

## CONCORD LAND CONSERVATION TRUST

### Concord Land Conservation Trust Trustees:

John M. Stevens, Jr., Chair  
Jonathan M. Keyes, Secretary  
Gordon H. Shaw, Treasurer  
Pauline Cross Reeve  
Eleanor C. Horwitz  
Joan D. Ferguson

### Concord Open Land Foundation Directors:

Thomas C. Tremblay, Chair  
Joan D. Ferguson, Secretary  
Gordon K. Bell, Treasurer  
John D. Bemis

The Concord Land Conservation Trust (P.O. Box 141, Concord, MA) is a tax exempt, charitable organization established in 1959, with membership open to all who are interested in conservation of our natural resources. It complements other conservation efforts of the Town, State and national governments and offers an alternative and a balance to development in our Town.

The Land Trust works closely with its affiliate, the Concord Open Land Foundation. COLF generally acquires property that may be preserved only in part or used as a means for preserving other property. For example, some years ago COLF purchased a 2.7-acre parcel on Westford Road with the intention, initially, of giving it to Middlesex School in return for limitation on development within the Estabrook Woods and, subsequently, of conveying it to a neighbor subject to a conservation restriction in return for the preservation of additional abutting land. When it appeared that transaction would not occur, COLF transferred the property to the Land Trust for permanent conservation. The Land Trust hopes to use a small portion of the parcel to provide off-street parking for those who walk or ski on our Spencer Brook properties.

In the last decade, the Land Trust has become more active in taking the initiative in land preservation. The combination of development pressure resulting from Concord's desirability as a place to live and the limited space available for development means we have a small window for preserving the existing balance of land uses in the Town. As a result, the Land Trust now makes an effort to preserve from development, by purchase if necessary, virtually every large property that comes on

the market, parcels that abut or link other open areas and properties in areas of the Town where open space is scarce.

In 2010, the Land Trust received a generous gift from Gordon Shaw of a five-acre property between Nashawtic Hill and Simon Willard Road. This old horse pasture is bounded by a beautiful stone wall that manages to be both elegant and rustic. The property is an essential part of an agricultural viewscape that extends from the Elm Street bridge over the Sudbury River across the Brooks-Hudson Meadow and the base of the sledding hill to an entrance to the Simon Willard Woods. Many thanks to Gordon for his generosity and for his many years of leadership in land preservation in Concord.

Despite increasing landholdings and consequent burdens of stewardship, the Land Trust remains an organization that relies in principal part on the volunteered services of our trustees, COLF's directors and our members. The only individuals whom CLCT pays for services on an ongoing basis are Nat Marden, who for many years has provided excellent service as the Land Trust's property manager under a contractual arrangement, and Nancy Cowan, who on weekday mornings staffs the Land Trust's small office on Sudbury Road near the railroad crossing.

The Land Trust held its annual meeting in the Corey Meadow between Barrett's Mill Road and the Assabet River. The meeting followed a walk across the Corey-Bourquin Field to the Hallenbeck Land. The kind permission of the Trustees of the Indian Spring Trust, who own the parcel that separates the two Land Trust properties, made this walk possible. The enjoyment of the woods, fields, brook and bog that comprise the Hallenbeck Land by the many Land Trust members who took part in the walk have made it a priority to improve the access from Lowell Road to this appealing but under-used property.

From time to time throughout the year, the Land Trust organizes walks on several of our properties to encourage their use by our membership. Once again during 2010, the Land Trust and Harvard University collaborated in sponsoring a public lecture program and related seminar series for students at Concord-Carlisle Regional High School, the Middlesex School and Concord Academy. The program was organized, and the Harvard lecturers

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Statements of Financial Position  
September 30, 2010 and 2009

	2010	2009
<b>Assets</b>		
Cash and cash equivalents	\$1,729,008	\$1,696,059
Pledge receivable-restricted to future land purchases	45,000	50,000
Pledge receivable-unrestricted	-	-
Due from affiliate	-	217,653
Property, net	27,133	29,946
Land - held as open space	<u>20,324,655</u>	<u>19,887,855</u>
Total assets	<u>\$22,125,796</u>	<u>\$21,881,513</u>
<b>Liabilities</b>		
Accrued Interest due to Carlisle Conservation Foundation	<u>\$-</u>	<u>\$22,194</u>
<b>Net assets</b>		
Unrestricted	1,422,352	1,590,279
Temporarily restricted	378,789	381,185
Permanently restricted	<u>20,324,655</u>	<u>19,887,855</u>
Total net assets	<u>22,125,796</u>	<u>21,859,319</u>
Total liabilities and net assets	<u>\$22,125,796</u>	<u>\$21,881,513</u>

Statements of Activities  
For the Years Ended September 30, 2010 and 2009

	2010	2009
<b>Contributions and other revenues</b>		
Direct public support	\$130,224	\$126,211
Other contributions, bequests and receipts	231,882	52,439
Rental income	22,061	22,061
Investment return	1,310	15,773
Contributions for land campaigns		
Assabet Woods	4,750	8,850
Total revenues and other support	<u>390,227</u>	<u>225,334</u>
<b>Expenses</b>		
Program services		
Land Protection	-	125,113
Property maintenance	53,080	47,797
Insurance	1,228	10,215
Annual Meeting and Events	1,066	7,904
Real estate taxes	6,506	5,855
Education studies	4,000	4,342
Depreciation	2,813	2,813
Donations and Organizational Dues	1,100	1,800
Legal expenses	158	-
Support services		
Salary	25,991	21,583
Accounting	7,013	7,225
Printing and postage	3,505	6,387
Office rent and utilities	7,750	7,350
Payroll taxes and fees	3,539	3,000
Office supplies and services	2,533	2,034
Telephone	814	724
Legal fees	2,654	481
Professional fees		
Total expenses	<u>123,750</u>	<u>254,623</u>
Increase (decrease) in net assets	266,477	(29,289)
Refund due to Carlisle Conservation Foundation		(80,847)
Temporarily restricted net assets applied to amount due from affiliate	-	-
Net assets at beginning of year	<u>21,859,319</u>	<u>21,969,455</u>
Net assets at end of year	<u>\$22,125,796</u>	<u>\$21,859,319</u>

A complete copy of our audited financial statements is available upon request.

selected, by Andy Biewener, a Concord resident who is a Professor of Biology at Harvard and the director of the University's Concord Field Station, which administers the Harvard property that forms the core of the Estabrook Woods.

The Land Trust is grateful to the many residents of Concord who have been so generous in donating both land or conservation restrictions on land and the funds necessary to acquire and maintain conservation land. We are privileged to live in a Town that places such a high value on maintaining a balance of land uses characteristic of the traditions of a New England Town. The Land Trust acquires and holds property not as museum pieces but for use by the public. Our properties are available for hiking, skiing, picnicking and, in most cases, horseback riding. We hope that all of you will join us in using and enjoying the properties you have helped us to preserve.



*The Shaw land is a five acre-parcel of old horse pasture gifted to the CLCT*

## CONCORD HOUSING AUTHORITY



*From left: Christopher Jane Corkery, Mary Johnson, Chair; Nancy Crowley, Richard Eifler. Not pictured: John Finigan, Judith Lincicum, Executive Director*

The Concord Housing Authority continues to provide housing for families of low and moderate income and individuals who are elderly, disabled or handicapped. The Concord Housing Authority owns and manages one hundred forty one units in the Town of Concord and administers eighty-five Housing Choice Vouchers, providing subsidy for individuals and families to rent in the private market.

The Housing Authority operates twenty-seven State family residences: eight on Bedford Street; six on Strawberry Hill Road; two barrier-free units on Thoreau Street; one condominium on Stow Street (Emerson Annex); one condominium at Westvale Meadows; two condominiums on Bartkus Farm Road; six units on Walden Street and one barrier-free unit on Grove Street. In addition, the CHA administers 2 "689" programs (Management contracts with DMR/DMH) on Thoreau Street. The CHA also owns and manages three Local Properties: a condominium at Forest Ridge Road (Riverbend); a single family home on Commonwealth Avenue; and four local one bedroom units on Old Bedford Road, partially funded by Town Meeting and the Community Preservation Act.

The Housing Authority is in the process of a comprehensive modernization at the Peter Bulkeley Terrace building on Stow Street. This building will be converted from 36 single rooms to completely independent one-bedroom units with modern kitchens, living rooms and