

## ABOUT THE RURAL LAND FOUNDATION

The RLF is associated with 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 the conservation of open space and 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 for land conservation and 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	1986	Kenneth W. Bergen	1988
Kenton J. Ide	1986	James DeNormandie	1988
William Russell	1987	Warren F. Flint	1989
Huson Jackson	1987	Thomas E. Leggat	1989

## ANNUAL REPORT OF THE RURAL LAND FOUNDATION FOR 1983

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

1. **Sandy Pond Trust Property**  
During 1983, the Foundation pledged \$150,000 to the Town of Lincoln as a contribution toward the purchase of the Sandy Pond Trust land. Of this, \$50,000 had been paid at the time of the purchase and the balance was paid in 1985 following the sale of the core parcel of the Umbrello property.
2. **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. Audobon Society property. This vote was conditioned on the purchase by the Rural Land Foundation of the remaining 34 acres of Umbrello property, to be partly held in conservation and partly developed. The Rural Land Foundation did purchase the balance of the property, for \$311,000. In 1979, it obtained the approvals of the various Town Boards for a 9-lot development of 18 acres of this land and sold that tract to Endeavor, Inc., a developer. The remaining 14 acres has been held pending

a decision of the Town as to the use to be made of it. The Town has thrice rejected proposals. The first rejection was at a special town meeting in June, 1981, of a 45-unit development using part of adjacent land owned by the Donaldson family; the second, at the 1982 annual meeting, was for a 30-unit development; the third rejection, at the 1984 annual meeting, was for a 30-unit development designed for elderly citizens of Lincoln. In 1985 the Trustees sold the core parcel for \$550,000. to a developer who plans to build two houses on the parcel.

3. **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 \$9,000 a year ground rent from the developer. It is also entitled to profits over a certain amount from the developer. Thus, supporting the stores at the Mall is benefitting Lincoln, since Lincoln is the beneficiary of the Foundation.
4. **The DeNormandie Ski Hill**  
In 1979, the Foundation obtained from James DeNormandie for the Town a right of first refusal to purchase the ski hill at its appraised value if and when a decision is made to sell that land.
5. **Pierce Hill**  
The Foundation is contemplating a purchase from Howard Stevenson of three lots which are subject to a 20-year conservation easement for \$75,000, \$50,000 of which would be contributed by neighbors and interested citizens of Lincoln. The Foundation would grant a permanent conservation easement on the property and then possibly sell it to one of the neighbors.