



LINCOLN LAND CONSERVATION TRUST

LINCOLN, MASSACHUSETTS

NOTICE OF THE 1979 ANNUAL MEETING

Tuesday, May 22nd., at 8:00 p.m. in the Pierce House. The Rural Land Foundation is affiliated with the Land Trust and a report of its activities, as well as those of the Land Trust, will be presented at the meeting. Trustees of both organizations will be elected to fill vacancies. Everyone interested in hiking and riding trails, open space preservation, or other aspects of Lincoln's conservation program is cordially invited to attend.

ABOUT THE LINCOLN LAND CONSERVATION TRUST

The LLCT is a non-profit, tax-exempt, private trust organized under the laws of the State of Massachusetts and supported by membership dues and voluntary contributions. It works to preserve the rural character of the Town by acquiring and maintaining natural areas, and to increase appreciation by the public of the Town's conservation program by promoting walking, riding, nature study, and similar activities. It cooperates closely with the Town's Conservation Commission and Planning Board, whose efforts it supplements.

The Trust helps to maintain much of the 30-odd miles of trails in the Town, all of which are open to the public for walking and cross country skiing and most also for riding. These trails run in part over Trust or Town-owned conservation land and in part (with permission of the owner) over private property; they are marked by circular orange or red disks on trees or posts. The Trust publishes a *trail map* which may be purchased for \$1.00 at the Old Town Hall or the Lincoln Town Hall. The most recent edition is that of 1976.

JOIN THE LAND TRUST NOW!

All Lincoln residents are invited once a year to join for the first time or to renew their membership; there will be no multiple solicitations. Membership is on an annual basis, with minimum dues of \$5.00 per family which have not been raised in over twenty years! However, we need many larger contributions to enable us to maintain trails, to manage the 32 separate parcels of property which we now own, and to keep a small emergency fund for use in preserving open space. Our financial report is published each year as part of the Annual Report of the Town of Lincoln.

The Trust spent about \$2000 in 1978 on the more or less routine maintenance of trails. Increased riding, particularly inconsiderate riding after heavy rain or early in the spring when the ground is soft, has resulted in many muddy patches which increasingly are becoming permanent. These are both unsightly and objectional to hikers. This year we are anxious to put down gravel or otherwise to improve these bad places; the alternative is to prohibit riding for part or all of the year on some of the most heavily used trails. To carry out this work will require extra donations. We hope that all riders will contribute to a special fund to combat mud!

ELECTION OF TRUSTEES

The present Trustees of the Land Trust and the dates of expiration of their term are:

William G. Constable	1981	Ruth W. Wales	1979
Lawrence T. Holden, Jr.	1981	Roger M. Barzun	1980
William A. King	1979	John F. Loud	1980
Margaret B. Marsh	1979	William M. Preston	1980
Samuel Mygatt	1981		

There will be three vacancies to be filled. Nominations will be accepted if presented to the Chairman, Mr. Preston, at least five days before the meeting; they must be signed by the nominee and at least five members of the Land Trust.

ABOUT THE RURAL LAND FOUNDATION

The RLF is associated with the LLCT; it has a separate eight-member Board of Trustees elected by the general members of the Land Trust at the latter's Annual Meeting.

The RLF furthers the conservation program of the Town by purchasing key properties which come on the market in order to hold them for later purchase by the Conservation Commission or to insure their development in accordance with the best interests of the Town. Lincoln is well known beyond its borders for the variety and success of the means it has employed to control and mold development along the lines desired by its residents; of these, the Rural Land Foundation is often cited as the most innovative.

ELECTION OF TRUSTEES OF THE RURAL LAND FOUNDATION

The present Trustees of the RLF and the year of expiration of their terms are:

William A. King	1981	Kenneth W. Bergen	1980
Stuart Avery	1979	James DeNormandie	1980
Huson Jackson	1979	Arthur L. Coburn III	1981
		Warren F. Flint	1981

There is one vacancy due to the resignation of Howard H. Stevenson.

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LINCOLN LAND CONSERVATION TRUST
Box 22, Lincoln Center
Mass. 01773

ANNUAL REPORT OF THE RURAL LAND FOUNDATION FOR 1978

During the past year the Foundation has been involved in the following projects:

- The Conant Property on Baker Bridge Road.**
Four acres of this has been held for permanent conservation, to be given either to the Town or the Land Trust.
- The Banks Property on Bedford Road.**
This has now been subdivided into three lots, all of which have been sold. The ten or more acres of the Hemlock Grove are in conservation.
- Orchard Lane off Route 2.**
A large tract is now held by the Town as conservation land. All lots in the development have been sold.
- The Codman Property East of the Railroad Tracks.**
Roughly 50 acres have been permanently set aside for conservation and recreation. The moderate income housing is located on about 13 acres. The Lincoln Mall, located on 4 acres, has been leased by the Foundation to the developer, Arnold Haynes Company. The foundation receives \$9000 a year ground rent from the developer. It is also entitled to profits over a certain amount from the development. Thus, supporting the stores at the Mall is benefiting Lincoln, since Lincoln is the beneficiary of the Foundation.
- The Umbrello Property.**
At the 1979 Lincoln Annual Town Meeting, the Town voted unanimously to purchase about 11 acres of land owned by the Umbrello Family on Route 117 across from the Mass. Audubon Society property. This vote was conditional on the purchase by the Rural Land Foundation of the remaining 34 acres of Umbrello property so that it would be partly held in conservation and partly developed. The Rural Land Foundation has orally agreed to buy the balance of the property for \$311,000 and is currently in the process of working out plans for the property with the Planning Board.

RURAL LAND FOUNDATION OF LINCOLN BALANCE SHEET December 31, 1978

ASSETS			INCOME STATEMENT		
Cash		\$ 14,003	Year ended December 31, 1978		
Land	\$ 20,614		Rental income		\$ 9,000
Land development	<u>17,774</u>	<u>38,388</u>	Survey and site development	\$ 2,335	
		<u>\$ 52,391</u>	(see note)		
			Other expenses	<u>1,385</u>	
NET WORTH			Total expenses		3,720
Contributed capital		\$ 7	Net income		<u>\$ 5,280</u>
Retained earnings		<u>52,384</u>	Note: Additional costs incurred on land sold in prior year		
		<u>\$ 52,391</u>			