



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

To: Robert Healy, City Manager

From: Richard Rossi, Chair, Community Preservation Act Committee

Date: June 6, 2012

Re: **Appropriation of CPA Open Space Reserve Funds For Purchase
of DeNormandie Land in Lincoln, MA**

The purpose of this memo is to summarize the meeting of the Community Preservation Act Committee on June 5, 2012 with regard to the City's recommendation to use CPA Open Space Reserve funds for the purchase of 53.6 acres of watershed land in Lincoln, MA.

The unanimous recommendation to purchase the property, made by the CPA Committee at its public meeting on June 5, 2012, followed a thoughtful discussion of the details and benefits of the purchase, which was based on an offer to sell the land made by the DeNormandie family and the Rural Land Foundation ("RLF"). The purchase of the parcels with Open Space Reserve funds will be supplemented by a \$500,000 Drinking Water Supply Protection grant from the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) and a \$300,000 contribution by the RLF. In addition, as part of this transaction, the RLF will contribute approximately 20 additional acres of watershed land in Lincoln, for a total of approximately 74 acres of sensitive watershed land, all of which will be protected from development by conservation restrictions. Both the Cambridge Water Board and the Conservation Commission voted in favor of this purchase and provided letters in support. Based on this input, the Committee recognized that the opportunity to purchase the parcels will enable the City to permanently protect this sensitive watershed property and to leverage the donation of an additional 20 acres of property owned by the RLF, for the same purpose.

Accordingly, on June 5, 2012 the CPA Committee voted unanimously to recommend to the City Manager that the CPA Open Space Reserve funds be appropriated as follows:

1. **Open Space Reserve (\$1,152,247)**
 - \$1,152,247 appropriated to purchase 53.6 acres of watershed land in Lincoln, MA, with the goal of drinking water supply protection and land conservation

Attendance at Community Preservation Act Committee Meeting: June 5, 2012

Committee Members Present:

Richard Rossi, CPA Committee Chair, Deputy City Manager

David Kale, Budget Director, Finance

Wyllis Bibbins, Member, Historical Commission

Gerald J. Clark, Cambridge Housing Authority

Kevin A. Foster, Resident, City of Cambridge
Ellen Shachter, Resident, City of Cambridge
Susan Schlesinger, Resident, City of Cambridge
Albe Simenas, Member, Conservation Committee
William Tibbs, Member, Planning Board

City Staff Present:

Chris Cotter, Housing Director, Community Development Department
Sam Corda, Managing Director, Water Department
David Kale, Budget Director
Karen Preval, Senior Management Analyst, City Manager's Office
Nancy Schlacter, Assistant to the City Manager
Charles Sullivan, Executive Director, Historical Commission
Jennifer Wright, Executive Director, Conservation Commission

Attachments:

- 6-5-12 CPAC Chair's Memo re: Vote on Recommended Appropriation/ Open Space Reserve
- Cambridge Water Board Letter
- Cambridge Conservation Commission Letter
- Map of DeNormandie Property



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

June 5, 2012

To: The Community Preservation Committee

Fr: Richard C. Rossi, Chair CPA Committee

Re: Vote on the Transfer of \$100,000 from Historic Preservation Project Balances and an Appropriation of \$1,152,247 from the CPA Open Space Reserve Fund to the CPA Fund-Water, Lincoln Land Purchase Project

Periodically, the CPA Committee is requested to transfer available unexpended balances from appropriated CPA Historical Preservation projects that have been completed, to other projects as well as recommend appropriations from the Open Space Reserve Fund. The following is a list of transfers which are being requested.

A. Historical Preservation

1. The Community Preservation Act Committee approves the transfer of \$23,627.39 in available unexpended funds from the Fort Washington Turf/Irrigation System appropriation, \$40,000 from the FY08 Golf Clubhouse Roof Project and \$36,372.61 from the FY12 City Hall Repainting Project to the City Hall Slate Roof Replacement Design Project (\$100,000). This transfer will allow the design process for this project to move forward through completion of bid documents, to allow construction to occur in FY13.

A favorable vote for these transfers by the CPA Committee does not require further action by the City Council.

B. Open Space Reserve Funds

1. The Community Preservation Act Committee approves the appropriation of \$1,152,247 from the CPA Open Space Reserve Fund to CPA Fund-Water Department, Lincoln Land Purchase Project. This will allow for the purchase of 53.6 acres of DeNormandie property in Lincoln, MA for the purpose of drinking water supply protection and land conservation. CPA funds for this purchase are \$1.1 million, which will be coupled with a \$500,000 grant the City has received from the Executive Office of Energy and Environmental Affairs and a \$300,000 contribution from the Rural Land Foundation toward the purchase of this land. The total purchase price is \$1.9 million from these sources. Also, this

appropriation covers the cost of associated expenses (\$52,247) for appraisal, survey and title search and insurance services.

A favorable vote by the CPA Committee will require approval of the City Council.

Thank you for your consideration.



CITY OF CAMBRIDGE
MASSACHUSETTS
Water Department
250 Fresh Pond Parkway
Cambridge, MA 02138
617 349 4770
fax 617 349 6616



May 24, 2012

Mr. Robert W. Healy, City Manager
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Subject: Land Acquisition Recommendation

Dear Mr. Healy,

The Cambridge Water Board has done an initial evaluation of two (2) parcels of land in the Cambridge Watershed for possible acquisition. Officials from the Town of Lincoln and the Lincoln Rural Land Foundation (RLF) contacted the Water Department and requested that Cambridge purchase the aforementioned undeveloped parcels, which they have identified as being environmentally sensitive and having a high potential for development.

The 53.6 acre DeNormandie properties (parcel ID# 30-3-0 and 30-6-0) in Lincoln, MA abut State Route 2 just west of Juniper Ridge Road in the Hobbs Brook headwaters region. The parcels surround approximately 1,800 feet of Hobbs Brook, the largest tributary to the Hobbs Brook Reservoir. Over 50% of the proposed land is DEP Surface Water Supply Protection Zone A, which is the first criterion used to prioritize land acquisition in the Cambridge Watershed. The resulting total land area protected would be approximately 74 acres because RLF has committed to donate an additional nearby 20 acre parcel (#30-8-0) to Cambridge.

The Water Board believes that the residential development of the parcels would be detrimental to the long-term integrity of the water supply. Therefore, the Board, by a unanimous vote at its public meeting on May 24, 2012, recommends that the City pursue acquiring these parcels by means of purchase or otherwise for the purpose of water supply protection and conservation.

This vote re-affirms the Water Board's vote of March 13, 2012 related to these parcels, while acknowledging the correction of the total acreage of the DeNormandie properties from 55.6 acres to the corrected 53.6 acres.

On behalf of the Board, *Ann Roosevelt, President*

cc. Mr. Richard C. Rossi, Deputy City Manager
Mr. Stephen Corda, P.E. Managing Director CWD
Mr. Chip Norton, Watershed Manager CWD
Water Board

Jennifer Wright
Conservation Commission Director



June 4, 2012

CITY OF CAMBRIDGE
CONSERVATION COMMISSION
344 Broadway
Cambridge, Massachusetts
02139

Mr. Richard C. Rossi, Deputy City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Community Preservation Act – Open Space Funds
Land Acquisition in Lincoln, MA

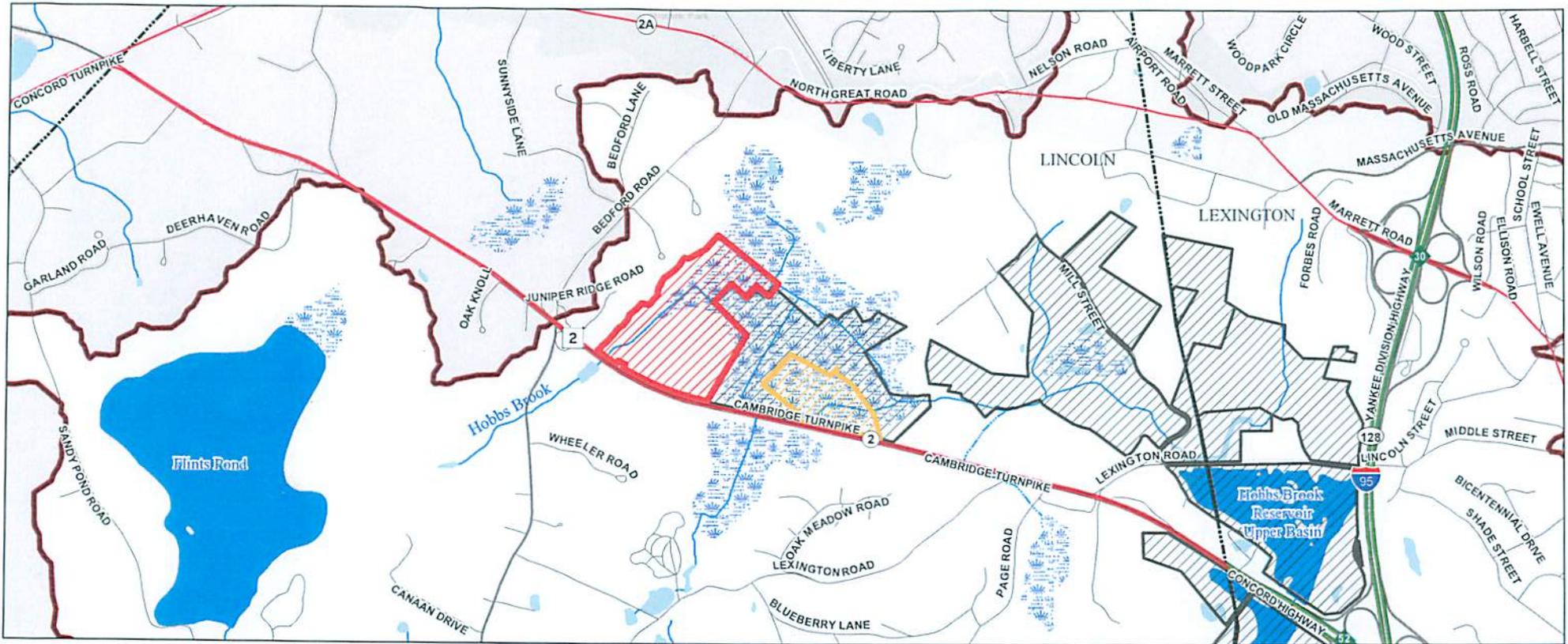
Mr. Rossi:

On August 22, 2011, the Cambridge Conservation Commission reviewed a summary of the FY12 Community Preservation Act Open Space proposed projects at their public meeting. The proposed projects included land acquisition of the “DeNormandie Parcel” for watershed protection in Lincoln, MA. The Commission unanimously voted to support the proposed project.

Respectfully submitted for the Conservation Commission,

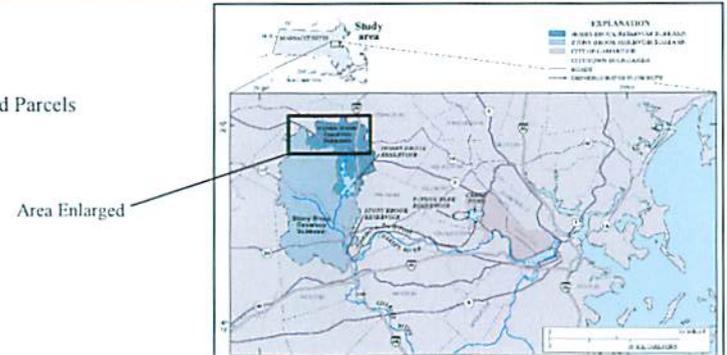


Jennifer Wright, Director



Legend

- DeNormandie Property - To Be Acquired
- Lincoln Rural Land Foundation Parcel - RLF To Donate
- Watershed Divide
- Cambridge-Owned Parcels



DeNormandie Land Acquisition Project

June 7, 2012