

## 1985 - 1986 Board of Directors

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Secretary: Fiora Houghteling  
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Mary Herring	Deborah Howard
Jean Husher	David Jackson
Linda Mackey	George E. Mansfield
Susan Stone MacDonald	Carol Morrison
Rolce Payne	Zygmunt Plater
Nancy Schad	Lane Sofman
Virginia Taplin	Jean Thompson
Lavina Tomb	Verne Vance
Nick Yannoni	

### June, 1985

Newton Conservators, Inc.  
Minutes, Board meeting  
June 6, 1985  
at AnnaMaria Abernathy's

**Present:** AnnaMaria Abernathy, John Bliss, Roger Feinstein, Jan Heespelink, Fiora Houghteling, Jean Husher, Peter Kastner, Susan Stone MacDonald, Cay Morrison, Zyg Plater, Nancy Schad, Jean Thompson, Nick Yannoni.

Guest **Jim Miller**, Planning consultant for developer of **Life Care Center** (College Park Center) proposed for 9 acres of **Mt. Ida campus**, explained plans. Important details include: land to be leased from college trustees for 60 yrs., then to revert to college, which might operate facility; 250 residential units in 4 story building; an 82-bed, two story nursing home adjoining residential unit building; common space including an auditorium for 200; 218 parking spaces; cost of residential units \$90,000 to \$150,000 with monthly maintenance cost of \$1,000 for 2 daily meals, full health care, linens and maintenance services; 25 residential units reserved for low-income residents; largest shift of employees -- 50; many "grunts" to be Mt. Ida students (College hopes to enter field of gerontology and Lasell Jr. College would like to establish relation with this facility.); regular shuttle service to MBTA for employees; present sewage facilities could not take

additional load so holding tank would be provided for off-peak release; Mt. Ida to receive \$250,000 annually for lease of land.

Board discussion of proposal resulted in decision that NC should attend Land Use Committee meeting on June 10 to: suggest that relationship of size of proposed building to site is disproportionate, that scope should therefore be decreased or Mt. Ida allow them a larger land area; and that the college should be required to preserve some land for open space.

**Minutes** of last meeting were APPROVED.

Board agreed to accept Charles River Watershed Assoc. invitation to **co-sponsor annual "Swim of the Charles."** NC will lead walk around grounds. (All swimmers will be asked to sign waiver of liability.)

**Ordway Park insurance** was cancelled on two days' notice. Board questioned legality. John Bliss agreed to call Fairfield-Ellis, insurance broker.

**Treasurer.** MOTION was PASSED enabling J. Bliss to take steps necessary to fulfill duties vis-à-vis bank.

**Newsletter.** Jean Husher and Fiora will help AnnaMaria to get one out during summer. Susan MacDonald can handle publicity during summer.

Board thanked Nick Yannoni for wonderful **aqueduct walk and map.**

**Questions.** Jean H. asked if NC have thought about future for city golf courses. Forum next year on open space? (If so, we need to study during summer to find basis for discussion.) Officers should meet about Novitiate land.

Unfinished business. **Investment strategy.**

Future meeting dates. Fiora will poll Board. Next mtg. on 2nd Thurs. of July, July 22, at 7:45 at Fiora's, 258 Mill St., Newtonille (changed - see agenda).

Respectfully submitted,  
Fiora Houghteling, June 17, 1985

**July, 1985**

Newton Conservators, Inc.  
Minutes, Board of Directors meeting  
July 11, 1985  
at A.M. Abernathy's

**Present:** AnnaMaria Abernathy, John Bliss, Roger Feinstein, Bart Hague, Mary Herring, Peter Kastner, Linda Mackey, Cay Morrison, Rolce Payne, Zygmunt Plater, Virginia Taplin, Verne Vance, Nick Yannoni.

**Minutes** of the last meeting were APPROVED as corrected.

**Treasurer's Report** - It was the sense of the meeting that AnnaMaria and John Bliss should make decisions about investing the Ordway money. John will continue to try to obtain liability insurance. The board VOTED to send \$100 to the Center for Plant Conservation as contribution for Dr. Thibodeau's presentation at our annual meeting.

**Land Use Issues** - **Mt. Ida Life Care proposal** - Anna Maria reported on the Land Use Committee public hearing, where she presented the Conservators' position. The Planning Department report on the project was negative because of density and siting.

- **Lacy Estate** - The full Board of Aldermen has approved the scaled down proposal for 41 units.
- **Marriott Corp.** - The Board recommended that the Conservators write to the Marriott Corp. reminding them of their obligation to maintain the river frontage and of the importance of not cutting down any of the large trees between the hotel and the river.

**Novitiate Committee Report** - Cay and Peter reported that the Interface Committee is holding meetings in preparation for the resubmission by Aug. 31 of the proposal for State and Federal funding for improvement to the park. Peter is undertaking to contact business in the area for contributions.

**Open Space Study Committee** - A committee was constituted under the chairmanship of Nick Yannoni. It will begin meeting before the next board meeting, to begin reviewing the Conservators' positions on the issue and to prepare for a **forum** next winter. Members are Nick, A. Abernathy, Roger Feinstein, Bart Hague, Mary Herring, Jean Husher, Peter Kastner, Joan Lerner, Cay Morrison, Rolce Payne, Zyg Plater.

**Fall Walks** have been agreed on tentatively as follows:

Saturday	September 21	Kennard Park
Sunday	September 29	Fall Bird Walk, Novitiate - Jean Thompson
Saturday	October 5	Aqueduct Walk - Nick Yannoni
Sunday	October 20	Deer Park, Webster Conservation Area - Verne Vance

Board Meetings - Fiora Houghteling surveyed many of the Board and found that the third Thursday of the month would be the best meeting night. The next board meeting will be August 15. A sign-up list for hosting board meetings for 1985-86 was passed around (\* below).

**Membership** and **Ordway Park** - a letter from Jean Thompson reported that the to delinquent members has gone out, and that Ordway Park has been mowed and cleaned up from numerous beer parties held in the shelter of its huge rhododendron.

The **Charles River Swim** and tour of the Novitiate has been rescheduled for July 20.

Virginia Taplin in the absence of Fiora Houghteling

\* Schedule of meetings and open dates as follows:

August 15 - Susan Stone

Sept 19 - Virginia Taplin

Oct. 17 - Cay Morriaon

Nov. 21 -

Dec. 19 -

Jan. 16 - Ayg Plater

Feb. 20 -

Mar. 20 - Bart Hague

Apr. 17 - Peter Kastner

May 15 - (Annual Meeting?)

### **August, 1985**

Newton Conservators, Inc.

Minutes

Board of Directors Meeting

@ Susan Stone McDonald's

**Present:** Anna Maria Abernathy, Rodney Barker, John Bliss, Jan Heespelink, Mary Herring, Peter Kastner, George Mansfield, Susan Stone MacDonald, Rolce Payne, Nancy Schad, Jean Thompson, Nick Yannoni.

**Minutes** of 11 July meeting APPROVED and accepted.

**Treasurer's report** - John's report dated 8/14/85 ACCEPTED, and he provided all with copies of Conservator Financial Policies dated 11 Aug 1976, Liability insurance will be pursued.

**Novitiate Committee Report** - Peter discussed state funding application. Reviewed Novitiate tour group including W. Geary (MDC), Joel Lerner (State funding authority), Messrs. Hallloran, Simmons, Weinberg, Cay Morrison & Helen Heyn plus Boston Magazine reporter. Stressed common interest in park by Conservators and MDC. Discussion of canoe leasing facility, comfort stations, etc. to improve appeal of park. A.M.A. is to draft a letter to Mayor requesting \$40,000 out of City surplus to support proposal to state for funds to clean up and improve Novitiate property. Rodney B. and George M. to assist in lobby effort at City Hall.

**Open Space Committee:** Nick passed out motions of committee actions to date. There included volunteer work as follows:

- Cay Morrison obtained important documents for committees.
- Roger Feinstein to update status of MAPC data on public vs. private open space in local towns.
- Jean Husher renewed Newton Open Space Acquisition Plan status.
- Bart Hague discussed a draft proposal for establishing an "Open Space Zone" type of zoning in Newton.
- Peter Kastner & Zygmunt Plater will document transfer tax issues as inducement to land donations.
- Rolce Payne will research present status of TPKE [?turnpike] air rights.
- AnnaMaria to compare Conservator & City Open Space Plans/philosophy.
- Schedule calls for Report to go to Ad Hoc Zoning Committee and to Aldermen by end of October.
- John Bliss provided reprints on open space issues from MAPC and the Environmental Lobby of Mass. (ELM) Bulletin.

**Charles River Swim/Novitiate Walkabout:** A highly successful event co-sponsored with CRWA. John B. was able to keep the amphibious boat (car?) from using the beach in the middle of things. Nick Y. escorted a few attendees on a tour of the Novitiate property. Next year the walk will be scheduled before the swim. John will write this up for the newsletter.

**Land Use News:**

- **Mt. Ida** proposal withdrawn. Likely to be resubmitted with modification.
- Aldermen voted No Action Needed on 2 acre parcel at corner of **Commonwealth & Walnut & Lakeview Ave.**
- Discussion of Homer/Walnut St. corner as **library site.**
- Mary H. to keep abreast of land use docket at City Hall.
- Revised data from Mary H. on Angino & Lacy properties:

Property	Assessment (\$)		Total	Taxes
	Land	Buildings		
Angino Farm (98,406 sq. ft.)	\$60,500	\$95,200	\$155,700	\$3166.93
Lacy Estate (268,269 sq. ft.)	\$447,300	\$351,400	\$798,700	\$16,245.55

## **Newsletter Assignments**

- Nick to draw up **fall walk schedule** for newsletter as follows:
  - (a) Saturday, 21 Sept., Kennard Park, 3:00 PM, leader to be determined.
  - (b) Sunday, 29 Sept., Novitiate Fall Bird Walk, 8:00 AM, Leader, Jean Thompson.
  - (c) Saturday, 5 Oct., Aqueduct Walk, 1:00 PM, Leader, Nick Y.
  - (d) Sunday, 20 Oct., Deer Park Walk, 2:00 PM, Leader, Verne Vance.
- Susan MacDonald proposed publicizing walks (with photos) in the Graphic.
- Susan also will determine mailing list service costs.
- Newsletter to ask for member with PC as possible keeper of mailing list.
- John Bliss (see above) to document Novitiate swim/walk for newsletter.

**25th Anniversary Ideas:** Need suggestions/thoughts from all.

**Hazardous Waste Collections:** No action this year by Newton LWV.

Miscellaneous:

- The **Conservators seal**, with or without logo? No decision yet.
- Modifications to format of dues solicitation envelope to reposition address info, etc. to avoid envelope flap glue and to make room for members' phone numbers.
- Consideration of more active participation in Newton's **Springfest & Octoberfest**.

by Nick Yannoni  
secretary pro tem

## **September, 1985**

Conservator Board Meeting  
September 19, 1985

**Present:** AnnaMaria Abernathy, Cay Morrison, Nancy Schad, Jan Heespelink, Ginny Taplin, Jean Thompson, Susan MacDonald, John Bliss, Peter Kastner Vinnie Tomb, Zygmunt Plater.

**Library:** There was a discussion of the recently released proposal for a new library. A statement was telephoned to Tammy Bliss at City Hall for her to read at tonight's public hearing. The statement gave the Conservators' support for the Walnut/Homer Street site. However, the Conservators urged that reuse plans for surplus properties carefully

consider the long term effects on the city and neighborhoods as well as the amount of revenue their sale might generate.

The **minutes** of the August 15th meeting were APPROVED with the following correction: under "Open Space Committee" the fifth (5th) point should read "Peter Kastner and Zygmunt Plater will document transfer taxes as instruments of land acquisition."

**Treasurer's Report:** A printed report was passed out by John Bliss. Membership dues have been coming in. There are 293 paid up members. Plus 1984 members = 358. Plus 40 officials = 428 on mailing list.

**Insurance** - John Bliss: Fairfield and Ellis quoted a premium of \$1000 for \$500,000 liability. MOTION: ascertain what insurance we have or should have and explore other possibilities for the future. SECONDED. Unanimously VOTED.

**Land Use Forum** - AnnaMaria. Date - October 2nd at the First Baptist Church. The board should plan to come and bring friends. A flyer will be sent next week. John Connery will speak at the Forum.

**Novitiate Park Planning:** Applications for state and federal money have been resubmitted. State, city and other officials have walked around the park. State officials would like to emphasize the regional nature of the park. Therefore, they want the canoe launch site in the first stage. There will soon be meetings about specific costs; about forming Friends of the Park (including businessmen); and about fund-raising. The local share = 10% of \$540,000 or \$54,000. Richard Kelliher answered AnnaMaria's request to the mayor for using some of the surplus by saying that an application has gone in. Problem - if the CJP puts in most of the money, will they control the park? The Conservators need to understand the nature of the plan before starting fund-raising.

**Friends of Cold Spring Park** - Friends of Cold Spring Park will hold a celebration at the park Sunday, September 22, 2 pm to 5 pm. The group grew out of Newton Highlands Recreation Association. They are using Wentworth Institute students to design a kiddy play yard. The group will write an item for our newsletter.

At the last meeting, Joan Lerner suggested:

- 1.) That we interview Aldermen and other officials about their attitudes on land use and open space.
- 2.) Could the proposed transfer tax help develop vest pocket parks?

There is a need for more people on the open space committee.

**Fall walks** have been arranged by Jean Thompson. The dates and locations will be in the newsletter and in the "Tab."

**Harvest Fair** - John Bliss. Sunday, October 6th. Newsletters, maps, etc. will be given out. Peter Kastner will help with these, and John will ask Jean Husher to make a poster.

**Maintenance of membership list** - The Barnetts have done an excellent job for many years. They would like to be replaced. It is very expensive to pay for this. There will be a notice in the newsletter.

**St. Sebastian School site.** On August 27th the Green Co. filed for rezoning to Resident E. They wish to build 20 attached dwellings and a 6 story building with over 200 units. Because the Farlow Hill Association has protested loudly, the Oct. 15 hearing may be postponed while the plan is redone. Board members are urged to walk the site before our Oct. 17 meeting. A group will meet Oct. 3 at 7 AM at Kenrick Rd. above the golf course to tour the area.

John Howe of Andover Seminary contacted the Conservators for ideas about making their open space more attractive. Zygmunt Plater suggested they make an inventory. He will contact local university ecology classes to see if they would like this for a project.

**Publicity** - Susan MacDonald has been working very hard on this.

Future meetings

Oct. 17 - at Cay Morrison's

Dec. 12 (note change from Dec. 19) - at Nancy Schad's

Feb. 20th meeting is moved to Feb. 13th.

The meeting adjourned at 10:10.

Virginia B. Taplin  
Temporary Secretary

### **October, 1985**

Newton Conservator's Board Meeting  
at the home of Cay Morrison  
October 17, 1985

**Present:** AnnaMaria Abernathy, Rolce Payne, Nick Yannoni, Jean Thompson, Peter Kastner, Vinnie Tomb, Linda Mackey, Virginia Taplin, Zygmunt Plater, George Mansfield, Roger Feinstein, Cay Morrison, John Bliss.

A discussion of **publicity**: There should be a description of how to approach the Tab and who to see.

**Minutes:** The minutes of the last meeting were APPROVED as written.



**Walks:** Jean Thompson's bird walk - very successful. Some knew about it because of notice in the Tab. Nick Yannoni's aqueduct walk - about six started out, but because of rain it was very short. Nick has a map available. Perhaps these maps should be made available to the public as well as conducting walks. If the walks were part of the Community schools, more would come. Various groups might be asked to participate in walks. There is time to be part of spring Community schools.

The public schools might be interested in nature or "know your city" walks as part of the curriculum.

**Harvest Fair:** Peter Kastner and John Bliss manned the Conservators' table. Some maps were sold. There is a need for some sort of display. How about a video tape? Perhaps a notice in the newsletter would produce someone who would do this.

Mailing Labels: There is still a need for someone to make these and keep the **membership information** on a computer. Perhaps Priscilla Leith can do this.

**Land Use Forum** - reasonably well attended. It was informational for the ordinary citizen to find out about the committees, etc. that are at work.

**Ordway Park** - Jean Thompson. There is a need for some professional advice because a bank is eroding. Peter Fleming of the Lowden Co. will consult with Jean next Tuesday at 11:30 A.M. Anyone who is interested may also attend. Rolce will go some time on her own.

**Novitiate Park** - Cay Morrison. Mr. Duane Hillis, a neighbor, has been attending meetings. Both Hillis and the MDC objected to the road going through the center of the park. In the new plan the oaks need not be cut. Bikes are still a problem. There is a need for better signs describing the bike riding rules. There is a need for enough parking at the canoe launching site.

Total parking spaces:

40 - Winchester St.

30 - Nahanton St.

12 - Canoe Launching Site

There will be a fence to protect the gardens. No fence between the infirmary land and Novitiate Park. There will be a restroom near the canoe area. There is sewer service nearby.

Memo about Harvest Fair by John Bliss will be discussed at the next meeting.

**Treasurer's Report** - APPROVED. Unexplained \$8.50 = screening by copy shop.

**Open Space memo** - Nick Yannoni and Roger Feinstein are working on a report that will include consideration of an aerial photo interpretation of amount of open space in

various towns. Newton has gone down in relationship to other towns. Is this a valid comparison?

Mary Herring has reported on vest pocket parks. They need a report from Zygmunt Plater and Peter Kastner. Zoning Review Committee has been given a delay so our committee has more time. Nick hopes to circulate a preliminary report soon.

Are we going to undertake a walking-the-land survey of open space before we make a statement?

Open Space Zone Area - Peter Kastner and Zygmunt Plater

1. Should be a statement of the intent of zoning.
2. Make clear that assessing downgrading would go along with this. There should be other incentives.
3. A permanent change. This should be related to a Comprehensive Plan for city. Not spot zoning. Make it very difficult to change open space district zoning. Not a holding situation. Variances, flexibility built into ordinance, and spot zoning (has to be justified by an overall plan) are threats to permanence. It is important that the ordinance be tied to the Open Space Plan.

Zygmunt Plater and Peter Kastner received a report from Bart Hague.

Report by Joan Lerner, Jean Husher and Cay Morrison - Need to pin down the areas for open space zone, then give them tax sweeteners. Aldermen probably can direct assessor to give tax breaks. Owners would then be eligible for 61B reductions.

This discussion will be included in the **Open Space Report**. The statement will be handled at the next meeting.

**Land Use Forum** - The next meeting on open space will be late in Jan. or early Feb., probably on a Wednesday. It is hoped that Debbie Howard will be part of this forum. What will be the thrust? First definitions and an overview. Then the issues and the tools available for open space acquisition.

Suggestions for speakers:

- Some one from Conservation Law Foundation.
- Someone to evaluate Newton critically - Harry Crosby? Bullwinkle? Jim Hickey? Barry Canner.

This is the opportunity for the Conservators to give a report on the state of the city in open space. At the next meeting this will be discussed further.

**Annual Meeting** - Jean Thompson will be willing to arrange a dinner at the Greek Church, similar to last year.

Some board members are interested in walking open space. Cay will work on this.

Linda Mackey and Peter Kastner have taken some pictures for a slide collection. John Bliss will get old pictures from Bill Dane.

Land Use News - **St. Sebastian** hearing was cancelled until a new proposal is presented.

**Warren Junior High**, Oct. 22 at City Hall - first meeting about use of space around the building.

**Bowen playing field** - There is a proposal for 14 units of housing. The land is zoned for 10 units. Planning Board recommends 12. Action date is Dec. 9.

MOTION: The President is empowered to recommend that any building next to a park be sensitive to the park. Screening may be recommended. SECONDED. VOTED.

**Lost Pond in Brookline**, near the Newton border. Brookline is considering locating a municipal garage in this area. MOTION: That the President write a letter to Brookline, recommending that Brookline not increase municipal activity in this area. SECONDED. VOTED.

There is a question of whether MDC trucks were dumping brush along **Quinobequin Road** on MDC land. George Mansfield will look into this.

**Andover-Newton Theological School** - Zygmunt Plater. Rev. Howe asked for help in planning open space. Zygmunt and AnnaMaria walked the land with Rev. Howe. Zygmunt will meet with some B.C. faculty to see if they might make a plan.

Reminder - The city of Newton elections come before the next board meeting. It is important to vote on Nov. 5th.

The Charles River Watershed 20th Anniversary banquet is on Nov. 9. Some board members may want to attend and sit together.

Adjourned.

Virginia B. Taplin  
Temporary Secretary

### **November, 1985**

Newton Conservators, Inc  
Minutes of the Board Meeting  
November 21, 1985  
at the home of Rolce Payne

**Present:** Abernathy, Feinstein, Hague, Heespelink, Houghteling, Kastner, MacDonald, Morrison, Payne, Plater, Schad, Taplin, Tomb.

**Treasurer's Report**, delivered by Vinny tomb in John Bliss's absence, was ACCEPTED. The need for the liability **insurance** was questioned. Bart Hague undertook to inquire what other land trusts do at an upcoming conference.

**Ordway Park**. The tree specialist consulted by Jean Thompson says there is little to be done about erosion at the park. Full report to be discussed in Dec.

**Novitiate Committee**. Cay reported that the City has asked what we are doing about raising the 10% local contribution for the pending grant applications. Members of our committee (Abernathy, Barker, Kastner, Morrison) met. They feel strongly that the moneys for the initial development and for the continued maintenance of the park should be received and administered by a public city agency, preferably Parks and Recreation, and not by a committee of private citizens. Peter Kastner and Cay M. will revise Peter's draft of a letter expressing our concern that private fund-raising not lead to privatization of the park. It will be presented at the Dec. meeting.

The wording of the Capital Improvement Plan for 1986 will also be looked at. Cay was especially thanked for her work on the committee.

#### **Open Space Committee** -

- a) **Walks**. Cay reported that 8 persons had walked in Braeburn Country Club; the golf course is "a treasure." Club manager gave permission to walk on the course but golfers object. NC hopes to make a photo display of Newton open spaces as we review them.
- b) **Open Space Zone**. Peter K. will send a copy of the draft of the ZRC proposed zone to Zyg Plater for his comments. Zyg emphasized the importance of making the zone as permanent as possible, by tying it in with the City's Open Space Plan (e.g., "Designation of open space must be consistent with the Open Space Plan of the City's Comprehensive Plan."). Also, specific reference to the assessing of such land would provide a "carrot" for owners.
- c) **Village Study**. AnnaMaria emphasized the importance of citizen attendance at the Village Study meetings that will begin in January and at the E.D.C. meetings with Connery Associates before then. Vinny said she could go.
- d) **Transfer Tax**. Vinny, Cay, Jean Husher and AnnaMaria went to the L & R Aldermanic Committee to speak in favor of the resolution endorsing the Open Space Land Bank Fund. Because it was slated for aldermanic discussion on Nov. 18 (subsequently postponed), AnnaMaria wrote a letter to all the aldermen, in support of the resolution, on the basis of previous Conservator discussions. Board members took responsibility for getting in touch with members of the aldermanic Finance Committee, which will be discussing the resolution next.

**Land Use Forum.** The heavy schedule of Village Study meetings (2 weekly from mid-January to mid-March) suggests postponing our Open Space Forum until the second half of March. We hope to have a slide display ready by that time.

Land Use News - **Warren Jr. High.** AnnaMaria reported that NC attended several meetings of the Real Property Re-use Committee, since the City was converting parkland surrounding the school for use to park cars. The committee seems not disposed toward office conversion of the school, so this may be less a burning issue for NC now.

**St. Sebastian School.** A public hearing took place on Nov. 23 about the school. Since NC had decided not to speak at the hearing, a misunderstanding occurred when Vinny did speak (identifying herself as from Farlow Hill and a member of NC). To remedy any possible misunderstanding, AnnaMaria explained that she had prepared a letter for distribution to the Board of Aldermen at their Nov. 22 meeting. There was consensus that her letter was concise and clear. A MOTION PASSED to get the letter to the Aldermen.

**Environmental Science Program.** The Board decided to ask to see the 1986 ESP plans and budget, and to act on the request for funds on Dec. 12.

Adjournment at 10:10.

Respectfully submitted,  
Fiora Houghteling, Secretary

### **December, 1985**

Newton Conservators, Inc.  
Notes on Meeting of Newton Conservators  
at Nancy Schad's  
12 December, 1985

**Present:** AnnaMaria Abernathy, John Bliss, Mary Herring, Jean Husher, Linda Mackey, Cay Morrison, Rolce Payne, Nancy Schad, Vinny Tomb, Nick Yannoni.

**Minutes** of the 21 November meeting were APPROVED as written.

No new additions to last treasurer's report.

**Ordway Park:** AnnaMaria read the comprehensive proposal for shrub and tree maintenance submitted by Peter Fleming [of] the Lowden Co. A budget of \$1,000 was discussed and adopted. The arborist for this service is to be determined. An Ordway Park Cleanup Party was organized for Saturday, Dec. 28 and a sign-up list was passed around.

**Environmental Science Program:** Dick Staley's ESP program was discussed and continued support of \$500 for the ESP was VOTED. On Dec. 9 Mr. Staley sent copies of the Oct. newsletter to the parents of the 1985 participants, encouraging them to join the Newton Conservators.

**Budget (1986) review** by John Bliss - Discussion of various budget elements: e.g., **insurance**, which may be available through the Land Trust Exchange. Jean Husher suggested expanding **membership** by mailing the Newsletter to people recently moved into Newton and by publicizing Conservators via slide shows and talks for organizations and schools. Names obtainable of new residents from real estate lists maintained in Newton Library. Final 1986 budget set at \$4,500.00, to be reviewed at next meeting.

Discussion of **Membership Committee** expansion. Mary Herring and Vinny Tomb offered to participate, working with Jean Thompson.

General discussion on collecting slides/photos of public parks and open space. Linda Mackey has some fine slides already. We might have a show in January.

We will try to get the **spring walks** in the Community School Calendar.

Cay Morrison read a draft of a letter from Conservators to the City, concerning funding of maintenance and administration of **Novitiate Park**. The letter will go to Mayor, CJP members Ed Sidman and Bob Weinberg, Parks and Recreation Commissioner Russ Halloran, and neighbors Theresa Walsh and Bill Shaevel. VOTED to send letter as modified by Cay, Peter K. and AnnaMaria.

**Open Space:** City indicated implementation of **Transfer Tax** is complicated and difficult.

**ZRC report** to come out shortly. [It] will be reviewed by Conservators for comment and feedback.

Discussion of J. Bliss 16 October memo on **Harvest Fair**. No additional review at this time.

**Land Use:** Discussion of **Brook Farm**. VOTED authority for AnnaMaria to send a letter if necessary to MDC (Geary) supporting MDC acquisition of Brook Farm property.

**St. Sebastian** - Green Co. project on hold: may need new public hearing. Complex legislative [and] property-concentration issues involved.

Conservators' Annual Report signed by Directors for submission to the State.

Next meeting: 16 Jan., '86. Location TBD.

Respectfully submitted,

Nick Yannoni, Secretary pro tempore

**January, 1986**

Newton Conservators, Inc.  
Minutes of the Board Meeting  
at the home of AnnaMaria Abernathy  
January 16, 1986

**Present:** Cay Morrison, Rolce Payne, Jean Husher, Mary Herring, Peter Kastner, Linda Mackey, Vinnie Tomb, Nick Yannoni, Ginny Taplin, AnnaMaria Abernathy, John Bliss, Bart Hague, Nancy Schad.

**Minutes** of the last meeting. The discussion of membership expansion should read "working with Jean Thompson and Jean Husher."

Nominating Committee - Cay Moorrison, Rolce Payne, Vinnie Tomb and Ginny Taplin agreed to be on the committee. AnnaMaria will ask Jan Heespelink. There was a discussion of how to interest people from other organizations, for example the garden clubs, Appalachian Club, etc. How to broaden the appeal of the Conservators?

- Conservator Walks will be listed in the Community Schools catalog.
- Teachers in the public schools will be having a Conservator-guided walk in Houghton Gardens this spring.
- The newsletter is important.
- Perhaps an announcement and literature could be available at the upcoming Village meetings. Members should be at the Village meetings with maps, newsletters, geology books, etc. and also, as appropriate, bring up the Conservators' role in preserving open space. It is important to go to the library and look at the study summary, the maps, etc. of your village before going to the village meeting.

**Treasurer's Report** - John Bliss. There are a few new members. At least one is a parent of an ESP student. The insurance payment lowered the checking balance, so Ordway interest was deposited in the checking account. There was a discussion of the unfortunate pruning of city trees in connection with the purchase of a golden chain tree with the Arboretum Fund. Perhaps the newsletter could have examples of good and bad pruning or other things.

A copy of the budget will be available next month. We will probably be able to get **insurance** through the Coalition of Conservation Organizations.

**Spring Walks**

May 4	Aqueduct Walk, Nick Yannoni
May 11	Mother's Day Bird Walk, Jean Thompson
May 17	Kennard Park & Conserv. Area, Tony Wallace
May 20 and 21	Houghton Gardens

**Forum** - March 19. There will be a meeting next week with Debbie Howard and Zyg Plater (He will speak on the role of regulation in preserving open space.). Perhaps this forum should be taped, transcribed and sent to appropriate aldermen, etc.

**Zonint Review Committee** - Bart Hague and Peter Kastner. The report will be presented to the Land Use Committee on January 23.

Land Use - **St. Sebastian** - There was a hearing Jan. 15 and there will be another Jan. 28. The Brighton and Newton neighbors now support the plan for 251 units on 16 1/2 acres. This will be elderly housing with an in-house restaurant. Because the neighbors are for the plan, it was the sense of the meeting that the Conservators take no stand in spite of the question of density and drainage.

**Moratorium Petition** - There will be a hearing next Thursday. MOTION: That the Conservators speak in favor of the moratorium, citing the need to give the Aldermen time to deliberate on and enact the zoning regulation without being under pressure. SECONDED. Unanimously VOTED.

**Marriott** - They will be coming before the Land Use Committee on Jan. 23 for permission to convert a storage area to an amphitheatre. This is basically a 50% increase of function space. The Conservators oppose this and reaffirm the original conditions, which were designed to protect the park and the area.

Next meeting - February 13. Meeting place unknown.

Jean Husher showed some slides of Newton open space.

The meeting was adjourned at 10:30.

Respectfully submitted  
Virginia Taplin, secretary pro temp

### **February, 1986**

Newton Conservators, Inc.  
Board of Directors Meeting  
Thurs., February 13, 1986 - 8:00 PM  
At the home of Fiora Houghteling  
258 Mill Street, Newtonville

**Present:** AnndMaria Abernathy, John Bliss, Jan Heespelink, Fiora Houghteling, Jean Husher, Virginia Taplin, Nick Yannoni.

**Minutes** of the last meeting were APPROVED as written.



**Land Use Issue.** AnnaMaria reported that the Public Works Department of the City of Newton (in response to a request from a prospective buyer) had declared "surplus" a piece of land of 44,000 sq. ft. adjacent to the Waban Hill Reservoir. The Conservation Commission is opposed to the city's selling the property. AnnaMaria was AUTHORIZED, if the necessity arises, to write a letter on behalf of Newton Conservators opposing the sale. Board members believe the city should hold the land.

**Newsletter.** AnnaMaria asked for volunteers to help get out the next issue. She will complete an article about the Land Use Forum. Ginny Taplin volunteered to help.

**Budget.** A brief APPROVAL was given to the budget, which had been discussed and approved by the Board in its December meeting (Copy enclosed.)

**Treasurer's Report.** John Bliss presented his report briefly (Copy enclosed).

**Talk at Aquinas Jr. College.** Jean Husher was complimented and thanked for the fine talk she gave to a class at Aquinas Jr. College on the history and functions of the Newton Conservators.

The meeting was adjourned early to enable Board members to join other Board members, including Bart Hague, Peter Kastner and Cay Morrison, at a meeting of the Board of Aldermen, at which the Zoning Review Committee's report was being discussed.

Respectfully submitted,  
Fiora Houghteling, Secretary

### **March 1986**

Newton Conservators, Inc.  
Minutes, Board Meeting  
March 20, 1987 - 8:00 PM  
held at home of Peter Kastner  
49 Woodbine Street, Auburndale

**Present:** AnnaMaria Abernathy, John Bliss, Roger Feinstein, Mary Herring, Peter Kastner, Cay Morrison, Nancy Schad, Virginia Taplin, Vinny Tomb, Nick Yannoni.

The meeting began at 8:10. It was suggested that a newsletter, membership blank and a note be sent to Richard Crosby, who had spoken at the Open Space Forum about Brae Burn Country Club's stewardship of the land.

**Minutes** of the last meeting were ACCEPTED and mailed out with one correction: the deletion of the words "pro forma" under "Budget."

**Audit Committee.** Roger Feinstein volunteered to be on the committee. AnnaMaria will ask Jan Heespelink to chair the committee. Ginny Taplin also volunteered to be on the committee.

**Novitiate.** A bill for \$727 for planning at Novitiate Park has been received and will be paid by John Bliss. Cay will give John the details.

A letter has been sent to Parks and Recreation about fund raising by a public entity controlled by the city (similar to the Kennard Trust). A letter from Alderman Sharvel, sent to City Solicitor Funk, was read by Cay. It was felt that Mr. Sharvel had misunderstood the Conservators' concern that the park be administered by the City's Park and Recreation Department. Cay will write a letter to Mr. Sharvel (with a copy to Mr. Funk) clarifying the Conservators' concept.

**Nominating Committee.** Cay reported that Bill Leitch and Lawrence Kaplan have agreed to serve on the Board.

**Environmentalist of the Year Award.** The Board VOTED unanimously that, on the Conservators' 25th anniversary, the award should be given to the six members of the Open Space Committee of 1973-74 that produced the Conservators' "Recommendations for Open Space in Newton." The award recipients are:

Sally Barnett	Debby Howard
Anne Dinsmore	Joan Lerner
Sharon Francis	Ann Roesner

**Annual Meeting.** Thursday, May 29, seems to be the best date. Telephoning last year significantly increased the number of attendees and provided welcome personal contact with members. It was decided to telephone the membership again this year.

Nick Suggested that Tom Baron of the old MDC, who knows the history of the metropolitan Boston water system (and is available), would be an interesting **speaker**. DECISION: to invite him to speak about " Our Water System -- Where It Comes From and Where It's Going" and to let the date depend on Tom Baron's calendar, either May 15 or May 29.

AnnaMaria will notify the award recipients as soon as the meeting date is set.

Agreed that invitations should go out three weeks beforehand to assure responses early enough.

**By-laws.** Do they need to be changed?

1. Annual Meeting must be in May. Should June be permitted?
2. Officers: President needs more active support. Could that be provided by drafting more Vice Presidents? If there were more officers, the Nominating Committee's job might be easier.

DECISION: By-law changes will be on April agenda.

**Open Space Forum.** The president thanked all those who worked so effectively -- Jean Husher for the map for Zyg Plater's talk, Nick Yannoni, Linda Mackey, Cay Morrison, Jean Thompson, Ginny Taplin, Roger Feinstein all contributed much to the success of the meeting. It was well covered in local papers.

**Zoning Amendment Committee.** Peter Kastner has been attending some of its meetings on Tuesdays.

**Andover-Newton.** AnnaMaria reported that Rev. John Howe, the retired minister who tends the open space at Andover-Newton Theological Seminary, has called her again, requesting counsel from the Conservators. A-N President George Peck regularly receives proposals for development and would like an evaluation of the conservation vs. development potential so the Board of Trustees may adopt a policy regarding the land. Mr. Howe requests that there be no discussion of this outside our board at present. Several board members will make inquiries about the A-N organization, and the item will again be on the agenda in April.

**Hemlock Gorge.** Peter Kastner will contact Brian Yates to review his request in the State Legislature for funding for the rehabilitation of Hemlock Gorge in Newton Upper Falls.

The next board meeting will be at Nick Yannoni's house at 7:45 on April 17.

[no signature]

### **April 1986**

Newton Conservators, Inc.  
Minutes, Board meeting  
April 17, 1986  
held at the home of Nick Yannoni

**Present:** AnnaMaria Abernathy, John Bliss, Jan Heespelink, Fiora Houghteling, Jean Husher, Peter Kastner, Rolce Payne, Vinny Tomb, Nick Yannoni.

**Minutes** were APPROVED as mailed.

**Treasurer's Report.** John Bliss noted that the bill for planning for Novitiate Park had been paid. No other report this month.

**Annual Meeting.** Will be May 29 in Greek Church. All six recipients of the Environmentalist of the Year award have been invited and will come. Charter members of NC are being sought. AnnaMaria asked for help in wording the citation. Cay and Jean Husher volunteered to prepare it with her.

**By-laws.** (1) AGREEMENT that the annual meeting "should be held in May or June."  
(2) DECISION not to add more officers, since the president has the power to appoint committees.

**Nominating Committee.** Cay Morrison reported that they propose the following slate, as yet incomplete:

President            Nick Yannoni  
Vice President    Jean Husher

**Novitiate Committee Report.** Cay reported that the Dept. of Parks & Recreation had received a written announcement that the City of Newton has been granted \$450,000 for upgrading the park. At the April 15 meeting of the Novitiate Park Planning Committee, it was decided that a tax-exempt corporation would be formed to receive contributions to be used first, to provide the \$45,000 amount required by the conditions of the grant as the local share, and second, for maintenance and programs later. The City will initially pay the \$45,000 and expects to be reimbursed from funds received by the tax-exempt corporation. Alderman Shaeval has agreed to do the legal work to establish the corporation.

Peter Kastner has prepared a list of "neighbors" of the park, which includes corporations near the park. He commented that many people who work in the area are already enjoying the park at lunchtime. He also remarked that private donations should be provided to take care of the park only until the city can take over its rightful responsibilities. Meanwhile, the city will provide the same amount of maintenance work as it has in the past in the park.

It was also noted that the Xaverian Brothers are suing the city for more money.

**Andover-Newton Open Space.** From the correspondence AnnaMaria has had with Rev. John Howe, it appears that Pres. Peck and Rev. Howe are interested in establishing basis for a clear policy about the open land. Bill Giezentanner, a planner who did the original Novitiate Park plan for us and has led five Charles River walks for us, is willing to come at no charge on May 18 to meet with us at the Newton-Andover Theological School to look over the open land and give recommendations. It was decided to ACCEPT the invitation to hold the May meeting at Newton-Andover.

**Newsletter.** Will be done in week of April 21. Cay offered to help on proofreading. Jean Thompson and Ginny Taplin had agreed to help Vinny get it out. It was noted that we have a mailing list of 380. Rolce noted that she will prepare a display about NC for the May 8 meeting of the Newton Center Garden Club. She hopes that Garden Club members will join the NC.

NC appreciated Vinny's effective work re the Newsletter. Over 100 members sent their renewals in the envelope included in the last issue.

**Hemlock Gorge/Elm Bank.** Peter Kastner reported that he had spoken with Brian Yates (who helped introduce legislation for funds for both properties, although Elm Bank isn't yet owned by MDC). Peter suggested that letters be sent to MDC Commissioner Geary to commend him for his support. We could talk favorably about Hemlock Gorge without mentioning the bill. A copy should be sent to Yates.

**Charles River Swim.** A MOTION was PASSED that NC should again co-sponsor the Swim with the Charles River Watershed Association. It was agreed that walks should occur before swimming. Peter reported that Commissioner Geary would like to introduce swimming at the Novitiate.

**Springfest.** Since community groups have tables there, and since new city residents are likely to attend the event, NC will again have a booth this year. Newsletters will be available; interested persons will thus be able to join NC. Nick Yannoni offered to help that day, May 18.

**Conservators' slide lecture.** Jean Husher reported that she had been invited to show the slides and talk about the history of the NC to a retired citizens' group, and that when she had proposed a contribution of \$25 (which she felt was minimal and which she would have given to NC), the group said it could not afford it, and she said she could not come. After some discussion, with some Board members of the opinion that a contribution should be required, and others of the opposite belief, the question was postponed until the May meeting.

**Land Use News,** Nothing to report except that the reuse of Warren Jr. High School is "on hold."

**Spring Walks.** Fiora is leading a walk on May 15 at 2 p.m. for Newton teachers at the Houghton Garden. Nick will call newspapers about his walk.

**Other:** AnnaMaria read aloud a letter she had received from Ald. Barkin (attorney for the Marriott), protesting that he had not been properly consulted of the NC reaction to the recent Marriott petition. Board members believed there was no basis for his objections. AnnaMaria may reply.

Respectfully submitted,  
Fiora Houghteling  
April 23, 1986

**May 1986**

Newton Conservators, Inc.  
Board of Directors Meeting  
Thurs., May 15, 1986  
Andover Newton Theological School, Berkeley Room

**Present:** AnnaMaria Abernathy, John Bliss, Bart Hague, Jan Heespelink, Mary Herring, Fiora Houghteling, Jean Husher, Linda Mackey, George Mansfield, Cay Morrison, Rolce Payne, Virginia Taplin, Nick Yannoni.

**Walk in woods.** Before the meeting began, members walked for half an hour through the Andover-Newton woods with the Rev. John Howe, professional forester and minister, who now volunteers to help keep those woods healthy.

**Andover Newton request to NC.** The Rev. James Burns, Asst. to the Pres. for Special Services, welcomed NC to Andover Newton on behalf of Pres. Peck. He explained that the school originally owned 85 acres, is 185 years old, now has 42 acres, of which half is open land. The Rev. John Howe added that, because there are periodic requests by developers (often for worthy causes) to buy parts of the property, Pres. Peck is concerned both to develop a closer relation between the school and the community and also to develop a policy on the woodlands that the trustees can accept and carry out. He asked NC to help them by making recommendations about the woodlands.

In reply to questions, Dr. Howe and Dr. Burns added that AN is on a sound financial basis and that it may well need to build in the future. They do not know how the property is zoned (B?). NC noted that the area is unique, AN's stewardship role, and that a conservation restriction could be placed on the property -- on certain portions for a defined period (to enable AN to expand later, if necessary).

**Minutes** of last meeting were APPROVED as mailed.

**Treasurer's report.** John Bliss explained that he had moved money from the Quint Account into the checking account and then paid Pressley Associates for additional planning for Novitiate Park from that money. In reply to John's request to him for verification of that process, Peter Kastner commented that it is a good idea in a "one-write" system of bookkeeping (which we have with our green notebook, which shows receipts and disbursements) to move moneys from special accounts into the regular checking account before making disbursements, so that those transactions will show up clearly. It was noted that the Quint Fund is not necessarily reserved for Novitiate Park.

**Novitiate Park Committee.** Cay reported that the committee had met with Gail Smalley from the City Solicitor's office. Smalley had prepared a memo of understanding. Which NC and the Combined Jewish Philanthropies (CJP) believe did not represent their understanding for the following reasons:

- the commitment was only to make a "best effort" to obtain funds
- the group, which had to furnish the "local share" of \$45,000 under the terms of the grant, should be larger than NC and CJP.
- If only those two groups are responsible for providing the local share, why would anyone else be inspired to give?
- NC is not assuming total responsibility for the park.

The committee will meet with the administration and a letter of understanding will be agreed on. The planning committee would like a larger group involved, including the Chamber of Commerce of Newton and Needham, so that the park is truly a community enterprise. In a discussion about the non-profit organization that will be set up to raise the money, these points were made:

- A booklet on establishing non-profit groups has been prepared by Bill Shaevel
- There was agreement that the board should be self-perpetuating
- Questions of the group's authority, its charge, and its relation to the City all need to be made clear'
- One of its functions is to raise money.

In connection with raising money:

- NC believes CJP should not make an extremely large contribution, because it believes that individuals and companies on both sides of the river should share in providing the "local share."
- Peter recommended that NC contributes from its treasury between one and five thousand dollars toward the "local share."
- AnnaMaria commented that we need a committee to go through this this summer, and that we should look into possibilities of grants from Newton foundations.
- It is planned that the non-profit corp. will turn the money over to Parks & Recreation Dept.
- Agreement that we shall not pledge any money until the agreement is worked out.

DECISION: to announce the need to raise money at the annual meeting; to have a display about the park (Can we show the model?).

DECISION: 9 members of the Board agreed that "Nahanton Park" would be a good name for what we now call Novitiate Park.

**Award to Rolce Payne.** Congratulations to her for prize she won at Newton Centre Garden Club for her educational display about NC. It will be shown at the annual meeting. (Rolce will give it to Ginny Taplin, and Mary Herring will help Ginny mount it.)

**NC walk in Houghton Garden.** May 31. Jean Husher will replace Fiora as guide.

**Fees for talks to community groups.** A unanimous DECISION was reached to suggest that a group that requests a talk by NC makes a contribution of at least \$25, payable to NC. It was also suggested that a notice of the availability of the slide-lecture be in each newsletter.

**Newsletter.** Congratulations to Jean Husher for her splendid article on Edmands Park.

**Charles River Swim.** Will take place on June 28, preceded by a guided walk at 10:30. River is tested regularly, is clean.

**Land Use news.** George Mansfield said nothing had come up recently.

**Other.**

- Peter will thank Pres. Peck for use of the room this evening.
- Peter will give a 15-20 minute presentation about NC to Auburndale Community Assoc. meeting on June 10.
- Linda and Peter will take some pictures for files.
- **Golf courses.** AnnaMaria reported that the Conservation Commission minutes about open space zoning had reported on our Land Use Forum, and that Richard Crosby believes that the city's golf courses would welcome an opportunity to decrease their assessments for open land and are looking for relief from tax pressure and from pressure to sell to developers. Open space zoning applied to golf courses would provide such relief.
- **Springfest.** Members volunteered to man the NC booth on May 18.

The meeting adjourned at 10:30.

Respectfully submitted,  
Fiora Houghteling

**May 1986 -- Annual Meeting**

Annual Meeting and dinner, and Environmentalist of the Year Award



