

# Waltham Land Trust

is a non-profit corporation dedicated to preserving our community's natural resources for the future through education, open space acquisition and protection.



**JOURNAL FALL 2014**

## Fernald Developmental Center Update

*George A. Darcy III, lifelong Waltham resident, former chairman of the Waltham Conservation Commission, co-founder and a Director of the Waltham Land Trust, and current Waltham City Councillor*

There has been significant movement in the past few months concerning the disposition of the Water E. Fernald Developmental Center located at 200 Trapelo Road in Waltham.

On May 1, 2014 the Massachusetts Division of Capital Asset Management (DCAM) offered to sell a 100% fee simple interest in the Fernald site "as is" to the City of Waltham pending state legislation. The Fernald properties include the Water E. Fernald Regional Center parcel and the CERC / Shriver parcel, most recently under care and control of the University of Massachusetts Medical School. The parcels comprise 195 +/- acres of land, improved with 66 structures, totaling approximately 1.35 million square feet. The entire Fernald site is listed on the National and State Registers of Historic Places.

The purchase price is \$3.7 million dollars, which amounts to approximately \$18,974 dollars per acre, a very modest amount by today's standards. However, for 127 years the City of Waltham has provided many municipal services to the Fernald, including fire, emergency, and some street, utility, and police services, with no compensation. It is easily argued that the City of Waltham deserves a very modest purchase price. The Fernald land never generated any tax revenue.

The state acquired the land from Waltham farmers during the latter part of the 19<sup>th</sup> century and early part of the 20<sup>th</sup> century. There were approximately 16 separate land acquisitions between the years of 1887 and 1931 that resulted in the current configuration of the campus.

The state's proposed deal includes a revenue sharing plan. If in the future Waltham sells or leases any portion of the Fernald site, the state will be entitled to a share of the revenue, between 30 and 50%, the exact amount depending upon

if certain redevelopment incentives are met. Should the deal be consummated, the state would lease back from the city the Greene Building, the Marquardt Skilled Nursing Center, Malone Park, and Site 7.

The Waltham City Council voted in favor of the Fernald acquisition at its May 12<sup>th</sup> 2014 council meeting by an affirmative vote of 12-0 (with 1 abstention, 1 recusal, and 1 absentee). For matters dealing only with real estate, the Waltham City Council proposes and the Mayor disposes.

Subsequently on July 31, 2014, the Massachusetts State Legislature passed H4358 (formerly H4252) authorizing the sale of the Fernald parcel to the city of Waltham. With its passage the City has until March, 2015 to come up with the \$3.7 million dollars purchase price. The City may pay for it with bonds or Community Preservation Act funds.

The Fernald is the oldest school in the western hemisphere for individuals with intellectual and developmental disabilities. Originally established in South Boston in 1848, the state moved the facility in 1887 to the then bucolic Waltham countryside. It's a good guess that the state was lured to North Waltham by then State Representative Erskine Warden of Waltham who served on the state's Health Committee which was chartered to find a new location for the expanding school.

The original Waltham campus was designed by noted Boston architect William Gibbons Preston. The Fernald sits at the foothills of the Wellington Hills on gently rolling terrain located within the Beaver Brook watershed.

Notable landscape features include Owl Hill, a 250' promontory that overlooks the Boston skyline, as well as the landscaped front lawn with specimen trees which is itself on the Natural Register of Historic Places.

According to the DCAM funded Environmental Assessment Draft Report dated August 6, 2009, several environmental issues exist including, most notably, asbestos contamination in the steam tunnels and a few structures, oil contamination around the power plant, and an oil plume approaching the property from the west. A former refuse dump is located at the southern edge of the property.



GEORGE DARCY

Sign at Trapelo Road

**continued on page 4**

## WLT Releases New Maps

David Kehs and Joyce Nett, WLT Board Directors

*[Ed.note: It is with extreme sadness that we acknowledge the loss last January of our fellow volunteer mapmaker, Ted Haines. Ted's passing represents a huge loss for WLT and for the community in general. Ted was an avid WLT supporter who enjoyed visiting the trails in Waltham and nearby towns and always brought his GPS unit to record data about the trail locations. Ted also brought his video equipment to some WLT events so that they could be broadcast on local cable-TV. Ted's data will live on in our future mapping efforts.]*

We hope that you have noticed WLT's recent map releases: two re-worked versions of existing maps (Beaver Brook North and Storer Conservation Land) and two "new areas" (Middlesex County Hospital Lands and Chester Brook Corridor).

With the release of these maps, we now have maps covering the entire Western Greenway Trail, as it presently exists in Waltham and Lexington. Each map has a "trail continued on" notation that tells which map to pick up to continue along the

Western Greenway Trail. This has been part of our plan and vision for quite some time. Of course, the Western Greenway trail extends into Belmont, but there are existing maps showing the Belmont trails.

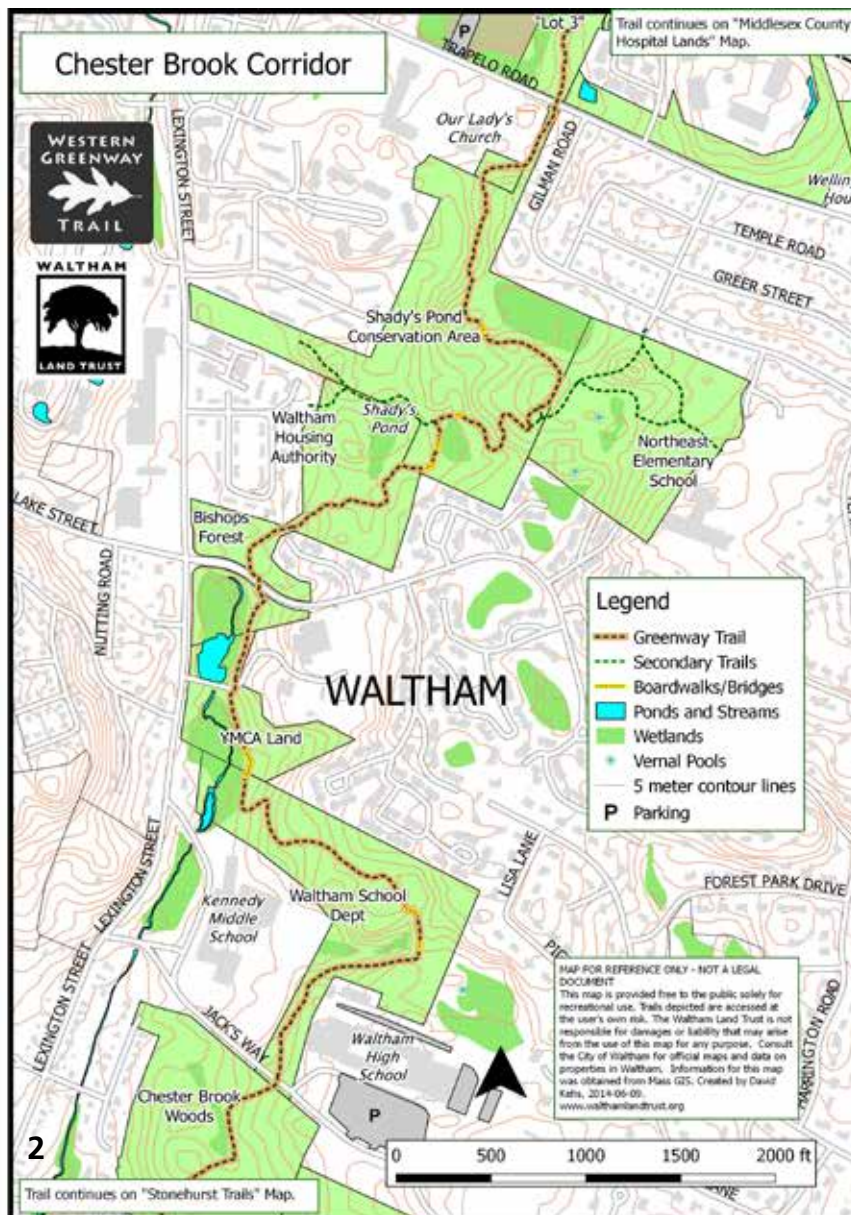
The most noticeable change is the use of color. In the early days of the maps project, WLT Land Committee used a black-and-white format because color printers not as widespread as they are now. In fact, WLT only owned a black-and-white printer! As time went by, we decided that color was the way to go. Now, we expect many users are downloading the maps to hand-held devices, without ever putting them on paper.

Additionally, the new maps show the property boundaries for the various open space parcels. They also show all of the buildings--houses, condos, schools, and commercial buildings--that are nearby. This makes it more obvious how precious some of our open spaces are. They are hemmed in on all sides by development. We hope that map users will agree with us that we really need to preserve the few open spaces that remain in our city.

There have been some changes to the two re-worked maps to reflect changing trail conditions. For the Beaver Brook North map, we have added the western section of the property, which includes a new trail and boardwalk that were constructed just after the release of the earlier map. In order to make room for this area, we removed Belmont's Rock Meadow from the map. This should not present a problem to Western Greenway visitors because the Belmont Conservation Commission has published an excellent map of Rock Meadow.

For the Storer Conservation Lands map, we have added the Chester Brook Woods parcel, in order to show how the Western Greenway Trail connects the Storer Conservation Lands and the Chester Brook Corridor. We have also shown how the Western Greenway Trail extends from the Stonehurst parking lot to Beaver Street. Part of this trail has been re-routed recently. Finally, in an effort to help trail users figure out where they are when visiting the area, we have removed all of the trail names and replaced some of them with colored squares. Trail name signs were installed in the early 2000's, but by now most of them are missing. A few years ago, the City of Waltham tacked colored plastic squares to some of the trees along the trails. So the best way for hikers to determine their location is to check the colored squares on the trees and find the corresponding trail on the map.

The new maps were produced using open-source, free software named QGIS that resident





mapmaker, Dave Kehs heard about at the Massachusetts Land Trust Coalition conference. “I found that I could get the software to work for our needs, so I started making maps,” Dave said. “In some sense it meant starting over, but the approach is basically the same as we had been using previously. Most of the data involving streets, buildings, parcel boundaries, and so on are available from MassGIS, a state-supported website. The Waltham-specific trail data came from our previous mapping work, from Ted Haines’ GPS data, and from a few additional outings on the trails with a GPS device.”

The work never stops! Going forward, we will create a locator map that shows the entire Western Greenway, and identifies the detailed trail maps for each section. We will need to keep up with the easement negotiators and trail builders as the Western Greenway trail continues its forward march. The Prospect Hill Park map is already out-of-date as the City of Waltham installed two restrooms in the park just after the map was published and it needs to be updated to the new multi-color format. The city is in the process of acquiring the Berry Farm/ Berry Park parcel (adjacent to Prospect Hill Park) and we will need a map that includes the trails in that property.

## HELP WLT GO PAPERLESS

Join the 120 Land Trust members who have selected to have their Journals sent to them electronically. By opting out of the mailed hard copy, these supporters are helping WLT reduce our carbon footprint and save on costs associated with printing, postage, and transportation. You can also receive the Upcoming Events postcards electronically. Please send an email with your name to [swadman@walthamlandtrust.org](mailto:swadman@walthamlandtrust.org), with the subject header “Electronic Journal” (and/or Event postcard) if you’d like the next Journal (and/or postcard) emailed to you. **Please remember that receiving The Journal is a privilege of membership.** Be sure you are up-to-date with your dues so you don’t miss the spring 2015 Journal!

All our maps are produced as a result of generous volunteer efforts. We are always looking for more “map heads” to share in the fun. If you are interested, please contact us!

## WORD SEARCH: Native Trees in Massachusetts (look down, across, and diagonally)



ash	basswood	beech	birch	blackcherry	blackoak	dogwood
elm	fir	hazelnut	larch	pawpaw	persimmon	pine
plum	pussywillow	redbud	redcedar	redmaple	redoak	spruce
sugarmaple	sumac	sycamore	tuliptree	whiteoak	willow	

**Fernald** *continued from page 1*

Any potential reuse or redevelopment must take into account the City Council's rezoning of the entire Fernald site to Conservation/Recreation (CR), the most restrictive zoning district in the city.

Waltham Ward 4 Councillor John McLaughlin recently submitted a City Council resolution whose resolve is to create a Fernald Use Committee, similar to the former Fernald Reuse Committee originally created in 2004 and chaired by Mayor Jeannette McCarthy. This new committee would solicit, review, and recommend reuse proposals that best serve the residents of Waltham. It would also take into consideration the Fernald Reuse Committee's 2009 report.

In closing, the City of Waltham is poised to acquire the entire Fernald site. The City will have the opportunity to conduct public planning sessions for the eventual reuse of this valuable, very large and beautiful parcel of land. Please feel to contact me for more information on the Fernald site and its potential re-use, 781-266-8888 or gadarcy@gmail.com.

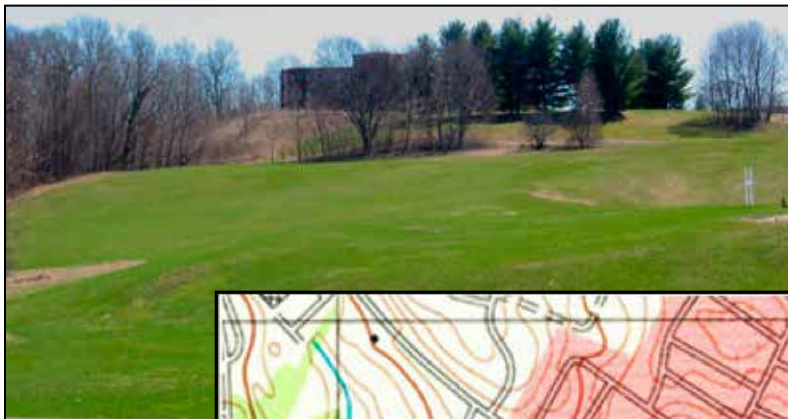
## Western Greenway 5K Run/Walk Coming Up

*Scott Shurr, WLT member and Special Events Committee participant*

Last fall's Western Greenway 5K was a huge success, and this year's promises to be even bigger and better. Runners and walkers, teams and families will meet at Elsie Turner Field on Trapelo Road in North Waltham.

On Sunday, October 5, 2014, the Waltham Land Trust is collaborating with the Race Around Waltham (RAW) series to offer a 5K trail run/walk on the Western Greenway. Runners will take off at noon, and to accommodate all types of athletes, walkers will depart later. Families can sign up for a hike around the meadows, woods and new growth forest along the Greenway. So bring the kids! The course is unpaved, with rocks and roots, for the most part, so strollers and baby joggers are not allowed.

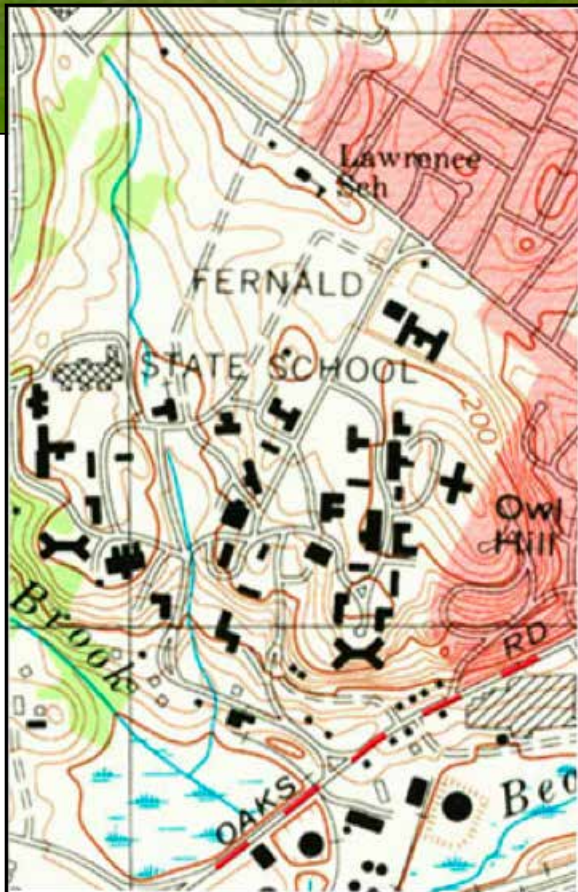
The Western Greenway is comprised of open space, riverways, forests, farms, and historic structures, and the race runs through a variety of terrain in Waltham, Lexington, and Belmont. The miles of trails and old carriage roads loop through a variety of fascinating habitats. On the course there are cattail marshes, red maple swamps, mature oak-hickory forests, vernal pools alive with activity, new forest growth and serene



MARIE DALY

ABOVE  
Owl Hill in  
the Fernald  
property

RIGHT  
1971  
topo map



USGS



WEST  
GREEN  
5  
OCTOBER



open meadows. Learn more about this vital path through our green necklace as you enjoy the crisp early autumn air.

Prizes will be rewarded to the first male and female finishers in various age groups. The fastest six member mixed sex team will vie for the esteemed "WESTERN GREENWAY TRAILBLAZERS" Team Award. More prizes will go out to walkers, too. Join in the fun!

It's not too late to sign up and help us raise money to continue building this amazing trail. The \$25 entry fee includes a special commemorative t-shirt for this year's event, a bag of goodies, raffle prizes, and plenty of post-race snacks including Bertucci's pizza. Get more info and register now at <http://rawseries.weebly.com/wg-5k.html>. You'll be glad you did!



MARIE DALY



ABOVE  
*Bridge over Beaver Brook*

LEFT  
*A stone wall along the Western Greenway course.*

MARIE DALY

## Member Spotlight

*In each Fall Journal, we highlight a member of the Waltham Land Trust who goes above and beyond the call of duty with volunteering their time to further our mission. Brian McCormick is part of TWO stewardship teams, working on his own to keep the Charles River paths and Prospect Hill Park trails free of trash and invasive plants, plus he can always be counted on to participate in every group trail building/maintenance effort. We asked Brian to tell us about his passion for the environment.*

**WLT:** What is your first memory of enjoying open space and nature?

**BM:** Going on a picnic in the woods with my family and putting the sodas in the brook to keep them cold!

**WLT:** We know you are a steward along the Charles and at Prospect Hill Park. Thanks! What is the oddest and/or most beautiful thing you've encountered while being a steward?

**BW:** I am always amazed at the array of wildlife on display at Prospect Hill Park. I've had an encounter with some deer, and turkeys are not an uncommon sight.

**WLT:** What advice do you have for those looking to experience Waltham's trails and open spaces?

**BM:** I've lived in Waltham off and on for the past two decades but only recently became aware of all the greenspace Waltham has to offer. I think that someone who hasn't shared my experiences might be surprised at how close a respite from city life it really is.

**WLT:** Do you have a favorite natural place in Waltham that you can share with our readers?

**BM:** On a clear day, check out the view from the top of Prospect Hill – a great spot for admiring the foliage in the fall.

**WLT:** Why do you support the Waltham Land Trust?

**BM:** I was surprised to discover the limited resources available from public sources for maintenance of the parklands. I make frequent use of the public lands and feel that it's only right to do my part in their upkeep.

*Brian takes a break from removing bittersweet at Prospect Hill Park in August, 2014.*



SONJA WADMAN



## 287 AFT Grove Street Property

### *Beaver Brook Watershed Neighborhood Association*

On August 12, 2014 a parcel of almost 2 acres of land was purchased by the City of Waltham to be kept as Green Space. The property has been known as *287 AFT Grove Street*, as it is located behind a house at 287 Grove. It was once a part of the property owned since 1955 by the Roe family of Waltham. Everett E. Roe and his wife Carmela raised a family in the house on Grove Street and talked fondly of the land and open space that was once slated for a housing development. After Mr. Roe passed on in 2009, their children inherited the house and land. The property was surveyed and legally separated into the residence and the undeveloped land. Everett Roe Jr. knew that the land could be developed, but wanted to keep the property as it had been when they grew up here and as his father had enjoyed so they approached the City of Waltham about buying the parcel.

The first meeting was held in the summer of 2011, bringing together the City, the family, a collection of neighbors and the Waltham Land Trust. From that meeting the neighbors organized themselves into the *Beaver Brook Watershed Neighborhood Association* (BBWNA) and made promises to one another to support the purchase and to maintain the land once it was acquired. City Councilor, Gary Marchese, (a resident of the neighborhood and Vice President of the BBWNA) shepherded the acquisition through the City Council and many meetings were attended by neighbors and the Waltham Land Trust.

*The long meadow behind 287 Grove Street.*



PEGGY IEBBA

The land itself is comprised of 168,800 square feet, which comes out to just under 2 acres hidden behind houses that line Bright, Grove, and Massasoit Street. It is shaped like a rectangle. This lovely habitat is divided into three long and distinctive strips with very different features: a long meadow lies directly behind the houses on Bright Street, a wooded patch with tall trees borders the meadow, and lastly, the Beaver Brook culvert runs behind the houses on Massasoit Street. A Celebration is planned for September 27<sup>th</sup> from 11:00 AM – 1:00 PM, with a BBWNA meeting immediately following. This land acquisition could not have taken place without the constant support and encouragement from the Waltham Land Trust.

**Many thanks** to Senator Michael Barrett and Representatives Tom Stanley and John Lawn for their success in securing \$20 million to fund the UMass Center for Urban Sustainability at 240 Beaver Street!



JIM WALKER

## Bringing Goats to Waltham

*Erika Wadman, WLT member and Development Team participant*

What is a safe, effective and non-toxic way to get rid of poison ivy and other noxious invasive plants? GOATS! Perhaps some of you have read of the use of goats this past summer in Hyde Park and Belmont. Goats are ruminant animals, which means that their particular digestive process allows them to eat plants that would bother most other animals, and they love to eat poison ivy! We are happy to announce that the WLT is actively pursuing funding to bring goats to Waltham to help with the clearing of Smith Point at Hardy Pond and the new Grove Street green space. Both of these land parcels are next to or empty into our precious waterways. The use of common herbicides is not recommended as they may contain neurotoxins and remain in the ecosystem long after application. Using goats means that workers are not risking exposure to potentially infective plants, plus, they nibble upwards, getting the poison ivy that climbs up the trees. Goat herders accompany the “work crew”, creating an educational *Meet & Greet* opportunity. Stay tuned for more information about bringing goats to Waltham!

## Upcoming WLT Events

### NOT YOUR AVERAGE CAUSE TUESDAY FUNDRAISERS

**Tuesday, September 23 and 30, 11:30 a.m. – 10 p.m.**

**Not Your Average Joe's, 55 Main St., Watertown**

Use the NYAC certificate included in this newsletter at the Watertown Not Your Average Joe's, and the Land Trust gets 15% of the food sale. Good for dine in and take out.

### GROVE STREET GREEN SPACE POTLUCK PARTY

**Saturday, September 27, 11 a.m. – 1 p.m. Park at Bright School, 260 Grove St., walk ½ block west to site**

Commemorate National Public Lands Day by celebrating the City of Waltham's latest acquisition purchased in August, the two-acre parcel behind 287 Grove Street. The site is comprised of a long meadow (perfect for picnicking and playing Frisbee) and the culverted Beaver Brook. Bring something to sit on and a dish to share.

### WESTERN GREENWAY 5K RUN/WALK

**Sunday, October 5, noon start time**

**Start/end at Elsie Turner Field, 421 Trapelo Rd.**

Our fall "Race for Open Space" fundraiser is happening on the same course as last year, traveling through various habitats in Beaver Brook North Reservation and Rock Meadow along the Western Greenway trail. Help us raise money to keep building this community trail and outfit our volunteer stewards!

### WELLINGTON FIELD WORK DAY

**Saturday, October 11, 9 a.m. – 2 p.m.**

**Wellington House, 785 Trapelo Rd. next to Fire Station**

Help remove small volunteer trees and shrubs from the former farm field between the Wellington House and the Fire Station. Stay for as long as you can; pizza lunch for those committing to working the entire time. Tools and instruction provided.

### 15TH WLT ANNUAL MEETING

**Thursday, October 23, 7 – 9 p.m.**

**First Parish in Waltham, 50 Church St.**

Celebrate fifteen years of incorporation at the Waltham Land Trust's Annual Meeting! Members and supporters of the WLT will receive an update on Western Greenway Trail, the Fernald property, the UMASS Center for Urban Sustainability, the Mass Central Rail Trail, Charles River Path, and more. We'll also announce WLT's **Inge Uhler Environmentalist of the Year**, plus vote on new and returning Board Directors.

### BERTUCCI'S DINING FOR DOLLARS FUNDRAISER

**Wednesday, November 5, 11 a.m. – 10 p.m.**

**Bertucci's Italian Restaurant, 475 Winter St.**

Thank Bertucci's for donating pizza to the Western Greenway 5K and help earn the Land Trust a little cash at the same time. Eat in, order take-out, or get delivery with family, friends and colleagues, provide your server the Dining for Dollars certificate, and we get 15% of the food and drink sale. Download the certificate from our website or call the office to have one mailed to you.

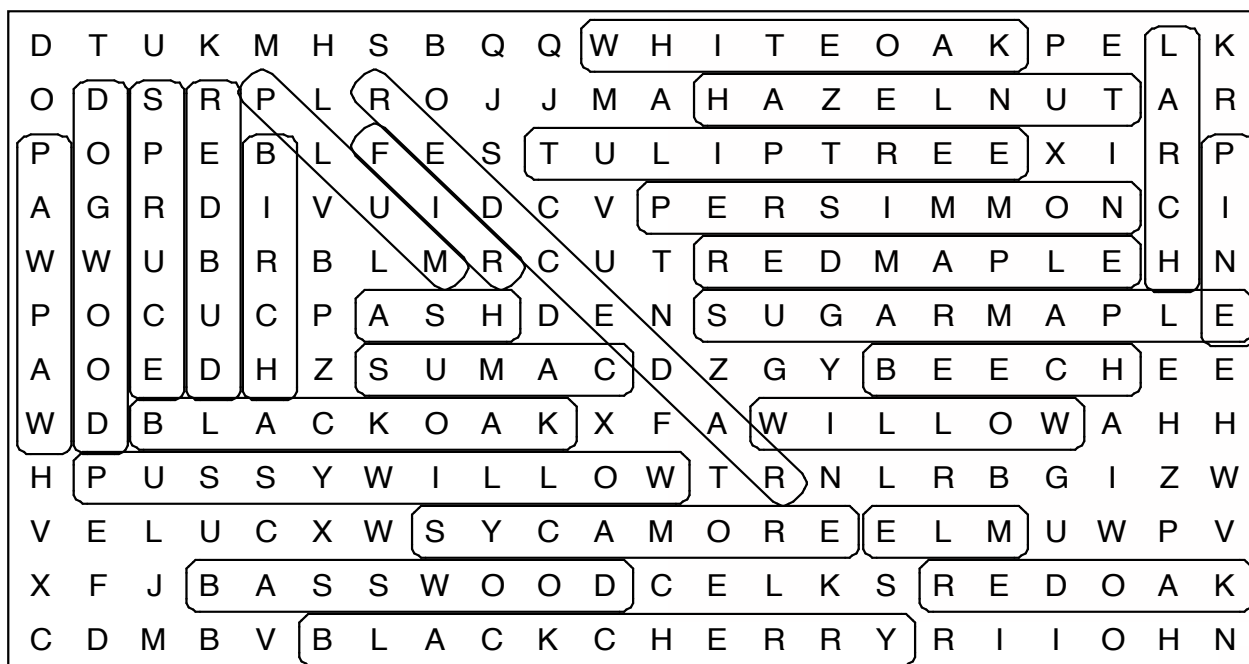
### HARDY POND CLEANUP

**Saturday, November 8, 10 a.m. – noon (rain date 11/9)**

**Meet in back corner of Lazazzaro Playground, corner of Princeton and Hiawatha Sts. one block off Lake St.**

WLT and the Hardy Pond Association welcome volunteers of all ages (kids under 12 must be accompanied by an adult) to Waltham's only Great Pond for a cleanup of its shoreline and wetland areas. Be prepared to get wet and dirty, dress appropriately with sturdy shoes or boots.

## WORD SEARCH ANSWERS



**We serve creative cuisine.  
And worthy causes.**

∞

Present this certificate to your server and your cause will receive  
15% of your total purchase\* every Tuesday during September.

Name of Organization:

**Waltham Land Trust**

Valid:

**Sept 23rd and Sept 30th  
11:30 am to 10 pm**

Good for lunch, dinner, appetizers, dine in and take out.

\*Excludes Alcohol, Tax and Gratuity



55 Main Street • Watertown • 617-926-9229  
<http://www.notyouraveragejoes.com/watertown/>

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LOCAL

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Dollars*

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will be donated to  
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**Wednesday**

November 5th - 11:00 am - 10:00 pm

Dine In, Carry Out or Delivery

**Bertucci's of Waltham** 475 Winter Street, Waltham, MA 02451 Phone: 781-684-0650



**Bertucci's**  
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### Waltham Land Trust Journal

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is published by Waltham Land Trust, Inc.  
PO Box 541120, Waltham MA 02454-1120.

Waltham Land Trust, Inc. is a 501(c)(3) charitable corporation, and is a member of the Massachusetts Land Trust Coalition.

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### Please renew or join

To renew or join please use the enclosed membership application and send to:

Waltham Land Trust  
PO Box 541120  
Waltham MA 02454-1120

Printed on recycled paper.

### Waltham Land Trust's Mission

To create a legacy of land conservation in Waltham by promoting, protecting, restoring, and acquiring open space.

We envision growth in public appreciation of natural resources, preservation and restoration of native habitat, and increased biodiversity to foster a healthier environment.

### • SPECIAL GIFT MEMBERSHIP •

Have a friend, neighbor, or relative you think would enjoy being part of the Waltham Land Trust? Why not give them a gift membership? **We are offering a special promotion for a limited time: 6 months for only \$10!** (The normal price of an individual membership is 12 months for \$25). **Support open space for a birthday, special occasion, or the holidays!**

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*See videos* at [youtube.walthamlandtrust.org](http://youtube.walthamlandtrust.org)

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Please send any comments to the return address, or email to <[memberlink@walthamlandtrust.org](mailto:memberlink@walthamlandtrust.org)>.

*If you're not already a WLT member and have received this complimentary copy, please consider joining today!*