



Trail Markers

Weston Forest and Trail Association, Inc.

The Weston Land Trust

Dedicated to the preservation and enjoyment of open space in Weston
Incorporated 1955

Annual Meeting **Sunday May 4, 2014**

Our 69th Annual Meeting will take place at 4:00 p.m. , at the Weston Scout House on School Street, across from the Weston Public Library. Historian Pam Fox and Selectman Michael Harrity will review the history and update us on the Case Estates purchase. Prior to the meeting, George Bates will lead the last walk of the season on the boardwalk linking Weston and Lincoln conservation land. Please join us.

Take a hike!

Weston Forest and Trail Association's trustees would like to encourage you to see what more than 50 years of advocacy for open space and stewardship of the Town's trails, forests, fields



and scenic vistas has achieved. WFTA leads monthly trail walks and sponsors other outdoor events, but these unique natural landscapes, trails, meadows, ponds and outlooks are there for you to savor whenever your



schedule permits -- for a short jaunt, or a longer adventure.

Weston's preserved open spaces belong to future generations, but for now they are ours to enjoy. So please consider joining us (see the last page of this newsletter), or visit our website (www.westonforesttrail.org) ... and while you are at it, **take a hike!**

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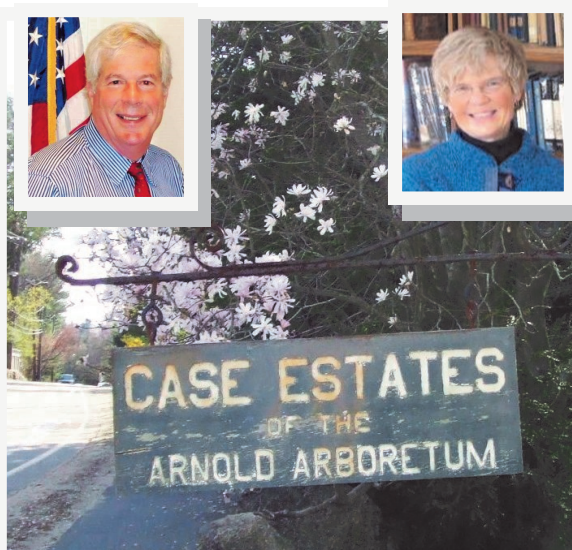
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Annual Meeting Topic

Pam Fox, President of the Weston Historical Society, and Selectman **Michael Harrity** will review the history of the Case Estates, and describe the current situation of the purchase from Harvard University. More details on this are on Pages 11-14 of this Report.

Harvard's filing with MassDEP indicates that walking on the Case Estates land and trails is not a health risk and Harvard has never posted No Trespassing signs so hikers need not avoid this property in their walks around Weston.



Sunday, May 4 Guided Walk

The Weston Forest and Trail Association will conduct a trail walk on Sunday, May 4, 2014. The walk will begin at 2:00 PM and will last about 1 ½ hours and will be led by George Bates.

The walk will start at the trail head gate on Old Sudbury Road in Lincoln. Old Sudbury Road joins Route 117 at the railroad crossing in Lincoln. Park on the north side of the road where there are open fields on both sides and near a red Suburban. The walk will proceed over a long board walk into Weston and Wayland around a trail loop. A map and



more details about the area can be found on the Weston Forest and Trail Association's home page at

www.westonforesttrail.org

or Chapter 18 in the book "Walks on Weston Conservation Land" by Elmer Jones. This book can be obtained for \$15 at the Conservation Commission Office at the Weston Town Hall. Also newly updated trail maps can be purchased for \$10. **No dogs are permitted on this walk** because they are not allowed on Mass. Audubon's land.



Other important spring events:

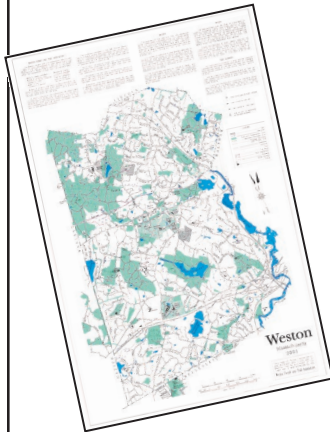
Spring Bird walk - May 18

The Weston Forest and Trail Association is pleased to sponsor a SPRING BIRD WALK. Join Michael Pappone and Michele Grzenda on Sunday, May 18, 2014, at **7:00 AM** for a leisurely bird walk through several conservation properties in Weston. Target species include kestrels, bobolinks, warblers, vireos, thrushes, and waterfowl. We guarantee a great look at Weston's very own Great Blue Heron rookery as the mating season ramps up.



Meet at the Kendal Green commuter rail parking lot, 205 Church St. All skill levels welcome! Walk will last approximately 2.5 hours (and you can do the Trail Run later the same day!). **For information on what to bring and what to wear, please check the Weston Forest & Trail web site: www.westonforesttrail.org**

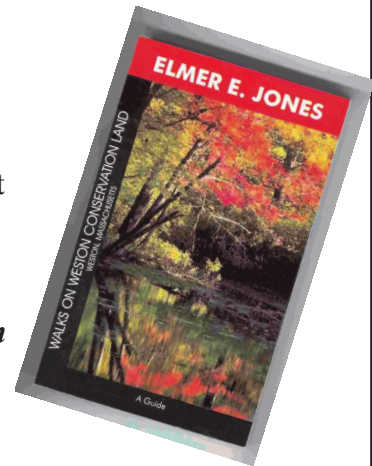
This is a free event; please RSVP at www.tinyurl.com/WFTAbirdwalk2014.



Trail Maps and Elmer's Book

Don't miss the new Tricentennial edition of the **Weston Forest and Trail Association trail map**! Frame it or fold it up and put it in your backpack. Either way, it shows Weston's more than 2000 acres of conservation land and nearly 100 miles of trails. And Elmer Jones' *Walks on Weston Conservation Land* is the ideal companion to the town's trail

map. Lovingly compiled and written by a noted naturalist and former WFTA trustee, this primer on our trails and special places is not to be missed! Both the map and the book are available at Town Hall (upstairs) for \$10 and \$15, respectively.



Interested in a WFTA Trail Run?

Join us on Sunday, May 18 (rain or shine) at **3:00 PM** for a trail fun run over the Transfer Station meadow, along the rail trail, and onto the Sears land trails toward Land's Sake's Melone Homestead (and looping back). The pace will be moderate and the run will last 30-40 minutes. Meet at the Kendal Green commuter rail parking lot off Church Street. Lead by WFTA trustee, John McDonald.





Hoooo's that? Fall Owl Prowl

On two successive evenings in November the WFTA held Owl Prowls -- what a hoot! The walks were fully subscribed (to a maximum of 18 each night) well in advance of the dates as advertised in the Town Crier. Each evening the walkers gathered at the home of Keith Hartt and Ann Wiedie on Highland Street, and were greeted first by Michele Grzenda, Weston's Conservation Administrator, (see photo) who gave an informative and fun presentation on owls living in New England. Several species were discussed, covering topics on habits, diets, and calls. Michele had samples of body parts and meal byproducts (and we'll bet she wasn't anticipating having that phrase about her ever published) as well as audio clips of owl calls.

Once total darkness had fallen everyone filed into the Highland Forest under a nearly full moon, flashlights carried but turned OFF. Eyes quickly adjusted to the dim light in the woods at night as the hour plus walk began.

The group stopped several times for Michele to test our senses sans sight. Feeling evergreens on each side of the trail we were quizzed on what grew there: pine or hemlock? Pairs of small containers with various contents (water, coins, sand, marbles, etc.) were distributed and members of the group had to single out their "mate" by ear alone. How would we have found another of our species were we owls in the dark?! A stream bed was crossed at one point, but by now eyes were so adept that no shoes became soggy. Michele "blinded" everyone with her headlamp at a stop, giving us appreciation for the effects of artificial lights on wildlife, and checkerberry from the side of the trail gave us all a wintergreen taste.

Also at the stop points owl calls were played through Michele's portable speakers, beginning with the Eastern Screech owl (sounds like the whinny of a horse), then the Barred owl (says "Who cooks for you, who cooks for you all"), and finally the Great Horned owl (says "Who's awake..., Me too"). Playing the call of the smallest of the owls first was an attempt to not discourage them from responding after hearing a call from the more predatory owls. Alas, no return calls were made from owls in the Highland Forest. Though, one group definitely heard a tree fall in the woods!

Despite the lack of live owl hearings, everyone on the walks returned happy. As one attendant expressed "It was fascinating to experience trails I walk every day in a whole new light, or lack thereof!" Many thanks go to Michele Grzenda for volunteering her time to the event.

By Ann Wiedie



Shinrin-yoku

The Japanese have words for subtle aesthetic ideas that would take us English-speakers paragraphs to describe. Such is “shinrin-yoku,” a phrase for that calm, zoned-out state many of us experience when we walk in the woods. It translates literally as “forest bathing” – think of sinking into the traditional Japanese hot tub bath and you see the analogy.



If the Japanese have a word for it, you can count on Californians to have a group-think plan for it. On the Left Coast there is a designated shinrin-yoku forest in the Sonoma Valley; there are guided shinrin-yoku walks (for a fee), and you can sign up for a week-long course in how to be a shinrin-yoku guide and get a certificate from shinrin-yoku.org.

The theory is to immerse oneself in the place, to experience “nature connection” rather than “nature education.” It’s about *being there* rather than getting to the end of the trail. The Californians talk about “the ten gates of perception,” “listening to the land,” and, of course, “cultivating mindfulness in the wild.” They propound a theory that plants emit phytonicides, chemicals to protect themselves from insects and disease, and that humans benefit by being exposed to these chemicals. Shinrin-yoku guides urge meditative breathing as a way to enhance the benefits. Exotic, eh?

Shinrin-yoku looks less exotic when you hear that the Japanese government coined the term in 1982, has set up 42 official forest therapy parks and plans to set up 100.

Personally, I think most of us can get plenty of shinrin-yoku without the classes, thank you very much. We have wilder shinrin-yoku forests here in Weston, 2,000-plus acres of them, free for the taking. No guides are needed – although maps are a good idea. If you get lost in some of our tracts, it does diminish that calm, meditative state.

Still, I like the term. Every time I unlimber my trekking poles, it adds to the Zen feeling to think of the words shinrin-yoku and the universality of experience they imply.

By Marty Carlock





Land's Sake

With spring finally pulling the tree buds and new vegetable shoots out into the sun, Land's Sake is looking forward to a new season of bringing the community together around the farm and forest. "My team knows I'm kind of a positive guy, but I'm really excited for the coming season," says Ed Barker, Executive Director of Land's Sake. "We had a very solid season in 2013, and we're positioned to build on that with new team members and their ideas, inspiration, and excitement." Across the organization, we're offering fresh programs for kids, new ways for our members to connect with us, and additional improvements at the farm stand.

Building on 2013 and Re-energizing for 2014:

Last year, we grew, sold, and donated more food than in recent history. With community support and a USDA grant, we have purchased a new cultivating tractor and will install a new irrigation system at the main farm, helping us to keep up with the demand for **fresh, local, and healthy food**. Our new Farm Manager, Erik Baum, is particularly excited about the new high tunnel, which will allow veggies like tomatoes, cucumbers, and greens to get an early start in the season and may help protect against disease. **Cut flowers** will also be coming back to the Farm Stand this year.

Our **Maple Education Program** has just come to a victorious close: this winter, our new Education Director, Amy Christiansen, and a full group of 20 middle school students spent 8 weeks learning how to identify and tap maple trees, collect sap, and make syrup the good, old fashioned way. With help from Land's Sake's Forest and Stewardship Coordinator, Aaron Lefland, and a number of volunteers from the community, we produced 70 gallons of maple syrup, available for sale at our Farm Stand starting at our **Farm Stand Opening on Saturday, June 7th**.

During the winter Land's Sake has been busy in the forest working as a contractor for the town to improve the quality of the town's maple forests and harvesting firewood sustainably. By harvesting wood in the winter, we minimize the impact of the work and promote wildlife habitat and new growth. This winter, we harvested 30 – 35 cords of firewood, available for order in late summer. By purchasing **local, sustainably harvested firewood**, you're supporting your local economy, local farm,



and local environment.

To better serve and communicate with our members, we've started making much needed office infrastructure improvements. We've implemented a new way to register **online** for our **summer education programs** and purchase **CSA shares, memberships, and event tickets**. As a result it is even easier to get access to your favorite parts of Land's Sake. Make sure to Like us on Facebook to stay up to date with what's happening!

The success of our forestry and maple programs have gotten the ball rolling for a great year at Land's Sake. We encourage you to snap up one of the few remaining CSA produce shares or buy some Green Dollars before they're gone. Come visit us at the Farm Stand beginning June 7, share a gourmet meal of local food at one of our Supper Club dinners, and get your kids or grandkids involved in their food by signing them up for one of Farmer Amy's spring and summer education programs.

Then, join us in September for the Harvest Dinner to celebrate and cap off a fantastic summer!

About Land's Sake:

Our mission is to connect people to the land.

Land's Sake combines ecologically-sound land management practices with hands-on environmental education to model how public open space can be used and enjoyed by the community. A 501c3 nonprofit corporation, we run a public farm, host educational programming for all ages, maintain the town forest for recreational and production uses, and care for both public conservation and private land.

Our efforts are centered on three themes:

- Environmental Education
- Sustainable Land Management and Open Space Preservation
- Community-Building and Caretaking

Bringing people onto the land as visitors to our farm, as volunteers or youth workers, and through our active educational programs, we directly connect people to their local ecology. Our work uncovers the intrinsic value of the land around us and the importance of treating the land with respect.

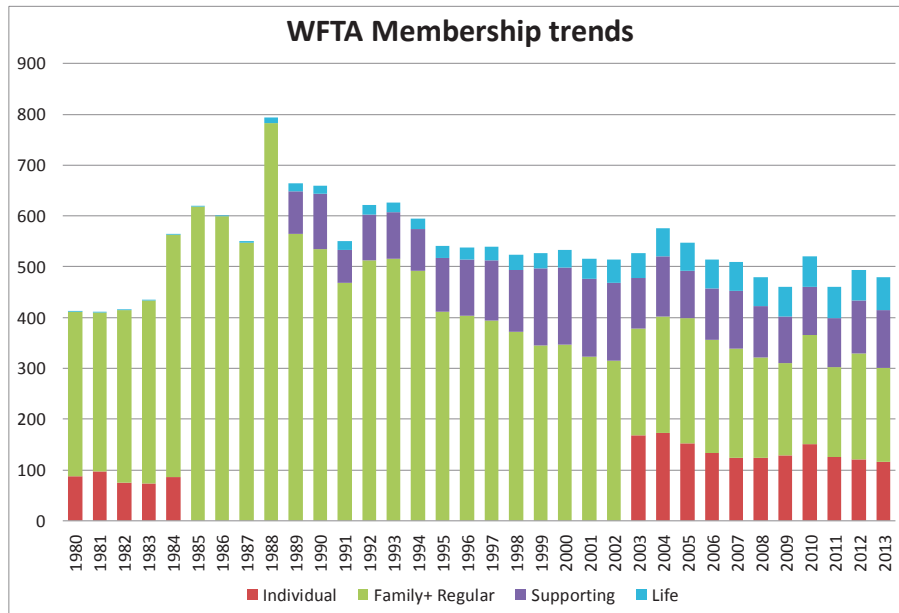
Check out the Land's Sake Website at

<http://www.landssake.org/>



Membership

We are pleased to report that, with the addition of Weston Land Trust members, our membership has been holding steady, as shown on the chart below. However, there is room (and need) for much more growth and we encourage our members to tell their friends and neighbors about the Association and how important their support is to keeping Weston the uniquely rural town that it has been for many generations. Our traditional guided walks the first Sunday of every month - from October to May - are a great way to enjoy the outdoors, learn about nature and geology, and just get some healthy exercise. Our membership fees are modest and help insure our voice is heard on issues affecting open space.



The Weston Forest and Trail Association is an important part of the fabric of our community... not only for the Monthly Trail Walks but also for the organization's contributions to the town. Examples include a memorial stone bench at Sunset Corner on Highland Street contributed as part of the 300th Anniversary celebration in 2013, and a stone bridge which spans Three-Mile Brook (behind Crescent Street), built in honor of longtime trustee Lee Cohen.



Lee's Bridge



300th Anniversary Stone Bench



Hobbs Pond Dam Update

Most Weston residents are aware of damage sustained to Hobbs Pond Dam during 2010. Severe rain storms during March of 2010 caused Weston's streams and rivers to reach near-record flood levels. The Hobbs Pond Dam was unable to contain the water pouring into Hobbs Pond. The water overtopped Hobbs Pond's earthen dam at its lowest point, eroding it and ultimately causing a section of the dam to collapse. Due to the breach in the dam, the pond's water level dropped by approximately 2 feet. After the dam breached, the Conservation Commission implemented temporary measures to protect the remaining portions of the dam and direct the water flow downstream of the pond.

For two years, the Commission worked to assess and publicize the two options available to the Town, either to remove the dam, or to reconstruct it. The Commission hosted a number of public outreach sessions, public meetings, and tours of the site. In May 2012, Town Meeting voted to reconstruct the dam and preserve Hobbs Pond. Funding for the new dam was secured from a variety of sources: \$467,000 in Community Preservation Act (CPA) Funds, \$100,000 from private donors, \$80,000 from the Federal Emergency Management Agency (FEMA), and \$15,000 from the Commission's budget, for a total of \$662,000.

Through the remainder of 2012 and through most of 2013, the Commission worked with its engineer, Pare Corporation, to design the reconstruction of Hobbs Pond Dam and to obtain the necessary permits. The design required removing vegetation along the length of the dam, demolishing and replacing the primary spillway structure, constructing a new 80-foot overflow spillway, re-grading the dam embankment, and installing stone (rip-rap) protection along the upstream dam slope.

In October 2013, the Commission hired New England Infrastructure, Inc. (NEI) to build the dam. Construction commenced in November 2013. Unexpected delays at the beginning of the project (including re-design of the spillway, discovery and removal of contaminated creosote timbers buried next to the spillway, discovery and removal of unsuitable soils, and ledge encountered during excavation for the new spillway), slowed the start of construction. Despite a winter of record-breaking cold and snow, the contractor continued work on the dam. However, coping with severe winter conditions created unanticipated logistical challenges for the contractor and financial challenges for the Conservation Commission. Daily snow removal and site preparation to allow for the pouring of concrete in winter has been costly. The dam construction team (comprising representatives from the City of Cambridge Water Department, the Conservation Commission, Pare, and NEI) met on a number of occasions to determine whether the work could be put on hold until spring. The team decided that delay would be inadvisable because the unstable condition of the old dam remnants posed a risk of significant downstream environmental harm. Heavy spring rains could cause the



temporary dam, put in place during construction, to breach again. Based on these concerns, the team, and the Conservation Commission, decided to continue construction during the winter months. An additional \$50,000 is being requested from Community Preservation Act funds at May Town Meeting to allow for completion of the project as planned.

Pedestrian access to Hobbs Pond has been temporarily restricted during construction. The Commission has posted all trailheads with dam updates and trail closure information. “We recognize that Hobbs Pond, Cat Rock, and 80-Acres Conservation Area are popular destinations for residents, particularly dog walkers. We greatly appreciate everyone’s support and patience while we work to complete this dam project,” said Michele Grzenda, Weston’s Conservation Administrator. Work is expected to be completed by June 2014.

Dam information can be obtained on the Town’s Website: www.tinyurl.com/DamUpdate or by calling the Conservation office at 781-786-5068.



The deteriorated 15.5-foot wide spillway was removed and is being replaced with a new cast in-place concrete spillway measuring 17 feet wide.



NEI contractors worked throughout the winter months to reconstruct the concrete spillway.



Concrete pouring for construction of the spillway was completed by the end of March 2014. The water level in Hobbs Pond dropped by two feet due to the dam breach of 2010. Aquatic weeds and plants have proliferated in the shallower pond. The new dam will restore the original water level.

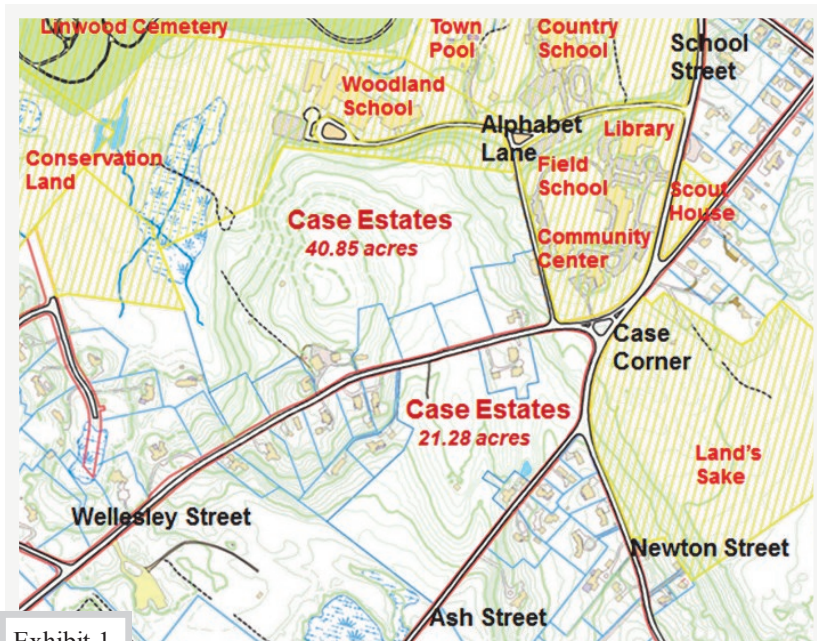
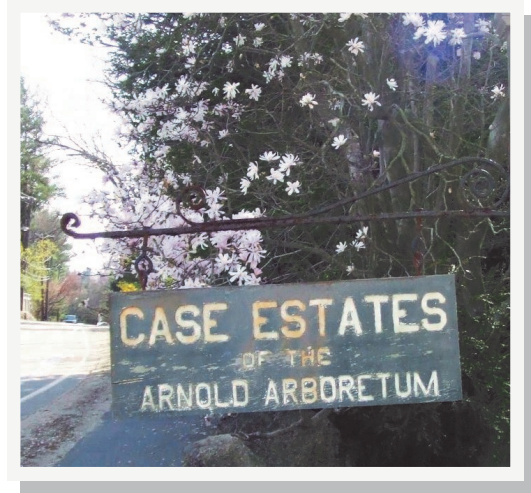


An Update on the Case Estates

CURRENT STATUS

On March 26 Weston's Board of Selectmen voted unanimously to file a complaint against Harvard in Massachusetts' Superior Court seeking to have Harvard comply with the May 12, 2010 Amended and Restated Purchase and Sale Agreement concerning the 62.5 acre Case Estates. Board Chairman Ed Coburn noted when the decision was announced, "We are reluctant to sue Harvard but we have been left with no other alternative to carry out Town Meeting votes which direct us to acquire the Case Estates because of its importance to Weston as open space and for future municipal uses."

For over 18 months prior to this announcement, the Board of Selectmen had sought to discuss with Harvard mutually fair and agreeable terms for revisions to the executed 2010 contract. Harvard sought revisions because it wished to change the plan to mitigate the pesticide contamination on the land as described in the agreement and as filed with the state's Department of Environmental Protection. Weston's Selectmen had previously negotiated similar changes to the 2006 Case Estates purchase and sale contract and those changes were incorporated into the so-called Hybrid Plan contract



after a favorable town meeting vote in 2010. The Selectmen anticipated a similar process when elevated levels of pesticide residuals were unexpectedly uncovered in a wooded area. Instead of the open discussions that the Selectmen anticipated, Harvard delayed meeting and then made a "take it or leave it offer" – buy the property "As Is" for \$14,000,000. Harvard's proposal shifted significant environmental risks to Weston regarding the extent of the cleanup that would be required, the acceptance of a

cleanup plan by the state, and the cost of implementing that plan. Further, Harvard's justification of the \$14,000,000 price was based on prices paid for uncontaminated land. The Board of Selectmen informed Harvard over a year ago that the terms of Harvard's "take it or



leave it” offer were unacceptable and Weston would proceed under the terms of the executed contract. In response Harvard declared that it considered the signed contract to be null and void and on October 10, 2013 Harvard filed an amended mitigation plan with the state. The revised mitigation plan imposed an activity and use limitation on over 50 acres of the land limiting use to passive recreation activities. Harvard, or a subsequent owner, has the right to remove this use limitation if a new cleanup plan is accepted by the state, so Weston has no assurance that this land will not be developed at a future time.

In a final attempt at avoiding legal action to enforce the contract, Weston proposed a mediation alternative that would establish a fair value for the land. When Harvard responded that it could not respond to this proposal in a timely fashion, the Board of Selectmen acted on March 26 to implement town meeting votes, protect the Case Estates from future development and enforce an executed contract. As a courtesy Weston shared their formal complaint with Harvard prior to its filing with Superior Court on March 31, 2014.

BACKGROUND

Weston voted unanimously at its November 8, 2006 Special Town Meeting to acquire the Case



Open Space Land:

Parcels 1, 2 & 6a

Municipal Land:

Parcels 7 & 8

Land that could be sold for private use:

Parcels 3, 4, 5, 6 & 9

Access Easements: 10

Estates to take control of this 62.5 acres of land which had been identified by several town committees as Weston’s most important privately-held parcel for public open space and potential municipal uses. Weston’s price of \$22,500,000 matched an offer Harvard had received through their broker, LandVest, who had marketed the property for sale to home builders. When Weston’s detailed testing of the land prior to the scheduled closing on

December 28, 2006 uncovered high concentrations of pesticides in areas that were formerly orchards, a long process began for both Harvard and Weston. The burden on Harvard has been complying with state environmental regulations to determine the extent of the contamination and to fashion a compliant mitigation plan, while still meeting the conditions of the \$22,500,000 sale contract Harvard executed with Weston. For Weston’s Selectmen the process has



entailed assuring that Harvard designed and executed a safe mitigation plan, and that the price and condition of the property on the acquisition date reflected the Town Meeting vote. After more than three years of extended and extensive soil testing, Harvard proposed a revision to the Purchase and Sale Contract with Weston. Harvard offered a state-compliant mitigation plan which did not clean all of the land to a standard allowing unrestricted future use as previously agreed. Harvard proposed a “hybrid plan” that would reduce the Town’s purchase price by \$3,000,000 and reduce the mitigation standard for about 15 of the 62.5 acres to a level that was safe for and restricted to hiking and birdwatching. At the Annual Town Meeting on May 12, 2010 Weston voters approved this so-called hybrid plan and revisions to the Purchase and Sale Agreement were made to reflect the agreed changes in the price and the condition of the property at the time of the closing. On June 16, 2010, Harvard filed a remediation plan with the Massachusetts Department of Environmental Protection that reflected the contract’s hybrid plan: approximately 47 acres of the overall land would be cleaned to a level that would permit unrestricted future use of that land. This clean up required the removal and replacement of the contaminated soil. On the remaining approximately 15 acres Harvard would remove and replace only those few pockets of soil which had very elevated levels of contaminants, and with an Activity and Use Restriction recorded at the Registry of Deeds limit the use to passive recreational activities.

As Harvard moved forward with the planned implementation of the mitigation plan filed with the state, Harvard’s consultants took additional soil samples in July 2010 to develop detailed specifications for scope of the work the contractor complete. Surprisingly, those added soil tests revealed that high concentrations of lead and arsenic-based pesticides were present in a few locations in the wooded area which Weston had labeled as parcel 7 – the Pine Woods – and designated as a possible future school site for its Case Campus. No pesticides had been expected in the woods because it was thought that the pesticides were used on fruit trees and some vegetable crops, but further research indicated that many towns in eastern Massachusetts used lead and arsenic pesticides to control gypsy moth infestations in the early 1900s and the Case family may have done so too. Harvard undertook additional soil tests in 2011 and with this added round of testing at least 4 test borings had been examined for each acre of the property – in some areas where contaminants had been found the soil test borings were far more extensive. In the early fall of 2011, Weston’s Board of Selectmen indicated to Harvard that it was willing to discuss revision to the May 12, 2010 Purchase and Sale Contract as the Selectmen had done with the Hybrid Plan. The Board of Selectmen stipulated that the discussions would address openly and cooperatively all relevant information regarding the contamination of the property, the clean-up options and costs, and the market value of the land. Finally, the Selectmen noted that a significant change to the contract would require a Town Meeting vote as had been done with the Hybrid Plan. As noted above, despite the Selectmen’s diligent attempts to reach mutually fair and agreeable revisions for Weston’s voters to consider, Harvard provided only a take it or leave it offer that shifted significant risks and costs to the town without any justified and commensurate price adjustment.

Parcel 8 as shown in exhibit 2 was acquired by Weston via eminent domain on December 4, 2013 for its appraised value of \$360,000. While Weston’s Selectmen continued negotiations with Harvard on fair and reasonable revisions to the purchase contract for the entire Case Estates, the town had to move forward with the parcel 8 acquisition to meet the fall 2014 deadline of the new Field School opening. This 1.6 acre parcel had been long designated as necessary for parking for the new Field School and for events at other facilities on this campus of town buildings. The Selectmen tried to reach a negotiated purchase of this parcel with Harvard, but Harvard would not allow the town to test the land for pesticide contamination. Harvard asserted that its previous 6 test soil borings established that the land was “clean” but



Weston's environmental consultant insisted that added tests were prudent and necessary, given the proximity to the schools. Weston was left with no alternative but to file an eminent domain taking in two stages, first for the purpose of testing the land for pesticide residuals and then to take full ownership at a price that reflected its condition.

By Selectman Michael Harrity



Witch Hazel in spring at the Case Estates' "Nose"



The Hen's teeth stone wall on Wellesley Street (left), and other views of Case Estates



Kay McCahan, whose energy and dedication did so much toward preserving the Case Estates and the Town's open spaces.



Community Preservation Committee Update

The Community Preservation Committee (CPC) evaluates proposals submitted by Town boards and committees or community groups for use of funds that the Town receives pursuant to Article 31 of the Town By-Laws and the state Community Preservation Act (CPA) which the Town accepted in 2001. The CPA provides for a participating town to adopt a property tax surcharge (or some combination of a minimum 1% property tax surcharge and other municipal revenues) up to 3% with the State matching a portion of the local receipts. The Town voted in 2001 to surcharge the 3% maximum.

Pursuant to the CPA legislation, a community must spend, or set aside for future spending, a minimum of 10% of annual CPA receipts for open space (including recreational purposes), historic preservation, and community housing. The remaining 70% of funds may be allocated to any one or a combination of these uses at the discretion of the CPC and subject to the approval of Town meeting.

After a 6-year effort by supporters, changes to CPA legislation were enacted in July 2012 which include the following noteworthy provisions: 1) permits the rehabilitation with CPA funds of recreational assets which were not acquired or created using CPA funds and 2) transferred \$25 million from the state's budget surplus to the CPA Trust Fund in November 2013, which dramatically increased the state match distributed to CPA communities (from approximately 29% in 2012 to over 56% in 2013). Massachusetts legislators have expressed support for, but not guaranteed, State budget surplus transfers to the CPA Trust Fund on an annual basis.

In November the Town received its twelfth disbursement from the State's matching Community Preservation Trust Fund. Weston's total State match was \$999,674. From the program's inception through the end of FY13, the Town collected over \$10.1 million in CPA revenue from the State (not including the aforementioned \$999,674 received in FY14) and nearly \$16.8 million in CPA revenue locally and earned over \$2.5 million in investment income on these receipts.

Total CPA fund revenues available for FY15 are projected to be \$11,650,782 and are comprised of the following: 1) \$9,290,483 prior year balance, 2) \$1,863,885 local property surcharge, 3) \$454,606 state match (estimated at 25% which assumes no transfer of the State budget surplus), and 4) \$41,807 investment income.

The deadline for submission of applications for CPA funding in FY15 (July 1, 2014 – June 30, 2015) was January 13, 2014. The CPC met to review applications on January 27, February 10, March 3, and April 7, 2014 and held a Public Hearing on March 24, 2014. On March 24, 2014, the CPC voted to place the following requests for FY14 (supplemental) and FY15 CPA funding on the warrant for May Town Meeting:



PENDING APPLICATIONS FOR (SUPPLEMENTAL) FY14 CPA FUNDING

Project Sponsor	\$ Amount Requested	Project Description
Conservation Commission	Up to \$50,000	Preservation of Open Space - 80 Acre Conservation Area (Hobbs Pond Dam)
Town Manager	\$14,985	Staff assistance to support the Housing Partnership and acquisition of housing functions through a regional housing office
Historical Commission	Up to \$300,000	Additional funding for exterior preservation/restoration of the Old Library
Field Steering Committee	\$200,000	Rehabilitation/Restoration of Burt Field at Gail Rd. (baseball and soccer field)
Recreation Director	\$225,000	Construction of playground at Lamson Park
Case Campus Master Plan Committee	\$223,150	Design fees for walkways and accompanying plantings

At the 2013 Annual Town Meeting last May, a Citizens' Petition to reduce the CPA surcharge from 3% to 1% was defeated. A nearly identical Citizens' Petition will be considered at the May 2014 Annual Town Meeting. A surcharge reduction from 3% to 1% would result in a savings of \$233 annually to the owner of a Weston home at the median assessed value, but it would make financing important quality of life open space and other projects a more difficult - and more expensive - process.

*By Steve Ober
(Community Preservation Committee Chair)*

Legacy Trail

Upon the occasion of the Weston Tercentennial, the Weston 300 Committee created the non-profit Weston Legacy Trail Trust. The mission of the Legacy Trail Trust is to build a beautiful mile and a quarter pathway that will connect the new Field School, the Library, Case House, and the Weston Community Center. The Legacy Trail Trust raised money for the beatification of the trail by having people sponsor benches, pavers and bricks.



Slated for completion in early 2015, the Legacy Trail will host a ground breaking in the early summer of 2014. All town residents are encouraged to attend. Information about the event will be announced on weston.org. To sponsor a bench or paver, or for further information, kindly contact the Weston 300, 20 Alphabet Lane, Weston, 02493, or drhodes@conventures.com. We appreciate your support!

By Diana Chaplin



Weston Forest & Trail Association, Inc. Operations – 2013

Cash & Cash Equivalents 1/1/13 \$ 268,073.25

Receipts:

Dues	\$ 23,605.20
Endowment Fund	69,591.93
Gifts	(2,041.23)
Map sales	939.00
Book sales	638.00
Interest	(5,256.24)
Operations Fund	6,483.00
Weston Reservoir Fund	4,162.00
Miscellaneous	30.00
Sandy Hurricane Fund	<u>150.00</u>

Total Receipts \$ 98,301.66

Disbursements:

Office Expense	\$ 10,682.00
Insurance Expense	2,427.36
Accounting	2,200.00

Maintenance:

Contract Services	25,459.00	
Other	<u>12,802.18</u>	38,261.18
Weston Reservoir Fund		3,266.08
Map Expense		1,535.00
Real Estate Tax		127.84
Cohen Bridge Project		15,408.77
Surveying		3,042.50
Sunset Corner Bench		1,900.00
Hobbs Pond Dam		100,000.00
Endowment Fund		40,000.00

Total Disbursements \$ (218,850.73)

Cash and Cash Equivalents 12/31/13

Checking Account	\$ 26,242.91
Vanguard Short Term Corp. Bond Fund	<u>121,281.27</u>

Total Cash and Cash Equivalents \$ 147,524.18*

*This total includes Restricted Funds as follows:

Restricted:

Weston Reservoir Fund	\$ 5,574.84
Cohen Fund	50,000.00
Weston Land Trust Fund	<u>23,591.03</u>

Total Restricted \$ 79,165.87



Weston Forest & Trail Association, Inc.**Endowment Fund - 2013**

Balance 1/1/13	\$1,136,124.05
Income and Capital Gains	201,626.41
Year end Contribution	<u>40,000.00</u>
Balance 12/31/13	<u>\$1,377,750.46</u>

The average market value of the Fund in 2013 was \$1,236,937.26. The Cost of Living Index for all Urban Consumers in the Boston Area increased 0.9% during the year ended November 2013. 0.9% of \$1,236,937.26 is \$11,132.43. Real income from the Fund in 2013 is calculated as follows:

Income and Capital Gains	\$ 201,626.41
Less inflation adjustment	<u>(11,132.43)</u>

Real Income or (loss) **\$190,493.98**

\$190,493.98 is 15.40% of the average market value of the Fund in 2013. The average real rate of return on the Fund starting in 1989 is 3.67%.

During the year we received contributions to the Endowment Fund in the amount of \$69,591.93 of which \$40,000.00 was added to the Endowment Fund and \$29,591.93 has been retained as operating funds.



Join the Association...make us stronger than ever

<input type="checkbox"/> Individual membership	\$ 25
<input type="checkbox"/> Family membership	\$ 50
<input checked="" type="checkbox"/> Supporting membership*	\$ 100 * (recommended)
<input type="checkbox"/> Leadership Support	\$ 1000*
<input type="checkbox"/> Life Membership**	\$ 2,000 or more**

Note that all membership contributions are fully tax-deductible

* If you wish to receive the exclusive, unique WF&T coffee mug, please check here ☐

** Life Members will receive a framed certificate of appreciation, unless checked here ☐

Also, please send me ☐ copies of **"Walks on Weston Conservation Land"** by Elmer E. Jones @ \$ 15.00 each, plus \$ 2.00 for postage and handling. This book and the maps of the Weston Trail System (\$ 10.00) are available at the Conservation Commission office, in the Town Hall. **All can also be purchased on the WF&TA website at www.westonforesttrail.org**

CHECK HERE (☐) TO GET IT ALL:

Supporting Membership + Trail Map + Trail Guide + coffee mug for \$ 125.00

Name: _____

Address: _____

E-mail address: _____

Please make checks payable to the **Weston Forest and Trail Association, Inc.** and mail, together with the above form, to Mr. George Bates, Treasurer, 266 Glen Road, Weston, MA 02493. You can also join over the web at www.westonforesttrail.org





Weston Forest and Trail Association, Inc.
The Weston Land Trust
266 Glen Road, Weston, MA 02493

Non-Profit
U.S. Postage
PAID
Boston, MA
Permit No. 59119

Come to the Annual Meeting
May 4, 2014
4-6 p.m.
Weston Scout House on School Street

