

### FARRINGTON AND PANETTA LAND

#### **CONSERVATION AND HOUSING PROJECT**

1

The permanent protection of over 77 acres of the Farrington and Panetta properties off of Page Road and Cambridge Turnpike and the creation of local trails for community access

2

A thoughtful, tightly clustered single family housing development consisting of mostly smaller sized homes to improve the diversity of housing stock in Lincoln

3

A partnership with
Farrington Nature Linc
that will allow them to
remain on their
property and continue
to fulfill their
important mission of
providing children
from low-income,
urban communities
with equitable access
to and immersive
engagement in nature.

4

A continued engagement with the City of Cambridge to help protect their watershed while addressing local needs and desires

# FARRINGTON AND PANETTA PROPERTIES

## Farrington Land

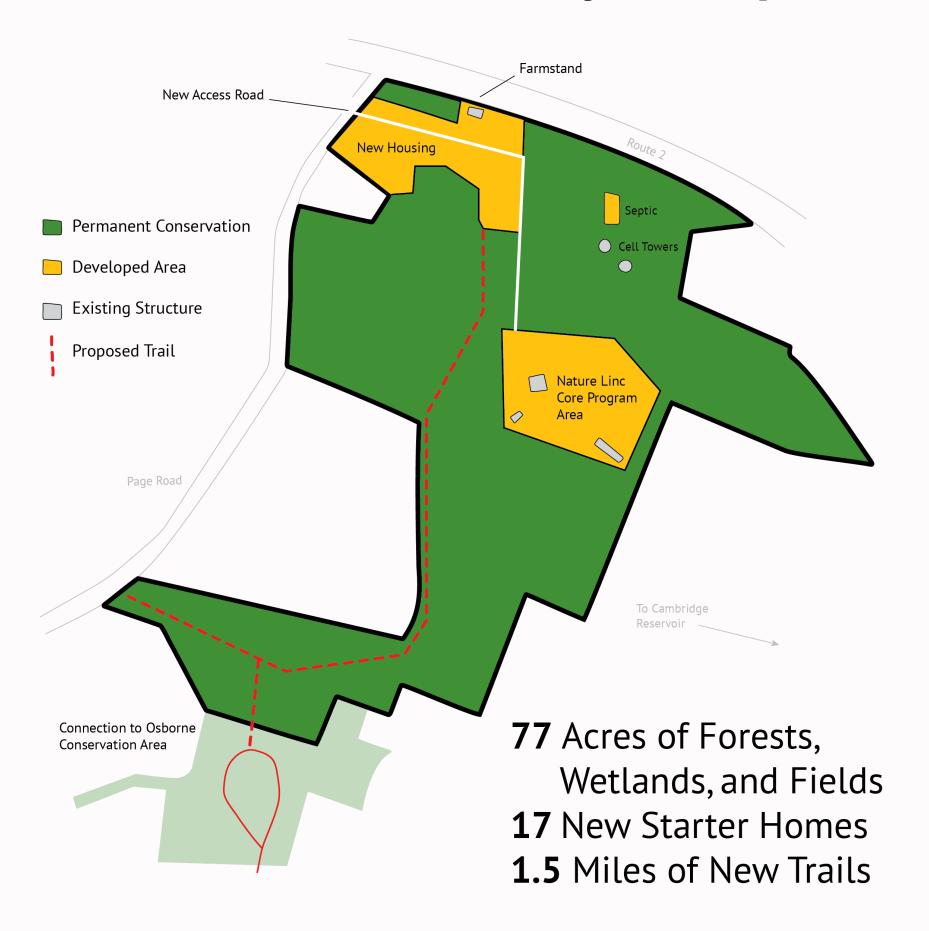
- 75 Acres
- Woodlands and Wetlands
- Existing Structures include: Program Barn, Single-Family Home, Old Unused Dormitory
- Access off of Cambridge Turnpike

## Panetta Land

- 20 Acres
- 3 Developed Single-Family Homes
- Gerard's Farm Stand
- Wetlands along Page Road
- Access off Page Road and Cambridge Turnpike



### The Nature Link Project Map



# PARTNERS

#### Rural Land Foundation



Rural Land Foundation (RLF), founded in 1965, has led creative land development in Lincoln, continually balancing the importance of open space with other Town needs, including housing.

#### Farrington Nature Linc



Nature Linc's parent organization Farrington Memorial has operated in Lincoln since 1912. Nature Linc's mission since 2011 has been to provide children from low-income, urban communities with equitable access to and immersive engagement in nature.

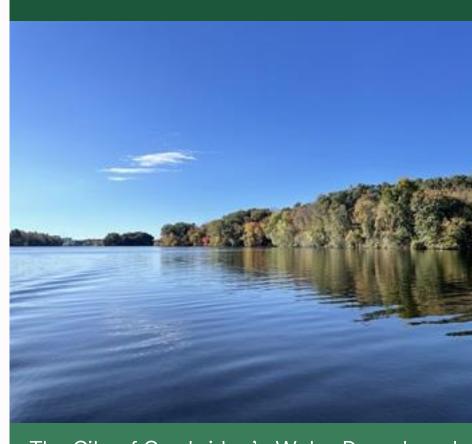
#### Panetta Family



The Panetta Family has been on the land for generations and previously farmed much of their property.

# ADDITIONAL PARTNERS

#### The City of Cambridge



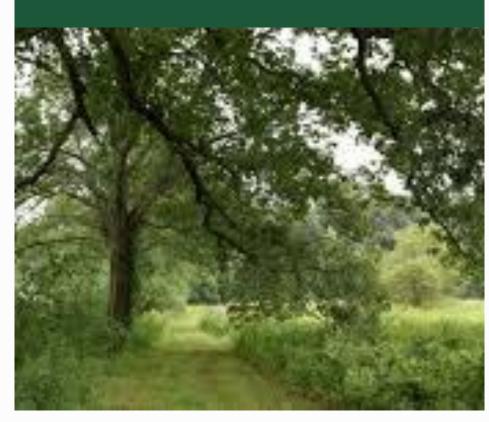
The City of Cambridge's Water Department has helped protect hundreds of acres of land in the Cambridge Reservoir's watershed in Lincoln.

#### The Town of Lincoln



Lincoln residents have consistently supported conservation projects at Town Meeting, particularly through the Community Preservation Act Fund.

#### Conservation Commission



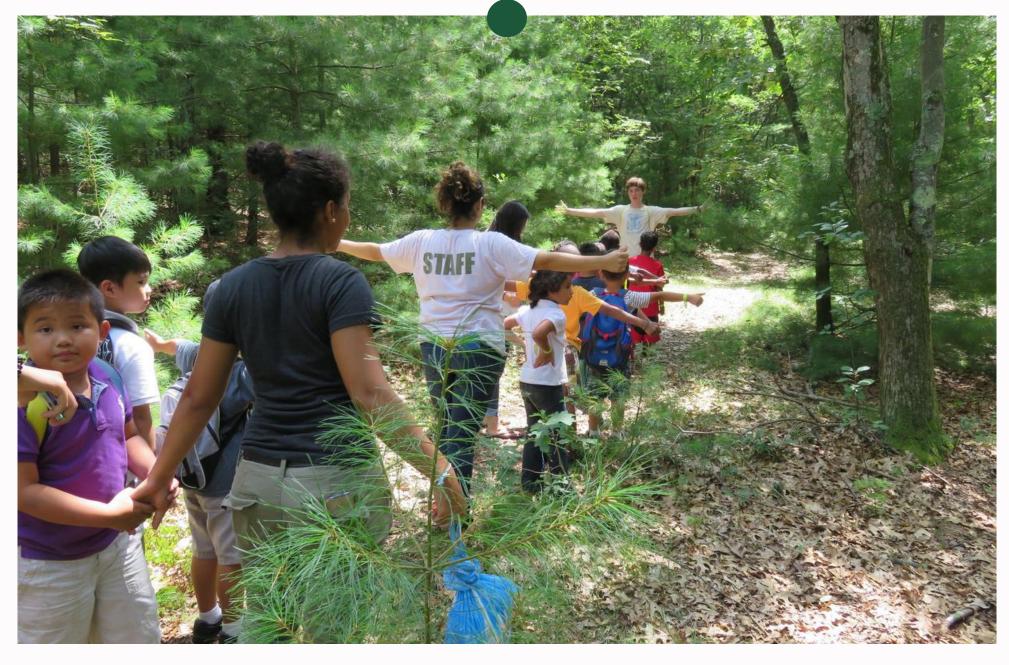
The Conservation Commission has been and remains a critical partner in the acquisition and stewardship of Lincoln's conservation lands.

# BENEFITS FOR NATURE LINC

Security for continued long term nature-based use of the site

New safe access off of Page Road for current programming and future needs/use





# CONSERVATION BENEFITS

#### 01

Identified as Land of Conservation Interest on Lincoln's Open Space and Recreation Plan

#### 02

Largest remaining undeveloped and unprotected woodlands and wetlands in Lincoln

#### 03

1.5 miles of new interconnected public trails



### NORTH LINCOLN OVERLAY DISTRICT

#### HOUSING PROPOSAL FOR PANETTA AND FARRINGTON LAND

1

RLF is working with
Development
Partners (Andrew
Consigli from
Civico and Brendon
Giblin from
Brendon
Properties) to
create a small,
tightly clustered
single family
housing
development

2

Proposal is similar to new State 40Y "Starter Home" program. However regulations have not been finalized so pursuing similar development under North Lincoln Overlay

3

Current proposal:

17 new "Starter

Homes" and existing 3

single family homes

would be rebuilt

Average size of new Starter Homes will be 1,850 square feet, 15% will be affordable (Town requirement), green design elements.

4

Proposed Zoning change requires 2/3 approval at Town Meeting





## FARM STAND

#### 01

Goal to preserve existing Farm Stand along Route 2 (Gerard's)

#### 02

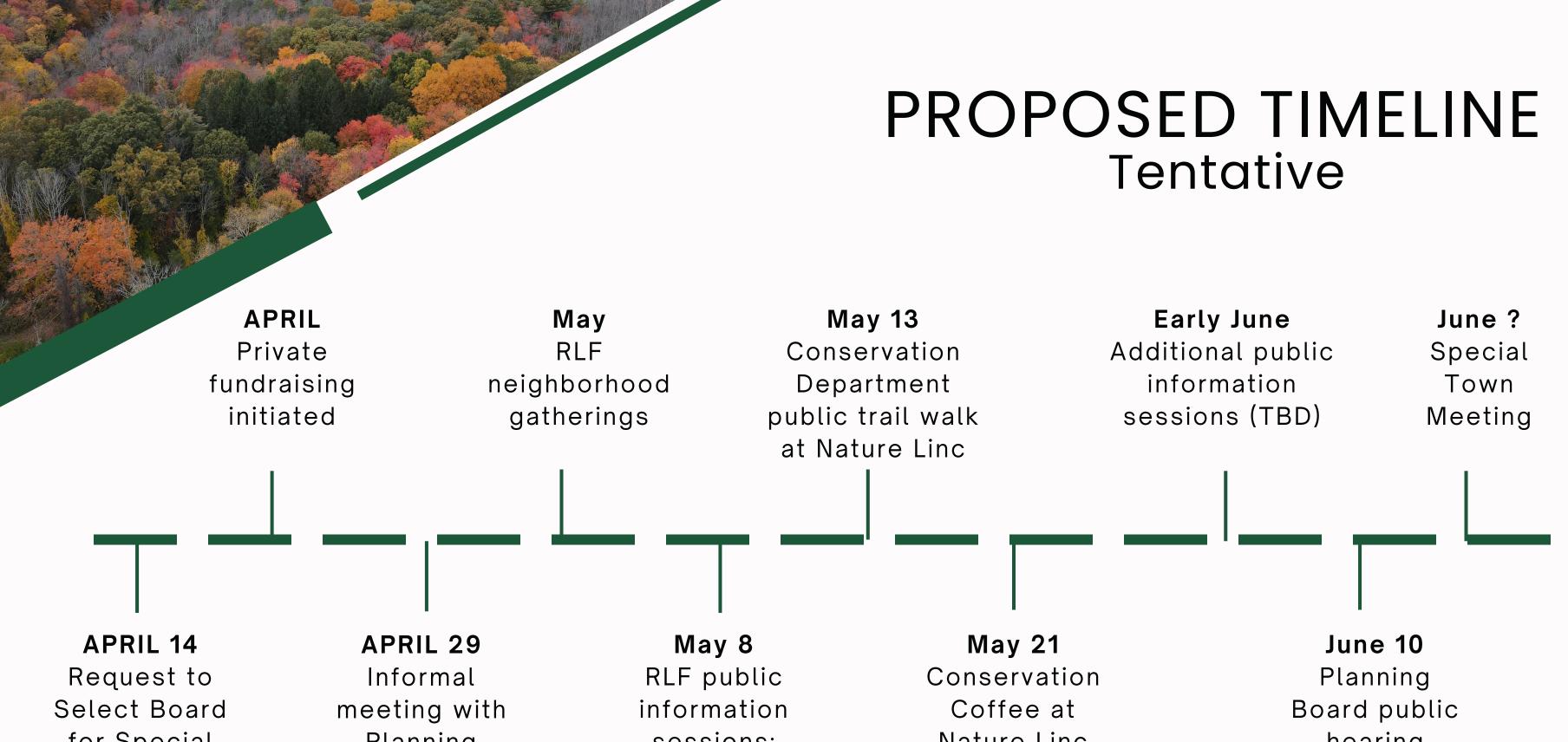
Proposed warrant article to create limited B-1 Zoning use for Farm Stand











for Special Town Meeting Planning Board

sessions: in-person at the library, zoom session on zoom

Nature Linc

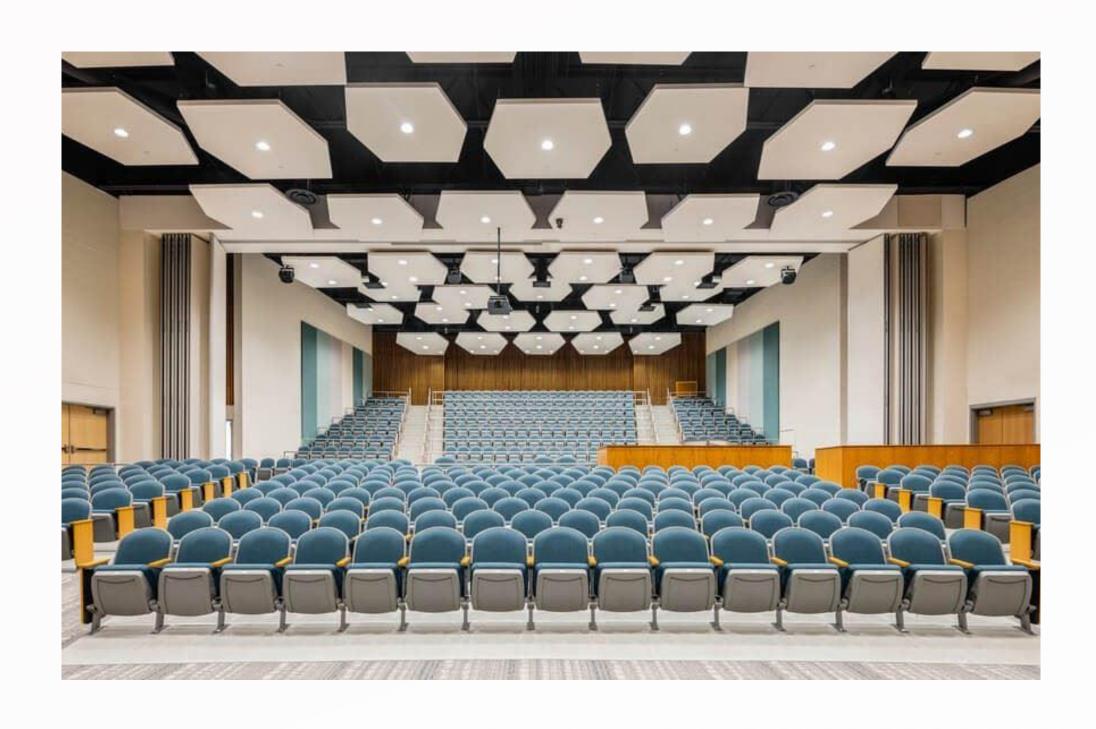
hearing

# PRELIMINARY FINANCIALS Farrington and Panetta Land

Total Price: \$6.4 Million	
Panetta Land	\$3.3 Million
Farrington Nature Linc Land	\$3.1 Million
Funding Sources	
Housing Development	\$3.3 Million
City of Cambridge	\$800,000
Town CPA	\$950,000
Private Fundraising	\$1.35 Million

## CPC REQUEST

Con Comm will request public hearing for CPC in May to discuss project and potentially make a recommendation for June 2025 Special Town Meeting



# CITY OF CAMBRIDGE FUNDING REQUEST

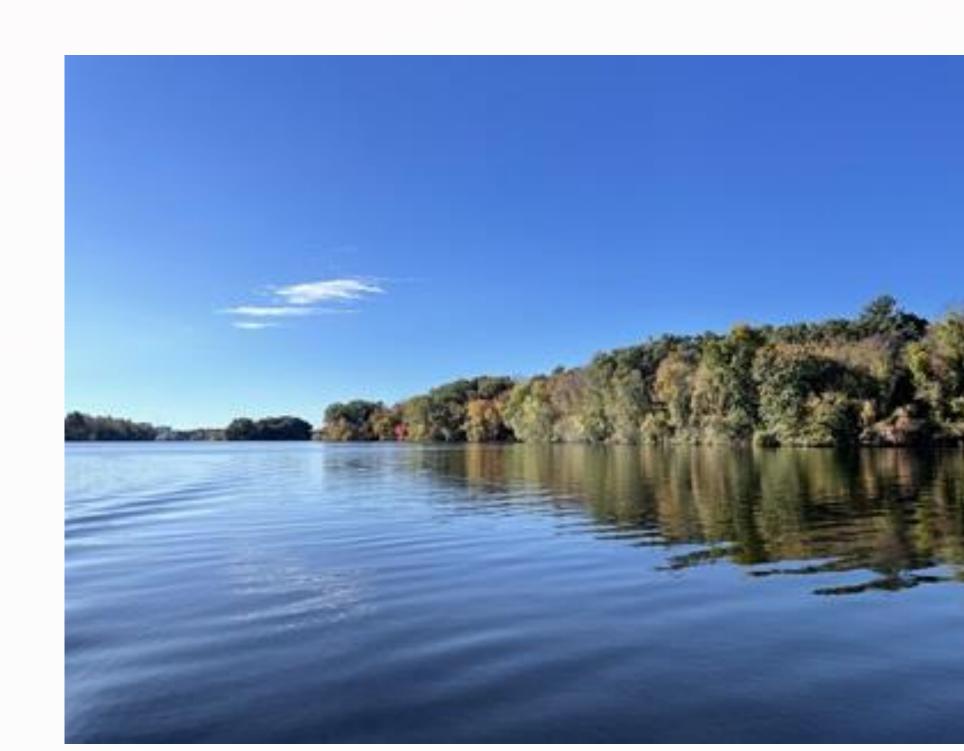
#### 01

Cambridge Water Department supportive

#### 02

Cambridge has started process to seek funds from multiple sources

03 Cambridge is a trusted, long-time conservation partner



### PRIVATE FUNDRAISING

Goal:

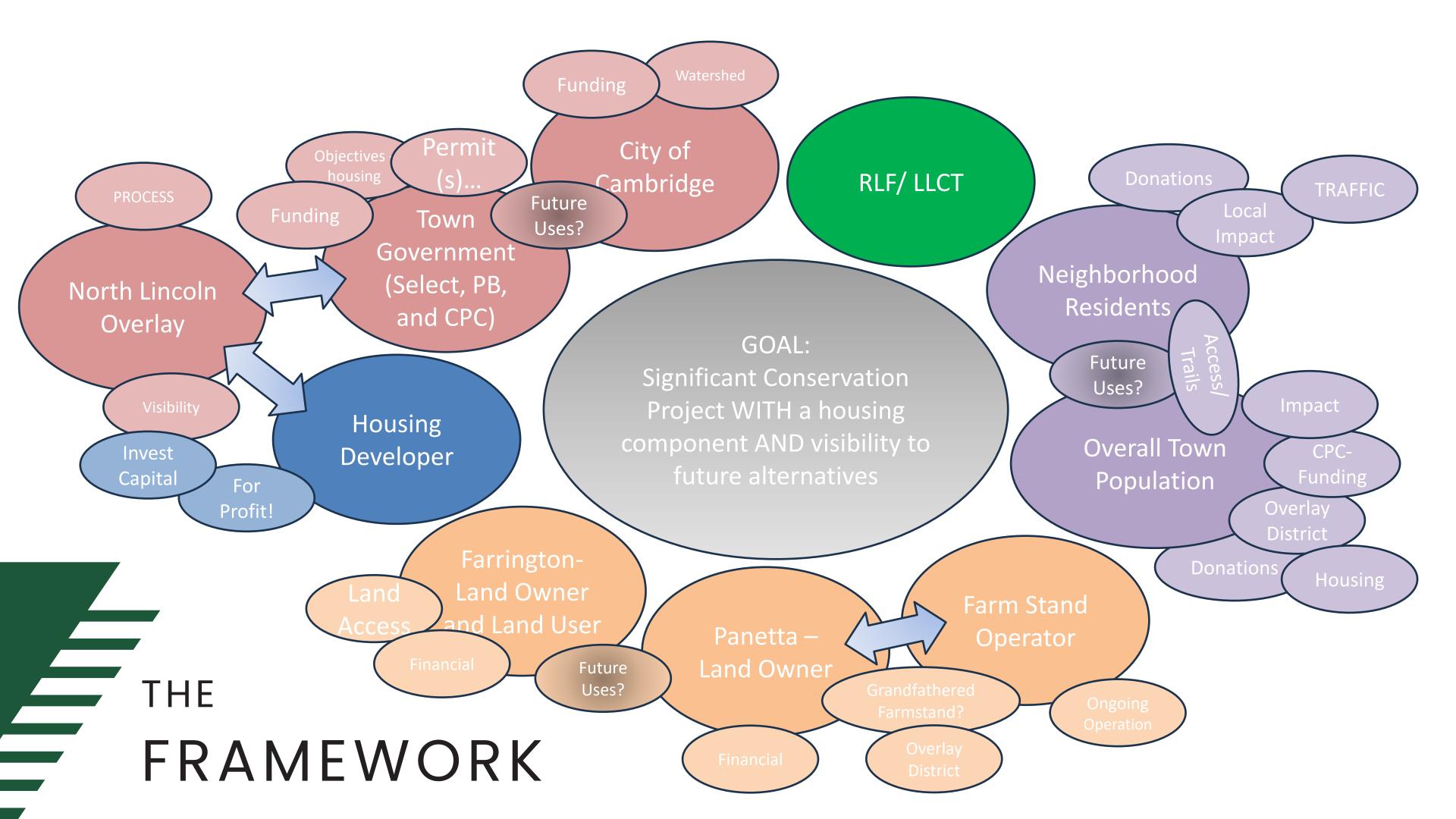
\$1.35 Million

Pledges (to date):

RLF and LLCT: \$500K

Plus 100% individual commitments from RLF/LLCT and Farrington Nature Linc Boards





## QUESTIONS?

Information will be posted later this week on LLCT/RLF's website: www.lincolnconservation.org

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