

LINCOLN CONSERVATION HISTORY TIMELINE

The Early Years - Precedents

- 1635 Concord founded as first inland town, a farm community. Lincoln located on the path of food going to the coast
- 1650 Flints begin farm ownership in Lincoln - continuing to the present
- 1708 Charles Chambers begins assembling the Great Estate which, save for a brief period, remained in one family until Dorothy Codman's death in 1968.
- 1754 Lincoln becomes a town
- 1844 Railroad station in Lincoln opens
- 1898 Cambridge Reservoir System started along Waltham border, formally protecting land

Development Pressures

- 1929 Zoning established requiring 10,000 square foot lots. Lincoln is among the first towns in the country to adopt zoning
- 1934 Route 2 opens to Cambridge, beginning a dramatic demographic and social tidal change
- 1936 Zoning - 40,000 square foot (1 acre) lots required
- 1941 Hanscom Airfield created
- 1949 Jean Preston and Olga Pertzoff take the initiative to purchase Garfield Farm – 1st creative land development, allowing houses to be built while protecting Beaver Pond and Twin Pond
- 1955 Zoning – 80,000 square foot (2 acre) lots required
- 1955 Hathaway Estate given to Massachusetts Audubon Society

Conservation Efforts Begin in Earnest

- 1956 Public Lands Study Commission - first land use study
- 1957 Lincoln Land Conservation Trust (LLCT) formed to acquire five (5) acres at Sandy Pond
- 1958 *Braun Eliot Report* -- the first town wide plan, recognizing that open space contributes to town values, both social and real estate
- 1959 Conservation Commission formed.
- 1959 Minuteman National Historical Park created through the efforts of Thomas B. Adams

- 1964 Flint's dairy, the last in Lincoln, closes
- 1965 Rural Land Foundation (RLF) formed by Ken Bergen, Warren Flint, Sr. and others to protect conservation values through limited development
- 1966 RLF's first project -- Wheeler Farm Limited Development uses many limited guarantees to finance purchase of a Colonial era farm, saving more than half of the 109 acre farm, and limiting future development of the ten house lots

Town Begins to Purchase Land

- 1969 Mt. Misery, first major purchase by Town. 550 acres acquired from DeNormandie, Henderson and VanLeer families after swift Town action to utilize state and federal funds for 75% of the cost
- 1970 *By-80 Report* and Land Use Conference, the first of a number of Town wide public discussions on Lincoln's land use future
- 1971 League of Women Voters publishes *Tight Little Island*, a report on the need for affordable housing.
- 1971 R-3 zoning developed for Winchell property on Farrar Pond. Permits one unit/acre density with 70% of the land conserved
- 1972 Codman Estate is acquired allowing protection of its Farm Meadow, providing land for Lincoln Woods affordable housing and for development of the Mall at Lincoln Station.
- 1972 R-4 zoning adopted, permitting 2 units/acre with 70% of the land conserved.

Taking Stock of Undeveloped Land

- 1974 Lawsuit of the Town of Sudbury vs. Commissioners of Taxes (366 Mass. 558) is adjudicated. Requires all land to be assessed at full and fair value for highest and best use. Puts pressure on landowners whose open land had been assessed at a low value.
- 1977 Zoning – provision for cluster subdivisions created to preserve 35% of a subdivision as open space
- 1977 Neighborhood Lot Program and Land Use Conference - identifies lands to be protected and those which could be developed
- 1977 First Open Space Plan developed by Conservation Commission
- 1978 Purchase of fields bordered by Sandy Pond and Lincoln Roads.
- 1979 Publication of *Creative Land Development: Bridge to the Future* by Bob Lemire.

1979 Passage of Proposition 2 ½, thus limiting tax rates and tax levy increases. Future conservation purchases will require votes to exempt the cost from the general tax levy.

1983 167 acre acquisition of land near Sandy Pond from Sumner Smith to protect reservoir

Continuing Conservation Efforts

1986 Town acquires land, identifies developer for Battle Road Farm, a 120 unit affordable housing project which preserves 50 acres of conservation land adjacent to Minute Man National Park.

1989 Conservation restriction used to protect Flint Fields. Involves Town, RLF and generosity of many residents, most notably the Flint Family.

1991 Lincoln hosts Lincoln Logs the Future Conference, a Town wide conference which affirms protecting open space among important Town values.

2002 Lincoln is an early adopter of the State's Community Preservation Act, which provides matching funds for conservation, affordable house, historic preservation and recreation.

2003 Town begins monitoring and stewardship program.