meeting of the JCC/City Parks & Rec. Dept/Conservator Interface Committee. Mr. Merriman of the Planning Department, and Robert Weinberg (former B.U. official) participated in the meeting. Ways of proceeding with the application for state funding (due in part at least by August 31) were discussed. Mr. Sidman reported a JCC appropriation of \$10,000 to prepare the package. In discussion of the plan, among decisions taken were the following: that parking spaces be decreased from a total of 276 to 176; that the existing building on the infirmary land be renovated for the park; that no tennis courts be included at the present. The need to "touch base" with members of the Board of Aldermen about this project was recognized. The interface committee will meet again on Wednesday, Aug. 8.

Board members were reminded that the large model of the park is available for viewing at the 4th floor conference room of the JCC Building at 333 Nahanton St. The possibility of holding a Board meeting or a Novitiate Committee meeting in that room was raised.

Peter Kastner agreed to write a report on the status of the Novitiate planning for the September newsletter.

4. **Newsletter and walks** to be announced therein: Considering that the first walk is scheduled for Sept. 22, it was agreed that the newsletter needs to be mailed by September 10.

Regarding walks: Jean Thompson reported that the bird walk should be at the end of September rather than as tentatively scheduled for Oct. 14. If Bill Giezentanner agrees, the Charles River Pathway walk will be on Oct. 14 instead of Sept. 30.

Board meetings are to be announced in the newsletter, as decided in July. Whether to name the exact location was questioned: in this regard, the desirability of meeting in a public place rather than in homes was discussed, and Fiora Houghteling undertook to explore some possibilities of public meeting places. Meanwhile, only the date of meetings, and time, with a telephone number for more information, will be printed.

5. **Land Use Forum**. Peter Kastner will report at the September meeting and prepare an announcement for the newsletter.
6. **Update of Conservators' Open Space Report** - held for September meeting.
7. **Land Use update**: nothing to report since developer Antaramian's purchase of the Lacey estate.
8. **Boston Edison Land**. Toni Wallace brought maps showing the current status of the various parcels in the area. She reported that Edison, if it builds a transformer, will definitely place it on the 9.2 acre site west of Vine Street (no. 58 on the City's Open Space Plan map); also, that developers have shown interest in the Edison land. A.M. Abernathy will write to Carl Gustin of Edison, thanking for the July 19 tour and meeting, and asking that the Conservators be kept informed of developments regarding this land.

Peter Kastner suggested that neighbors of the land, and the Friends of Saw Mill Brook, investigate the methods used by the Chestnut Hill Country Club Association to save the major portions of that land.

The meeting adjourned at 9:50 p.m.

AnnaMaria Abernathy

### **September 1984**

Newton Conservators, Inc.  
Minutes of the meeting  
of the Board of Directors  
held on Thursday, Sept. 6, 1984  
at the home of Virginia Taplin

**Present**: AnnaMaria Abernathy, presiding, Rodney Barker, John Bliss, Bart Hague, Peter Kastner, George Mansfield, Cay Morrison, Nancy Schad, Lane Sofman, Susan Stone, Ginny Taplin, Jean Thompson, Vinny Tomb, Toni Wallace.

The **minutes** of the Aug. 2 and July 17 meeting (there was no quorum on Aug. 2) were APPROVED with correction for July 17.

**Treasurer's report** was ACCEPTED. In the discussion of it, the fact was raised that the Quint funds that are to be placed in a joint account with the CJP for Novitiate development are still in our account, as the joint account has not yet been established. Also, the President has drafted a letter to the Quint Foundation's trustees to inform them of our use of their monies toward the Novitiate Park, with the hope of possible future grant money. There was also discussion of our funds, their investment, our responsibility as trustee of them.

**Land Use Forums:** Peter Kastner discussed the series of forums for the fall and winter:

- Oct 2 "Who Profits from Change?" with Carol Ann Shea, Cindy Creem, Alan J. Green and James A. Miller, at the First Baptist Church in Newton Centre.
- Dec. 4 - Alternative methods of land use planning'
- March- Lecture on the issue of the villages within the city of Newton;
- April - Open Space Issues: Strategies for open space preservation.

The four forums are co-sponsored with the Newton League of Women Voters.

**Newsletter:** Toni Wallace has a calendar of events to cover the next 6 months. She asked for labor and material for the newsletter. Typing and budget were discussed and a typist arranged by Rodney Barker. Mailing was set for Sept. 13.

**Walks:** The spring walks tentatively listed in the agenda were set as follows:  
Sun. Apr. 28, 2 p.m. - Edmands Park (Peter Kastner)  
Sun., May 5, 2 p.m. - Aqueduct from Newton Centre by bicycle (Vinny Tomb)  
Sun., May 12, 8 a.m. - Mother's Day Bird Walk, Novitiate (Jean Thompson)  
Wed., May 22, 4 p.m. - Kennard Park or Houghton Garden  
Wed., June 5, 5:45 p.m. - canoeing on the Charles (Cay Morrison)

**Newton's Flood Insurance** - The federal flood insurance for Newton may be suspended if amendments to the Flood Plain/Watershed Protection Zoning Ordinance, to include recently mapped area, are not adopted by the Board of Aldermen. Rodney Barker suggested, and the Board APPROVED, that AnnaMaria's letter concerning this should be circulated to the Land Use committee before their meeting next week, and to the Board before it take up the issue. The letter is also in the upcoming Newsletter.

**Novitiate Committee:** Public meetings and work of Pressley Assoc. were reviewed, and the availability of funds from the state discussed. It was agreed that "the City of Newton should assume leadership responsibility for development and maintenance of the park, and that private funds may be found for specific aspects of the development." This resolution followed lengthy discussion of the problem of getting the City to undertake its responsibility vis-à-vis public parks.

**Lacey Estate:** A discussion concluded with the decision that Bart Hague and others will take another walk over the estate and formulate a position for our support, which may then be discussed with Charles Thomas, who works for developer Antaramian.

Board Meetings: October 4 at home of Cay Morrison; November 1 at Vinny Tomb's home.

The meeting adjourned at 11:50.

Lavina C. Tomb

### **September 1984**

Newton Conservators, Inc.  
Minutes of the meeting  
of the Board of Directors  
held on Thursday, Oct. 4, 1984  
at the home of Cay Morrison

**Present:** AnnaMaria Abernathy, presiding, Roger Feinstein, Bart Hague, Mary Herring, Peter Kastner, Nancy Schad, Jean Thompson, Lavina Tomb.

The **minutes** of the meeting of Sept.6th were APPROVED.

There was no **Treasurer's Report**.

The Sept 22nd **Deer Park Walk** brought out a good crowd. Many were seeing the area for the first time. 20 people attended the **Novitiate Park Bird Walk** on Sept. 30th. In 2 1/2 hours the group identified 31 birds and enjoyed a lovely fall day.

**Land Use Forum Programs:** Phil Herr, Prof. Of Urban Planning at M.I.T. was suggested as a speaker for Dec. 4th. Peter Kastner will contact him. The Dec. board meeting should not be scheduled in that week. The Village Study will probably be approved by the Aldermanic Board and a speaker relating to that study would be appropriate for the March date.

**Novitiate Committee Report:** The City Planning Dept. submitted its application for funding of the Pressley plan. No response is expected before the 1st of the year. The city expects private money to provide the additional 10% and will not provide park maintenance. A joint letter to the mayor from the Novitiate Planning Committee and Jewish Community Center will be sent regarding the city's responsibility toward public parks. These 2 groups should meet and plan very soon.

**Mass. Assoc. of Conservation Commissions:** Peter reported that several levels of membership are possible. The decision was to maintain a level of support equal to our membership in the Charles River Watershed - which for the current year is \$25.00. The

item will be included in next year's budget. Peter also suggested that we look into the possibility of being listed among the non-profit organizations on the state's United Fund appeal.

The election of 322 Conservator members in good standing was carried out. 34 members are paid through 1983 and remain in our active file.

It was suggested we combine the **Annual meeting**, a dinner, and **Environmentalist of the Year Award** to be held in May. A committee is needed. Nominations for the award should come from Conservator members. This and plans for the next Newsletter will be on next month's agenda.

**Floodplain Watershed Protection Ordinance Amendments** were not acted on before the deadline for Aldermanic action. The Land Use Committee will begin again with a hearing on Oct. 9. AnnaMaria will write and speak, urging the committee to more prompt action.

The Board also decided to have AnnaMaria address the Land Use Committee in support of the Planning Department's recommendation that the **Capasso Realty** petition for Residence E rezoning of its **Beaconwood Road** site be denied as too dense and encroaching visually on Cold Spring Park.

The **Marriott** petition for renovation and 50% expansion in function space includes: (1) attaching new façade panels; (2) 22 extra parking spaces; (3) building a 70-80 seat amphitheatre. The Auburndale Community Assoc. will look at the plans. Based on the philosophy of the original agreement between the hotel and neighborhood, the new plan would burden the present carrying capacity and encroach on surrounding land. A statement will be discussed at the November meeting.

**St. Sebastian School**: The state will agree to less than the asking price but will build single family homes on 2 acres of the land.

**Projects**: the dates of meetings of the Aldermanic Land Use Committee and Conservation Commission should be publicized in order to attract observers.

Nick Yannoni has volunteered to **map the aqueducts**. Vinny Tomb would like to assist.

The meeting adjourned at 10:00 p.m.

The next Board of Directors is to be Thurs., Nov. 1st at Lavina Tomb's.

Jean F. Thompson

Addendum: The Board also decided a letter should go to the MDC before the November meeting of its Land Board, supporting the reacquisition by the **MDC** of a parcel at **Farwell St./Albemarle Road**, Newtonville, as part of the Charles River Reservation.

## November 1984

Newton Conservators, Inc.  
Minutes of the meeting  
of the Board of Directors  
held on Thursday, Nov. 1, 1984  
at the home of Lavina Tomb

**Present:** AnnaMaria Abernathy, presiding, Sally Barnett, John Bliss, Roger Feinstein, Bart Hague, Carol Morrison, Nancy Schad, Lane Sofman, Lavina Tomb, Verne Vance, Nick Yannoni (for one hour).

The **minutes** of the Oct. 4 meeting were APPROVED.

**Aqueduct Mapping Project:** The President turned the floor over to Nick Yannoni who reported briefly on the aqueduct project as he envisions it. Helen Heyn has told him that material is available at City Hall. Lavina Tomb will join him in exploring the available resources and in walking the publicly available segments. It is necessary to present this as a civic project, to avoid opposition by owners of property traversed by the aqueduct. Two major aqueducts cross Newton, and the Engineering Dept. of the City of Newton has a map of the usable portions of the system. Certain segments will be worked on to encourage community acceptance of the project. Nick Yannoni, Helen Heyn and Lavina Tomb will get together to examine this project and then go to the City Engineering Dept. for further discussion on the 21st of November.

**Land Use Forum:** The second of this year's forums, sponsored by the League of Women Voters and the Conservators, will be held on Dec. 4 at 7:45 P.M. at the Baptist Church in Newton Centre. Philip Herr and Gary Hack of M.I.T. will discuss "Alternative Land Use Planning Processes." Anita Capeless and Peter Kastner will meet with the speakers beforehand, to review some of the issues we are interested in hearing discussed. The first forum suffered from not having the subject matter agreed on.

**Novitiate Park Committee:** Carol Morrison reported on the meeting earlier on this day of the Tripartite Novitiate Committee. Funding for the city's 10% share of the \$400,000 grant proposal is the major issue. The city's Capital Improvement Plan, just issued, contains the statement that the CJP and Conservators have pledged to provide this, and also to assume responsibility for the maintenance of the park. After lengthy discussion, the Board agreed that the CIP must be corrected. The Newton Conservators and the CJP are willing to exert their best efforts to cooperate in obtaining funds, but ultimate responsibility must be the City's. Public control is essential, especially regarding maintenance. The impasse must be resolved before the Nov. 14 public hearing of the Administration and Planning Committee. Otherwise, the Conservators would have to protest the text of the CIP at that time.

Bart Hague compared this to the arrangement whereby the Chestnut Hill Country Club is managed, concluding that the two situations are not comparable. Sally Barnett suggested the possibility of a fund within the Parks and Recreation Dept. for private contributions toward maintenance of the Novitiate Park.

Other Business: The President mentioned that following **negative community reaction to the Marriott proposal for expansion**, the Marriot Corp. has withdrawn this portion of its petition, which now only regards exterior renovation and restriping of the parking lot.

Other Business: On Nov. 26, the Land Use Committee working session will consider the 25 unit building proposal of the **Capasso Realty Corp.**, which will be within 35 feet of the Cold Spring Park on **Beaconwood Rd.** The Conservators will present their opposition to the proposal. See minutes of Oct. meeting.

The **Newsletter** to announce the Land Use Forum must be in the mail by the 20th of Nov.

The Board agreed that Virginia Taplin, Treas., and AnnaMaria Abernathy will draw up the **1985 Budget**.

The next meeting of the Board will be held at the Abernathys' home on Dec. 6, at 7:45 P.M.

The meeting was adjourned at 10 P.M.

Lavina C. Tomb

### **December 1984**

Newton Conservators, Inc.  
Minutes of the meeting  
of the Board of Directors  
held on Thursday, Dec. 6, 1984  
at the home of Abernathys

**Present:** AnnaMaria Abernathy, presiding, Rodney Barker, John Bliss, Bart Hague, Peter Kastner, George Mansfield, Cay Morrison, Nancy Schad, Virginia Taplin, Lavina Tomb, Nick Yannoni, Susan Winkler, guest.

The **1985 budget** was APPROVED, with the understanding that transfers may be made among accounts as projects emerge (e.g., an aqueduct publication). Upon review of the 1984 expenditures, the board VOTED to make a special year-end contribution to the Charles River Watershed Assn., in the amount of \$100. The dues represent current membership of approximately 350, with 26 new members thus far in 1984. A **membership drive** was discussed.

**Board membership:** The board accepted with regret the resignations submitted by Toni Wallace, Arlene Lynde, and Steve Small. All were because of time pressures and conflicts with meeting days. Nick Yannoni was unanimously elected to the board. Linda Mackey will be invited.

Three openings remain on the board. Criteria for selecting new members were discussed - including neighborhood representation, local groups such as the Farlow Hill Assn., and the Economic Development Commission. Above all, there is need for members with time to devote to Conservator projects.

The **nominating committee** was initiated: thus far, Peter Kastner, Cay Morrison, and Bart Hague have volunteered; a larger committee is desired.

The **Novitiate Committee** reported that the City's Capital Improvement Program was amended on November 14 through addition of a "joint statement as to status of discussion..." among the three parties, which was submitted to the Board of Aldermen's Administration & Planning Committee by R.J. Kelliher, the Chief Financial Officer. The statement indicates that the Conservators and CJP "shall work together to create a non-profit corporation...[which] shall undertake to raise funds to support Novitiate Park," and they "shall use their best efforts to secure adequate funds..." and "federal grants for park development."

Discussion focused on whether this corporation should only raise funds, letting the City spend the funds to maintain the park and its programs; or whether the corporation should administer the park. The Mayor seems to favor the latter course, as more economical. The Conservator board majority feeling is that it is important that the City maintains control and administers the funds through the Parks and Recreation Dept.

We will begin to seek foundation grants only after the agreement among the parties has been worked out and the 90% State grant is assured.

**Land Use Forums:** Discussion of the Dec. 4 forum with Profs. Hack & Herr concluded that it was successful in raising questions and in demonstrating how citizen input can be obtained in making land use decisions. The next forum is tentatively set for Jan. 20, with the Village Study and Citizen Participation as the theme. Suggested speakers are Barry Canner, [along] with the consultant who will have been chosen to do the village study, or the organizers of the Needham study.

**Lacy Estate Recommendations:** Eight board members recently walked the estate, with permission. Their recommendations, as formulated by Bart Hague, are to:

1. Retain the open hillside, looking N;
2. Retain Nahanton St. buffer up to crest of escarpments. Plan trail along escarpment overlooking the valley;
3. Concentrate development on the Novitiate-Winchester St. corner;

4. Note that this development may set a precedent, putting pressure on the Charles River Country Club. Thus it is critical to obtain an easement.

**Capasso Realty on Beaconwood Rd. project:** The Land Use Committee of the Board of Aldermen approved a slightly scaled-down version of the proposal (23 units) over continued objections by the Conservators. Since then, the proposal has been reduced to a two-story building, which will not overhang the park as the 3-story structure would have.

**Aqueduct mapping project:** Nick Yannoni and Vinny Tomb reported having gone over maps in the City Planning Dept. They will make recommendations after they walk the length of the right-of-way. They hope to conduct a walk on the path, possibly in May.

The January 3 meeting will be held at Nancy Schad's home

Minutes by,  
Bart Hague, Vinny Tomb, A.M. Abernathy

### **January 1985**

Newton Conservators, Inc.  
Minutes of the meeting of the Board of Directors  
held on Thursday, January 3, 1985  
at the home of Nancy Schad

**Present:** AnnaMaria Abernathy, presiding, John bliss, Roger Feinstein, Bart Hague, Mary Herring, Fiora Houghteling, Peter Kastner, Linda Mackey, Cay Morrison, Nancy Schad, Virginia Taplin, Jean Thompson, Lavina Tomb, Nick Yannoni, Howard Levine, David Carter, guests present for Lacy presentation.

The **minutes** of the December 6 meeting were APPROVED.

**Lacy Estate plans:** AnnaMaria explained that Rodney Barker and Verne Vance had to be at an Aldermanic meeting, and George Mansfield was out of town. Howard Levine planned to show the plans for the Lacy Estate separately to these three Conservator board members who are also Aldermen.

Howard Levine brought David Carter from Huygens and DiMella, Inc., architects, to explain the plans. He said that they are beginning to meet with groups in the city and hope to return for a further discussion later. They showed site plans including the topography, the siting of the cluster of attached homes, and an elevation showing houses on ledge surrounded by existing trees.

The plans call for re-zoning to Residence E and for 81 units, in 6 groups, scattered about the site (including one group of 7 units consisting of the existing main house with 5 added units built on). Size: 1700 to 2100 sq. ft., half with attached, half with detached garages; 1.7 parking spaces per unit; two tennis courts, small swimming pool and

function space by Nahanton St., between entrance rd. and Angino farm, but possibility that these might be moved behind and into the existing Lacy House, which would become the clubhouse. A pond is planned for the base of Lacy Brook at Nahanton St. It would serve for on-site runoff (and sewage?) disposal. The plans call for no security gate.

Discussion following departure of Levine and Carter:

At AnnaMaria's suggestion, discussion was limited to ten minutes, with fuller discussion postponed to February meeting. Consensus was that too many units are planned; that tennis courts, etc. should be at northern end of land, not close to Nahanton St; that not enough parking is planned.

Bart Hague volunteered to check whether the Angino farm (corner Winchester/Nahanton Sts.) is eligible for agricultural preservation. Cay Morrison agreed to talk with the farmer, to learn if he is interested in such a program (State Dept. of Agriculture).

**Land Use Forums:** Peter Kastner suggested that since City Planner Canner is reluctant to speak before the Village Study contract is let, the next forum be postponed. It was agreed that, if feasible, the committee could arrange a Feb. meeting. Cay M. agreed to report about Needham's land use policies at the next meeting.

**Newsletter** will be worked on by Vinny Tomb, AnnaMaria and Fiora. Suggestion that work on Bullough's Pond preservation be mentioned, following up on the September Newsletter article. The work of Linda Mackey, "our star photographer" is much appreciated.

**New Board members:** Linda Mackey and Zygmunt Plater were nominated and unanimously elected to the board.

**Environmentalist of the Year Award:** Requests for nominations will be included in the newsletter. Suggestions from group: Joan Lerner, John Cronin, Bullough Pond group, Chestnut Hill Garden Club, other groups? Jean Thompson, Cay Morrison and Mary Herring, the committee already established to plan the environmentalist-of-the-year/annual meeting, agreed to serve as the committee to receive nominations for the award.

**Capasso Housing Project (Beaconwood Rd.):** The Land Use Committee has approved a scaled down plan for 21 units with 2 stories. Housing is rental, with two low/moderate income units.

**CRWA:** A thank you note was received from Rita Barron for the Conservators' contribution to the Charles River Watershed Association.

**Hammond Pond Woods ski trail map**: was mentioned in Boston Magazine as available from Conservators. We'll have to reply to requests that it is a misrepresentation. but send our map.

**Our 25th anniversary** will be in 1986. Suggestions that we should have a committee to start planning how we will celebrate it.

**Nominating Committee**. Cay, Peter, Bart, Nick, and Vinny will be on the committee. Ginny and Fiora agreed to do calling.

Respectfully submitted,  
Fiora Houghteling,  
Secretary

### **February 1985**

Newton Conservators, Inc.  
Minutes of the meeting of the Board of Directors  
held on Thursday, Feb. 7, 1985  
at the home of Jean Thompson  
1141 Walnut Street, Newton Highlands

**Present**: AnnaMaria Abernathy, presiding, Rodney Barker, Bart Hague, Fiora Houghteling, David Jackson, Peter Kastner, Linda Mackey, George Mansfield, Cay Morrison, Virginia Taplin, Jean Thompson.

**Minutes** of the January 3 meeting were APPROVED.

The **Treasurer's report** was presented by Virginia Taplin, who said there had been "little activity." A MOTION to accept the report was CARRIED.

AnnaMaria read a request from Dick Staley for support for student scholarships for the **Environmental Science Program**. In 1983 the Conservators gave \$660 and in 1984, \$440, for 2 scholarships. A MOTION was unanimously APPROVED that the Newton Conservators "approve in principle providing two scholarships in 1985 and will establish the exact amount when known." In the budget it is \$500.

The board liked the suggestion that AnnaMaria and other Conservators be photographed presenting the check to Dick Staley and that the photo be used by local newspapers to publicize both programs.

Members also agreed that they would like a report providing some detail about the E.S.P - its goals, budget and execution.

**Land Use Forum.** Posters for the Feb. 27 forum were distributed to members for posting. Jean Husher was commended for her excellent lettering. Cost for printing 125 copies was only \$21.

Cay distributed several copies of the Needham Report on Land Use to be studied.

**Newsletter.** Jean Thompson volunteered to prepare it for mailing on Monday evening, Feb. 11. Linda and Ginny volunteered to help her.

**Mass. Assoc. of Conservation Commissions' annual meeting.** Members were invited to the all-day March 2 meeting in Worcester, at which Chet Atkins will be the keynote speaker. AnnaMaria and Cay will, and Bart may, go.

**Environmentalist of the Year/Annual Meeting Committee** report will be given at next board meeting.

**JCC walkway to Winchester Street.** AnnaMaria read a letter from Ellen Feingold asking for Conservators' reactions to a proposed walkway across the wooded buffer. After looking at a map of the proposed walkway (to provide easier access for elderly residents to the bus stop) and discussion, members agreed that they did not object, but that they "trust that the JCC will give the immediate neighborhood a chance to voice its concerns over possible parking problems such a walkway might occasion on Winchester Street."

**Lacy Estate,** AnnaMaria suggested that several important questions had come out of our previous meeting: the number of units, sewage disposal, impact on the abutting farm, preservation of wetlands.

Members agreed that:

- The number of units should be reduced;
- Plans should be made in such a way that visual and aesthetic considerations are met, and the 1829 house be preserved also on historical merit;
- Sensitive areas should be protected (the brook, the central open sweep from the Lacy house southward, the forest border on all boundaries of the land);
- The abutting farm should be protected and, if possible, helped to be able to continue as a farm and thus, an open space.

Board meeting, March 7, will be at Cay Morrison's house. Philip Herr will be specially invited to the Feb. 27 forum, and also to come for the first hour on Mar. 7, or to the April meeting. If neither of these dates is possible, David suggested that a small committee make an appointment to talk with him for at least one hour to learn more about how Needham has made its plans.

Respectfully submitted,  
Fiora Houghteling

## March 1985

Newton Conservators, Inc.  
Minutes of the meeting of the Board of Directors  
held on Thursday, March 7, 1985  
at the home of Carol Morrison  
1801 Beacon St., Waban

**Present:** AnnaMaria Abernathy, John Bliss, Mary Herring, David Jackson, Peter Kastner, Carol Morrison, Zymunt Plater, Nancy Schad, Virginia Taplin, Jean Thompson, Nick Yannoni

**Minutes** of the Feb. 7th meeting were APPROVED.

The **Treasurer**, Virginia Taplin sent a check for \$500 to the Environmental Science Program for scholarships with a letter requesting more details about the program. A photo will be taken soon of the presentation of the check to E.S.P. to document our interest. The Treasurer's report was ACCEPTED.

Three **auditors** will be appointed. John Bliss agreed to be Chairman and Arnold Meltzer and H. Jan Heespelink will be contacted to serve.

**Annual Meeting and Environmentalist of the Year.** Jean Thompson read a list of candidates and accepted suggestions whose qualifications will be explored. Two suggestions for speakers were made, a tree authority from the Arnold Arboretum and Max Hall, author of the Charles River article in the Harvard magazine. The dinner will be served to us at the Newton Centre Greek Church for \$8 per guest at 6:00 p.m., May 23rd. We agreed to "no smoking, no spirits", which is requested by the church.

**Lacy Estate:** Rodney Barker approached Mr. Angino concerning preserving his farm, but Mr. Angino preferred not to discuss it. The 1820 house on the estate has been included in the builders plan as a living unit. The conservators

- would like to see the number of units reduced;
- the visual impact over all be considered;
- would like to future of incremental land values be addressed
- would like to see the Nahanton Valley corridor environment preserved.

**Mt. Ida Jr. College is planning to sell 39 acres** to a developer for a Life Care facility called College Park Nursing and convalescent Home, 250 apartment units and 82 nursing facilities of 3 or 4 floors. Entrance would be through the Mt. Ida main entrance. It would require a zoning change and plans must be filed by Sept. '85.

**Two-year Building Moratorium Proposal:** The Conservators did not speak at the March 5 public hearing. At our meeting, Cay Morrison read a statement supporting the moratorium that was prepared by several board members, but which proved too controversial to be voted on by a telephone poll preceding the meeting. Discussion at our

meeting indicated that the Conservators are not in favor of a blanket moratorium but would want the Village Study to move ahead quickly. A better zoning code is needed in the city with site analysis written into it, including open space zoning, set backs and building code.

Purity Supreme Supermarket's plan for locating at the intersection of Beacon and Walnut St. is now a dead issue. [or so it seemed on Mar. 7. A subsequent Tab story indicates otherwise.]

**Sam White & Sons** has bought a parcel of 60,722 sq. ft. on **Route 9 near Parker Street** from Dudley Realty Trust, near but not contiguous to the loam enterprise on Rte. 9, which is a non-conforming use. The newly purchased parcel is zoned Res. A.

Nick Yannoni showed maps and spoke about his explorations with Vinny Tomb of the **Sudbury (water) aqueduct and the Cochituate (sewer) aqueduct.** He will have a map reduced and duplicated and aqueduct walks will be offered in the spring.

Vinny Tomb will send out Conservator **walks announcements** instead of a Newsletter in April.

Cay Morrison will have **Philip Herr** speak at her house, 1801 Beacon St., Waban, on March 21st, 8:30 p.m.

Zygmunt Plater would like to see a **tree ordinance** in our city, long advocated by David Jackson.

The **Massachusetts Association of Conservation Commissions** meeting on March 2nd was well attended and speakers emphasized the fact that we are running out of space and we should be more aggressive in saving it. The Chairman, Mr. Hoyt gave special commendation to Environmental Affairs Office representative, Debbie Howard.

The **land use forum** "Planning Under Pressure," held on Feb. 27th, was a real success. Our 4th land use forum will be scheduled in the fall.

Respectfully submitted,  
Jean Thompson

### **April 1985**

Newton Conservators, Inc.  
Minutes of the meeting of the Board of Directors  
held on Thursday, April 4, 1985  
at the home of Peter Kastner  
49 Woodbine St., Auburndale 02166

**Present:** AnnaMaria Abernathy, Bart Hague, Rodney Barker, John Bliss, Roger Feinstein, Fiora Houghteling, David Jackson, Peter Kastner, Linda Mackey, Carol Morrison, Nancy Schad, Jean Thomsson, Lavina Tomb, Nick Yannoni.

1. **Minutes** of March 7 meeting were APPROVED.
2. **Treasurer's report.** Peter reported on the development of plans for the Novitiate land and explained that they payment to William Pressley Assoc. Inc. covered a 4 x 8 foot model, slides and transparencies. Over half the payment went for the excellent model. (Pressley will see about having a plastic bubble put over the model for public display purposed.)

Anna Maria will write the Quint Foundation and send a copy of the letter she sent some months ago and an update. Peter would like to take photos of the area, which would show the relation of the park to the area. The report was ACCEPTED.

3. **Annual Meeting.** "Conserving the Last of New England's Natural Heritage" will be the subject discussed by speaker Dr. Frank Thibodeau, Director of the Center for Plant Conservation (at the Arboretum), one of the seven centers in the country. He will speak for about 35 minutes and will show slides of very rare New England plant species. Conservators will pay \$50 for the presentation. Dr. Thibodeau will bring slides and projector. Fiora will bring a screen.

Members are reminded that the meeting will be preceded by a dinner at the Greek Evangelical Church (1115 Centre St.) at 7 p.m. The Board agreed to ask church representatives if for an additional one dollar (dinner cost is \$8), fruit juice and appetizers could be served between 6:30 and 7:00 to enable participants to enjoy a social get-together before dinner. We are urged to invite friends since we guarantee minimum of 70 for dinner.

4. **Environmentalist of the Year Award.** Board members were unanimous in approving nomination of Rita Barron for her conservation work on the Charles River. One marvelous result of her persistent and effective efforts is that the river is now swimmable.

It was agreed that Dick Staley's name would be held in the folder for consideration another year for his work in the Environmental Science Program.

- 4a. **Nominating Committee Report.** Jean Husher has accepted our invitation to become a Board member. We need suggestions for a person to serve as treasurer. A MOTION PASSED to elect active members in accordance with our By-Laws, Art. VI, Sec. 1.
5. **Meeting with Philip Herr.** Cay reported that he emphasized the central importance of free and full discussions with groups representing different interests in Needham to

the development of their plan. They worked very hard to find the various groups and to help Needham residents to develop their ideas.

Cay commented that Orleans, Mass. has reduced and slowed down the rate of development by ruling that, at any one time, only a specified number of square feet can be under development. Slowing down development might be an alternative to a moratorium in Newton while proposals for rezoning are considered and acted on. David agreed to get in touch with George Mansfield about writing a proposal for presentation to the Board of Aldermen on getting citizen input for the village study. Bidders on the proposal for village study should be judged on the basis of the extent to which citizens will be involved.

Conservators are urged to attend three open meetings of the Economic Development Commission, all at 8 p.m. in Room 202, Newton City Hall:

April 18 - Ed Daley, Planning Department; James Cameron, Building Commissioner; Barry Canner, City Planner; and Daniel Funk, City Solicitor.

April 25 - EDC and Aldermen.

May 16 - EDC with Philip Herr.

6. **Noviiate Committee.** AnnaMaria thanked Cay for all her work on the Committee. Cay reported that police have been seen in the parking area of the Winchester St. Recreation Area, but that there is a real need for much more extensive policing of the Novitiate, where all-terrain vehicles are wreaking havoc. AnnaMaria will write a letter for the Conservators to the Newton Police Chief asking for more coverage. Peter will call the Director of the Jewish Community Center to tell him of the letter being sent to the Police Chief by the Conservators and to tell him that the Conservators would very much appreciate their sending a letter in the same vein.

Cay reported that Newton did not receive the \$40,000 grant from the Land and Water Conservation Fund, which City Planner Barry Canner had requested at the urging of the tripartite Novitiate Committee. The city will resubmit a proposal for funds another year.

Verne Vance had a good letter in the Graphic last week on zoning.

7. **Lacy Estate.** AnnaMaria will read the enclosed statement summarizing the Board's reaction to plans for development of the property at the Aldermanic Land Use Committee meeting on April 8. Conservators were urged to attend.
8. **Land Use Issues.** Cay read a letter of thanks from Ellen Feingold of the JCC Board for our consideration of and support [sic] of their plan for a walkway from the JCC to Winchester St.

9. **Mt. Ida.** Plans for a life care facility on the Mt. Ida grounds were briefly discussed. This will be discussed further on May 2. Rodney suggested calling Stephen Buchbinder to ask if we could see plans for the project and go to the site. As he understood, the Planning Department of the city has not yet received the plans. AnnaMaria may ask Jim Miller about the plans. Peter would be interested in taking part.

10. **Spring Walks.** Agreement to hold the following walks:

May 5 - Edmands Park, Peter Kastner, leader  
May 12 - A Mother's Day Bird Walk, Jean Thompson, leader  
May 19 - Aqueduct Walk, Nick Yannoni, leader  
May 22 - Houghton Garden Walk, Fiora Houghteling, leader  
June 5 - Canoeing on the Charles, Cay Morrison, leader.

All members will receive a mailing about the walks, and there will be publicity in local papers about the walks. Nick will work with Vinny on this.

It was agreed that a May board meeting was necessary. It will be on Thursday evening, May 2, at 7:45 at the Taplins'.

Respectfully submitted,  
Fiora Houghteling

### **May, 1985**

Minutes of the meeting of the  
Board of Directors  
held on Thursday, May 2, 1985  
at the home of Virginia Taplin  
15 Sewall St., West Newton

Peter Kastner presided in the absence of the president, AnnaMaria.

**Minutes.** The minutes of the last meeting were APPROVED as mailed out.

**Treasurer's Report.** There was no Treasurer's Report because the treasurer has been working on the annual report. John Bliss will serve on the **audit committee** with Arnold Meltzer and Jan Heespelink.

**Annual Meeting.** Bart Hague was asked by Peter Kastner to draft a citation for Rita Barron when she is honored as Environmentalist of the Year. Before Rita Barron leaves the country, Linda Mackey will take a picture of AnnaMaria and Ms. Barron. There will be fruit juice and nibbles before the annual dinner.

**Slate of officers.** John Bliss will replace Virginia Taplin as Treasurer. The other officers will continue. Fran Hints and Arnold Meltzer are leaving the board. Three new members will join the board: Jan Heespelink, Jean Husher and Royce Payne.

**Lacy Estate.** There will be a working session of the Land Use Committee at City Hall on Monday, May 6. Peter asked as many board members as possible to attend. (Error -- not yet discussed.) The sewage and water pressure problems in the vicinity of the Lacy Estate were discussed. It was suggested that Jean Thompson send a newsletter and membership application to Barbara Levy, who wrote an excellent letter to the Graphic on the subject of the Lacy development.

**Mt. Ida Junior College.** The public hearing will be held June 10. Jim Miller will walk the site this Saturday with Peter Kastner and [one] or two other Conservators. This will be discussed at the next board meeting.

Philip Jackson, a neighbor of Mt. Ida on Carlson Road has invited the Conservators to a neighborhood meeting to discuss the proposed Mt. Ida development on May 8. Peter Kastner plans to go.

**Walks.** Publicity has gone out for the bird walk. The other walks will be given publicity.

**Land Use Forums.** In the fall the League of Women Voters will sponsor informational seminars on Newton's zoning laws. Conservators could co-sponsor this. It was also suggested that the Conservators review Newton's Open Space Plans and the future role of the city. On May 16, Philip Herr will speak to EDC in Rom 202 [City Hall],

**Planning for next year,** Should the Conservators include ecological interests as well as conservation issues? The League of Women Voters is sponsoring a film on disposal of hazardous household wastes on May 14 at City Hall.

The June meeting will be on the 7th at AnnaMaria's house.

Everyone is invited to the Mayor's Prayer Breakfast on May 23rd. Lane Sofman plans to go. He will represent the Conservators.

On May 15, there will be an all-day conference about **Route 128** at the Burlington Marriott. Emphasis will be on traffic leaving the highway.

Rodney Barker has suggested the possibility of selling a **wedge of city land near City Hall** to a synagogue that is looking for a home. This was discussed.

The Conservators received a brochure from LUCINDA, an acronym for a group of professionals interested in land conservation.

The meeting was adjourned at 9:50.

Mary Herring  
Virginia Taplin,  
Secretaries pro tempore

**Annual Meeting**

Thursday, May 23, 1985  
The Greek Evangelical Church  
1115 Centre St., Newton Centre 92159

6:30 p.m.: Refreshments  
7:00 p.m.: Greek dinner  
7:45 p.m.: Presentation of the Environmentalist of the Year Award  
8:00 p.m.: Business Meeting (see agenda below)  
8:15 p.m.: Speaker: Dr. Frank Thibodeau, "Conserving New England's Natural Resources"

**Agenda for the Business Meeting:**

Treasurer's Annual Report and Audit Committee Report  
President's Report  
Election of Board of Directors for 1985-86 (includes officers)