

# ELECTION OF TRUSTEES OF THE RURAL LAND FOUNDATION

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

Warren F. Flint	1985	William B. Russell	1987
Thomas E. Leggat	1985	Huson Jackson	1987
William A. King	1986	Kenneth W. Bergen	1988
Kenton J. Ide	1986	James DeNormandie	1988

## ANNUAL REPORT OF THE RURAL LAND FOUNDATION FOR 1984

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 has been paid and the balance will be paid when the core parcel of the Umbrello property is sold.

The Foundation offered to purchase the 38-acre parcel of the Sandy Pond Trust, which the Town refused to buy, because of its proximity to Sandy Pond, the Town's principal water resource. This offer was turned down by the Trustees of the Sandy Pond Trust and the land has been sold to a developer who plans to build 16 houses on this parcel.

### 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. Audubon 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. The Trustees are obtaining approval from Town authorities for a 3-lot development and will sell the individual lots to persons wishing to build to their own specifications.

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 development. 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.