



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

WLT Newsletter

Summer 2005

\$1.3 Million Raised to Preserve Perry Property

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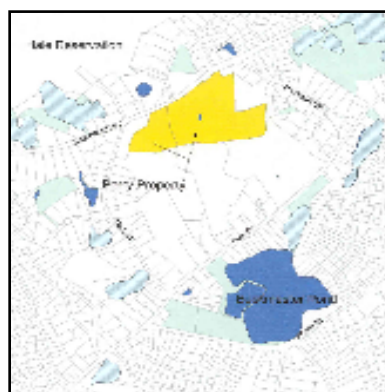
Dana Pope

Philip Shapiro

Andrew Walker

David White-Lief

Tareh Zadeh



The Perry Property is located off Hartford Street.

The Westwood Land Trust (“WLT”) is pleased to announce that it is purchasing the development rights on the 36-acre Perry property on Hartford Street for a bargain price of \$1.5 million or just under \$42,000 per acre. With the purchase of these development rights, WLT will hold a conservation restriction that permanently protects the land from any future development, in perpetuity. The Perry property links with Hale Reservation and contains important wildlife habitat including vernal pools and forests.

Due to the generosity of the Perry family, who had owned the property for generations and were willing to sell the development rights at a substantial discount, the Land Trust initiated the Perry Property Capital Campaign in the fall of 2003. To date, \$1.3 million has been generously donated from over 300 individuals with contributions ranging from \$10 to \$800,000. Most of the larger donations were in the half-acre range, or about \$25,000, and were augmented by a few larger donations and many

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Livingston Taylor Concert Raises Funds

On Sunday, September 12, 2004, renowned singer Livingston Taylor performed a benefit for the WLT on North Beach at Hale Reservation. More than 400 people attended the “Keep the Wood in Westwood Day” event, which raised more than \$11,000 for the Perry Property Campaign.

For more photos, turn to page 4.



Concertgoers enjoy Taylor's performance.

Current Projects:

Fergusons' Donation Preserves Land

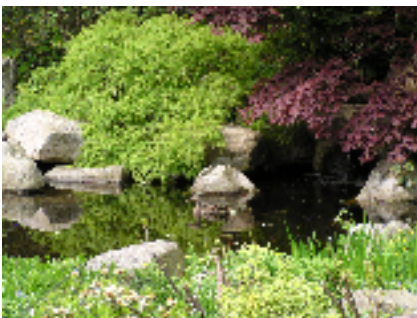


David and Kitty Ferguson flank WLT President Nancy Dempze

Westwood Land Trust is pleased to announce that David and Katharine (“Kitty”) Ferguson have donated a conservation restriction on their 10-acre property on Gay Street. The Fergusons have lived in Westwood for over 40 years. Kitty is an avid gardener and currently serves as the President of the Garden Club of America. The Ferguson’s conservation restriction ensures that the undeveloped areas of their property will remain natural forever. The property will retain its current use as a single residence on an estate-sized lot. Without the conservation restriction, the property could have been subdivided into three separate homes. The conservation restriction provides

important protection for Purgatory Brook (which crosses the property) and for the woods and plants located there. The property provides habitat for wild turkeys, deer, fox and coyote.

When asked what motivated them to conserve the property, Kitty Ferguson noted that “we have enjoyed the native plants and animals on this property. During the years that we have lived in Westwood, we have seen acres of beautiful land destroyed by development. We did not want to see that happen to our property. If two additional homes were



Natural habitats on the Ferguson Property will be preserved

added, much of the woods and habitat would be lost. We wanted to ensure that the property would remain in its natural state forever.”

David Ferguson noted that “the charitable deduction one receives for donating a conservation restriction helps offset the loss in value for eliminating the right to develop the property.”



A scenic view of the Ferguson Property

Westwood Land Trust is a charitable organization dedicated to preserving open space, forests, and habitat. Westwood Land Trust works cooperatively with landowners who wish to retain their property in its undeveloped state by raising funds to buy development

rights from landowners and by receiving and enforcing conservation restrictions on Westwood properties. Westwood Land Trust currently holds conservation restrictions that protect more than 50 acres of land and hopes to preserve an additional 140 acres this year. To learn more about Westwood Land Trust, Inc., please visit www.westwoodlandtrust.org or call us at 781-551-0173.☼

Current Projects:

McFarlands Donate Land to Westwood

Westwood residents Duncan and Ellen McFarland have expanded their efforts to preserve land along Clapboardtree Street by purchasing 23.2 acres to prevent development of that property. The McFarlands offered to donate the property to the Town, and the Town voted to accept the donation at this year's Town Meeting. The land was part of the former Polaroid Complex off of Route 1A/Washington Street and is located behind the SNARC facility. "When we learned that the property adjacent to Prout Farm/Clapboardtree Meadows was for sale we decided to purchase it and expand the conservation land in that area," said Duncan McFarland. "The property has long been identified as important for open space."

The new property will also benefit the Town by providing a site for playing fields. "We know that Westwood has a serious fields shortage, and we hope that a baseball and soccer field can be built on this property," said Ellen McFarland. Town engineers have developed a plan for the property that would use 10.6 acres for a soccer field and softball field. The remaining 12.6 acres would be preserved as open space. Westwood Land Trust would receive a conservation restriction on the property ensuring that it remains preserved.

The purchase of this 23.2 acre property is the latest in the McFarlands' efforts to preserve land along Clapboardtree Street. In 1999, the McFarlands purchased the 28-acre Prout Farm (665 Clapboardtree Street) and placed it under conservation with Westwood Land Trust. Without the McFarlands' intervention, that property would have been developed into a 68 unit town house complex. The McFarlands have kept a close eye on development in the area ever since. In December of 2004, the McFarlands placed 682 Clapboardtree Street (across the street from the Bean Farm) under conservation. ☼



Scenic views of property off Clapboardtree Street donated to the Town of Westwood by Duncan and Ellen McFarland.

Meet the Westwood Land Trust Board



Pictured from left to right are Gareth Orsmond and Philip Shapiro

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.

Gareth Orsmond Gareth is the WLT clerk. He is an environmental and land use attorney with Rackemann, Sawyer & Brewster, P.C. An alumna of Yale University and the Northwestern School of Law of Lewis & Clark College, Gareth's studies focused on environmental and natural resource law. Gareth also earned his Master's degree in jazz performance from the New England Conservatory of Music and has performed in venues including Boston, New York, and London. Gareth and his wife, Charlotte, live on Fisher Street with their son, Peter.

Philip Shapiro Phil manages the Boston office of Standard & Poor's Ratings Group. From 1984 to 1993, he was the CFO of the Massachusetts Water Resources Authority. In 2002, he was elected to the Board of Assessors in Westwood. He has also served as Chairman of the Westwood Business Development Advisory Board, Vice-Chair of the Westwood Finance Commission, and as the Vice-Chair of the Westwood Charter Study Commission. He has coached girls' soccer and softball and taught as an adjunct professor at the Kennedy School of Government. Phil is a graduate of Amherst College and has masters degrees from the University of Maine and Boston College. Phil lives on Mill Street with his wife, Jeanne Kantauskis Shapiro, and their two daughters, Alysson and Tracy-Rose.☿

Livingston Taylor Concert Raises Funds



The Mount Holyoke V8s, an a cappella group including Westwood's Lindsay Pope, entertained the early attendees.



Featured artist Livingston Taylor



Great music and a perfect late summer day filled North Beach at Hale Reservation with over 400 concertgoers

Perry Property Raises \$1.3 Million

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smaller ones. Additional funds were generated through its Annual Appeal to Westwood residents and the Livingston Taylor concert. Given the high price of lots in Westwood, the \$42,000 per acre cost to save the Perry land is a real bargain.

While the Perry Capital Campaign has been one of the largest privately funded campaigns ever in Westwood, an additional \$200,000 in donations is still needed to meet the \$1.5 million cost of saving the Perry property. WLT has borrowed the \$200,000 shortfall in order to exercise the option by the required date. In the meantime, the WLT Capital Campaign Committee continues its hard work to raise the additional funds.

“Thanks to the generosity of Sam and Allie Perry, we had the opportunity to save 36 acres of pristine Westwood land at under \$42,000 per acre. I am delighted that so many conservation-minded donors stepped up to the plate to save this land. I am optimistic that we will raise the additional \$200,000 needed. With nearly every remaining multi-acre parcel of land in town at risk of development, I am confident that other Westwood residents will be motivated to contribute to this worthwhile project,” said Nancy Dempze, President of the Westwood Land Trust.

The Perry property is located at the corner of Hartford Street and Mill Street and has been privately owned by the Perry family since 1908. In October 2003, the Perry family graciously offered WLT an option to purchase the development rights to the property, valued at over \$3.45 million, for the discounted price of \$1.5 million. The property has been recommended for conservation several times by town bodies including the authors of the Westwood Comprehensive Plan in 1999. To learn more about the Perry Property and WLT’s efforts to preserve it, please visit WLT’s web site at www.westwoodlandtrust.org.



We Need Your Help!

Let’s work together as a community to keep the “wood” in Westwood!

As we embark on our goal 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. Contributions to the Westwood Land Trust are tax-deductible. We are an IRS recognized 501(c)(3) non-profit organization. Questions? Contact our Treasurer, Dana Pope, at 781-329-6588.

Yes! I’d like to donate to the land conservation effort. Please accept my tax-deductible contribution.

Please mail your donation directly to the Westwood Land Trust

Yes! I’d like to volunteer my services to the Westwood Land Trust

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: _____

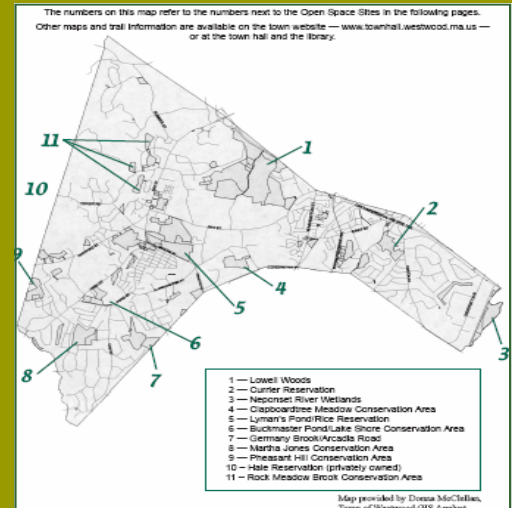
Take a Hike in Westwood

Westwood has beautiful conservation lands in every corner of town. If you are looking for a place to explore nature with your children, to take a brisk walk on a cool autumn day, or just to relax and let the world flow by, you need travel no farther than our town borders.

"Take A Hike" is a booklet written by Greg Agnew and Barbara MacDonald for the Westwood Conservation and Forest Management Committee. The booklet details the town's open spaces, which are free for you to enjoy. To download a free copy of the booklet, log onto the WLT website at www.westwoodlandtrust.org and enjoy all the natural beauty our town has to offer.



Enjoy Westwood's Open Spaces



 Printed on recycled paper



"Keep the wood in Westwood"

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"It is not the strongest of the species that survive, nor the most intelligent, but the one most responsive to change."

Charles Darwin