

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

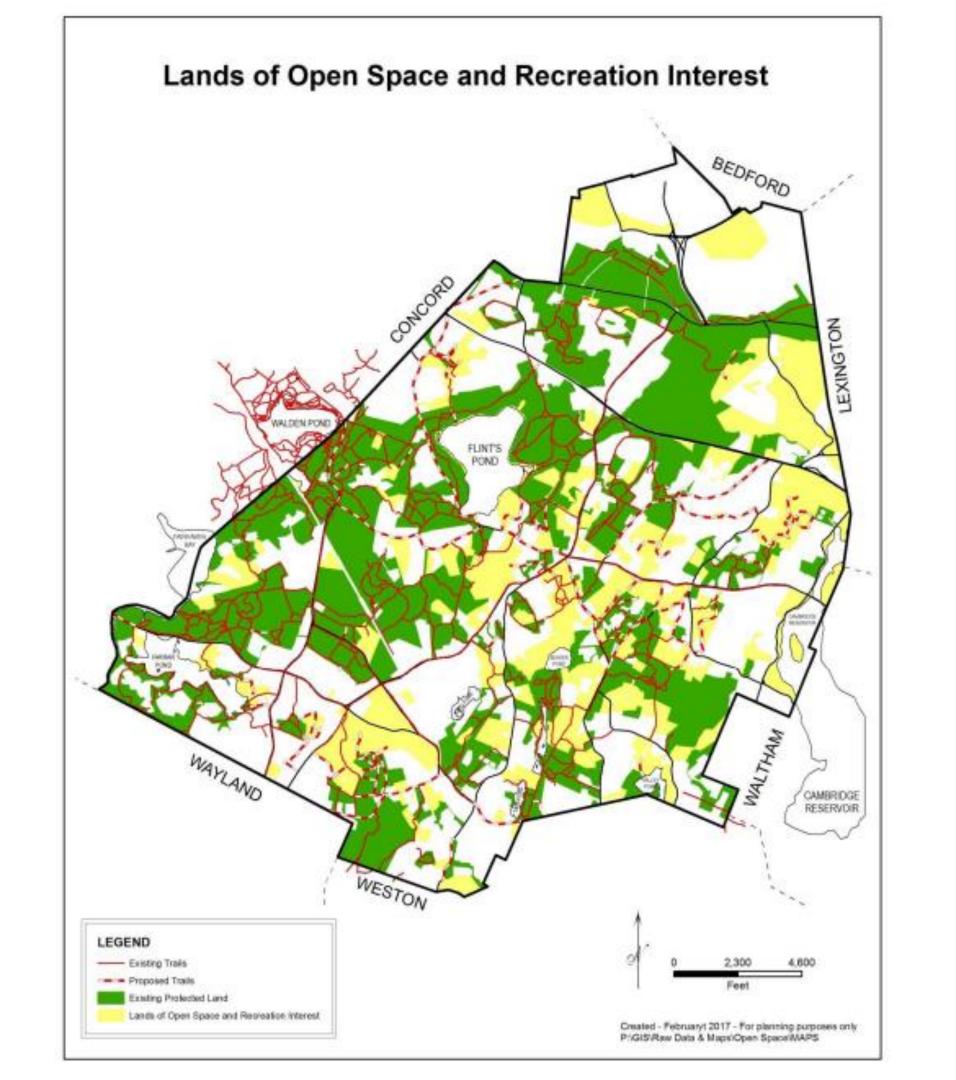
FARRINGTON AND PANETTA PROPERTIES

Farrington Land

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

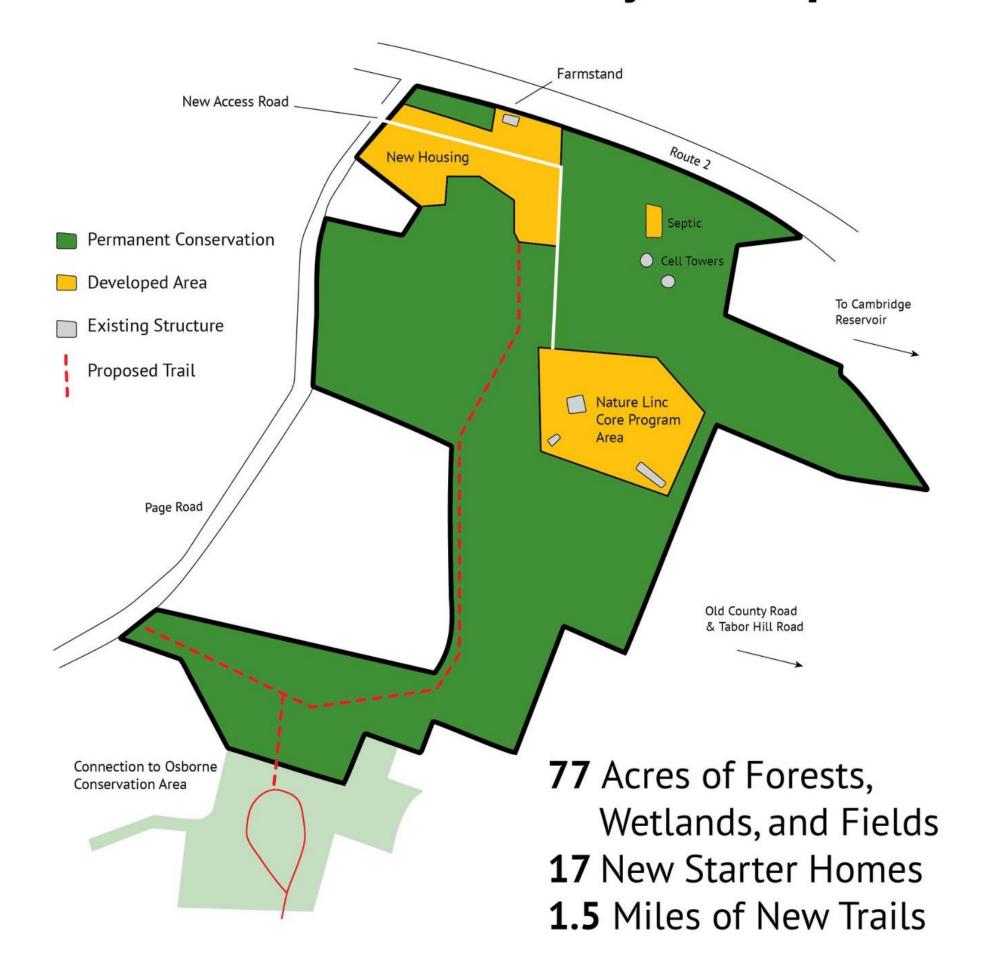
Panetta Land

- 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.

PARTNERS

The City of Cambridge



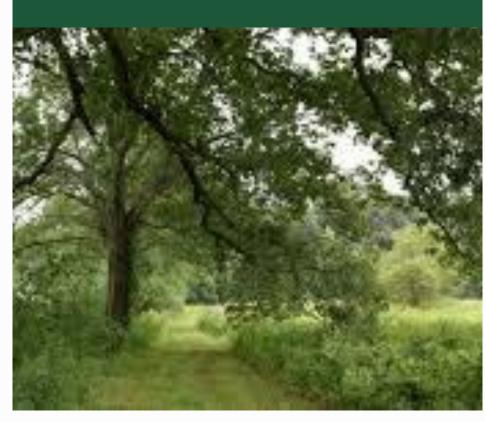
The City of Cambridge's Water Department has helped protect hundreds of acres of land in the Cambridge Reservoir's watershed in Lincoln.

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.

01

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

02

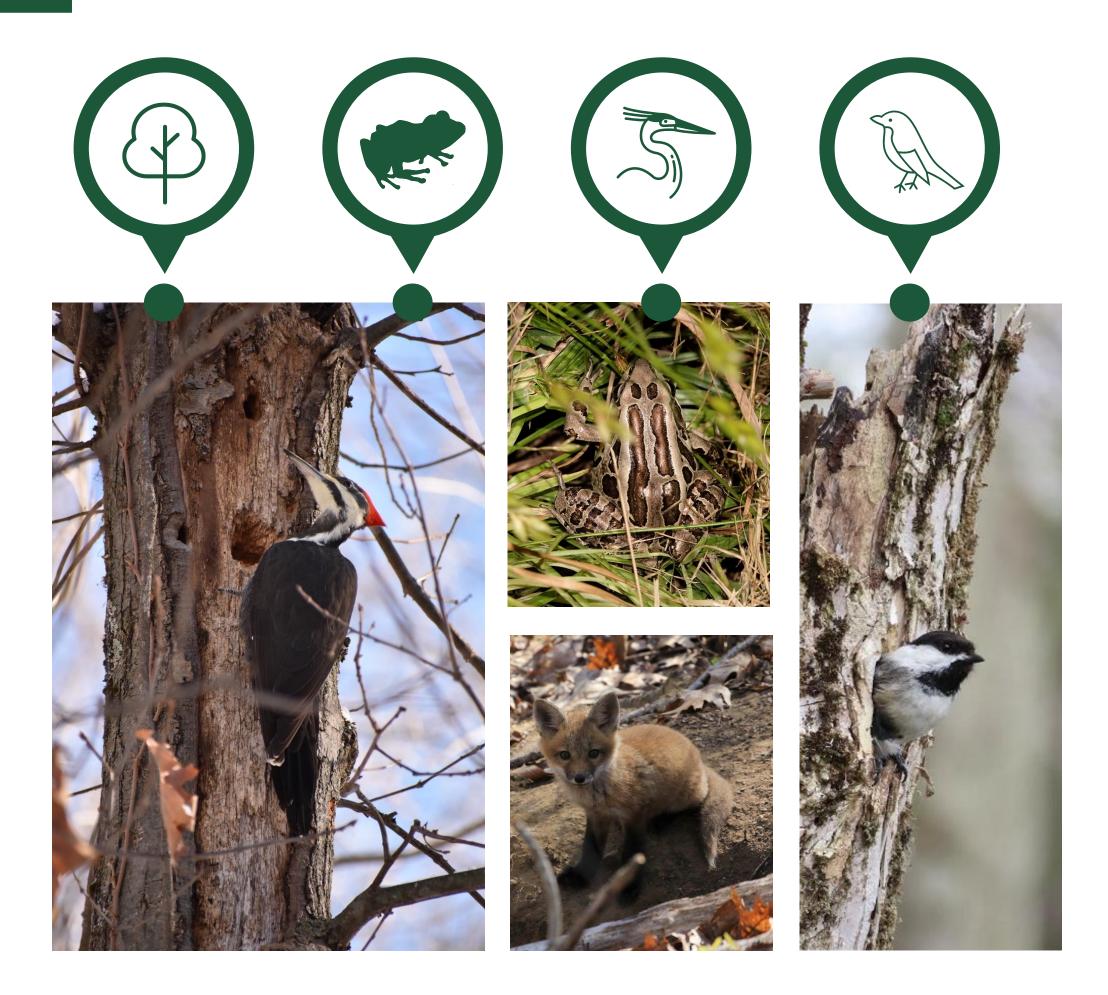
Largest remaining undeveloped and unprotected woodlands and wetlands in Lincoln

03

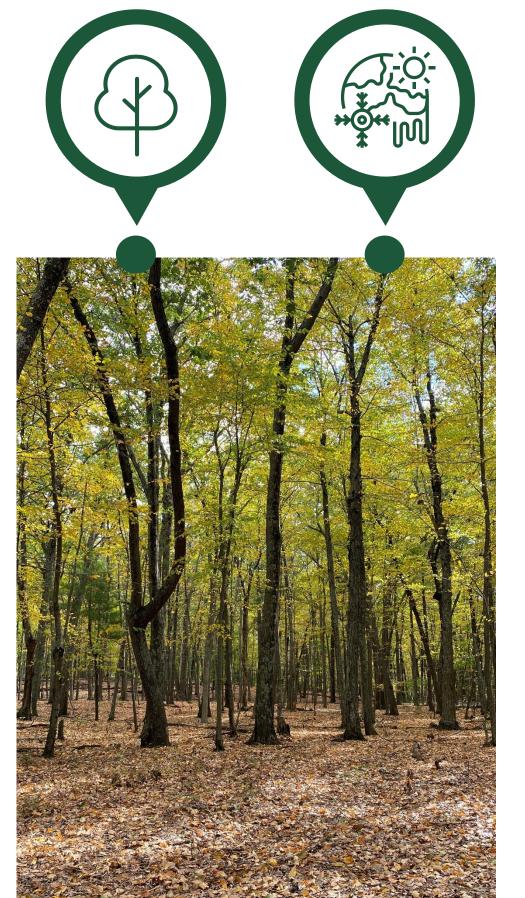
1.5 miles of new interconnected public trails

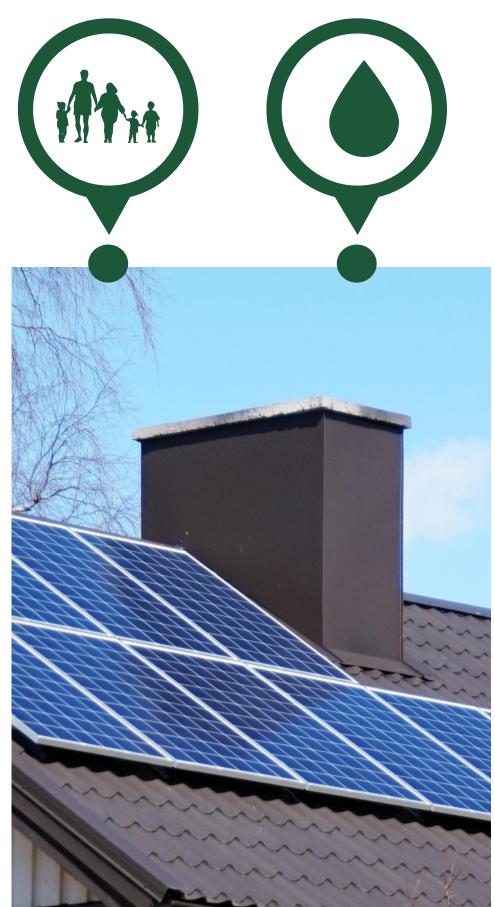


Wildlife habitat & corridor



Climate Change Resiliency & Green Building





Watershed Protection

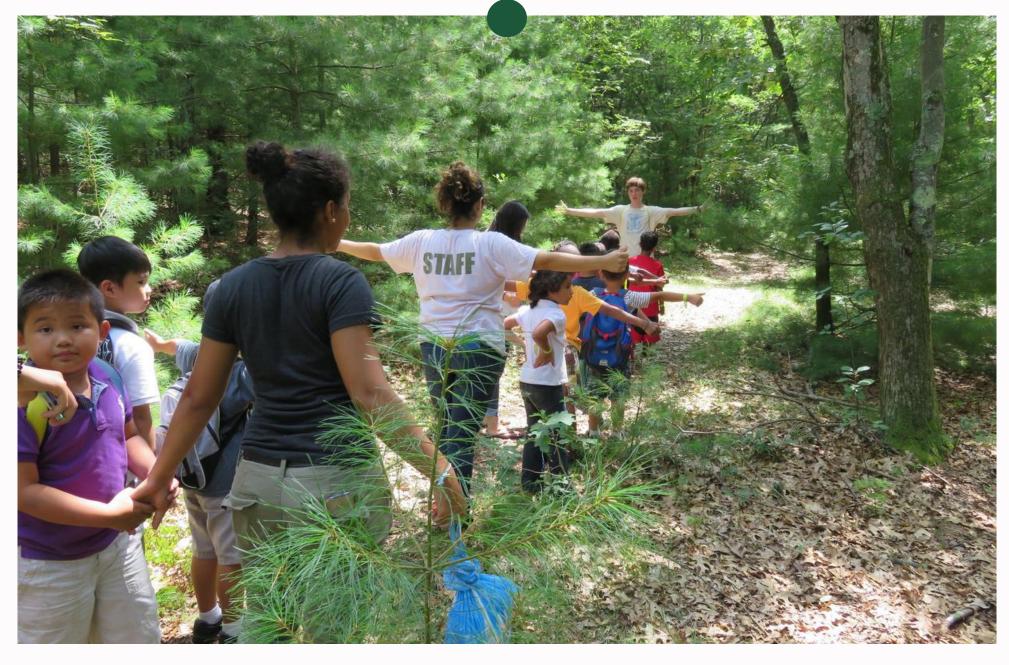


BENEFITS FOR NATURE LINC

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





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 community of small, tightly clustered, detached, single family houses

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 District

Ownership Model:
Private houses
share common land

& amenities

3

Current neighborhood proposal: 20 Houses

17 new 3-bedroom homes (3 income restricted, average size 1,850 sq ft)

3 larger homes in the range of 4,000 sq ft (replacing the existing houses)

All house will have green design elements.

4



Proposed Zoning change requires 2/3 approval at Town Meeting



109 Page Road

EXISTING CONDITIONS - AERIAL APRIL 28, 2025





109 Page Road

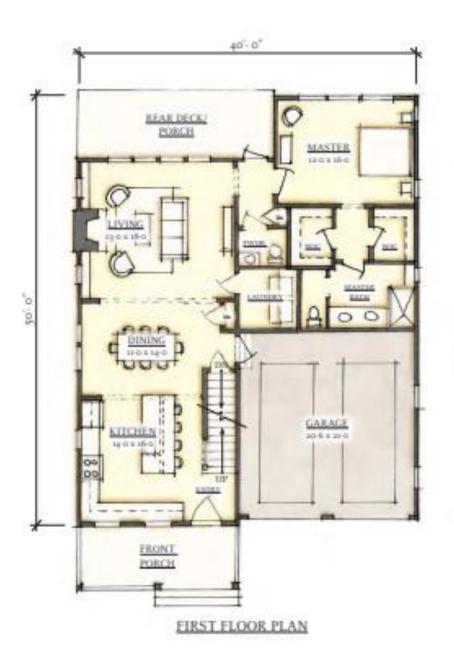
EXISTING CONDITIONS - WETLANDS APRIL 28, 2025







FRONT ELEVATION





SECOND FLOOR PLAN

2,045 SQUARE FEET 3 BEDROOM, 2.5 BATH WIDTH: 40'-0", DEPTH: 50'-0"

109 Page Road

SAMPLE COTTAGE - 3BR WITH PRIMARY DOWN APRIL 28, 2025



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 Farmstand







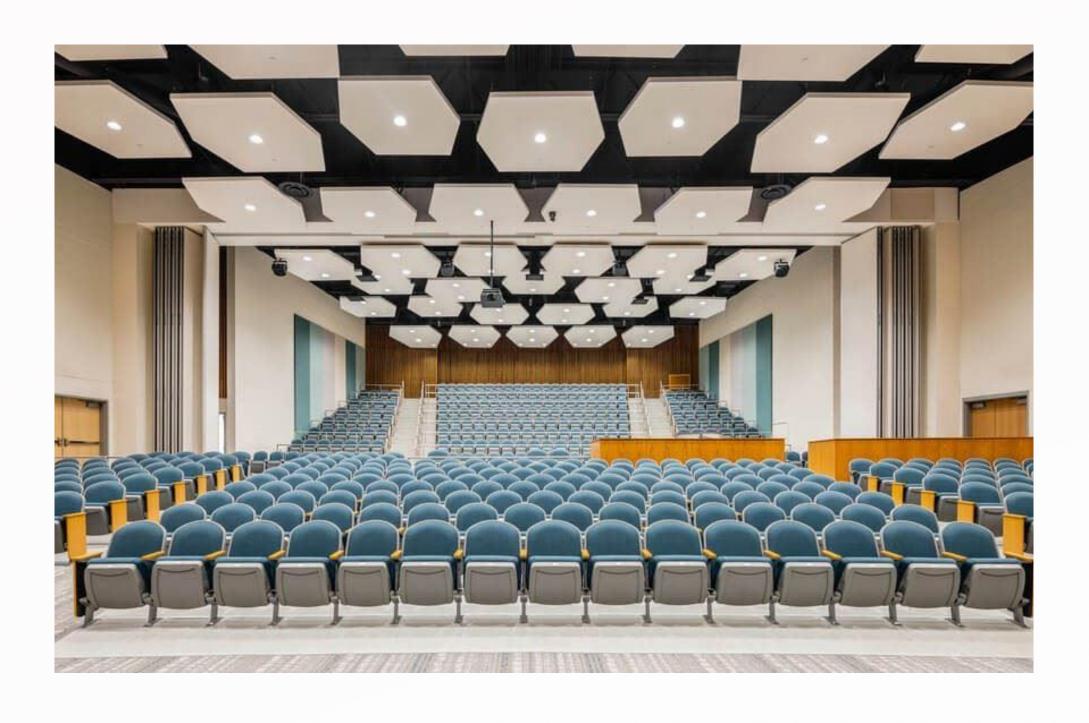


PRELIMINARY FINANCIALS Farrington and Panetta Land

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

CPC REQUEST

CPC has scheduled a hearing for May 29th to discuss project and potentially make a recommendation for June 25th 2025 Special Town Meeting



CITY OF CAMBRIDGE FUNDING REQUEST

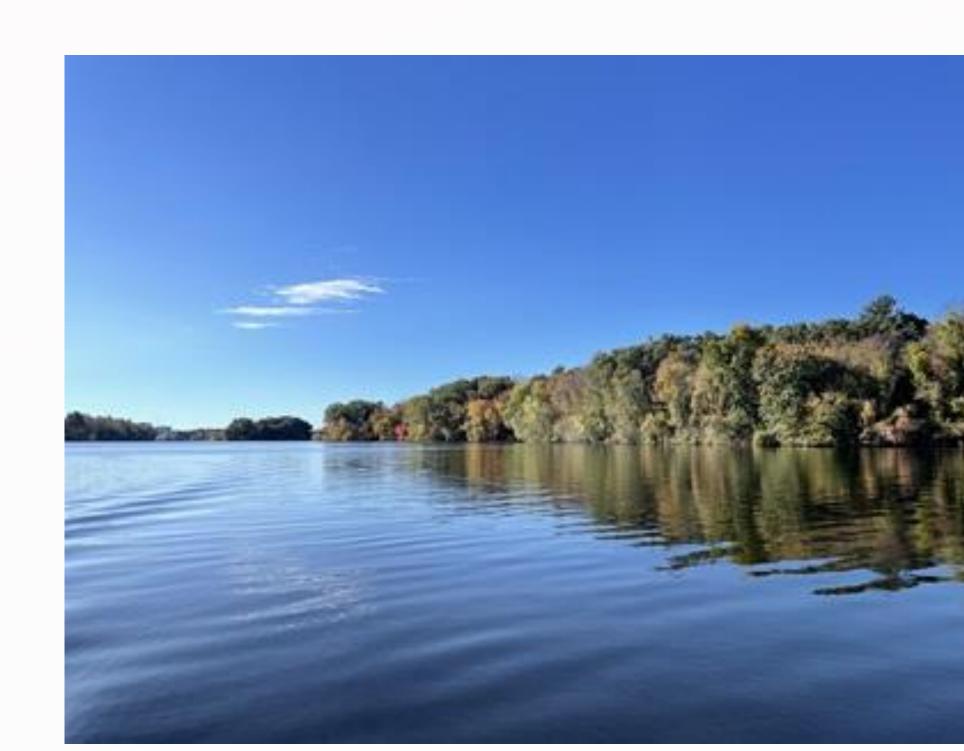
01

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



THE FRAMEWORK

1

Complex deal with many different interests

2

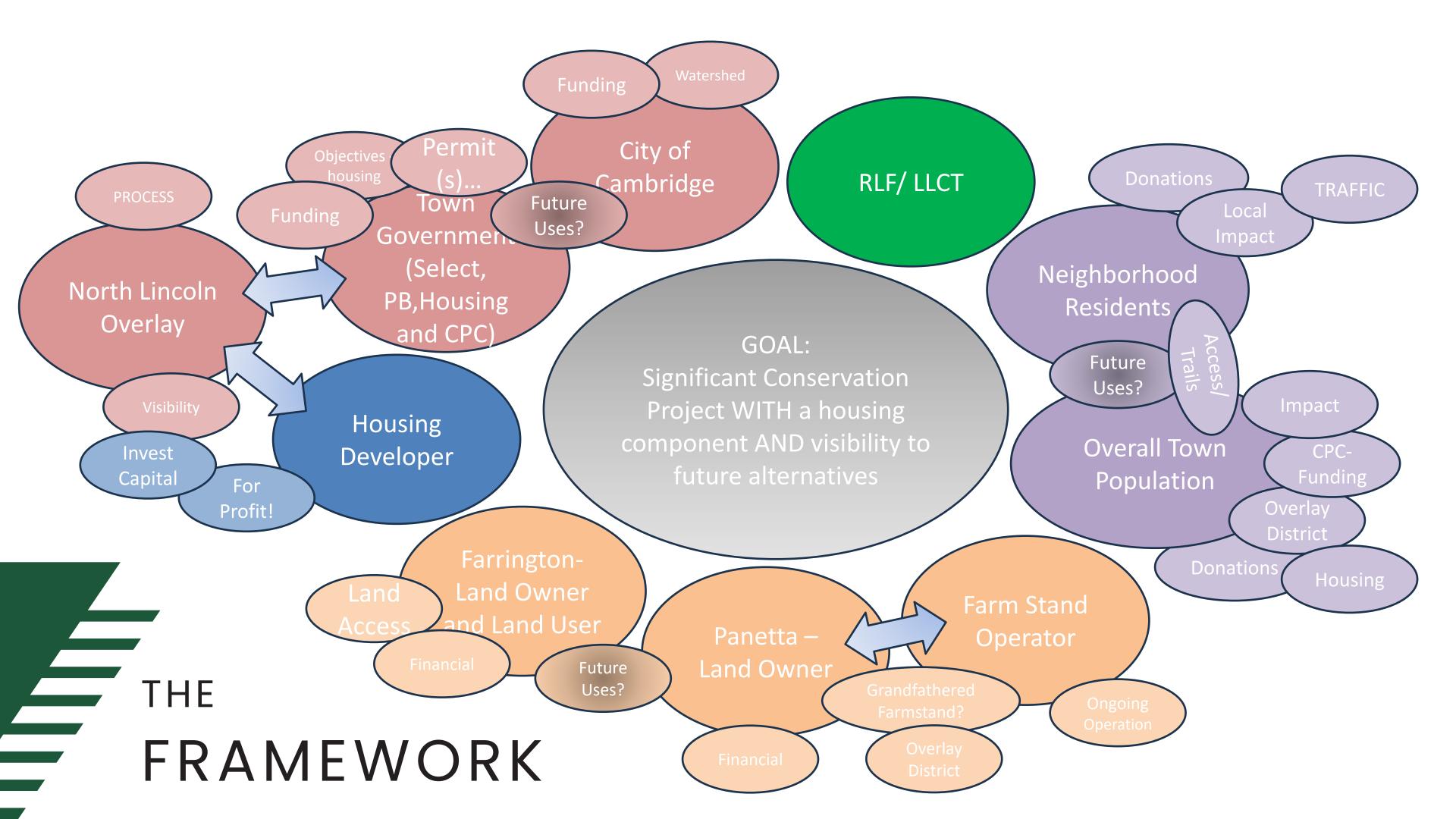
Result of years of discussions and negotiations

3

Balance of benefits and sacrifices by all parties

4

Moment in time is Now!



FARRINGTON PANETTA PROJECT PROPOSED TIMELINE for Town Governance Meetings June 17 APRIL 28 June 3 May 7 Housing Housing Coalition Conservation Historic Coalition Meeting 8:00 a.m. Commission Commission Meeting 8:00 7:30 pm a.m. June 10 APRIL 14 APRIL 29 May 29 June 25 Planning Request to Informal Community Special Town Board public Preservation Select Board meeting with hearing Meeting for Special Planning Committee Board 7:00 Town Meeting p.m.

FARRINGTON PANETTA PROJECT PROPOSED TIMELINE for RLF Public Outreach May 8 **May 13** May 22 June 4 June 25 RLF Public RLF public RLF Public Conservation Special information session: Department information information Town public trail walk session in-person at the session library, 12p.m. at Nature Linc, Zoom at 7pm Library 12pm Meeting 9:30 a.m. June 14 APRIL/MAY **May 21** June 3 **May 12** Private RLF public Conservation RLF Public LLCT/RLF Table information Tour at Nature information at Fair and Feast fundraising

initiated, neighborhood gatherings

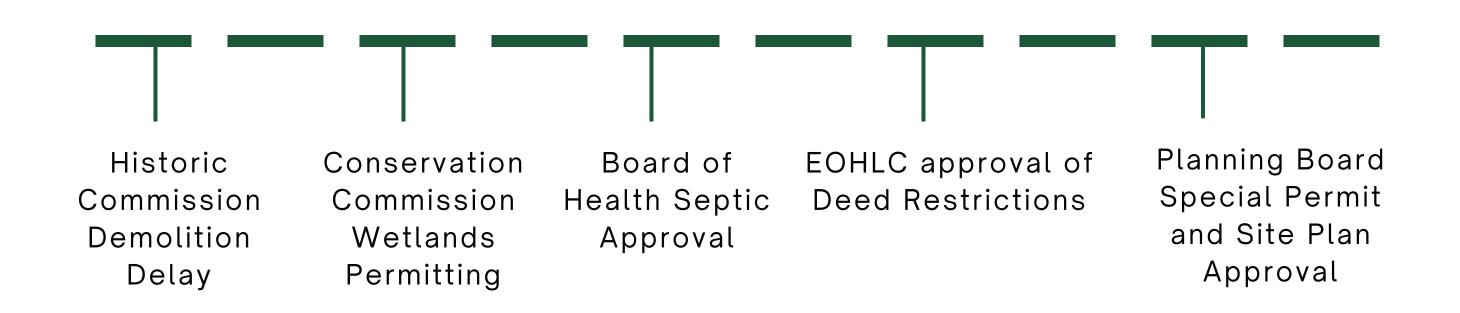
session: Zoom at 7pm Linc 9:00 am

session Zoom at 7pm 11am-3pm

AFTER TOWN MEETING

TIMELINE Summer + Fall 2025

Subject to community approvals at Town Meeting



Town Meeting Asks

Zoning:

- Town Meeting Approval for the housing (2/3 vote)
- Town Meeting Approval for the Farm Stand to continue to operate (2/3 vote)

Allocation of CPC Funds:

Release of CPC Reserve Funds (majority vote)

How you can support the project







QUESTIONS?

Information is posted on LLCT/RLF's website: www.lincolnconservation.org

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