



A publication of the Westwood Land Trust
P.O. Box 2616
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www.westwoodlandtrust.org

WLT Newsletter

Introducing the Westwood Land Trust

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The Westwood Land Trust is a community-based nonprofit organization dedicated to the preservation of land and open space in Westwood. Of Westwood's 6,400 acres, 2,900 are open and undeveloped. This scenic land defines our town's character. Its existence reduces stress on town services, supports native wildlife and provides a haven for outdoor recreation. In recent years, individual donors and town-wide actions have protected, in perpetuity, over 200 acres including 71 acres at Lowell Woods and 22 acres at Clapboard Meadow (the former Prout Farm).

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Because of its convenient location and excellent schools, Westwood is ripe for development.

Currently, 1,400 acres of open space are privately owned and vulnerable.

Hunnewell Family Donates Land to WLT



Robert and Ogden Hunnewell

The Westwood Land Trust is pleased to announce that Jim, Ogden and Robert Hunnewell have preserved four acres of land on Sandy Valley Road adjacent to Lowell Woods. The donation was made in honor of their parents, James and Eleanor Hunnewell, long-time Westwood residents.

With guidance from WLT, the Hunnewells used a two-step process to preserve their property. First, they placed a conservation restriction or easement on the four-acre parcel to ensure that it would be preserved forever. A conservation restriction is a permanent legal restriction that prohibits building on the property and assures that it will be preserved in its natural state. The restriction was deeded to the Westwood Land Trust, Inc.

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Current Project:

The Perry Property, A Grand Opportunity

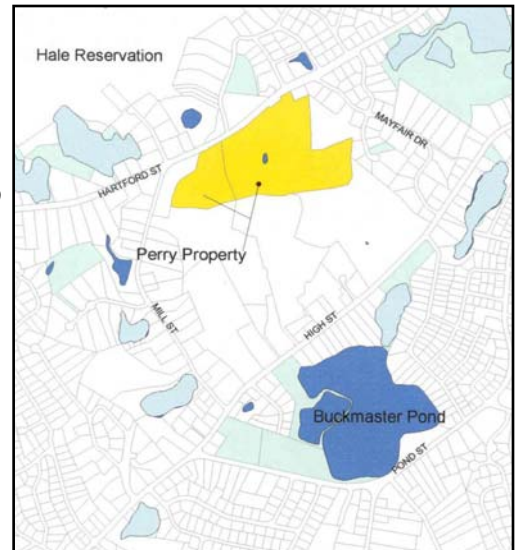
“To one who admires and appreciates this form of creation, many thoughts and questions come to mind—How long have the trees been standing there? Whose hand planted them? Or perhaps they are seedlings allowed to grow to maturity by chance . . . Will we leave to posterity some of the friendly canopy which we found, left to us by unknown hands?”

—Westwood Tree Warden Wybe Rynsaart (1951)

This passage from Westwood’s annual town report over half a century ago takes on a particular poignancy when we consider how much woodland our Town has since lost to development. Early on, the WLT established a set of guidelines to help prioritize its efforts. The use of these guidelines pointed immediately to the focus of our current project - the Perry property.

Where is the Perry property?

The 36-acre Perry property and its surroundings, including the well-known “Satan’s Kingdom,” is roughly bounded by Hartford Street (the old Hartford Turnpike), Mill Street, Mayfair Street and High Street, and has been privately owned by the Perry family since 1908. It has been recommended for conservation several times by town bodies: by the Conservation Commission in 1968 and 1979, and most recently in 1999 by the authors of Westwood’s Comprehensive Plan.



Why is saving this property so important?

Open space is a non-recoverable resource that helps define the character of a community. The 36-acres of the Perry property contain vernal pools and important habitat which could be lost with the construction of 18 or more new homes. Preservation will help safeguard Westwood from further fiscal and infrastructure strains that new construction brings. The Perry family has graciously offered to do a bargain sale of the development rights, worth more than \$3,450,000, for \$1,500,000.

How can I help?

The Westwood Land Trust is a public charity, or 501c(3) organization and all donations are tax-deductible. We welcome the opportunity to discuss with you the many personal and community-wide benefits that can result from your involvement in this project. Your contributions will help preserve the small-town, rural character of your community forever. If we lose this opportunity, we lose it forever.

What better way to make a lasting impact on your community?☞

Bay State Continues to Lose Open Space

BOSTON -- Massachusetts is losing 40 acres of forest, farmland and open space to development each day, 90 percent of which is new homes, according to the Massachusetts Audubon Society.

In a recently released report, the society also found that Bay State residents are living in ever larger homes on bigger lots, even though fewer people live in each house. Home builders say they are being forced to build on larger lots by communities trying to slow urban sprawl through zoning regulations. Contractors told the society, New England's largest conservation organization, that because of a lack of a statewide law for multiunit housing, individual communities can require costly land improvements that encourage the building of large, expensive homes to cover those costs. "It's the 'mansionization' of Massachusetts," Jack Clarke, director of advocacy for Mass. Audubon, told *The Boston Globe* in an interview.

Massachusetts is losing 40 acres of forest, farming and open space to developers each day.

Between 1970 and 2001, the report says, the average living space for a new single-family home grew by 44 percent, from 1,572 to 2,260 square feet. Over the same period, the average house lot grew by 47 percent. In 1970, according to the report, an average of just over three people lived in each Massachusetts household. By 2000, that number had fallen to 2.5 people per home. The Mass. Audubon report, titled "Losing Ground: At What Cost?," relied on 30 years of tax assessor records and data on land use and open space, as well as aerial photographs by the University of Massachusetts at Amherst. Some of the findings:

- Between 1985 and 1999, much of the development of forested land took place in southeastern Massachusetts and on Cape Cod. The Cape Cod town of Barnstable had the largest number of forested acres developed.
- The loss of agricultural land was greatest along the Interstate-495 corridor and along the Connecticut River Valley. The southeastern town of Dartmouth had the highest number of agricultural acres developed.
- Statewide, more than 202,000 acres were developed between 1985 and 1999. According to the report, about 24 percent of the state's land was developed by 1999, compared with 17 percent in 1971.

The report recommends that critical habitat and endangered species be preserved, urban sprawl be slowed, more state money to buy open space, a reform of state zoning regulations and state-level incentives to encourage denser development close to city centers and mass transit. ❧

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Meet the Westwood Land Trust Board



Pictured from left to right are Anne Cadigan, President; Nancy Dempze, Secretary; Jeff Lawrence, Treasurer.

The Westwood Land Trust is made up of your neighbors, dedicated individuals who care deeply about preserving the future of Westwood. In each issue of our newsletter, we will introduce you to different members of the WLT Board.

Anne Cadigan Anne is the president of WLT and has a background in health care management. Her professional experience was in management of Yale University's Faculty Practice Plan and in health care consulting. She serves on her church's Board of Education and chairs Westwood's Forest Management Committee. She has served as an associate member of the Town's Conservation Commission. Anne has lived in Westwood since 1996 with her husband, Dr. Michael Gaziano, and their three children.

Nancy Dempze Nancy is the secretary of WLT and heads the Acquisitions Committee, promoting dona-



We Need Your Help!

Let's work together as a community to keep the "wood" in Westwood!

As we embark on our goals to preserve as much open space as possible in Westwood, we will certainly need your help.

The Westwood Land Trust welcomes volunteer energy, financial contributions, donations of land and conservation easements to continue our efforts. All contributions to the Westwood Land Trust are tax-deductible as we are an IRS recognized 501(c)(3) non-profit organization.

Yes! I'd like to make a donation to the WLT. Please accept my tax-deductible contribution.

Please make checks payable to the Westwood Land Trust

Yes! I'd like to volunteer my services to the WLT.

Please fill out the contact form and return it to us at the following address:

Westwood Land Trust P.O. Box 2616 Westwood, MA 02090

Name: _____

Address: _____

Phone: _____ Email: _____

Meet the Westwood Land Trust Board

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tions of land and conservation restrictions. Nancy is an estate planning attorney with the firm of Hemenway & Barnes in Boston where she specializes in estate planning, fiduciary services and probate matters. Nancy is Co-Chair of the Boston Bar Association Estate Planning Committee. Locally, she serves as the Secretary for the Westwood Educational Foundation. She lives with her husband Dan and their three children, Gordie, Ellen and Ian.

Jeff Lawrence Jeff is WLT's treasurer and serves as Vice-President and Treasurer for Iron Mountain and is actively involved in the Finance Executive Institute and the Association of Financial Professionals. A lifelong resident of Westwood, Jeff is a graduate of Noble and Greenough School, Yale University and Harvard Business School. He lives with his partner, Craig Franklin Lawrence, in Westwood. ☿

Introducing the Westwood Land Trust

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Because of its convenient location and excellent schools, Westwood is ripe for development. Currently, 1,400 precious acres of open space are privately owned and vulnerable. Over the last decade, 370 acres have been subdivided, resulting in six new housing developments. Without focused efforts, we will continue to lose irreplaceable land.

The Land Trust meets with landowners to discuss ways for them to continue to enjoy their property in its current state, while receiving significant tax benefits from conservation restrictions. If you are a Westwood land owner interested in finding out more about conservation restrictions, please contact Nancy Dempze, Chair of the Land Trust's Conservation Restriction Acquisitions Committee, at 617-557-9726 (w) or 781-551-8020 (h). ☿

Hunnewell Family Donates Land to WLT

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The second step of the process involved donating the property to the Town of Westwood. On Monday, June 23, 2003, the Westwood Board of Selectmen publicly acknowledged the Hunnewell's generous offer to give the land to the town. Westwood now owns the land subject to the conservation restriction. The town may use the property for activities that are consistent with conservation, such as hiking trails.

The 4-acre parcel is part of the Hunnewell property where James, Ogden and Robert Hunnewell grew up. When they inherited the property from their parents, the Hunnewells knew that they would need to sell the family home but were also interested in preserving the property. Westwood's leading land conservationists, Duncan and Ellen McFarland, encouraged the Hunnewells to meet with tax and conservation restriction specialists from the Westwood Land Trust. After reviewing the tax benefits and legal ramifications of conservation easements, the Hunnewells decided to preserve the 4-acre parcel. The conservation donation is a win-win situation for all concerned. The Hunnewells received significant tax savings and the Town of Westwood received a precious 4-acre parcel adjacent to Lowell Woods. The Hunnewells are pleased to be able to preserve the land surrounding their childhood home and to help the town retain its open space and rural character. ☿

WLT Calendar of Events

Sunday, April 4

Woodcock Walk 6:30 to 8 p.m.

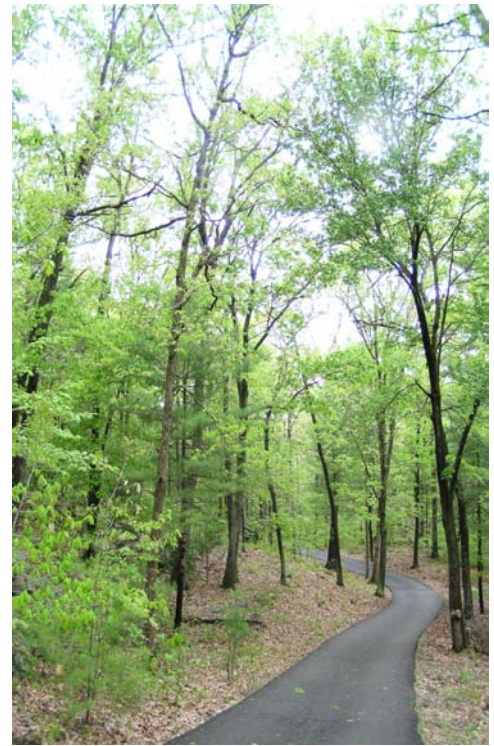
Join Westwood resident Steve Olanoff to view the spring mating flight of the American Woodcock right in the middle of Westwood. Meet at the First Parish Church parking lot, 340 Clapboardtree Street. Westwood at 6:30 pm. Steve will speak briefly on the subject at the church parking lot and then everyone will take a short drive to the viewing site. Dress warmly and wear warm, waterproof footwear because you will be standing quietly on damp ground. Children (who can stand quietly) are welcome. Very little walking is required. Bring binoculars if you are experienced using them. Any questions or if weather is questionable, call Steve Olanoff at 781-326-6585.

Sunday, May 2

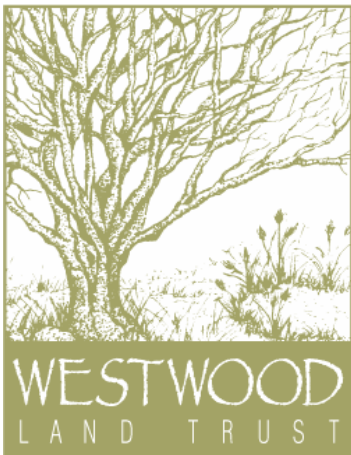
Perry Property Hike 2 p.m.

Join Westwood Land Trust members to tour the site of our current fundraising focus, the Perry Property. Meet at 388 Hartford Street at 2 p.m.. Look for the signs!

SAVE THE DATES!



Join us on May 2 at 2 p.m. for a hike of the Perry Property! Meet at 388 Hartford Street.



“Keep the wood in Westwood”

**Westwood Land Trust
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781-551-0173

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