Linen 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.